

0731-121: Principles of Urban Planning

Topic 5

Basic Principles of Land Use Planning

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Land Use Values

- **Social value:** This value considers land use as a *facilitator of desirable activities*. The social value is determined by the intensity of activity/ social interaction.
- **Market value:** It expresses the weight that people give to land as a commodity. This view sees land use as a *real estate profit medium*.
- **Ecological values:** It expresses the weight that people give to the natural systems on the land. It is determined by the importance/ impact of that land use on the environment and ecology.

Land use planning

- Land use planners don't consider land as only a functional space, rather they consider land as a **setting for activity systems**.
- Activity systems are the **patterned ways** in which a person/ household or institution pursues their **daily affairs** within urban and regional areas.
- Activities include both the **interactions that take place** within particular urban spaces and those that take place **between urban spaces**
- Most prominent urban activity systems are the **regular journey-to-work movements** of the area's workforce.

Compatibility among land uses:

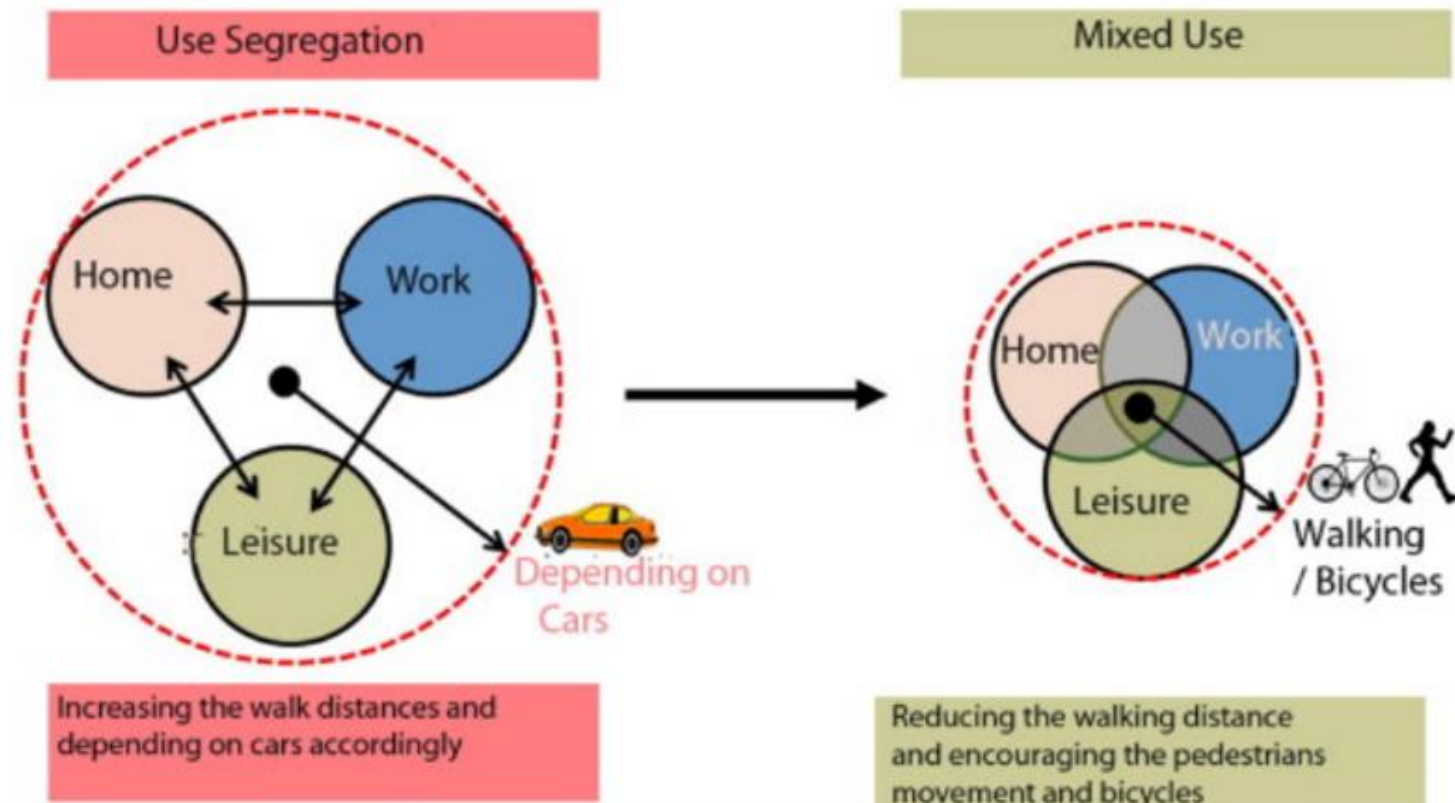
- Among various land uses of a town some are favorable to each other and some are detrimental.

For example, schools, playgrounds, parks, corner shops etc. are compatible with residential areas. While large-scale factory development is antagonistic to residential areas.

Mixing Vs. Segregation of LUs

- Mixed land use development **increases proximity** by bringing things closer, makes the travel distance shorter, and tends to **reduce dependency on vehicular traffic**.
- Unplanned mixing greatly **reduces the functional efficiency** of different land uses.
- Segregated land uses **increase the length of travel distance** and tend to create traffic congestion on the roads but most likely **increases functional efficiency**.
- Planners tend to seek a compromise between mixed and segregated land use.

Mixing Vs. Segregation of LUs



Land Use-Transport Linkage

- Land use determines the need for **spatial interaction** or transportation
- But transportation system also determines **spatial development**
- Land use pattern, residential density, neighborhood design, city size etc. determines the trip length, trip frequency, and mode choice.
- Transportation system influences land use patterns by providing access to residential, industrial, commercial, etc. locations.



THANK YOU!!

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