

THE 12-STEP PROCESS TO COMPREHENSIVE LAND USE PLANNING

Every city/municipality is a unique planning area. Thus, planners need to rely on strategic planning approach to arrive at a more responsive/realistic CLUP.

This manual provides for a 12-step process that is proactive, rather than reactive, in approach. It is vision-oriented and promotes maximum stakeholders participation at all stages in the planning process to come up with a plan owned and supported by the community.

The process is dynamic and cyclic in many ways and at many times. This is an extremely important characteristic that the users/planners should continuously bear in mind. Every step of the way involves a cycle of brainstorming/idea building/data gathering; consensus building and decision-making and presentation/validation of results/decisions arrived at. The cycle is continuous until the planning team attains some level of confidence on the output of a particular step. The process therefore allows for great flexibility and resourcefulness on the part of the users.

It is important to note however, that involvement of community/stakeholders varies in different stages of the planning process for reasons of budget, timelines and its value to a particular step. This highly participative process renders the role of planners/consultants to be that of facilitator consistent with the objective of “planning for, by, and with the people.”

The following 12-step process provides the general procedures from which the planning team, with or without a formal training in planning, can proceed with the CLUP and ZO preparation.

Figure 2. THE 12-STEP PROCESS TO COMPREHENSIVE LAND USE PLANNING

