

Urban Planning and Development

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1. Introduction

- **Urban planning:** the technical and political process of designing, regulating and managing land use, infrastructure and services in towns and cities.
- It balances economic growth, social equity and environmental sustainability over short- and long-term horizons.

2. Key Concepts

- **Master plan:** a long-term framework guiding the spatial growth and land-use distribution of a city or region.
- **Zoning:** legal designation of land for specific uses (residential, commercial, industrial, mixed-use).
- **Density:** the intensity of development, influencing transport, services and housing affordability.

3. Approaches and Theories

- **New Urbanism:** promotes walkable, mixed-use neighbourhoods and reduced car dependence.
- **Smart growth:** concentrates development to curb sprawl and protect open space.
- **Transit-oriented development:** clusters housing and jobs around public transport nodes.

4. Tools and Stakeholders

- Tools include land-use surveys, GIS mapping, demographic forecasting and impact assessments.
- Stakeholders span government agencies, developers, planners, residents and community groups.
- Public participation strengthens legitimacy and reflects local needs.

5. Challenges

- Rapid urbanisation, informal settlements, congestion and inadequate infrastructure strain planning systems.
- Climate change, affordability and inequality require resilient, inclusive strategies.
- Balancing competing interests is a persistent political and ethical challenge.