



KENYATTA UNIVERSITY
UNIVERSITY EXAMINATIONS 2009/2010
SECOND SEMESTER EXAMINATION FOR THE DEGREE OF MASTER OF
ENVIRONMENTAL PLANNING AND MANAGEMENT

**EPM 642: DEVELOPMENT CONTROL IN ENVIRONMENTAL
PLANNING AND MANAGEMENT**

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DATE: TUESDAY 6TH APRIL 2010

TIME: 2.00 P.M. – 5.00 P.M.

INSTRUCTIONS

1. Attempt **Question 1** and ANY TWO other Questions.
2. Start answering each Question on a FRESH PAGE of the answer booklet.

QUESTION 1

- a) Discuss the concept of development, its scope and its control. (5 marks)
- b) What is a development plan and what roles does it play in development control? (2 marks)
- c) Discuss development control legislation and the main provisions and stipulations. (8 marks)
- d) In Karen estate, subdivision of land is restricted to 0.5 acre (200 x 100 square feet) plots while house owners or developers can only develop a single family dwelling house on two levels only. The maximum plot coverage and plot ratio are 35% and 75% respectively. A developer bought a 0.8 acre lot for housing development. He applies for planning permission to subdivide the plot into two equal parts and develop a multi unit residential building on each resulting plot, each building having ground, first and second floors of 7000 sq.ft, 7000 sq.ft and 6000 sq.ft respectively.

- i) Identify and clearly explain the development control instruments / tools for the Karen estate (10 marks)
- ii) Determine whether the planning application should be granted or refused permission. Give all the possible reasons and accurately compute parameter values to support your answer. (5 marks)

QUESTION 2

- a) Discuss urban renewal and redevelopment system in the context of development control. (10 marks)
- b) Explain the main steps in the preparation and approval of development plans and clearly explain the roles played by the key institutions involved at each stage. (10 marks)

QUESTION 3

- a) Explain the main policy objective of development control. (5 marks)
- b) Discuss Environmental Impact Statements and their role in development control. (5 marks)
- c) Explain the roles played by NEMA and the Liaison committees in the development control process. (10 marks)

QUESTION 4

Consider a case of a familiar development project that has been implemented in an urban area or city in Kenya.

- i) Explain the project and discuss the development control issues and the enforcement and monitoring experience.
- ii) Explain the problems and constraints experienced in the process. (20 marks)

QUESTION 5

Discuss the development control processing in environmental planning and management in Kenya. (20 marks)