



Housing and Land Use Regulatory Board

Government's regulatory body for housing and land development

Enhanced Comprehensive Land Use Plan and Zoning Ordinance

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COMMISSIONER, HOUSING AND LAND USE REGULATORY BOARD (HLURB)

ENVIRONMENTAL PLANNING CAPABILITY BUILDING COURSE

Knowledge Check

- Are you familiar with the CLUP and Zoning Ordinance?
- Have you been involved in the preparation / review of the CLUP and ZO?
- Have you read, used, or have any knowledge of the content of the previous/ existing HLURB CLUP Guidebooks?



Objectives

To familiarize participants of
the general enhancements
made in the CLUP
Guidebooks 2013-2014



HLURB Planning Mandate

- ❑ Formulation of **Land Use Planning Standards and Guidelines** for the Guidance of Local Governments
- ❑ Review and ratify plans
- ❑ Technical Planning Assistance



Two Comprehensive Plans Mandated by the Local Government Code for Cities and Municipalities

Comprehensive Land Use Plan
(CLUP) – Physical Plan

Comprehensive Development Plan
(CDP) – Multi-Sectoral Plan

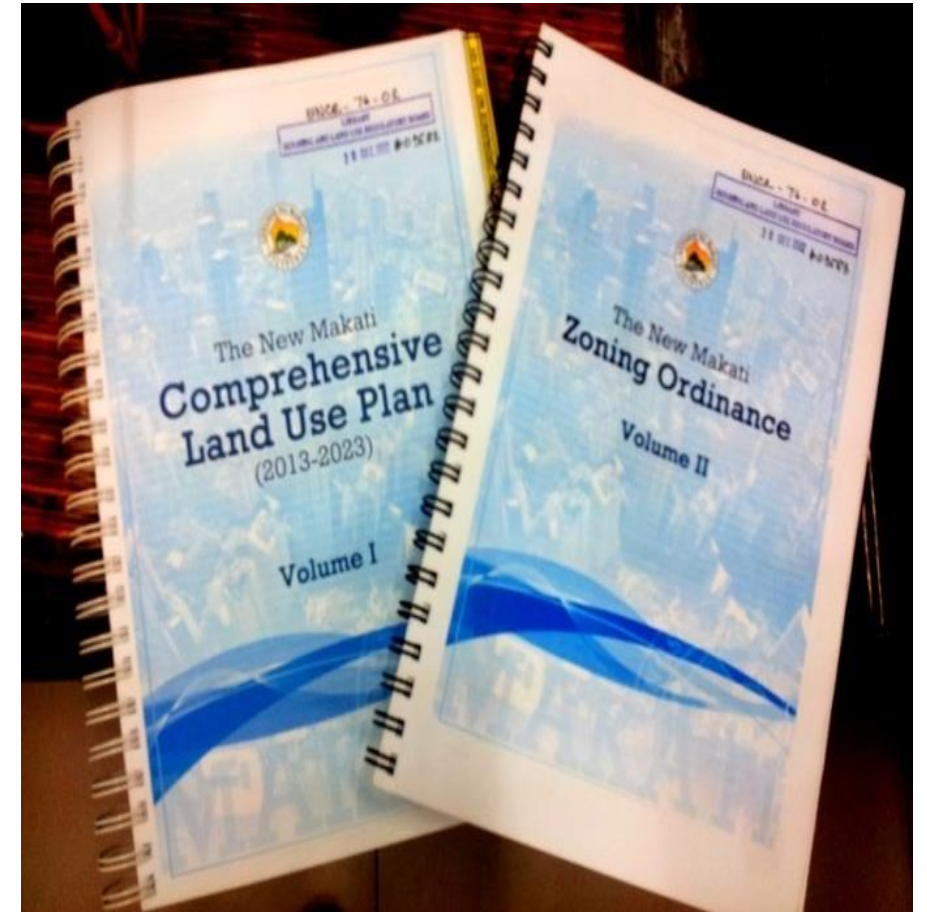
1. The Plan with which an LGU manages its entire geographical territory is the *Comprehensive Land Use Plan (CLUP)*

Sec. 20 (c), RA 7160

The local government units shall, in conformity with existing laws, continue to prepare their respective comprehensive land use plans enacted through zoning ordinances which shall be the **primary and dominant bases for the future use of land resources**: *Provided*, That the requirements for food production, human settlements, and industrial expansion shall be taken into consideration in the preparation of such plans.

The Comprehensive Land Use Plan (CLUP)

- ❑ A document embodying specific proposals for guiding and regulating the growth and/or development of a City/ Municipality.
- ❑ A long-term plan (10 yrs. minimum)
- ❑ A tool for managing land and natural resources at the local level.



2. The Plan with which the LGU promotes the general welfare of its inhabitants in its capacity as a corporate body is the *Comprehensive Development Plan*

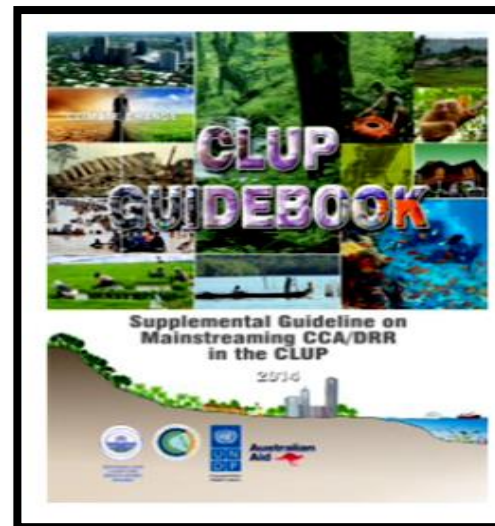
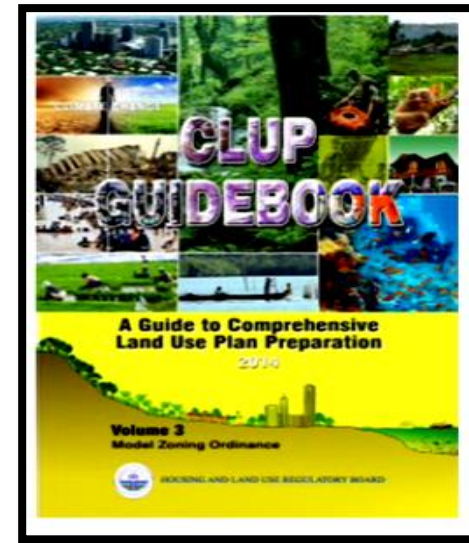
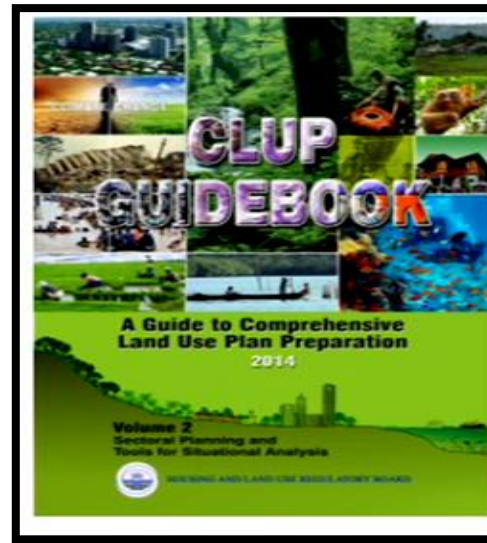
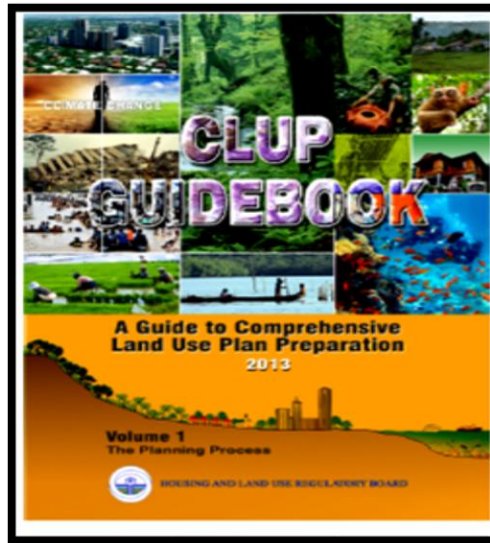
Sec. 109, RA 7160

Each LGU shall have a comprehensive **multi-sectoral development plan** to be initiated by the LDC and approved by its sanggunian.

Sec. 16, RA 7160

Each LGU shall exercise the powers expressly granted, those necessarily implied from, as well as powers necessary, appropriate, or incidental of its efficient and effective governance, and those which are essential to the **promotion of the general welfare.**

CLUP Guidebook Series 2013-2014

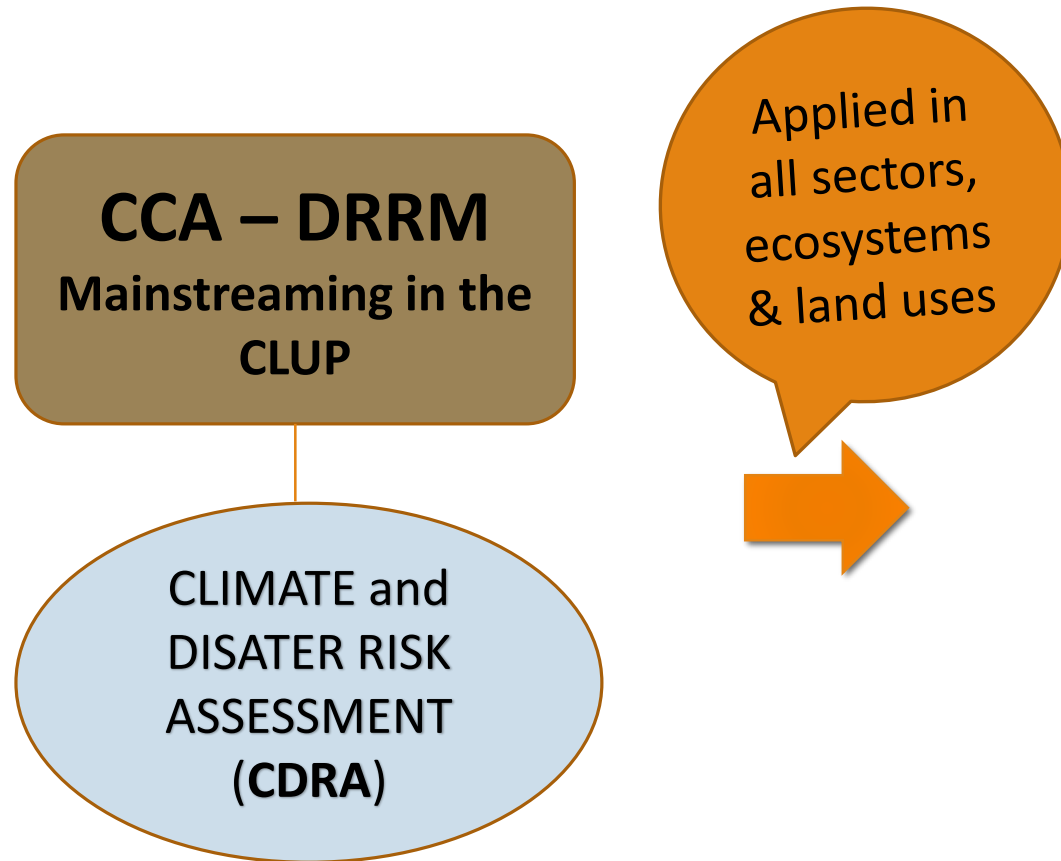


Developed with the support and assistance from the Programs of the *Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ)*

Why Enhance the Guidebooks?

- The need to mainstream climate change in local land use policies and development strategies; and strengthening disaster risk reduction and management
- The need to have an all-inclusive physical plan by integrating our coastal and forest lands in city/municipal land use plans

What's new today?



RIDGE-TO-REEF APPROACH

(Additional Sections)

ECOSYSTEMS:

FOREST, COASTAL, AND BIODIVERSITY

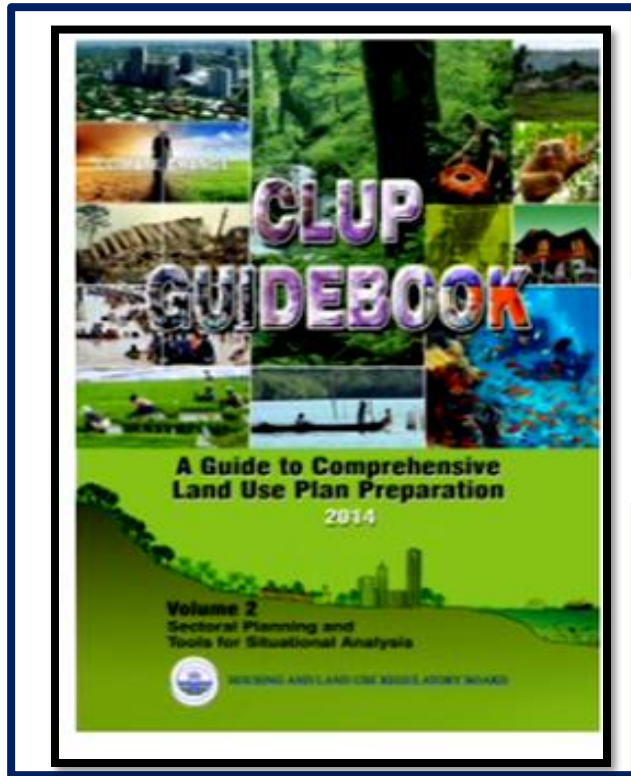
SPECIAL CONCERNS:

**ANCESTRAL DOMAIN
GREEN GROWTH
HERITAGE
CONSERVATION and
URBAN DESIGN**

Elements of the Enhanced CLUP Guidelines

CLUP Guidebook Volume 2:

Sectoral Studies and Tools for Analysis



ECOSYSTEM ANALYSIS

- Forest Land Use
- Coastal Planning
- Biodiversity
- Climate Change
- Disaster Risk Assessment
- Resource Mapping

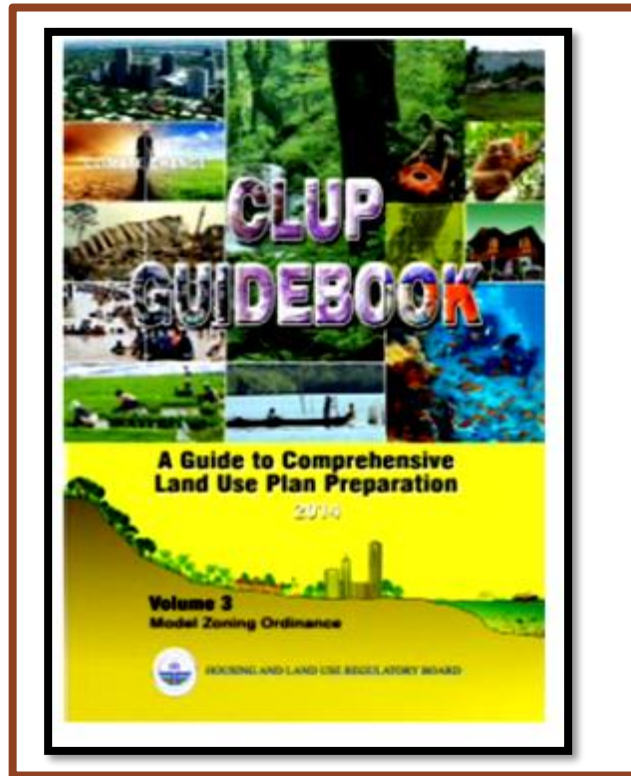
SECTORAL STUDIES

Demography
Social
Economic
Infrastructure

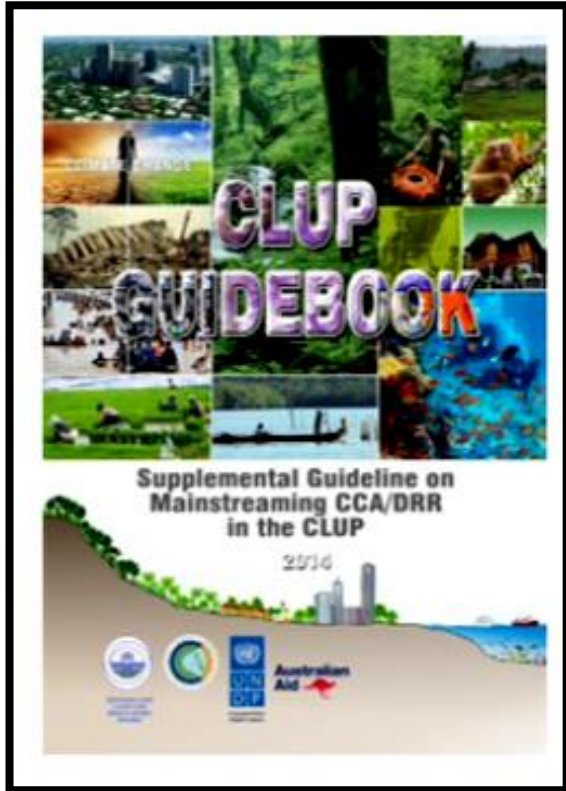
SPECIAL AREA STUDIES

Ancestral Domain
Green Growth
Urban Design
Heritage
Conservation

CLUP Guidebook Volume 3: Model Zoning Ordinance



- Different Zones
- Zone Boundaries
- Use Regulations
- District Regulations
- Performance Standards
- Mitigating Measures
- Enforcement and Administration
- Penalties



The *Supplemental Guidelines on Mainstreaming Climate and /disaster Risks in the Comprehensive Land Use Plan*

Prepared with the support of the CCC and UNDP-AusAid

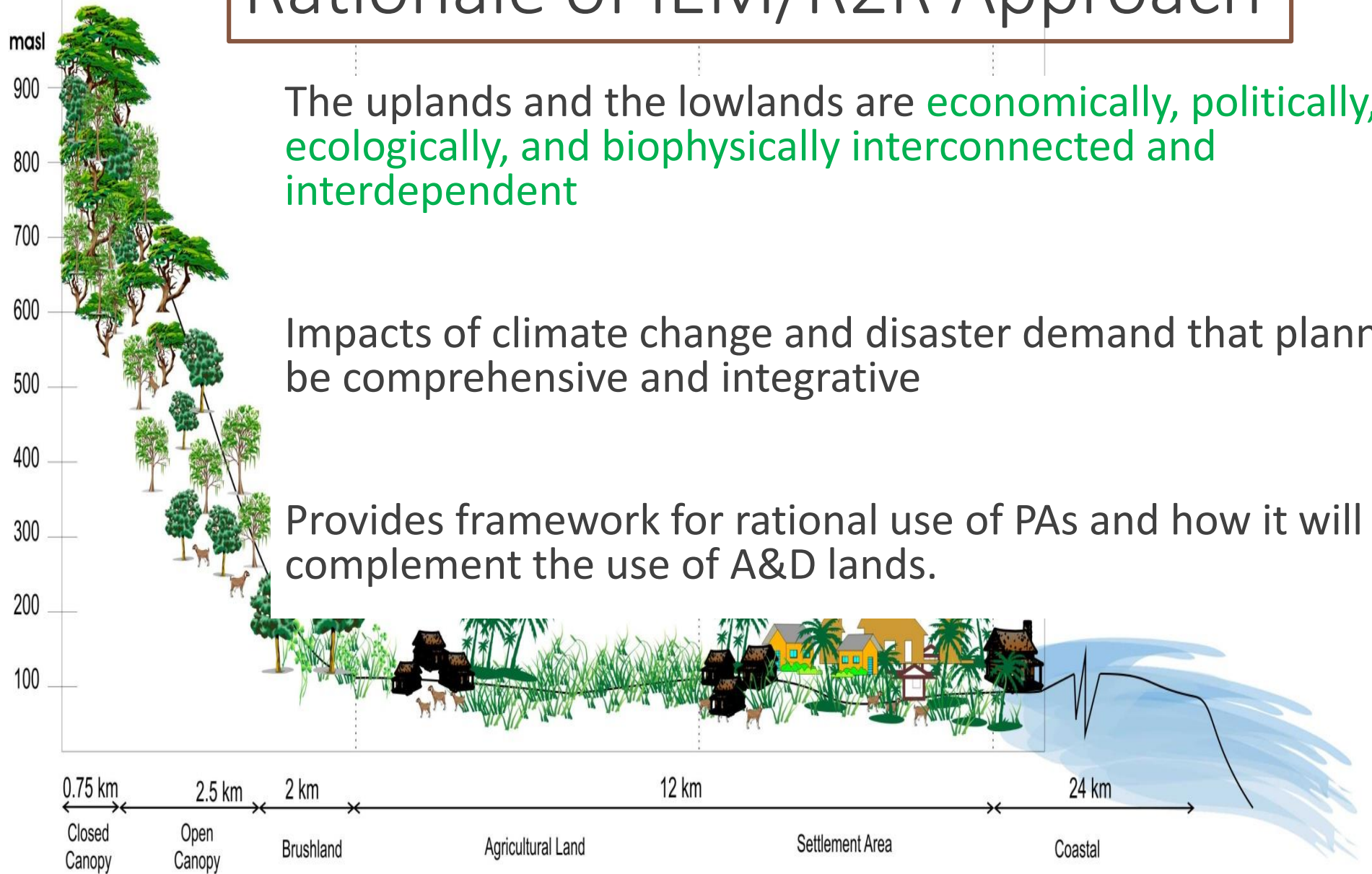
INTEGRATED ECOSYSTEMS MANAGEMENT (IEM) Approach (Ridge-to-Reef (R2R), Watershed)

a strategy for the integrated management of *land, water and living resources that promotes conservation and sustainable use in an equitable way* (CBD, 1995)

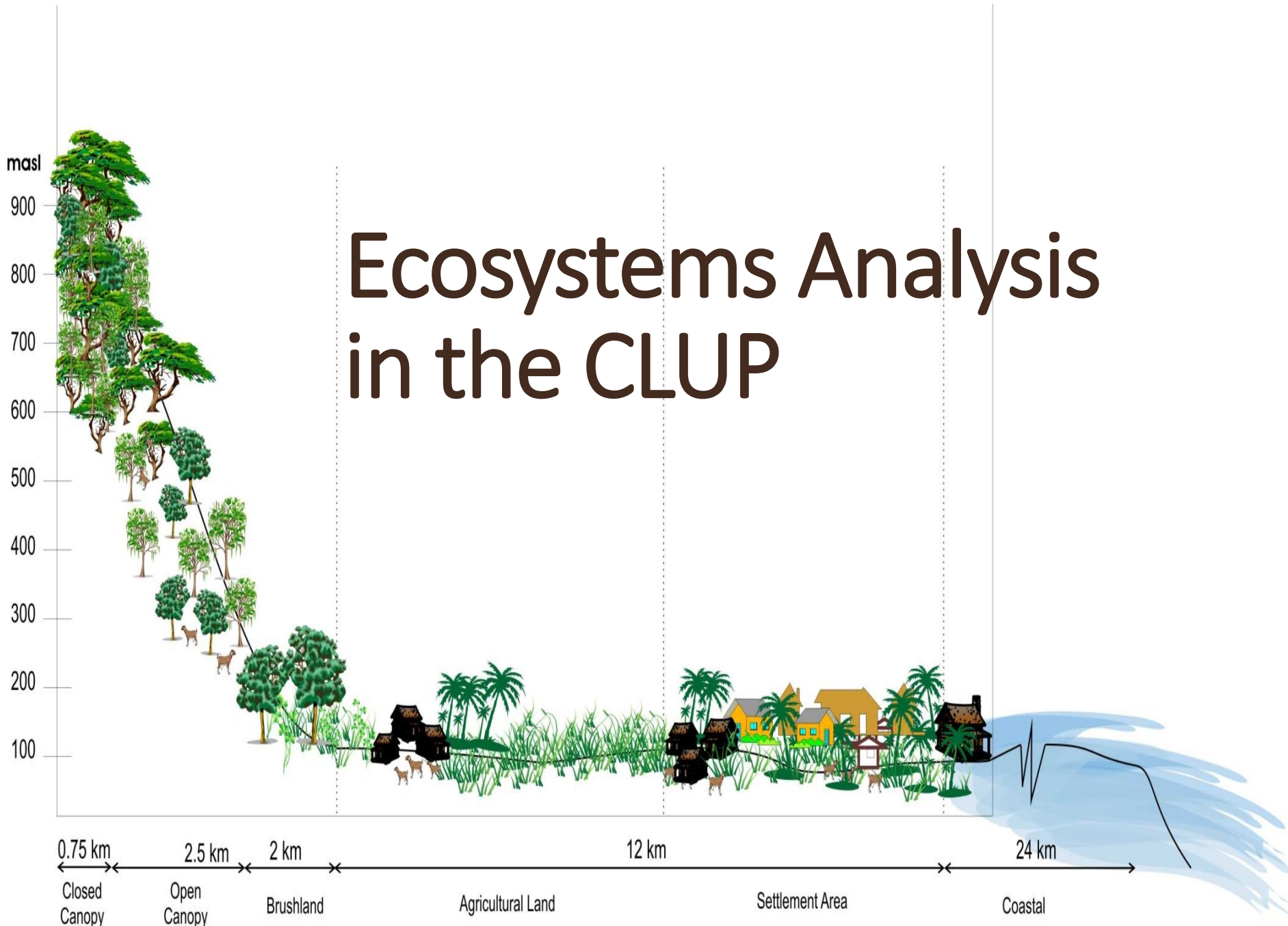
- The uses of forests and forestlands will have impacts on its immediate environment (**on-site impact areas**) as well as downstream **areas (off-site impact areas)**.



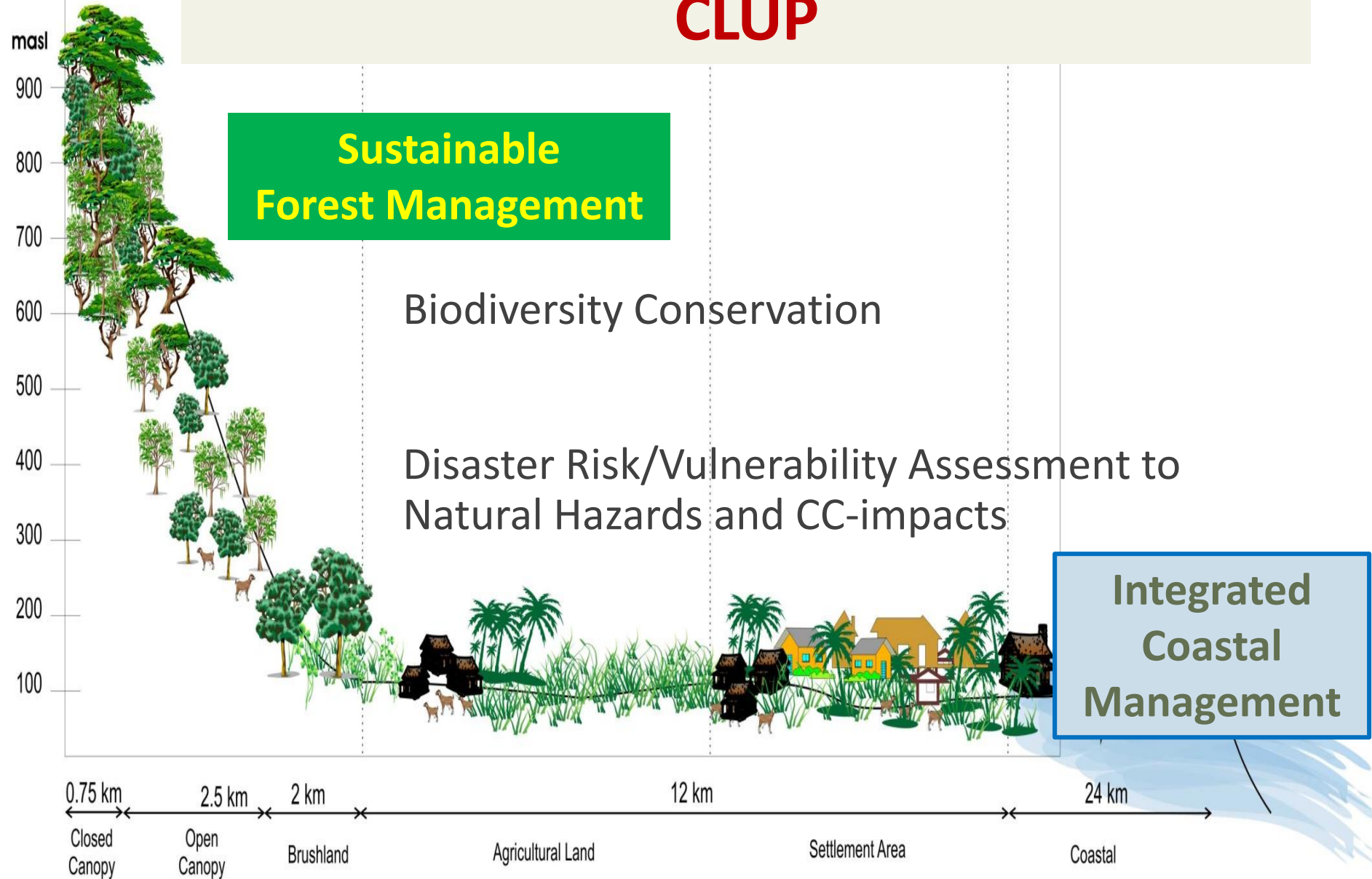
Rationale of IEM/R2R Approach



Ecosystems Analysis in the CLUP



Key Components of IEM/R2R in the CLUP



Forest and Forestlands In the CLUP

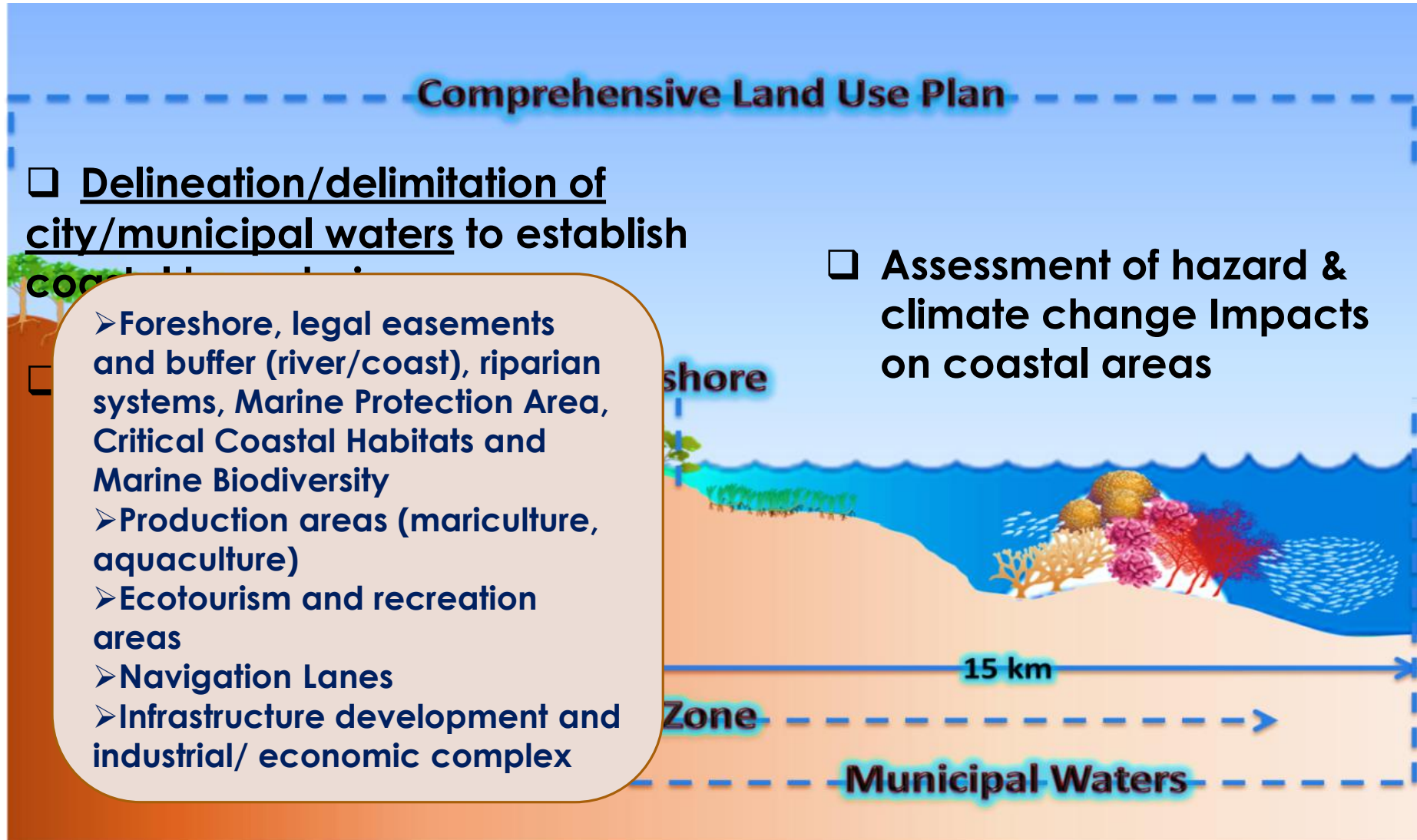
❖ Analysis of Forests and Forestlands

- ❑ Elements of forest ecosystem, the primary functions/ goods and services and inter-relationships of these elements with the entire ecosystem
- ❑ Extent of forestlands and status of the forest resources (volume of forest stock--if inventory is available, vegetative cover, existing land uses of the forestlands)
- ❑ Issues and Threats - What are the existing issues and threats that may further degrade the forest? (e.g., rampant forest conversion, illegal cutting, other destructive forest practices, growing population/ settlements)
- ❑ LGU's role and function in forest conservation, development, management, and governance

Sustainable
Water
Management

Coastal Ecosystem

Integration in the CLUP



Biodiversity Conservation

- The different species of flora and fauna in an ecosystem is called **biodiversity**



Biodiversity Conservation

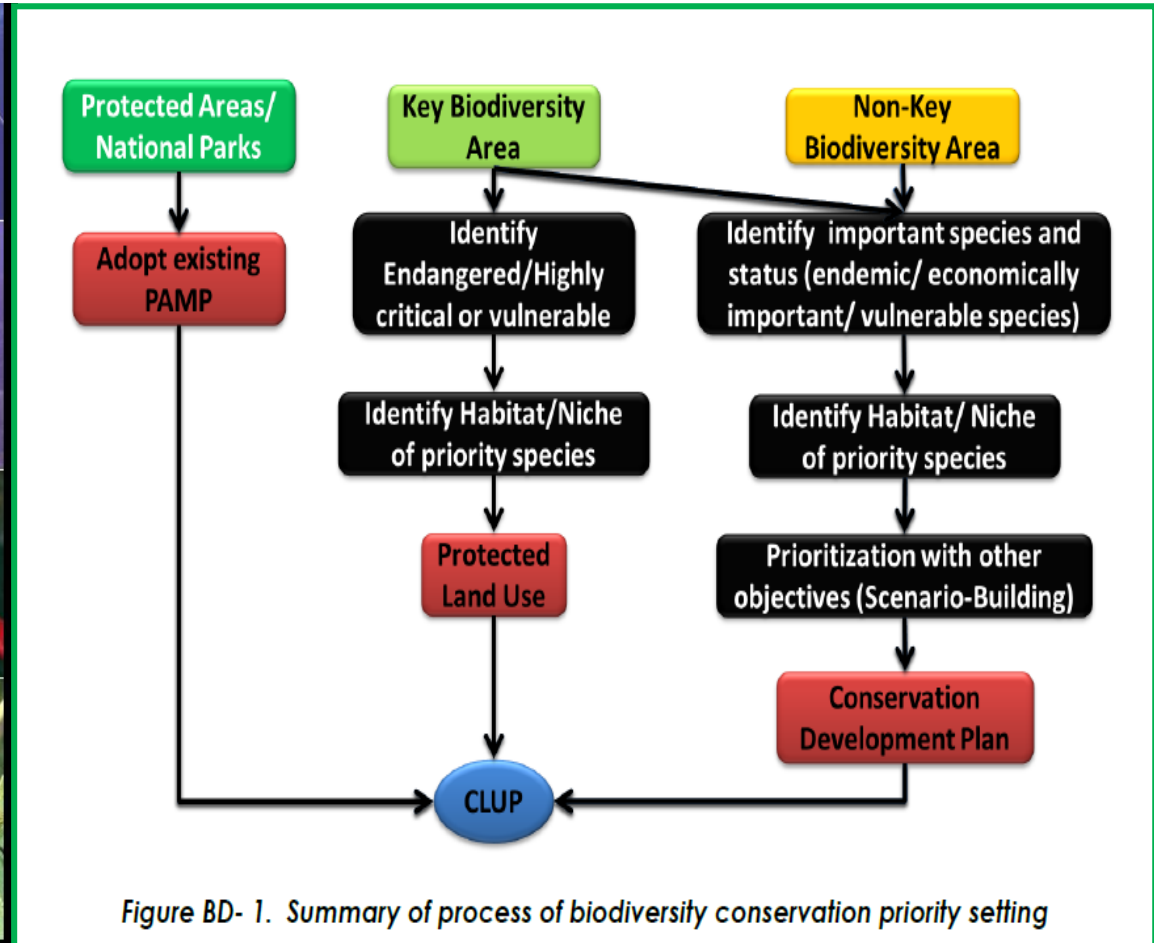
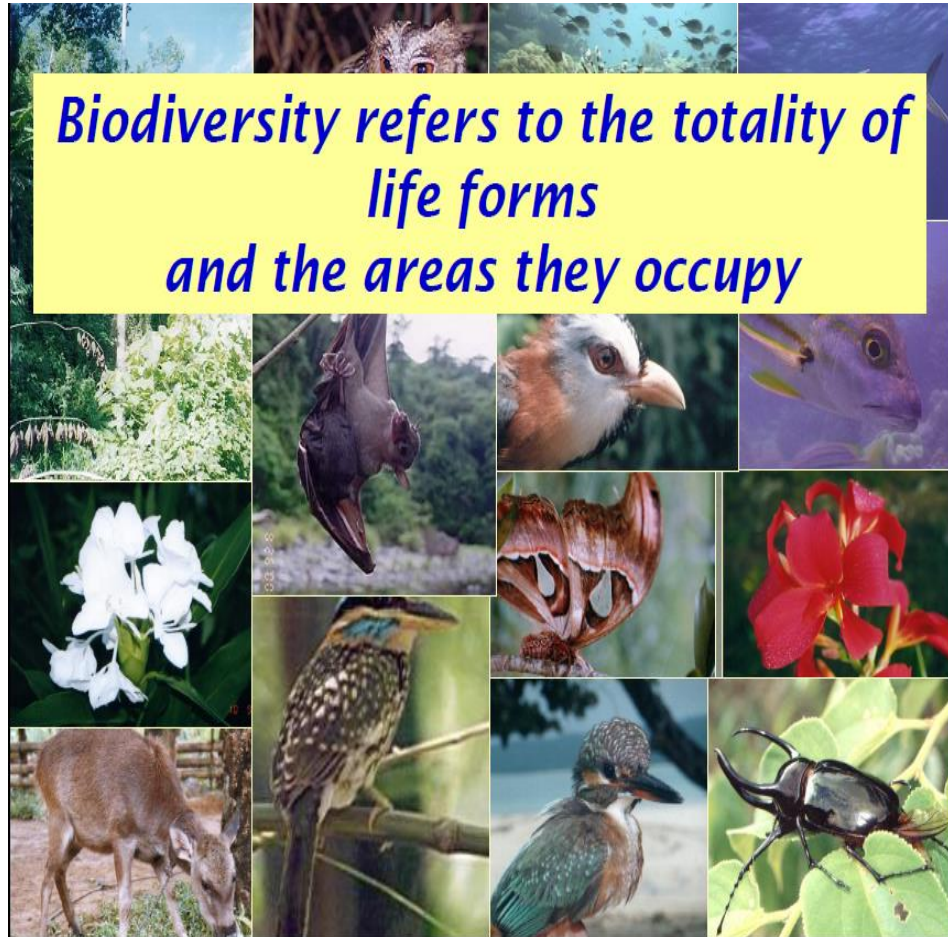
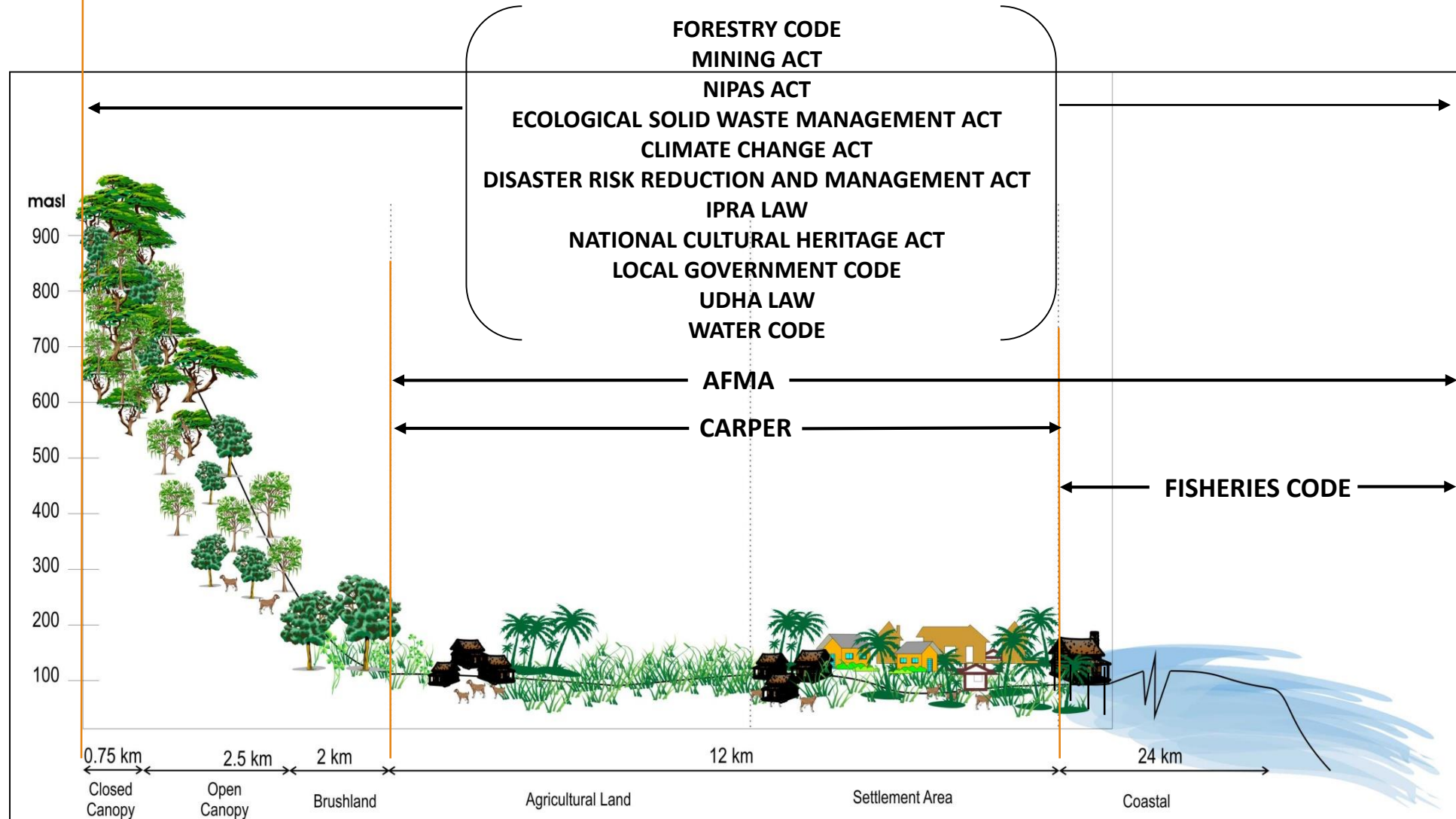


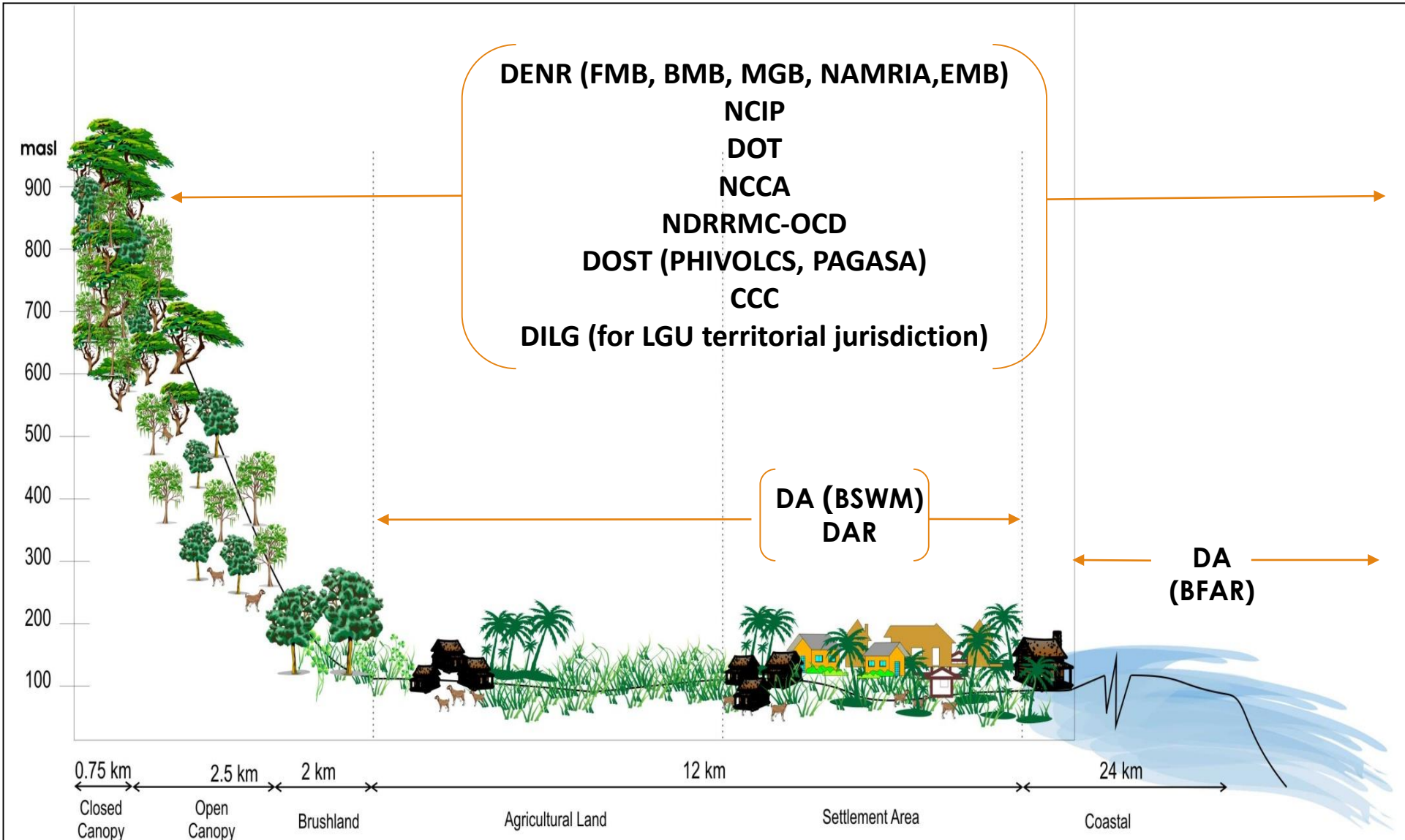
Figure BD- 1. Summary of process of biodiversity conservation priority setting

POLICY ENVIRONMENT



Recognizes the natural link between inland and coastal processes and a need to integrate these in the land use planning processes to better manage our resources.

HLURB COOPERATION LANDSCAPE FOR CLUP 2013-2014 with National Technical Agencies





**Ancestral
Domain**



**Cultural
Heritage**



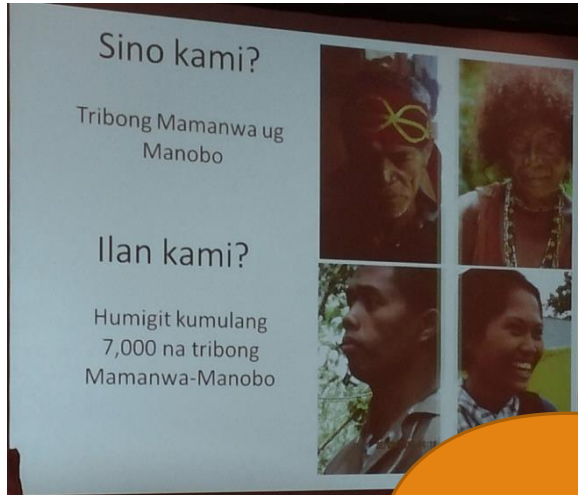
**Green
Growth**



**Urban Design
&
Development**

SPECIAL/THEMATIC PLANNING AREAS IN THE CLUP

Ancestral Domain in the CLUP

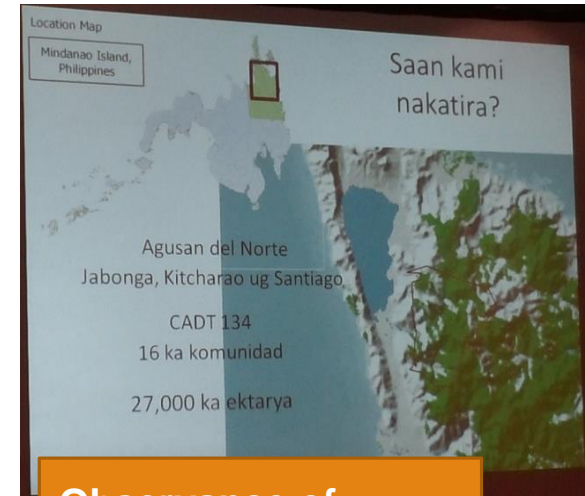


The integration of the Ancestral Domain into the CLUP is anchored on constitutional and legal framework where the State recognizes and promotes all the rights of Indigenous Cultural Communities (ICCs) and shall protect the rights of Indigenous Peoples (IPs) to their ancestral domains to ensure their economic, social and cultural well-being.

(RA 8371)

- Land use & zoning arrangements
- Sustainable resource management

a) Identify/assess Ancestral Domain boundaries, resources, groups, cultures, traditions and IKSPs



Observance of customary laws and practices is a must to avoid conflict.

b) Interface/interphase the AD in the CLUP and other local development plans

HERITAGE CONSERVATION IN THE CLUP

Culture and Heritage Resources

Planning for preservation and revitalization anchored on the basic principles of:

- Continuity
- Conservation and re-use
- Spirit of Place

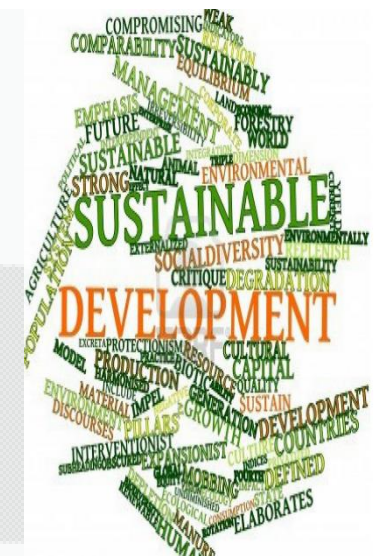
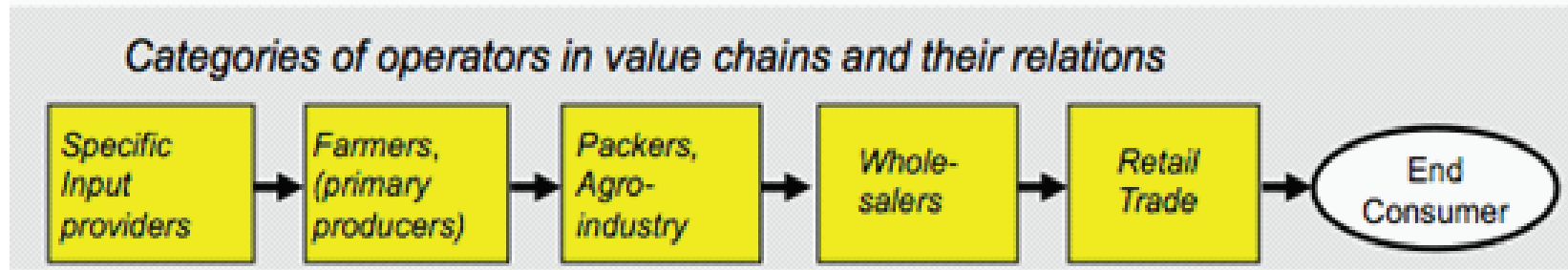
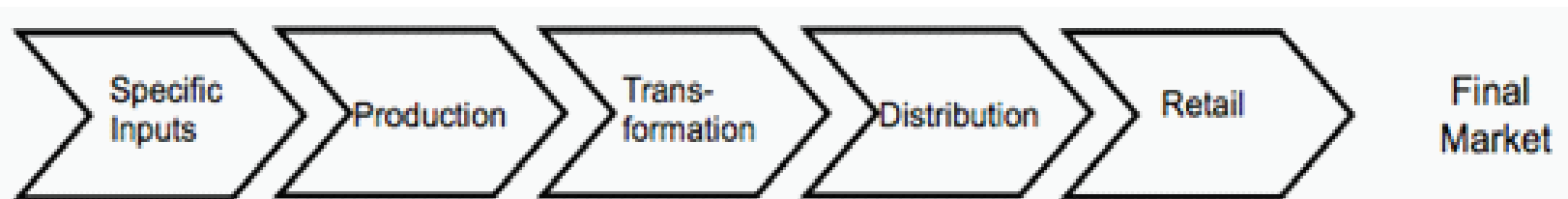
PROTECTION and CONSERVATION OF NATIONAL CULTURAL HERITAGE

- National Cultural Heritage Act of 2009 (RA No. 10066)
- Guidelines, Policies and Standards for the Conservation and Development of Historic Centers/Heritage Zones (NHCP)



Special Area Study: GREEN GROWTH

- Green Economic Development pertains to the pursuit of economic growth while preventing:
 - ❖ Costly environmental degradation
 - ❖ Biodiversity loss
 - ❖ Unsustainable use of natural resources



Special Area Study: URBAN DESIGN AND DEVELOPMENT

Application of basic principles and concepts of urban design as well as urban design assessment to come up with a unique character and detailed development strategies for selected areas that is reflective of the CLUP's development goals.



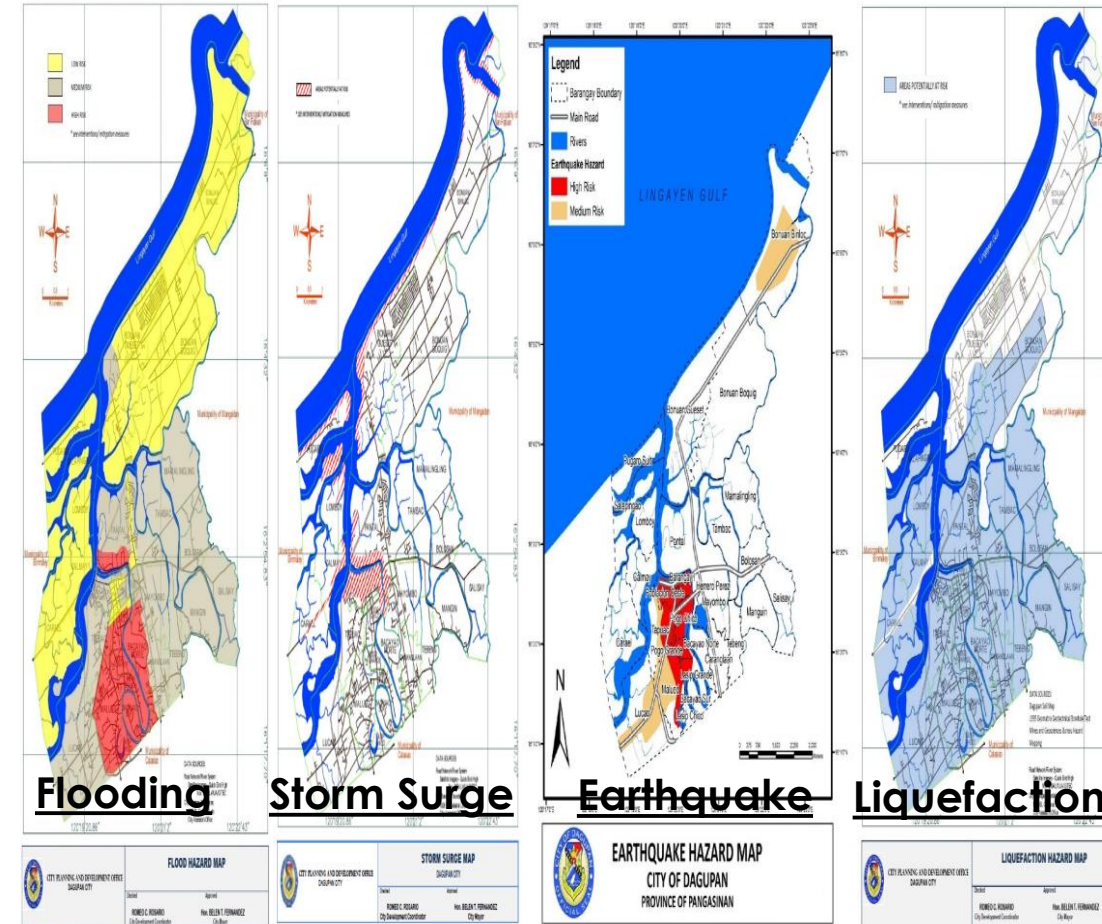
Mainstreaming CCA and DRRM in the CLUP

Rationale:

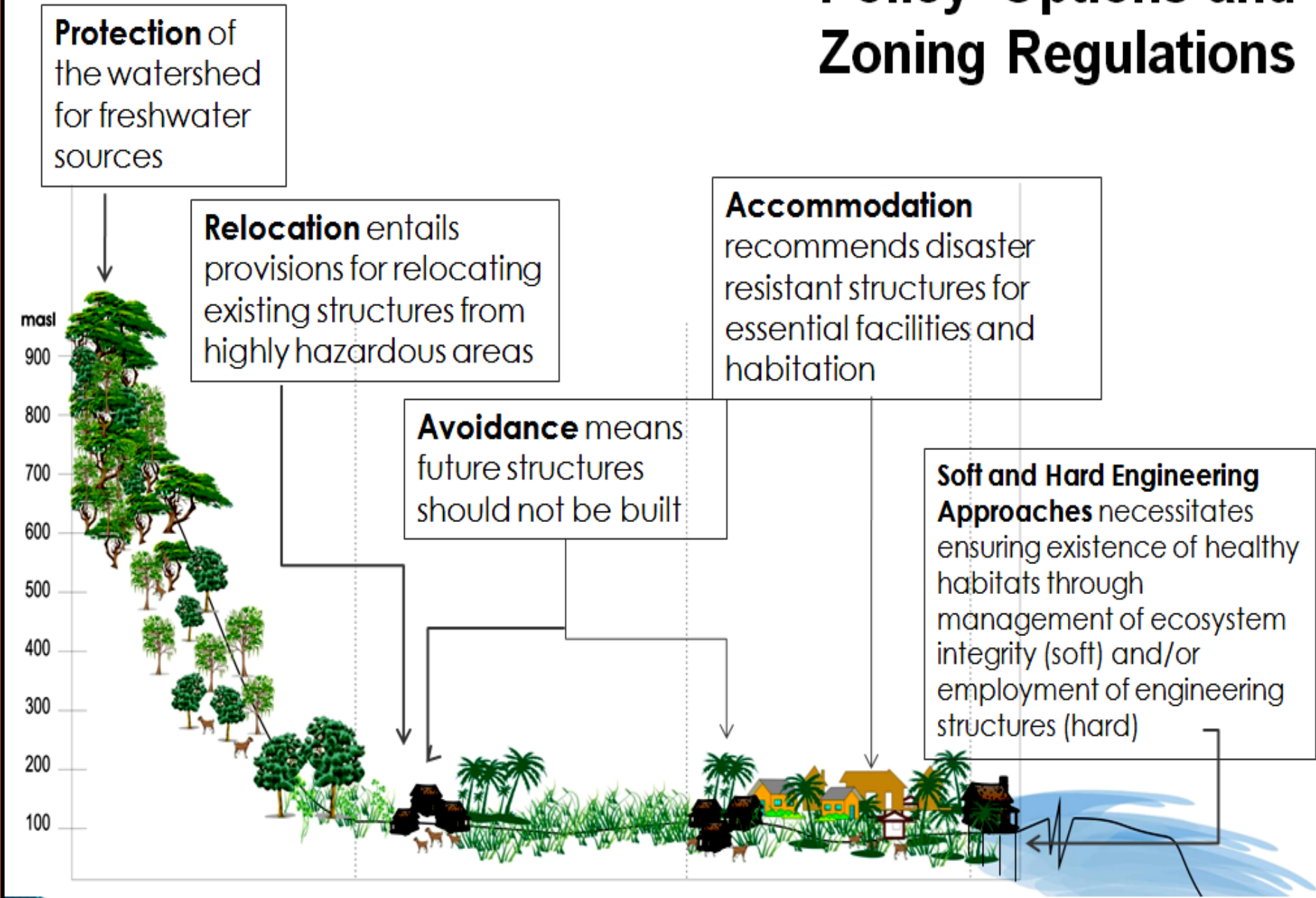
The goal of incorporating CCA and DRRM into the CLUP is to be able to:

regulate and control physical development so as to reduce casualties and damages, and to minimize the negative impacts of hazard events.

Identify and implement appropriate risk management options to reduce current risks and prevent new forms of risks.



Policy Options and Zoning Regulations



Policies and Spatial Strategies in the CLUP and Zoning Ordinance

- ❑ Prevent future development in areas highly susceptible to hazards where possible;
- ❑ Keep land use intensity, buildings value, and occupancy to a minimum in areas where development cannot be prevented;
- ❑ Encourage risk mitigation through proper urban design, site planning, and building design in areas where development occurs and where the above strategies are not viable;

Policies and Spatial Strategies in the CLUP and Zoning Ordinance

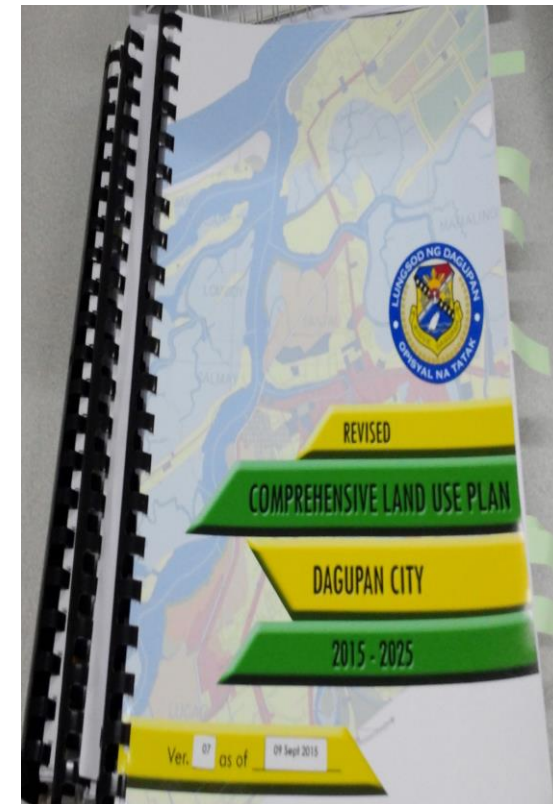
- ❑ Protect life and existing development from losses
- ❑ Conserve protective environmental systems
- ❑ Prevent future development from creating conditions that contribute to risk.

Structure and contents of the CLUP

Volume 1 :The Comprehensive Land Use Plan

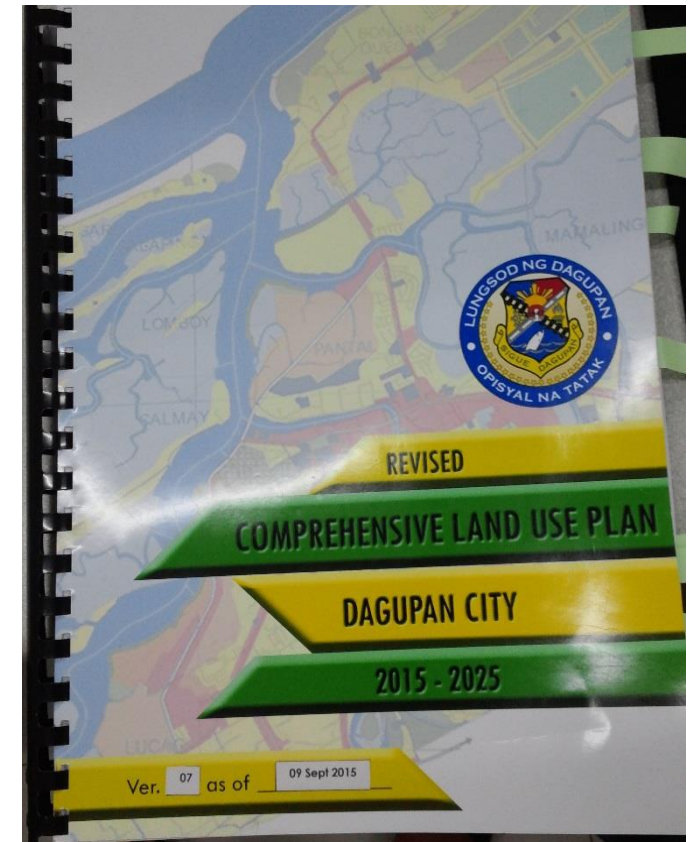
Volume 2 :The Zoning Ordinance

Volume 3 :The Sectoral Studies



Volume 1 : Comprehensive Land Use Plan

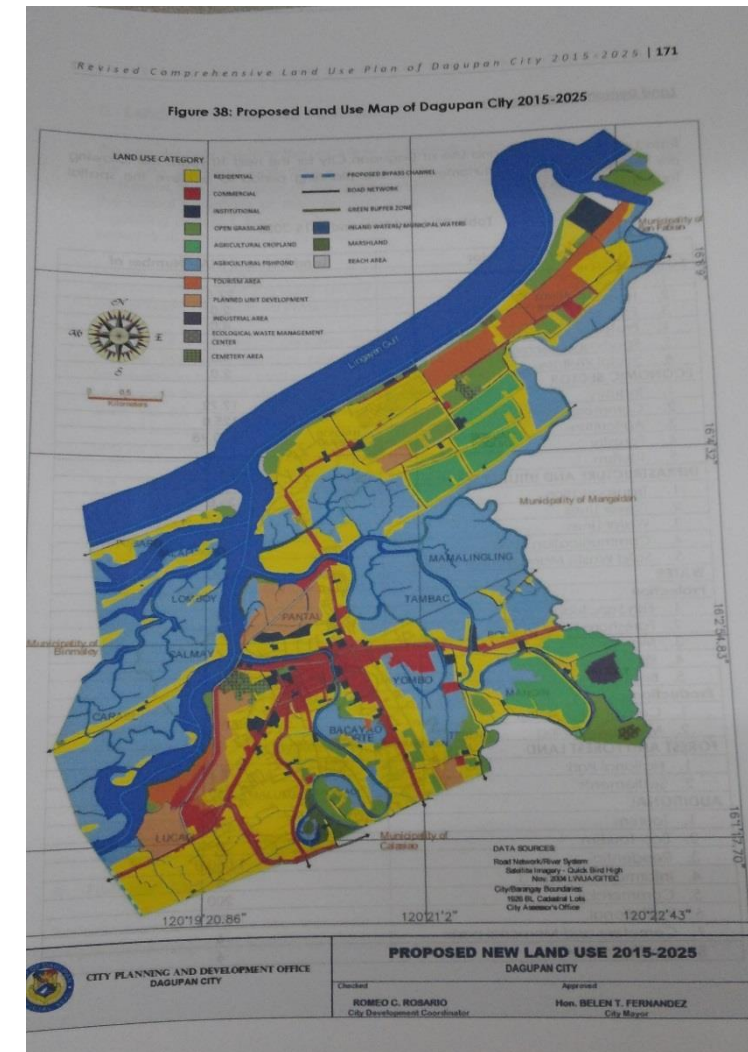
1. Preliminary pages
2. Brief profile of city/mun. (general information)
 1. Brief history
 2. Physical, Demographic, Socio-Economic features/structures/resources
3. Existing land use and land use trend
4. Comparative/competitive advantages
5. Weaknesses, priority issues and concerns
6. Functional role



Volume 1 : Comprehensive Land Use Plan

7. The Land Use Plan

- Vision/mission
- Goals, Objectives, Strategies
- The concept/structure plan
- The Proposed Land and Water Uses
- Policies/Priority programs and projects



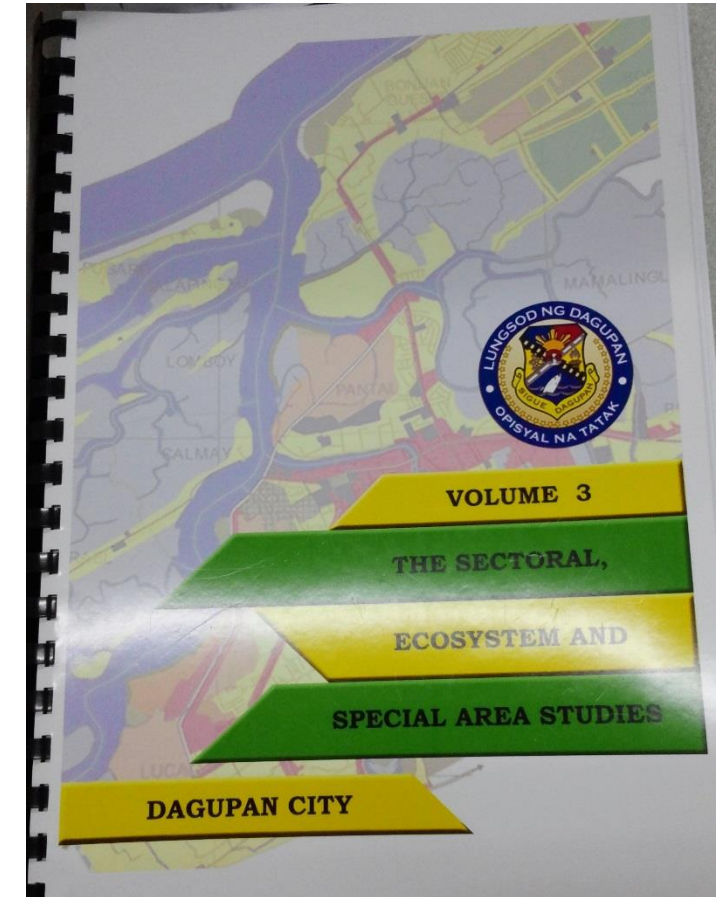
Volume 2 : The Zoning Ordinance

1. SB/SP Resolution enacting the ZO
2. Title and objectives of the Ordinance
3. Substantive elements/articles
4. Zoning maps



Volume 3 : Sectoral and Special Area Studies

1. Demography
2. Natural and Physical Environment
3. Social Sector
4. Economic Sector
5. Infrastructure and utilities
6. Climate Change and Disaster Risks
7. Forest and Forestlands
8. Coastal and Marine
9. Biodiversity
10. Ancestral Domain
11. Cultural Heritage





Housing and Land Use Regulatory Board

Government's regulatory body for housing and land development

Thank You!

“By three methods we may learn wisdom:
First, by **reflection**, which is noblest; Second, by
imitation, which is easiest; and third by
experience, which is the bitterest.”

— **Confucius**