

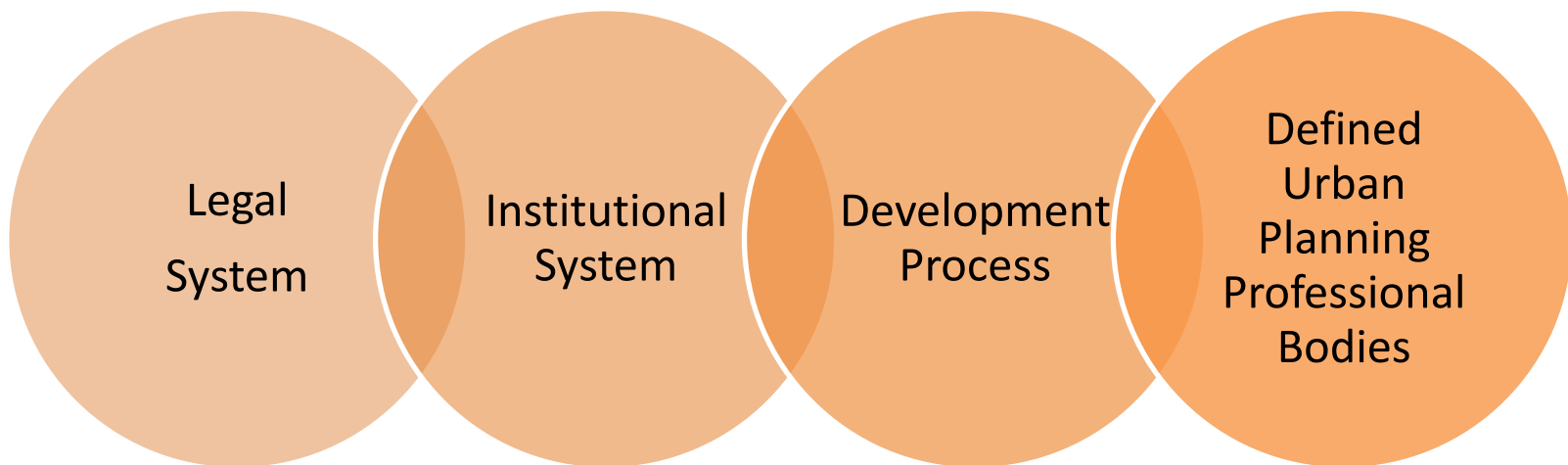
Planning System Basics



Planning System Design

The creation and establishment of a planning system depends on the context drivers such as:

- The Legal system – deriving from the political governance system in place*
- The institutional system – deriving from the government agencies mandates and responsibility*
- The development Process and its actors*
- The existence of a defined urban planning professional bodies*



Public administration

improving and defining the planning system.

Local governments had no separate identity and were strictly controlled through a central system .

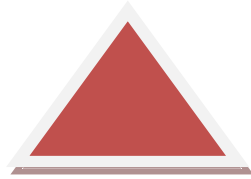
presently, decentralization is happening progressively – central and local governments are partnering although power and responsibilities are being transferred,

The decentralisation progress is closely related to responsibility and expenditure ;Resources and ability to make key decisions still lie with central governments.

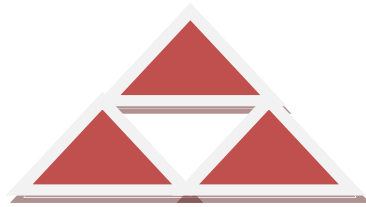
Systems

The planning systems can be structured in three patterns:

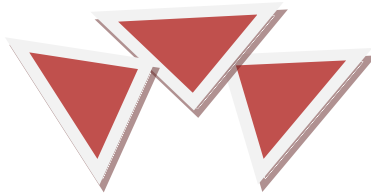
1- Centralized pattern distributed in one or more planning tiers



2- Balanced responsibility distribution over different tiers



3- Decentralized system with high degree of autonomy on each tier



Planning operates within legal frameworks that are either Regulatory framework with strict public policies and rigid controls. Or Discretionary framework that are flexible and open

Functions

Planning systems differ in their scope, methods of operation from country. But, they are formed by three main functions:

Focusing on long term vision that integrates the drivers based on an evaluation of strengths, weaknesses, threats and opportunities of the built environment and its different dimensions.

Development controls

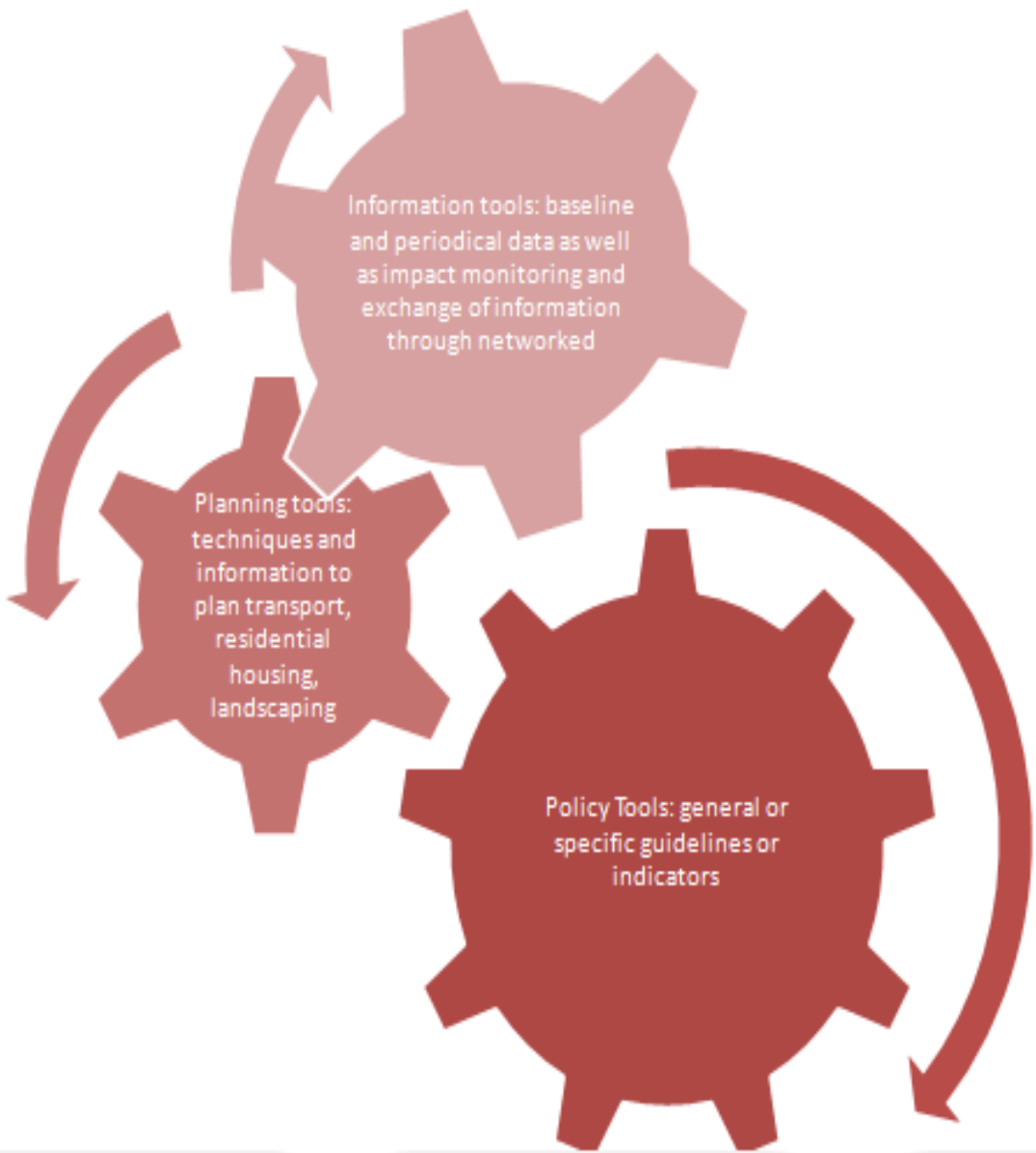
Legal and administrative procedures operating at the local level aim to control the location, form, character, activity of the urban development and may include the use permutations within the building affecting the site use

Plan Making

Providing spatial frameworks based on which developments are planned on the national, regional, city, neighborhood and specific locations. Plans may have different content:

- *Strategy*
- *Policy*
- *Project*
- *Structure*
- *Form*
- *Land use*
- *Settlement pattern*
- *Statutory measures*
- *Housing*

Range of Urban Planning Tools



[Urban planning profession is now becoming more open to address beside land use infrastructure programs and integrate more with the sectoral processes responsible for urban finances. It is producing a more open, flexible and proactive planning that takes into consideration community inputs]

Decision making tools

Assessment, mediation sessions, workshops, stakeholder engagement

Educational tools

Conferences, workshops, task forces, case studies, training, small group sessions

Participatory tools:

Participatory mapping of settlements for inhabitants, Community lead socio economic analysis, collective modeling of housing,

Collective analysis of trends in life histories of residents, Collective goal and priority ranking,

Inspirational individual's life stories,

Fiscal tools

Incentives such as tax relief, disincentives such as tax subsidies, lifecycle costing, procurement policies

Types of plans

Structural plans:

Originated in the United Kingdom – their flexibility and general guiding principles enable diverse solutions

. Operating usually at the regional and sub regional level, they are broad in scope covering in addition to land use,

infrastructure, landscape, social considerations and economic goals as well as the institutional analysis. Structural plans require intersectoral integration and a robust financial analysis.

Master Plans:

Oldest version of city planning going to 3,000 BC, the plan aims at specifying at the municipality o

r local level the land use zones for an administrative area whether it is a planned district or general zone.

Local plans:

Usually providing detailed and specific spatial design plans for a specific area

, they focus on short term goals either putting in more controls where it is needed or specifying changes spatially where changes are about to happen .

Action Plans:

Directed towards focusing the community efforts, it aims to implement improvements based on community participatory processes outputs.

It responds to an immediate need or negotiation over specific issue or challenge.

They lack the legal status of a plan and in that case highly depend on the municipality management team to support it.