**TABLE OF CONTENTS**

|  |  |  |  |
| --- | --- | --- | --- |
| **CHAPTER/ SECTION** | |  | **PAGE NUMBER** |
| **CHAPTER ONE: GENERAL INTRODUCTION** | |  |  |
| 1.1 BACKGROUND | |  |  |
|  | 1.1.1 RATIONALE |  | 1-1 |
|  | 1.1.2 GENERAL OBJECTIVES |  | 1-2 |
| 1.2 APPROACH AND METHODOLOGY | |  | 1-3 |
|  | 1.2.1 MAJOR PROCEDURAL STEPS |  | 1-3 |
| **CHAPTER TWO: BRIEF PROFILE** | |  |  |
| 2.1 INTRODUCTION | |  |  |
| 2.2 BRIEF HISTORY | |  |  |
| 2.3 HUMAN RESOURCE | |  |  |
|  | 2.3.1 EXISTING POPULATION |  | 2-1 |
|  | 2.3.2 POPULATION PROJECTIONS |  | 2-5 |
| 2.4 PHYSICAL FEATURES | |  | 2-6 |
| 2.5 PHYSICAL/ INFRASTRUCTURE RESOURCES | |  | 2-7 |
|  | 2.5.1 TRANSPORTATION NETWORK |  | 2-7 |
|  | 2.5.2 SOCIAL SERVICE FACILITIES/ UTILITIES/ AMENITIES |  | 2-11 |
|  | 2.5.3 UTILITIES |  | 2-18 |
| 2.6 THE ECONOMIC STRUCTURE | |  | 2-20 |
|  | 2.6.1 REVENUE SOURCES |  | 2-20 |
|  | 2.6.2 MAJOR ECONOMIC ACTIVITIES |  | 2-20 |
|  | 2.6.3 LABOR FORCE |  | 2-21 |
| 2.7 EXISTING LAND USE AND LAND USE TRENDS | |  | 2-21 |
|  | 2.7.1 GENERAL LAND USE PATTERN |  | 2-21 |
|  | 2.7.2 SETTLEMENT PATTERN |  | 2-22 |
| 2.8 PLANNING CONTEXT | |  | 2-22 |
|  | 2.8.1 NATIONAL CONTEXT |  | 2-22 |
|  | 2.8.2 REGIONAL CONTEXT |  | 2-23 |
|  | 2.8.3 PROVINCIAL CONTEXT |  | 2-26 |
| 2.9 CLUP 2000 – 2020 | |  | 2-29 |
|  | 2.9.1 SPATIAL STRATEGY OF THE PREDECESSOR CLUP |  | 2-29 |
|  | 2.9.2 LAND USE CLASSIFICATION |  | 2-31 |
| **CHAPTER THREE: SPATIAL ISSUES & CHALLENGES** | |  |  |
| 3.1 INTRODUCTION | |  |  |
| 3.2 WEAKNESSES, PRIORITY ISSUES & CONCERNS | |  | 3-1 |
|  | 3.2.1 CLUSTER 1 – ISLAND BARANGAYS |  | 3-1 |
|  | 3.2.2 CLUSTER 2 – COASTAL NORTH |  | 3-11 |
|  | 3.2.3 CLUSTER 3 – COASTAL SOUTH |  | 3-12 |
|  | 3.2.4 CLUSTER 4 – UPLAND |  | 3-13 |
| 3.3 URBAN LAND SUPPLY AND DEMAND | |  | 3-13 |
|  | 3.3.1 SUPPLY |  | 3-13 |
|  | 3.3.2 DEMAND |  | 3-16 |
|  | 3.3.3 SUPPLY-DEMAND ANALYSIS |  | 3-17 |
| 3.4 COMPARATIVE/ COMPETITIVE ADVANTAGES | |  | 3-18 |
|  | 3.4.1 COMPARATIVE ADVANTAGES |  | 3-18 |
|  | 3.4.2 COMPETITIVE ADVANTAGES |  | 3-18 |
| **CHAPTER FOUR: THE CITY’S VISION** | |  |  |
| 4.1 INTRODUCTION | |  |  |
| 4.2 CITY’S VISION FOR DEVELOPMENT | |  | 4-1 |
|  | 4.2.1 VISION, GOALS AND OBJECTIVES |  | 4-1 |
|  | 4.2.2 SUCCESS INDICATORS |  | 4-4 |
| 4.3 THE CITY’S VISION RELATED TO THE NATIONAL GOALS FOR PHYSICAL PLANNING & DISASTER RESILIENCE | |  | 4-7 |
| **5. THE CHOSEN SPATIAL DEVELOPMENT STRATEGY** | |  |  |
| 5.1 INTRODUCTION | |  |  |
| 5.2 SPATIAL DEVELOPMENT OPTIONS | |  | 5-1 |
|  | 5.2.1 OPTION 1 – LINEAR EXTENSION OF THE URBAN CORRIDOR |  | 5-1 |
|  | 5.2.2 OPTION NO. 2: BI-NODAL URBAN FORM (OLD BARANGAY EXPANSION–PROSPERIDAD & QUEZON) |  | 5-4 |
|  | 5.2.3 OPTION 3: ONE NEW BIG SETTLEMENT IN THE CONFLUENCE OF PROSPERIDAD, QUEZON & NATABAN |  | 5-7 |
| 5.3 EVALUATION OF OPTIONS | |  | 5-10 |
| 5.4 THE CHOSEN SPATIAL STRATEGY | |  | 5-12 |
| **CHAPTER SIX: UPDATED COMPREHENSIVE LAND USE PLAN 2014 - 2023** | |  |  |
| 6.1 INTRODUCTION | |  |  |
| 6.2 GOALS AND OBJECTIVES | |  | 6-1 |
| 6.3 LAND USE CLASSIFICATION | |  | 6-2 |
|  | 6.3.1 LAND USE CLASSIFICATION 2014 – 2023 |  | 6-2 |
|  | 6.3.2 COMPARATIVE LAND AREAS |  | 6-8 |
|  | 6.3.3 DEVELOPMENT CONTROL AREAS |  | 6-9 |
| 6.4 POLICY DIRECTIONS | |  | 6-9 |
|  | 6.4.1 NIPAS AREA (NIPAS-A) |  | 6-9 |
|  | 6.4.2 AGRICULTURAL AREA (AA) |  | 6-11 |
|  | 6.4.3 RURAL SETTLEMENT AREA (RSA) |  | 6-12 |
|  | 6.4.4 SPECIAL DEVELOPMENT AREA (SDA) |  | 6-12 |
|  | 6.4.5 UTILITIES, TRANSPORT AND SERVICE AREA (UTSA) |  | 6-14 |
|  | 6.4.6 COASTAL MANAGEMENT AREA (CMA) |  | 6-15 |
| 6.5 TRANSPORT PLAN | |  | 6-15 |
|  | 6.5.1 GENERAL |  | 6-15 |
|  | 6.5.2 AIR TRANSPORT |  | 6-16 |
|  | 6.5.3 PORT DEVELOPMENT AND SHIPPING |  | 6-16 |
|  | 6.5.4 ROAD DEVELOPMENT |  | 6-16 |
|  | 6.5.5 ROAD TRANSPORT FACILITIES |  | 6-17 |
|  | 6.5.6 RAIL TRANSPORT |  | 6-17 |
| **CHAPTER SEVEN: IMPLEMENTATION STRATEGY** | |  |  |
| 7.1 INTRODUCTION | |  |  |
| 7.2 AMENDMENTS TO THE ZONING ORDINANCE | |  | 7-1 |
| 7.3 OTHER NEEDED REGULATORY MEASURES | |  | 7-1 |
| 7.4 PROPOSED PROGRAMS AND PROJECTS | |  | 7-2 |
| 7.5 DETAILED MASTER PLANNING | |  | 7-2 |
| 7.6 MANAGEMENT OF PLANNED CHANGE | |  | 7-6 |
|  | 7.6.1 THE PROPOSED ADMINISTRATIVE STRUCTURE |  | 7-6 |
|  | 7.6.2 CITY SERVICES TO BE DECENTRALIZED |  | 7-7 |
|  | 7.6.3 HOW TO FOSTER CLUSTER SPIRIT |  | 7-8 |
|  |  |  |  |