



## PREFACE

The preparation of a Comprehensive Land use Plan is basically founded on the analysis of the development problems of an area and the vision of its people. The preparation of the CLUP of the Municipality of Orion, Bataan starts with the compilation of data from the five development sectors for a comprehensive analysis of its problems, potentials and constraints.

The preparation of an ecological profile independent from the preparation of the CLUP is an approach that will help future planners of the municipality in analyzing the stretch of progress achieved through the years.



This Comprehensive Land Use Plan of the Municipality of Orion would serve as the framework for the formulation of policies regarding the utilization of land and resources within the municipality to ensure that development targets are met while still preserving the integrity of the environment.

The document is a synthesis of the different data gathered through the different agencies and offices and the inputs of the different members of the Technical Working Group during the course of the CLUP process.

The Ecological Profile is the output of the Technical Working Groups (TWG) organized by the Municipal Government in the preparation of the CLUP. The TWGs worked hard in the gathering and organizing of the data through the facilitation and guidance of the University of the Philippines School of Urban and Regional Planning (UPSURP) Team.



# TABLE OF CONTENTS

## CHAPTER 1

### INTRODUCTION

<b>1.1</b>	<b>Legal Bases and Mandate for Planning</b>	<b>1-1</b>
<b>1.2</b>	<b>Basic Approach and Procedure</b>	<b>1-1</b>
<b>1.3</b>	<b>Detailed Methodologies</b>	<b>1-5</b>
1.3.1.	Mobilization, Characterization & Analysis	1-5
1.3.2.	Goal Formulation	1-5
1.3.3.	Drafting the CLUP	1-6
<b>1.4</b>	<b>Expected Outputs</b>	<b>1-6</b>
1.4.1.	Ecological Profile	1-6
1.4.2.	Comprehensive Land Use Plan	1-6
1.4.3.	Draft Zoning Ordinance	1-6

## CHAPTER 2

### VISION AND DEVELOPMENT GOALS OF ORION

<b>2.1</b>	<b>Previous Vision Statement</b>	<b>2-1</b>
<b>2.2</b>	<b>Vision Elements</b>	<b>2-1</b>
2.2.1.	The Role of the Municipality in the Region	2-1
2.2.2.	The Characteristics of the Townspeople	2-1
2.2.3.	The Character of the Local Economy	2-1
2.2.4.	The State of the Natural Environment	2-1
2.2.5.	The Structure of the Built Environment	2-2
2.2.6.	The Quality of the Local Leadership	2-2

<b>2.3</b>	<b>Enhanced Vision Statement</b>	<b>2-2</b>
------------	----------------------------------	------------

## CHAPTER 3

### DEVELOPMENT CONSTRAINTS AND POTENTIALS

<b>3.1</b>	<b>Environment Sector</b>	<b>3-1</b>
<b>3.2</b>	<b>Social Sector</b>	<b>3-2</b>
<b>3.3</b>	<b>Economic Sector</b>	<b>3-3</b>
<b>3.4</b>	<b>Physical and Infrastructure Sector</b>	<b>3-4</b>
<b>3.5</b>	<b>Institutional Sector</b>	<b>3-5</b>
<b>3.6</b>	<b>Conclusion</b>	<b>3-6</b>

## CHAPTER 4

### GENERATION AND SELECTION OF ALTERNATIVE SPATIAL STRATEGIES

<b>4.1</b>	<b>Present Land Use and Land Use Shifts</b>	<b>4-1</b>
<b>4.2</b>	<b>Projection of Urban Land Requirements</b>	<b>4-4</b>
<b>4.3</b>	<b>Alternative Spatial Strategies</b>	<b>4-5</b>
4.3.1.	Do-Nothing Scenario	4-5
	Description	4-5
	What It Takes To Realize the Urban Form	4-5



Implications When Urban Form is Realized .....	4-7
4.3.2. Linear Development .....	4-7
Description .....	4-7
What It Takes To Realize the Urban Form .....	4-9
Implications When Urban Form is Realized .....	4-9
4.3.3. Tripolar Development .....	4-10
Description .....	4-10
What It Takes To Realize the Urban Form .....	4-12
Implications When Urban Form is Realized .....	4-12
4.3.4. Multi-Nodal Development .....	4-13
Description .....	4-13
What It Takes To Realize the Urban Form .....	4-15
Implications When Urban Form is Realized .....	4-15

**4.4 Selection of Preferred Strategies \_\_\_\_\_ 4-17**

CHAPTER 5  
**DETAILING OF PREFERRED SPATIAL STRATEGY**

**5.1 Advantages of the Preferred Urban Form \_\_\_\_\_ 5-1**

**5.2 Clustering of Barangays \_\_\_\_\_ 5-5**

Barangay Cluster 1: The Residential Suburbs .....	5-5
Barangay Cluster 2: The Coastal Communities.....	5-5
Barangay Cluster 3: The Town Center.....	5-6
Barangay Cluster 4: The ARC Communities .....	5-6

**5.3 The Growth Centers \_\_\_\_\_ 5-6**

**5.4 The Major Nodes \_\_\_\_\_ 5-6**

5.4.1. Institutional Center.....	5-7
5.4.2. Port of Orion .....	5-7

**5.5 Minor Nodes \_\_\_\_\_ 5-11**

5.5.1. Sto. Domingo Community Center.....	5-12
5.5.2. ARC Center .....	5-12
5.5.3. Recreational Center.....	5-15
5.5.4. Eco-Tourism Center.....	5-15
5.5.5. Wawa Coastal Park and Fishing Center .....	5-17

**5.6 Development Corridors \_\_\_\_\_ 5-17**

5.6.1. Along Roman Highway.....	5-17
5.6.2. Along National Road .....	5-19
5.6.3. Along Manrique Street.....	5-19
5.6.4. Along New Coastal Road/Coastline .....	5-19

CHAPTER 6  
**LAND USE POLICY FRAMEWORK**

**6.1 Proposed Land Use Distribution in Orion \_\_\_\_\_ 6-1**

6.1.1. Protected Areas .....	6-1
6.1.2. Production Areas.....	6-3
6.1.3. Settlement Areas.....	6-3
6.1.4. Infrastructure Areas.....	6-3

**6.2 Land Use Policy Framework \_\_\_\_\_ 6-8**

6.2.1. Policies on Protected Areas.....	6-8
6.2.2. Policies on Production Areas .....	6-10
6.2.3. Policies on Settlement Areas .....	6-13
6.2.4. Policies on Infrastructure Areas .....	6-14

**ANNEXES**

Annex A:	Laws and Other Legal Documents
Annex B:	Scoring of alternative spatial strategies by different sectors during G.A.M. workshop



## LIST OF FIGURES

Figure 1.1:	A Local Planning and Development Model by E.M. Serote .....	1-2
Figure 1.2:	Sectoral Development Process .....	1-3
Figure 1.3:	CLUP-CDP-LDIP Process Flow by E.M. Serote .....	1-3
Figure 3.1:	Garbage Dump near the Mouth of Santo Domingo River in Brgy. Santo Domingo .....	3-1
Figure 3.2:	Fishing Communities along the Shoreline in Barangay Kapunitan .....	3-2
Figure 3.3:	Passenger Loading Dock in the Port of Orion .....	3-3
Figure 3.4:	Tricycle Passing by the Municipio .....	3-4
Figure 3.5:	Dependency and Self-Reliance Index, 2003 .....	3-5
Figure 4.1:	Present Land Use Plan of Orion, Bataan (2000) .....	4-2
Figure 4.2:	Map of Orion, Bataan (1950) .....	4-3
Figure 4.3:	Spatial Strategy 1: Do-Nothing Scenario .....	4-6
Figure 4.4:	Spatial Strategy 2: Linear Development .....	4-8
Figure 4.5:	Spatial Strategy 3: Tripolar Development .....	4-11
Figure 4.6:	Spatial Strategy 4: Multi-polar Development .....	4-14
Figure 5.1:	Comprehensive Land Use Plan of Orion, Bataan (2005-2035) .....	5-2
Figure 5.2:	Hierarchy and Interconnection Among Nodes .....	5-3
Figure 5.3:	Clustering of Barangays .....	5-4
Figure 5.4:	Artist's Perspective of Institutional Center .....	5-8
Figure 5.5:	Conceptual Masterplan of the Port of Orion .....	5-10
Figure 5.5:	Artist's Perspective of Port of Orion .....	5-11
Figure 5.6:	Artist's Perspective of Sto. Domingo Community Center .....	5-13
Figure 5.7:	Artist's Perspective of the ARC Center .....	5-14
Figure 5.8:	Artist's Perspective of the Recreational Center .....	5-16
Figure 5.10:	Artist's Perspective of Wawa Coastal Park and Fishing Center .....	5-18
Figure 6.1:	General Land Use Classification of Orion (2005-2035) .....	6-2
Figure 6.2:	Protected Areas in Orion based on General Land Use Classification (2005-2035) .....	6-4
Figure 6.3:	Production Areas in Orion based on General Land Use Classification (2005-2035) .....	6-5
Figure 6.4:	Settlement Areas in Orion based on General Land Use Classification (2005-2035) .....	6-6
Figure 6.5:	Infrastructure Areas in Orion based on General Land Use Classification (2005-2035) .....	6-7



## **LIST OF TABLES**

Table 1.1:	List of Activities in the Formulation of the CLUP .....	1-7
Table 3.1:	Historical Trend of Population Growth for Philippines, Bataan and Orion .....	3-2
Table 4.1:	Projected Population for the Year 2030 .....	4-4
Table 4.2:	Projected Land Requirements of Orion for the next 30 years .....	4-4
Table 4.3:	Summary of Main Features of the Alternative Spatial Strategies .....	4-16
Table 4.4:	Results of the GAM Workshop.....	4-17
Table 5.1:	Clustering of Barangays.....	5-5
Table 5.2:	Assignment of Nodes for Each Cluster.....	5-6
Table 5.3:	Summary of Description of Growth Centers and Corridors .....	5-20



## **LIST OF ACRONYMS & ABBREVIATIONS USED**

AIP ..... Annual Investment Program  
ARC ..... Agrarian Reform Communities  
BFP ..... Bureau of Fire Protection  
BRGY ..... Barangay  
CBD ..... Central Business District  
CDP ..... Comprehensive Development Plan  
CLUP ..... Comprehensive Land Use Plan  
DOTC..... Department of Transportation and Communication  
DPWH ..... Department of Public Works and Highways  
FAR ..... Floor-to-Area Ratio  
GAM..... Goal Achievement Matrix  
LDC..... Local Development Council  
LDIP ..... Local Development Investment Program  
LGC ..... Local Government Code  
LGU..... Local Government Units  
MARINA ..... Maritime Industry Authority  
MDC ..... Municipal Development Council  
MPDO ..... Municipal Planning and Development Office/r  
MRF..... Materials Recycling Facility  
NGA ..... National Government Agency/s  
NGO ..... Non-Governmental Organization/s  
PD ..... Presidential Decree  
PPA ..... Philippine Ports Authority  
PNP ..... Philippine National Police  
PO..... Peoples Organization/s  
PUD..... Planned Unit Development  
RA ..... Republic Act  
RDC ..... Regional Development Council  
R&D ..... Research and Development  
RORO ..... Roll-on Roll-off  
SAFDZs..... Strategic Agricultural and Fisheries Development Zones  
SB ..... Sangguniang Bayan  
SEF..... Special Education Fund  
SEP ..... Socio-Ecological Profile  
SWM ..... Solid Waste Management  
TDM ..... Traffic Demand Management  
TWG..... Technical Working Group

UP SURP .....University of the Philippines School of Urban and Regional  
Planning  
ZO .....Zoning Ordinance



## **MEMBERS OF THE TECHINCAL WORKING GROUP**

### **SOCIAL SECTOR**

UP SURP COUNTERPART: Elizabeth Cureg

TECHNICAL WORKING GROUP

#### **Department Representatives**

Dr. Corazon M. Cruz (MHO)  
Mrs. Babyrita E. Evangelista (MSWDO)  
Mrs. Cynthia C. Manansala (MCR)

SECTORAL COMMITTEE MEMBERS

#### **Municipal Officials**

Hon. Angelita Santos (Municipal Councilor)  
Hon. Rex Joseph R. Fuster (SK Federated)  
Hon. Isagani B. De Leon (Municipal Councilor)  
Hon. Luz DR. Austria (Municipal Councilor)

#### **Department Representatives**

Mrs. Milagros C. Almazan (Nurse IV)  
Mr. Guillermo Austria (Sanitary Inspector II)  
Ms. Cristina A. De Jesus (OMM)  
Ms. Ester Navarro, DCCW

#### **Line Agencies**

Mrs. Jessica Angel (POPCOM)  
ESS, Orion District (DepEd)  
Mr. Gerardo Batalla, Principal BSF  
Mr. Antonio De Guzman, School Head OHS  
P/Insp. Rogelio Rillon. COP Orion MPS

#### **Barangay Captains**

Hon. Carmelita Celindro  
Hon. Armando Nava  
Hon. Leopoldo Dela Rosa  
Hon. Leticia Angeles

### **Civic Organizations/Religious Sector**

Ms. Adoracion Lacson, Association of Senior Citizen

### **Academe, Professionals & Business Sector**

### **ECONOMIC SECTOR**

UP SURP COUNTERPART: Randolph Carreon

TECHNICAL WORKING GROUP

#### **Department Representatives**

Mrs. Carolina C. Generillo (MAO)  
Mrs. Delia V. Gomez (Municipal Accountant)  
Mr. Rolando B. Paguio (Municipal Treasurer)  
Mr. Ernesto F. Dela Peña (Municipal Assessor)

SECTORAL COMMITTEE MEMBERS

#### **Municipal Officials**

Hon. Edward T. Seeckts (Municipal Councilor)  
Hon. Donald Chan (Municipal Councilor)  
Hon. Danilo Bunsoy (Municipal Councilor)

#### **Department Representatives**

Mr. Alfredo Hernandez, Jr. (Agri-Tech)  
Mrs. Delia Lozano (Agri-Tech)  
Mrs. Norina L. Capili (LRCO II)  
Ms. Constanca Pangilinan ( LI II)  
Marissa R. Tumalad (MAA II)  
Mrs. Priscilla Buenaventura (AC II)

#### **Line Agencies**

Provincial Agriculture Office  
DTI Provincial Office  
Ms. Edith Capili, CDA  
DOLE Representative  
DPWH Representative  
DAR Representative  
Mrs. Gloria Iglesia, BIR  
Mrs. Rosalinda Quindoy, Post Office

**Barangay Captains**

Hon. Melinda Berja  
 Hon. Delfin Reodique  
 Hon. Rodolfo Ramirez  
 Hon. Teodoro Anza  
 Hon. Ernesto Viernes

**Civic Organizations/Religious Sector**

MOPE MPC Representative  
 Mrs. Marcelina Gacis, Orion Market Vendors Association  
 Mr. Avelino Tomas Evangelista, Udyong Foundation  
 Mr. Crispin Tria, PRRM

**Academe, Professionals & Business Sector**

Bataan School of Fisheries Representative  
 TESDA Representative  
 Laudico Perez (MFARMC)  
 Mr. Roderick Tumulad, BBCI  
 Ms. Baby Sabino, Businesswoman  
 Mrs. Josefa Simeon, Principal-JRI

**ENVIRONMENT AND NATURAL RESOURCES SECTOR**

UP SURP COUNTERPART: Geraldine Santos

TECHNICAL WORKING GROUP

**Department Representatives**

Mr. Emmanuel Gloria, Private Secretary

SECTORAL COMMITTEE MEMBERS

**Municipal Officials**

Vice-Mayor Virgilio B. Isidro  
 Hon. Luz DR. Austria

**Department Representatives**

Mr. Florentino Venegas (Section Head, SWM)  
 Mrs. Liberty Malixi (Development Facilitator, MARO)  
 SPO4 Antonio Lopez (Orion MPS)

**Line Agencies**

CENRO Representative  
 PENRO Representative  
 Provincial Project Management Office – BIGKIS-BATAAN  
 Ms. Marilou Erni, Petron Foundation  
 Mr. Danilo Mariano, Vice-Chairman-MFARMC  
 Mr. Bener Guzman, ORIWAD

**Barangay Captains**

Hon. Felipe Villegas, Jr.  
 Hon. Mercelita Cruz  
 Hon. Pepito Guinto

**Civic Organizations/Religious Sector**

Bilolo Upland Farmers Association, Inc.  
 General Lim Multi-Purpose Cooperative  
 Rotary Club Representative  
 Pastor Leonardo Carlos, KILIK  
 MFARMC Representative

**Academe, Professionals & Business Sector****PHYSICAL AND INFRASTRUCTURE SECTOR**

UP SURP COUNTERPARTS: German Avengoza and Konstantine Koh

TECHNICAL WORKING GROUP

**Department Representatives**

Engr. Jaime S. Cruz (Municipal Engineer)  
 Engr. Noli C. Morfe (Engineer I)

SECTORAL COMMITTEE MEMBERS

**Municipal Officials**

Hon. Virgilio S. Catalan (Municipal Councilor)

**Department Representatives**

Rodolfo Orieta (Draftsman III)  
 Mr. Tomas Feliciano, Construction & Maintenance Foreman



**Line Agencies**

DPWH Representative  
PEO Representative  
DAR Representative  
DepEd Representative  
DSWD Representative

*Barangay Captains*

Hon. Felix Dela Cruz  
Hon. Herman Fernandez

**Civic Organizations/Religious Sector**

Engr. Crispin Santos, (Rotary Club)

**Academe, Professionals & Business Sector**

Local School Board Representative

**INSTITUTIONAL SECTOR**

UP SURP COUNTERPART: Donna Moscare

TECHNICAL WORKING GROUP

**Department Representatives**

Mrs. Edna A. Isidro (MGDH I)  
Mrs. Carmelita E. Waje (MBO)  
Mrs. Carlota T. Valerio (Secretary to the SB)

SECTORAL COMMITTEE MEMBERS

**Municipal Officials**

Hon. Eugenia E. Mariano (Municipal Councilor)

**Department Representatives**

**Line Agencies**

**Barangay Captains**

**Civic Organizations/Religious Sector**

**Academe, Professionals & Business Sector**