



MAASAI MARA UNIVERSITY

**REGULAR UNIVERSITY EXAMINATIONS
2018/ 2019 ACADEMIC YEAR
SECOND YEAR FIRST SEMESTER**

**SCHOOL OF TOURISM AND NATURAL
RESOURCE MANAGEMENT
BACHELOR OF URBAN AND REGIONAL
PLANNING**

**COURSE CODE: URP 2103
COURSE TITLE: DEVELOPMENT CONTROL**

DATE: 7TH DECEMBER 2018

TIME: 0830 – 1030 HRS

INSTRUCTIONS TO CANDIDATES

Answer **ALL** questions in section **A** and any other **THREE** in section **B**.

This paper consists of 2 printed pages. Please turn over

SECTION A: ANSWER ALL QUESTIONS (25 MARKS)

1. a) Describe the following terms and concepts as used in development control
 - i. Land-use planning **(1 mark)**
 - ii. Development plan **(1 mark)**
 - iii. Development **(1 mark)**
 - iv. Development control **(1 mark)**
 - v. Change of user **(1 mark)**
- b) Discuss the following instruments in development control process
 - i. Police power **(2 marks)**
 - ii. De facto **(2 marks)**
 - iii. Covenants **(2 marks)**
- c) Explain four reasons when a local authority would refer development application to a relevant liaison committee before making a decision on it **(4 marks)**
- d) Discuss the following development control measures and indicate their usefulness in the development control processes and practices in Kenya.
 - i. Permits (conditional use permits) **(2 marks)**
 - ii. Statutory regulations **(2 marks)**
 - iii. Incentives **(2 marks)**
 - iv. Eminent domain **(2 marks)**
 - v. Public ownership **(2 marks)**

SECTION B: ANSWER ANY THREE QUESTIONS (45 MARKS)

2. Explain the roles of the following institutions and personnel in the development control process
 - i. Local authorities **(3 marks)**
 - ii. The minister responsible for physical planning **(3 marks)**
 - iii. The commissioner of lands **(3 marks)**
 - iv. Director physical planning **(3 marks)**
 - v. National Environment Management Authority **(3 marks)**
3. Discuss how the following mechanisms can be used to achieve development control
 - i. Lobbying **(5 marks)**
 - ii. Media **(5 marks)**
 - iii. Mobilization **(5 marks)**
4. a) Define zoning **(1 mark)**
b) Discuss three reasons as to why participatory/ advocacy planning is essential in enhancing the process of development control in Kenya **(6 marks)**
c) Development control has not realized its potential in Kenya. Discuss four factors constraining effective application of procedures, processes and instrument of development control **(8 marks)**
5. You are a physical planner in charge of forward planning at Narok County Council. Your client wants to convert their parcel of land from agricultural to commercial use. Explain the steps you will make to apply for a change of user license **(15 marks)**

//END