

# WHAT IS LAND USE PLANNING?

*It is the “rationale approach of allocating available land resources as equitably as possible among competing user groups and for different functions”*

Republic Act No. 7279 otherwise known as the Urban Development and Housing Act (UDHA)



## OBJECTIVES OF LAND USE PLANNING

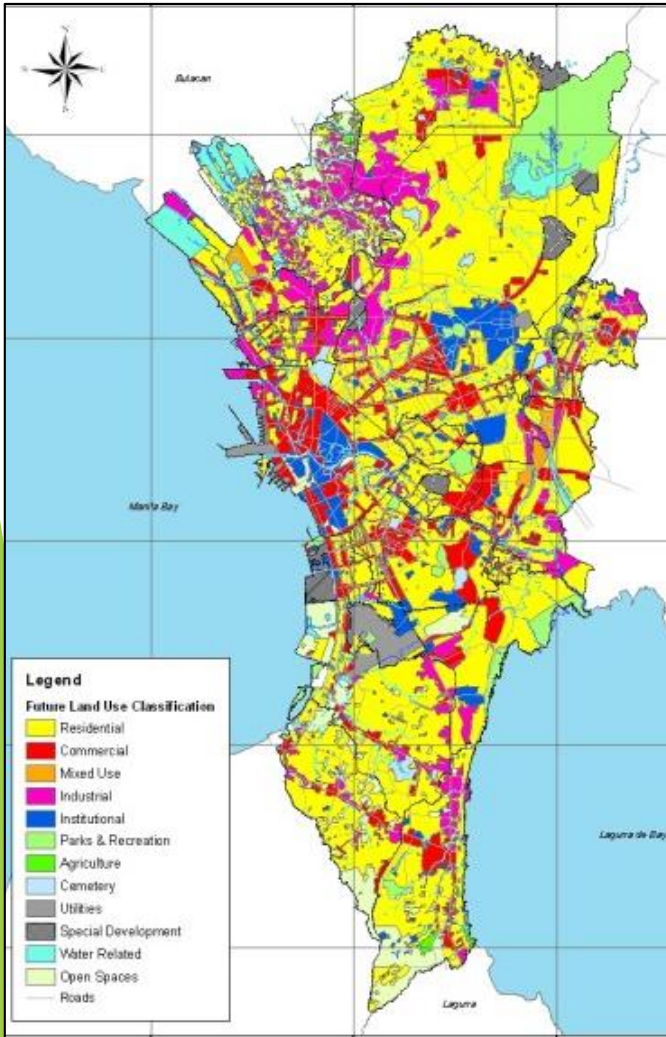
- ▶ Promote efficient acquisition, utilization and disposition of land according to the best use as well as prevent premature and wasteful development
- ▶ Identify the intrinsic value and use limits of environmentally critical areas such as those included in the National Integrated Protected Areas System (NIPAS), Network of Protected Agricultural Areas, Critical terrestrial, and aquatic ecosystems and coastal zones for preservation, conservation, & rehabilitation
- ▶ Identify, conserve, and protect areas of ecological, aesthetic, and historical significance
- ▶ Provide an efficient settlement pattern for better access to basic services
- ▶ Prevent population habitation and high-risk activities from taking place in environmentally critical areas
- ▶ Influence the public and private sectors in the proper use, management, and disposition of land

## IMPORTANCE OF LAND USE PLANS

- ▶ To guide the use and re-use of land, prevent the abuse and non-use of land and correct the misuse of land
- ▶ To optimize the use of both public and private land; to assist in resolving possible conflicts that may arise from the competition for a share of the LGU's limited land resource

## WHO PREPARES LAND USE PLANS?

- ▶ Local Government Units (LGUs) thru their respective City/Municipal Planning Offices prepare, their CLUPs and ZOs pursuant to Republic Act No. 7160 (Local Government Code)
- ▶ Moreover, said CLUPs and ZOs shall be reviewed and ratified by the HLURB to ensure compliance with national standards and guidelines (RA No. 7160)
- ▶ In Metro Manila, the MMDA assists in the review of the CLUPs and ZOs (Executive Order No. 72-HLURB Law)



METRO MANILA LAND USE MAP



MAP OF METRO MANILA SHOWING THE SEALS OF THE 17 LGUs