

FAQs

1. What is a master plan?

- A comprehensive long-term strategy to develop or improve (land, a community, a building complex, or the like) through a long-range plan that balances and harmonizes all elements
- Any municipality, from small village to sprawling metropolis, can have a master plan. Small communities will hire a private planning firm to prepare a plan and submit it to the local government for approval. In big cities, the department of city planning prepares the master plan.

A typical master plan addresses the following:

1. Transportation and traffic:
2. Community facilities
3. Parks and open space
4. Neighborhoods and housing
5. Economic development
6. Land Use

2. What is land use pattern of a site?

- A map that shows the types and intensities of different land uses in a particular area.
- The major land use recommendations presented in a master plan result from analysis of a city's environmental and physical conditions, as well as the planner's vision for future growth.

3. What is land use planning?

- Land use planning refers to the process by which land is allocated between competing and sometimes conflicting uses in order to secure the rational and orderly

development of land in an environmentally sound manner to ensure the creation of sustainable human settlements.

- The process of land use planning consists in the main of the two twin functions of Development/Land use Planning and Development Control. Of necessity, these two functions must be supported by relevant research and mapping which are also major components of the land use planning process.

4. Why do we do land use planning and how does the need arise?

- Land-use planning does not exist in isolation. It is necessary to view land-use planning as an integral part of the process of national growth and development.
- Among other things, this process seeks to identify, articulate and satisfy the basic social/human needs of a country's population within the context of available economic/financial resources and technical knowledge.
- People have needs that must be satisfied. For instance, they need **housing; jobs; education**; opportunities for recreation; transport; and basic services like water, electricity, clean air and health care.
- **Social planning and policies** attempt to take care of the basic social needs of the country's population.
- **Economic planning** and policies seek to ensure that the country has a sound economic base which provides revenue to finance government operations and pay for provision of services to the public while also ensuring that jobs are available to the country's labor force.

5. What is eminent domain?

- The city may use its grant of the police power to adopt and enforce growth and development regulations. It may also use its power to tax to raise the money necessary to fund growth and development. And it may use eminent domain -- the power to force sale of private property for valid public use -- to enable various

infrastructure investments and redevelopment actions in support of public policy and plans.