

**UP-PLANADES Foundation, Inc. Case Studies on Town Planning and Land Use Conversion (Volume Two). Food and Agriculture Organization (FAO) of the United Nations and the Department of Agrarian Reform (DAR). December 1990.**

This Volume Two Report documents three (3) case studies on town planning/zoning and land use conversion experiences to illustrate whether or not HLURB-approved town plans in their present forms are or could be valid and reliable basis of DAR land conversion from agricultural to non-agricultural use. The studies delves at the actual local development process in the implementation of particular town plans and the interface between locational clearance and development permit systems and DAR land use conversion process. The case studies were conducted in the following areas which were selected on the basis of their distinct and varying situational socio-economic and political environments for town planning/zoning and the application of the HLURB and DAR land use control and regulatory measures: Cabuyao, Laguna; Pototan, Iloilo; and General Santos City, South Cotabato. The findings of these case studies confirmed that the Comprehensive Town Development Plan where in the form which complies with both the substantive and procedural requirements of a good town plan is the most appropriate basis for decision affecting the conversion of agricultural areas to urban uses. Moreover, the comprehensive town plan as the basic document for the processing of applications for agricultural land conversion is a better alternative than one where conversion is done on the basis of rules promulgated only by one agency because both its perspective and concern may be too limited. Notably, the differences on revenues and the state of development of the three case study areas affected their town planning process and the implementation of town development plans.

The case studies also show that the land conversion process should be treated within the regional and urban development framework and strategies and it must take into consideration related policies on housing, industrialization, infrastructure development and environmental/ecological conservation and management. It will not be advisable to review the conversion system simply from the perspective of upholding agrarian reform objectives and encouraging CARP beneficiaries to stay on the farm. Since there is already general public acceptance of town planning as a legitimate function of local governments, the town plan may serve as a politically viable alternative for addressing both the community's general socio-economic development needs and the concern for protection and preservation of agricultural land and environmental conservation and reconciling whatever conflicts may arise therefrom.