

Lecture 05 - 06: Plans – Different Types and its Contents

Course Teacher:
Md. Esraz-Ul-Zannat
Assistant Professor
Dept. of URP, KUET

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OBJECTIVE OF THE CLASS

- To introduce with the different planning basic terminologies which are the intrinsic parts of the plan and planning.
- To provide an idea on different types of plans for local areas (city scale) specially strategic plan, structure plan, master plan, urban area plan, detailed area plan and other plans.

TOPICS TO BE COVERED BY THIS PRESENTATION

- Planning Terminology
- Dimension of Planning
- Schematic Diagram of Four Stage Plan for a City
- Development Plan
- Strategic Plan
- Critical Balance in Strategic Planning
- Structure Plan
- Master Plan
- Strategic/Structure Plan Vs Master Plan
- Urban Area Plan
- Detailed Area Plan
- Other Plans

PLANNING TERMINOLOGY

Project:

“A temporary endeavor undertaken to create a unique product or service.”

Project- has a beginning and end, defined resources, and creates a unique product or service.

A planned undertaking which is a set of interrelated and coordinated activities designed to achieve certain specific objectives within a given budget and period of time. Projects are generally part of a sub-program or program. Several program, in turn, form part of a plan.



PLANNING TERMINOLOGY

Programme:

A program is a portfolio comprised of multiple projects that are managed and coordinated as one unit with the objective of achieving (often intangible) outcomes and benefits for the organization/country.

Program- operates over the long-term, and is designed to use the organization's/ country's resources to impact a specific subject area that is part of an organization's/country's mission to improve the condition of a specific area/areas.



PLANNING TERMINOLOGY

Policy:

Policy is “a course or principle of action”, adopted or proposed by a government, party, business or individual in more broader aspects.

Charles O.Jones’s Definition “The Distinction among various proposal (specified means for achieving goals); programs (authorized means for achieving goals); decisions(specified actions taken to implement programs); and effects (the measurable impact of the programme)”.

Proposal:

Proposal is a set of actions proposed by a government, party, business or individual in more specific way.



PLANNING TERMINOLOGY

Strategy:

Strategy is how to achieve an objective, goal (or even a mission). It is a thoughtfully constructed plan or method or action that will be employed to achieve the result.

"Strategy is the direction and scope of an organisation over the long-term: which achieves advantage for the organisation through its configuration of resources within a challenging environment, to meet the needs of markets and to fulfil stakeholder expectations".

A method or plan chosen to bring about a desired future, such as achievement of a goal or solution to a problem.



VMOSA

One way to make that journey is through strategic planning, the process by which a group defines its own "VMOSA;" that is, its **Vision, Mission, Objectives, Strategies, and Action Plans**. VMOSA is a practical planning process that can be used by any community organization or initiative. This comprehensive planning tool can help your organization by providing a blueprint for moving from dreams to actions to positive outcomes for your community.

VISION (THE DREAM)

MISSION (THE WHAT AND WHY)

OBJECTIVES (HOW MUCH OF WHAT WILL BE ACCOMPLISHED BY WHEN)

STRATEGIES (THE HOW)

ACTION PLAN (WHAT CHANGE WILL HAPPEN; WHO WILL DO WHAT BY WHEN TO MAKE IT HAPPEN)

VISION AND MISSION

What is a vision?

A vision is a clear, comprehensive 'photograph' of an organization at some point in the future. It provides direction because it describes what the organization needs to be like, to be successful within the future.

What is a Mission?

An operation intended to carry out specific program objectives

The mission should answer three key questions:

What is it that we do?

How do we do it?

For whom are we doing it?



GOALS AND OBJECTIVES

- Goals are an expected or desired outcome of a planning process. Goals are usually broad, general expressions of the guiding principles and aspirations of a community.
- Objectives are precise targets that are necessary to achieve goals. Objectives are detailed statements of quantitatively or qualitatively measurable results the plan hopes to accomplish.

VISION, MISSION, GOALS, OBJECTIVES, TASKS, STRATEGIES

Vision is your aspiration for your life and the world.

Mission is how YOU can help fulfill this aspiration.

Goals are end results that you want to achieve.

Objectives are sub goals with measurable outcomes that are expected to get you to your goals.

Activities/Tasks are actions you take to support your goals and objectives.

Strategies are your methods for achieving your goals and objectives.

DIMENSION OF PLANNING

Planning has three dimensions in terms of Space, Sector and time. They are:

○ Spatial planning/Levels of Planning

In terms of comparative size of space, the plan can be

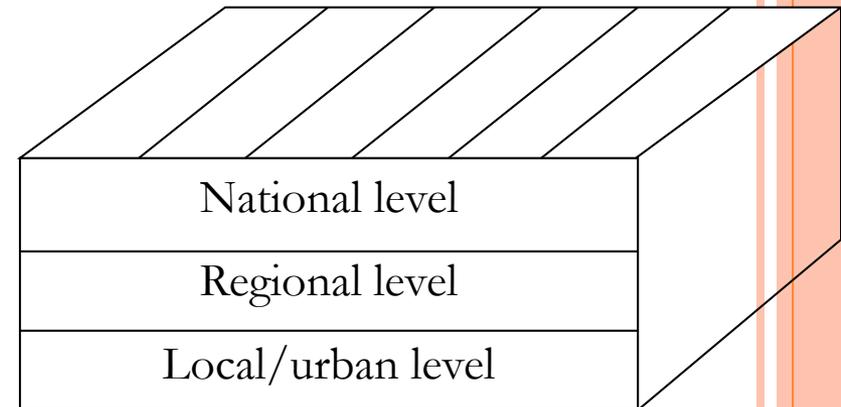
- Local Plan (city/town/pourashava level planning)
- Regional Plan (Hilly regions)
- National Plan (Financial plan)

○ Sectoral/Economic/Aspatial dimension

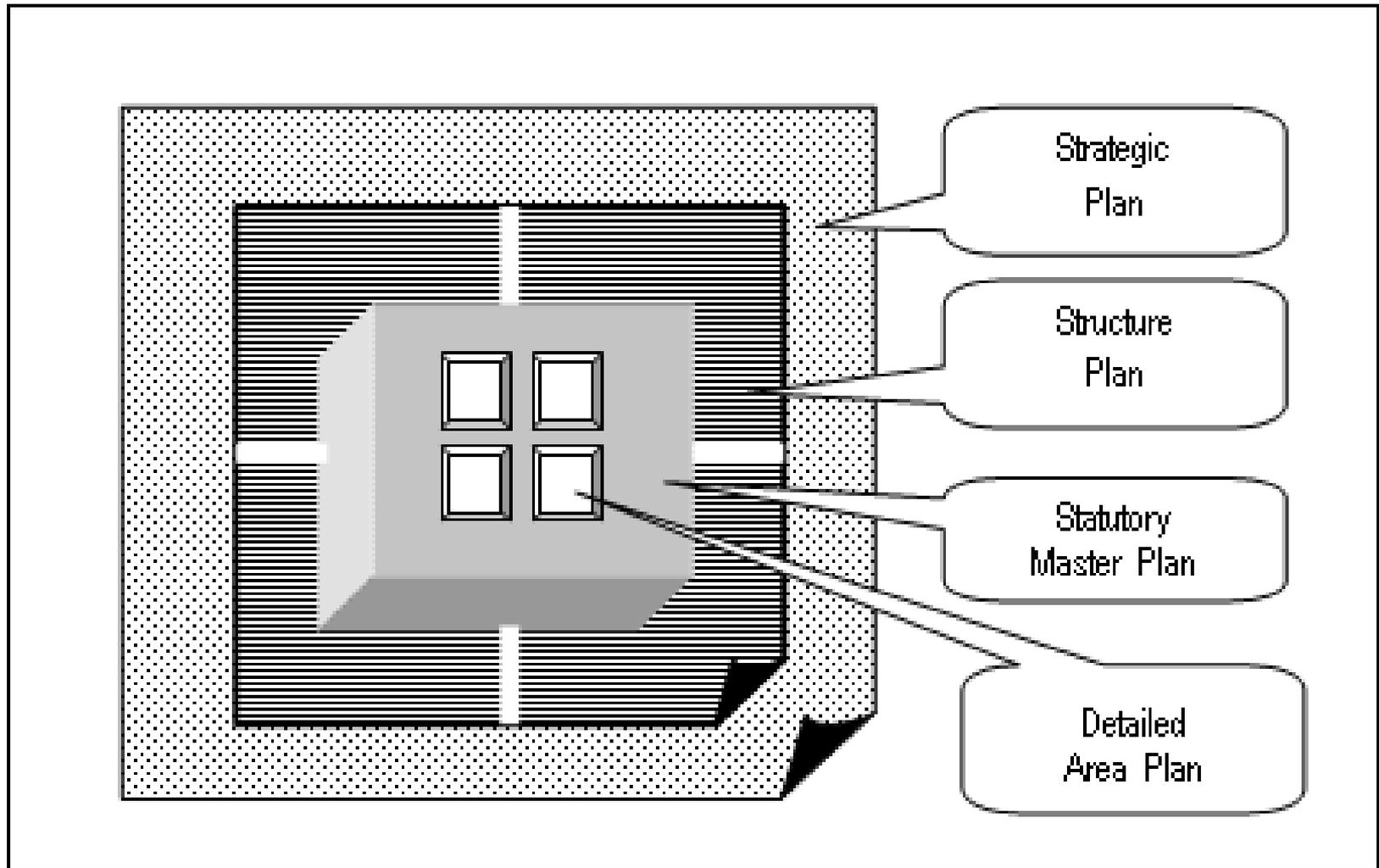
- Management
- Social
- Economic
- Etc.

○ Temporal dimension

- Short term (Detailed Area Plan)
- Mid term (Urban Area Plan/Master Plan)
- Long term /Perspective
(Strategic Plan, Structure Plan, Vision 2021, Delta Plan)



SCHEMATIC DIAGRAM OF FOUR STAGE PLAN FOR A CITY



A city is considered as a local scale.

DEVELOPMENT PLAN

- A development plan is an aspect of urban and regional planning comprising a set of documents that set out the local authority's policies and proposals for the development and use of land in their area.
- Development Plans set out a local framework for the development of land.
- The plan usually includes the broad aims of local authority for specific topics, e.g. housing, infrastructure, community facilities which are reinforced by more detailed policies and objectives.
- Development Planning is the preparation of the Development Plan and other supporting policies, information or studies which form the basis for making decisions on planning applications.
- Strategic plan, structure plan, master plan, urban area plan, master plan and other urban plans are development plan.

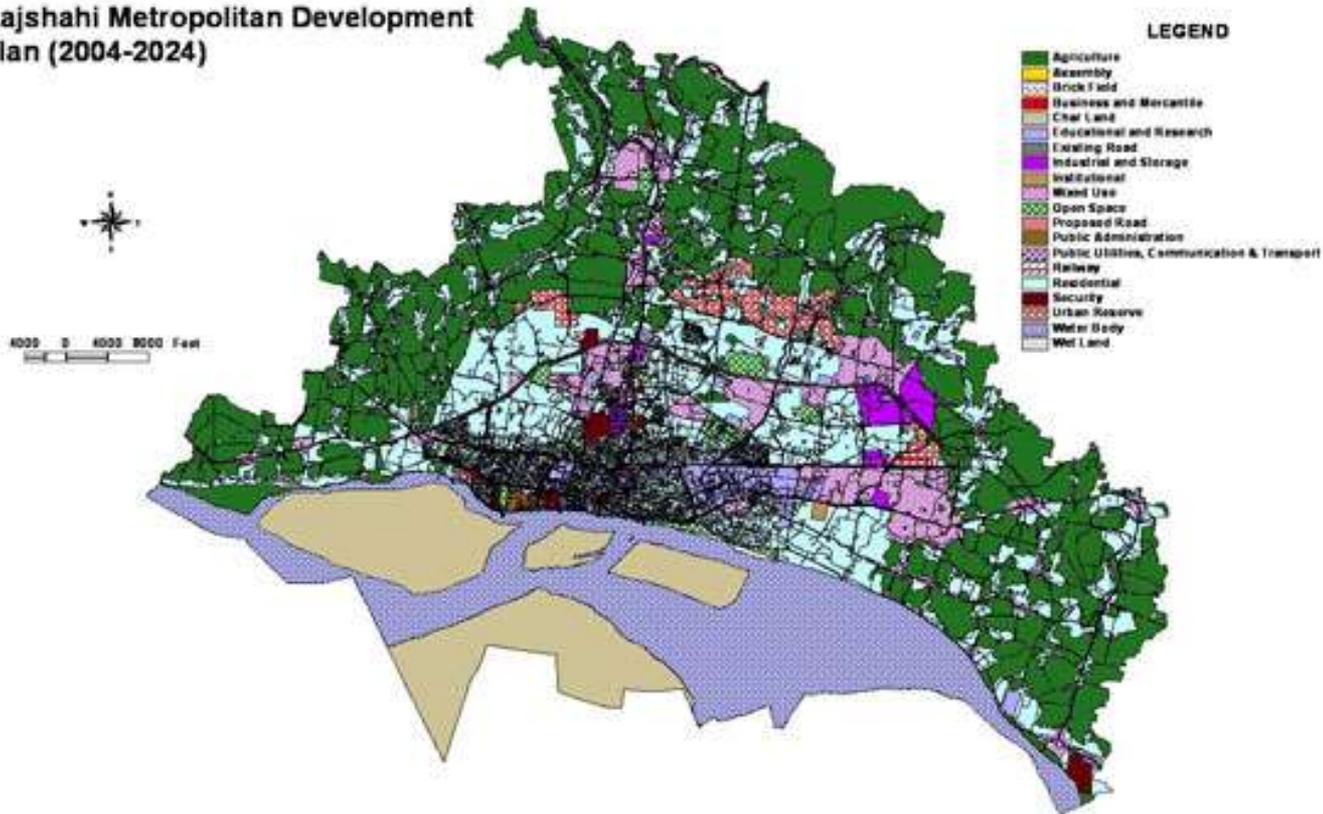
STRATEGIC PLAN

- The Strategic Plan is a development strategy consisting of a comprehensive package of physical, economic, social and environmental policies regarding urban development over a longer period of time, such as 20 years. Among others, the most important policy areas are the growth of population, employment and investment, land, infrastructure, transport, housing and social services. Strategic Plan or urban strategy is sometimes used as synonymous for Structure Plan. Strategic Plan combined with Structure Plan sometimes it is called Strategic Structure Plan.
- The British town planning practices show that the dealing with the physical form of an urban development strategy at city level is Structure Plan. However, logically a Strategic Plan is a policy guideline and the Structure Plan is the translation of these policies into spatial context in a reasonably detailed manner. This distinction has been maintained in the present work.

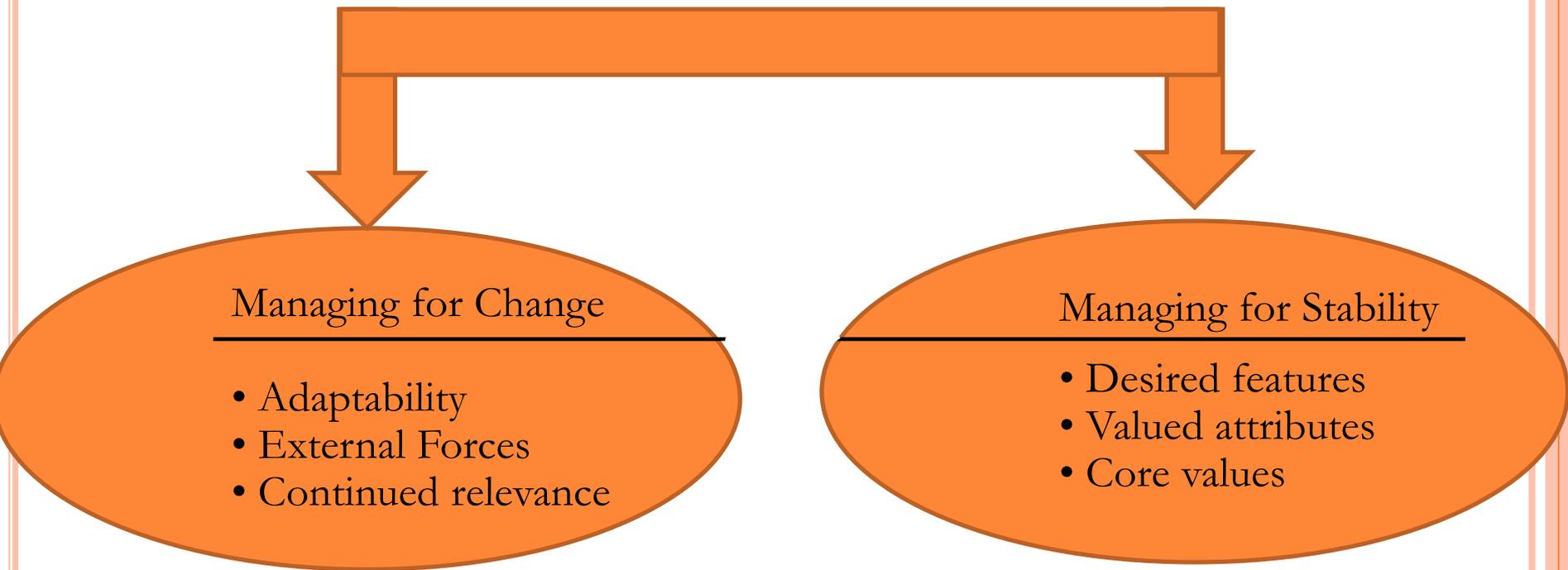
STRATEGIC PLAN

Strategic Plan indicate the magnitude and direction of future growth of a city and sets forth recommendation for spatial and sectoral policies. The plan will remain as legally valid document that will continue to serve as a guide for development during next 20 years.

Rajshahi Metropolitan Development Plan (2004-2024)



CRITICAL BALANCE IN STRATEGIC PLANNING



STRUCTURE PLAN (SP)

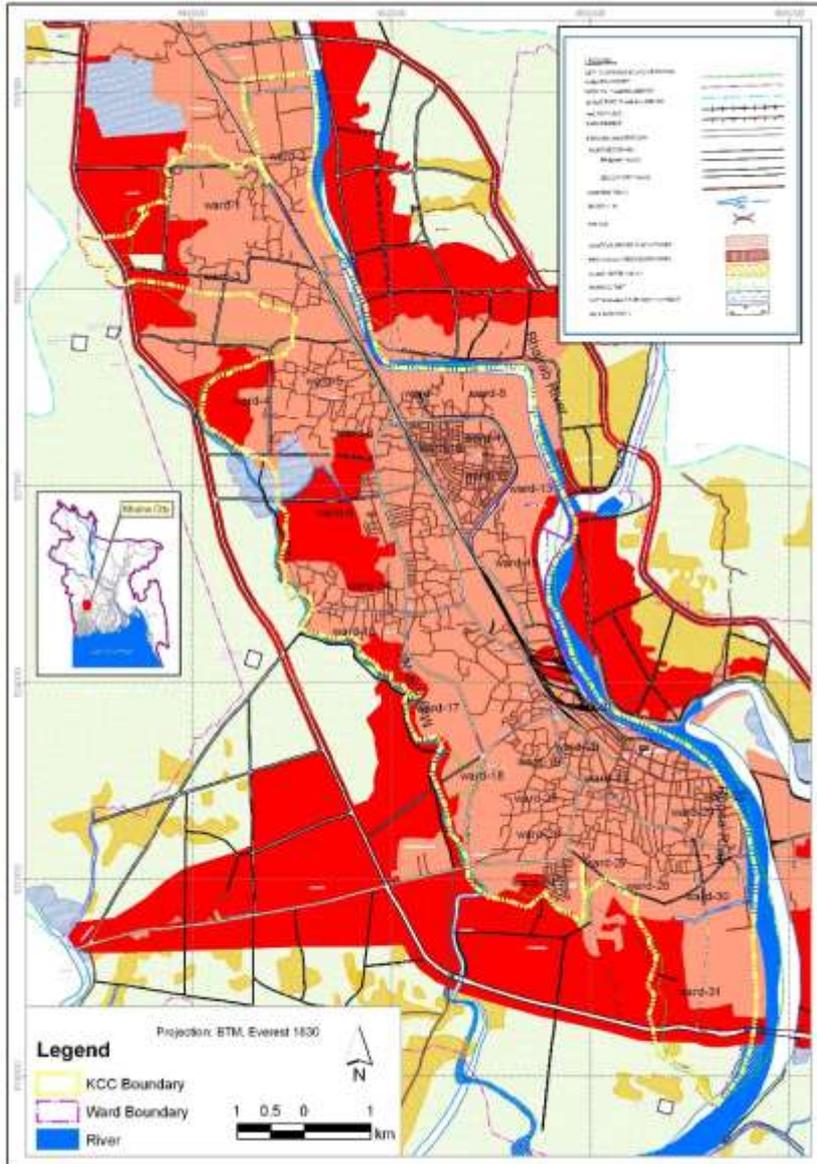
(Guide plans, framework plans, indicative plans) maps and explanatory text which are more 'broad brush' than master plans, indicating the broad magnitudes and directions of urban growth, including infrastructure networks, the placement of major facilities such as airports, hospitals and universities. They do not attempt to specify detailed plot to plot land use or local road configurations but identify those areas where growth and changes are such that more detailed local and action area plans are needed. Structure plans should not require excessive effort in gathering data, are not static and can be updated swiftly to meet demand changes. Instead Structure Plan will identify areas where growth is likely to take place and that need preparation of Urban Area Plan and Detailed Area Plans.



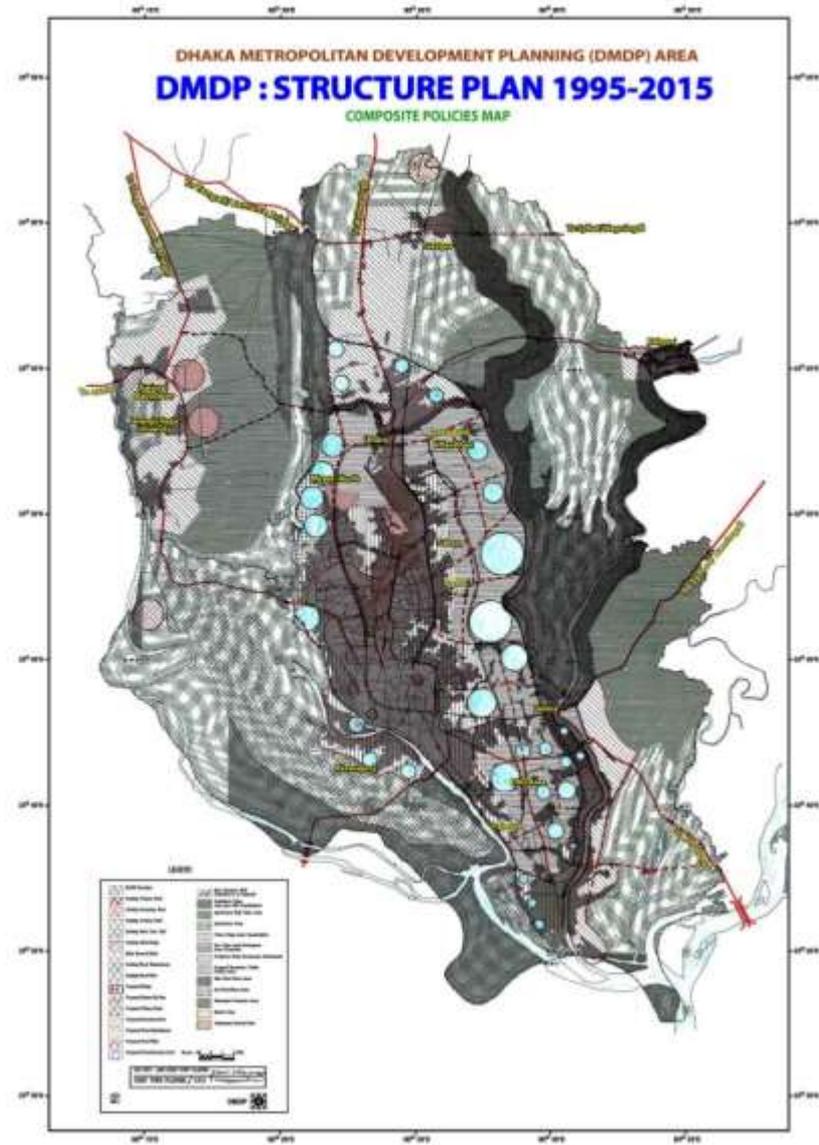
STRUCTURE PLAN (SP) FOR DMDP

The plan provides a long-term strategy for the 20 years for the development of a city.. The plan consists of a written report and policy documents with support maps of appropriate scale. It identifies the order of magnitude and direction of anticipated urban growth and defines a broad set of policies considered necessary to achieve overall plan objectives. It considers the micro environmental aspects of Dhaka, both in its existing urban form as well as for future development to keep the city free from all sorts of natural and manmade hazards. The plan recognizes the positive and sustainable role of green belts, preservation of high quality wet and agricultural lands and existing rivers in and around the city limits and their continuous upgrading and evaluation and thus recommends for building a circular waterways round the city. The plan also earmarks a number of retention ponds around the city limits for retaining rain water as well as for maintains an ecological balance too and a healthy environment.

STRUCTURE PLAN (SP)



Structure Plan for KDA



Structure Plan for DMDP

MASTER PLAN

A town or a city or an urban centre is a mosaic of houses and shops, factories and offices, schools and libraries, theatres and hospitals, parks and mosques, meeting places and government centres, fire service stations and post offices. These are woven together by a network of streets and transportation routes, water, sanitation and communication channels. To arrange all these facilities properly, as the city developers, is the function of a Master Plan. It is presented in the form of maps supported by written documents. In brief Master Plan is a guide to orderly city development to promote the health, safety, welfare and convenience of the people. It's a old concept of planning which is more static and in flexible with the passage of time. This is why its called blue print planning.



STRATEGIC/STRUCTURE PLAN VS MASTER PLAN

- For a long time, planning has been based on so-called 'master planning' approaches that have proved to be rather static, land-use-oriented and largely unrealistic in their assessment of limited resources and rapid change. Of course, one should take into account the context in which this approach was developed in the beginning of the twentieth century. At the time, the role and power of governments and their resources were substantial and social, technical, scientific and spatial change was slower than today. Then, 'plans' could be prepared and even at times implemented in a rather technocratic way. Today's circumstances have completely changed.
- This traditional planning approach, still very common in developing countries, starts with an often very comprehensive survey followed by an analysis and interpretation of the data and results in a 'master plan,' a kind of blueprint to guide the city's development of a city
- On other hand, Strategic/structure plan is a dynamic, more flexible, realistic, comprehensive planning in the fast changing world.

STRATEGIC/STRUCTURE PLAN VS MASTER PLAN



URBAN AREA PLAN

- Urban Area Plan is formulated to serve as a guide to development together with the control of land use for different areas of a city. This plan is more elaborate than the Structure Plan and contains a land use zoning map in the background of cadastral (Mouza) map apart from sectoral development proposal.
- This plan is sub-divided into a number of Strategic Planning Zones (SPZ) for preparation of Detailed Area Plans. The duration of Urban Area Plan shall be of 10 years.
- It identifies the order of magnitude and direction of anticipated urban growth and defines a broad set of policies considered necessary to achieve overall plan objectives. It considers the micro environmental aspects, both in its existing urban form as well as for future development to keep the city free from all sorts of natural and manmade hazards.

URBAN AREA PLAN

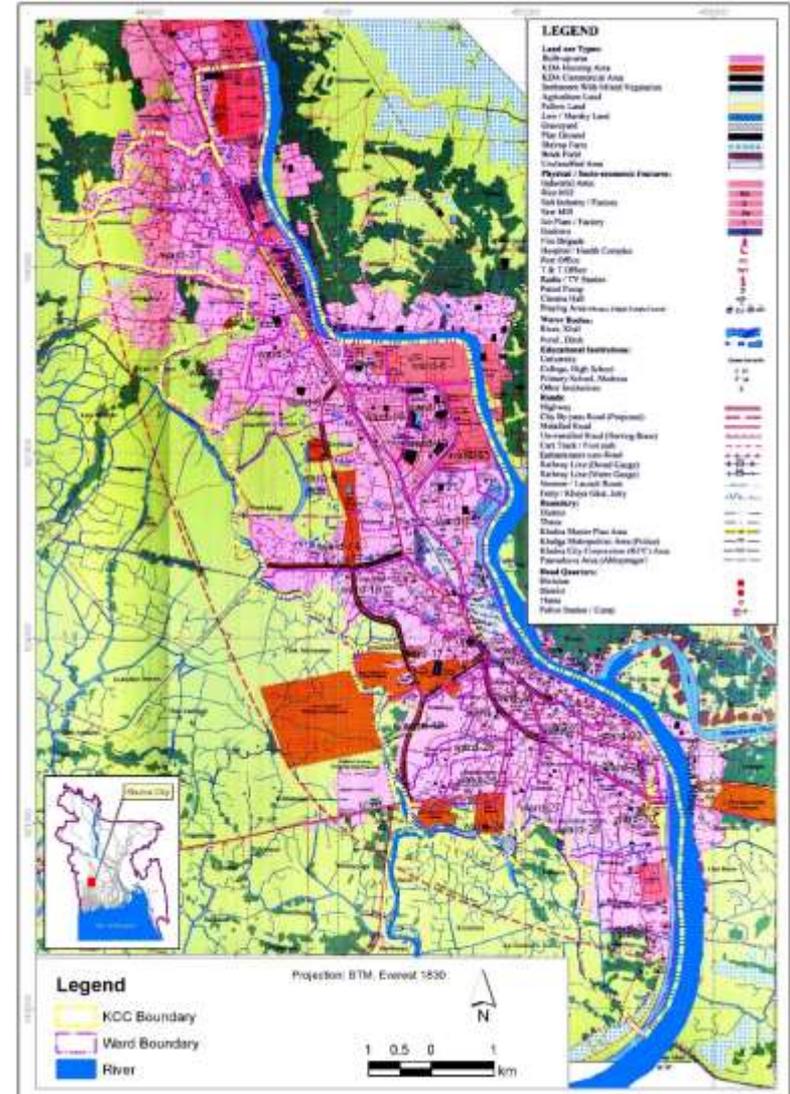
- The major features of the Urban Area Plan are as follows,
 - It provide primary and secondary road network;
 - It will keep provision for other major physical infrastructure, like, drainage & Water supply network and flood control infrastructure at intermediate level;
 - It will show central and regional open space recreation areas;
 - Major social service, like education and health facilities will be indicated;
 - It will give other future proposals in the form of land use including major housing, commercial and industrial proposal;
 - It will provide important utility installations;
 - It will indicate detailed land use of Urban Area Plan coverage;
 - Sites of committed and on going major public and private sector projects;
 - It will divide Urban Area Plan area into large number of Strategic Planning Zone (SPZ) where Detailed Area Plans will be prepared.

URBAN AREA PLAN

Spatial Planning Zone



Urban Area Plan for RDA



Urban Area Plan for KDA

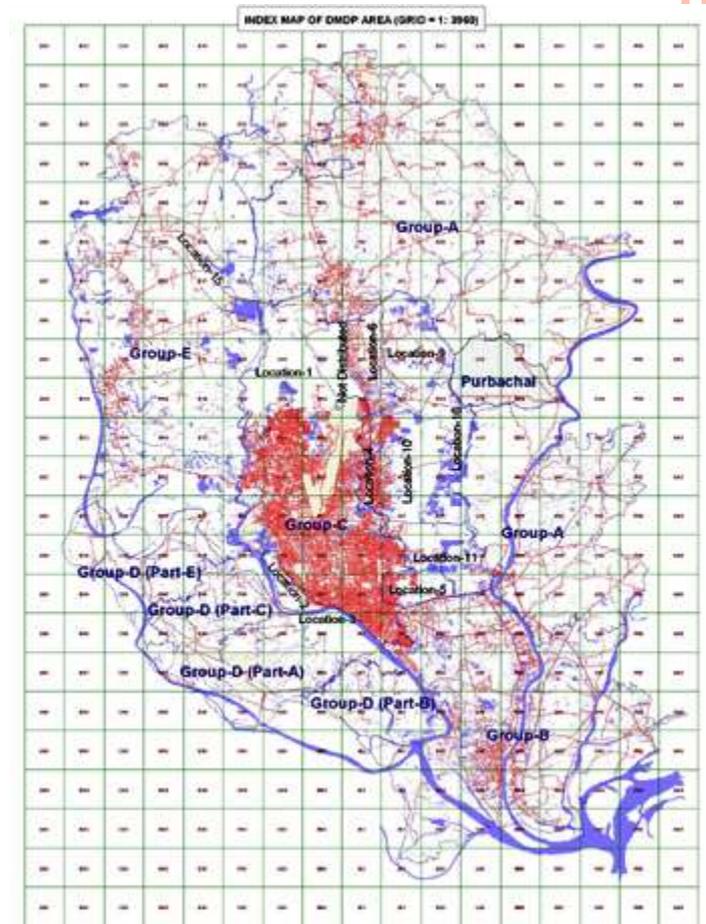


DETAILED AREA PLAN (DAP)

- Detailed area plans are micro level plans with scales usually of 1:1000 or 1:2000. These plans are prepared for a comprehensive treatment of an area, which has been selected for intensive change over a shorter period of time, say for 2-5 years.
 - **The general objectives** of DAP are to implement the provisions of the Structure Plan (SP) and Urban Area Plan (UAP) policies and recommendations. The preparation of DAP is to be based on detailed surveys, studies and analysis of the study area. The DAP process are to be prepared and implemented through community participation to make the planning more people oriented.
 - **Purpose of DAP:** The provision of DAP is inherent in the Structure Plan with some specific purposes. These are:
 - Provide basic infrastructure and services in the study area through systematic planning.
 - Create congenial environment to promote economic activities.
 - Improve drainage system of the area and protect flood flow from encroachment.
 - Create service centers to enable urban growth.
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DETAILED AREA PLAN (DAP)

- DAP can be prepared for any site meant for residential, commercial, industrial, or recreational or open space or any other kind of development. DAPs include, apart from public sector initiated site and services plans and spatial development plans, the participatory land readjustment plans, guided land development plans and infrastructure lead development plans and area improvement plans. The DAPs consists of design and other implementation details. The DAPs have been formulated for execution in a period of 3-5 years.



DAP for DMDP



OTHER PLANS

Action Plan:

A plan that embodies proposals describing the actions which will be followed in implementation of the proposals of a development plan. It includes, among others, programming, fiscal and administrative proposals. It is a short term plan.

Advocacy Planning:

The preparation of plans or planning proposals and their advocacy by professional planners on behalf of an organization, interest group or community. The proposals can be an alternative or in opposition to plans or planning proposals prepared by an official agency. The advocacy planning is a way how planners can help those bodies or interest groups who claim that their interests are damaged or inadequately achieved in the proposals of the official planning agency.



OTHER PLANS

Chess Board Plan:

It is also known as check board or grid iron. It is a kind of lay out plan where each space formed by street pattern, is shaped into approximately squares or rectangles. Ancient plans of Egypt, Mesopotamia, Rome and Greek origin followed such pattern. Many cities of olden times followed the same old tradition. Residential, commercial and industrial area lay out plans of Bangladesh also follow this pattern.

Comprehensive Plan:

An official document adopted by a planning authority setting forth its general policies regarding the long term physical development of a city or other area. It is used interchangeably with the term 'general plan' and 'city plan' and is probably most familiarly or notoriously known as 'master plan'.



OTHER PLANS

Land-Use Plan:

This is a process of planning future use of an area described through maps and write ups. It indicates proposed use of different parts of the area, like, residential, commercial, industrial, recreational, and network of circulation. The plan is, usually, based on the analysis of urban activity system and estimate of future land requirement.

Local Plan:

The plan made by the local planning authority for an area within the broad policy of structure plan. The plan is sufficiently detailed to show what sort of development will be permitted and where. The local plan may be one of a number of different types, such as, a town centre plan, a conservation plan or an action area plan. This is a British concept and a part of Development plan for an urban centre.



OTHER PLANS

Zoning Plan:

It is the legal regulation of land. Zoning plan is not a substitute of Master Plan, rather it establishes the specific limitations which apply to the use of land as an instrument for achieving goals set forth in the structure plan. It is normally expressed as land use zoning.

Zonal Plan:

Under conventional system a master plan area is divided into a number of parts with each having a definite land use. Every such part is known as a zone for which detailed layout plans are prepared. However, during early 80s RAJUK planners took an exception of the term 'Zonal Plan' and used it for a different connotation other than what is expressed traditionally. According to them the term 'Zonal Plan' refers to a kind of urban improvement plan usually carried out in a built up and unplanned area.



OTHER PLANS

Zonal Plan (continued):

The plan indicates new road proposals, widening of existing roads, earmarks lands for such community facilities as, educational, institutions, health, community centre, open space. All these are provided in the zonal plan causing minimum possible disturbance to the existing structures and establishments. The land required for the zonal plan provisions are supposed to be contributed by the individual land owners and private developers. Where such contributions are not forthcoming compulsory land acquisition becomes necessary. It is a low cost measure to improve unplanned built up parts of urban centres. The first zonal plan was prepared for Senpara Parbata area of south Mirpur.



WHAT WE HAVE COVERED....

- Planning Terminology
- Dimension of Planning
- Schematic Diagram of Four Stage Plan for a City
- Development Plan
- Strategic Plan
- Critical Balance in Strategic Planning
- Structure Plan
- Master Plan
- Strategic/Structure Plan Vs Master Plan
- Urban Area Plan
- Detailed Area Plan
- Other Plans

WHAT WE LEARNT

- Understanding of planning basic terminologies, different types of plans for local areas (city scale) specially strategic plan, structure plan, master plan, urban area plan, detailed area plan and other plans.

Thanking YOU



Questions?



What Next?

Lecture 07 - 10:

Planning Process: Different Stages in the Continuous and Cyclical Process.