Table of Contents Table of Contents List of Tables List of Figures Chapter 1: THE PLANNING ENVIRONMENT 1.1 Hierarchy of Urban Centers in Central Luzon 1.1.1 Scalogram Technique 1.1.2 Inferred Hierarchy of Urban Centers in Central Luzon 1.2 Economic Zones & Major Infrastructure in the Region 1.3 Metropolitan Clark Area 1.4 Comparative Land Use Intensity Chapter 2: DEVELOPMENT OPPORTUNITIES AND CONSTRAINTS 2.1 Development Opportunities 2.1.1 Strategic Location 2.1.2 Proximity to Clark Freeport Zone 2.1.3 Availability of Advanced Infrastructure Facilities 2.1.4 Advanced Economic Base and Huge Population Stock 2.1.5 Transparent and Development Oriented Local Governance 2.1.6 Talented and Dedicated Pool of Local Civil Servants 2.1.7 Skilled Human Resource Base 2.2 Development Constraints 2.2.1 Traffic Congestion 2.2.2 Localized Flooding 2.2.3 Riverbank Erosion 2	Page			
		Table	e of Contents	
List of Tabl	les			i V Vi
Chapter 1:		Hierard	chy of Urban Centers in Central Luzon Scalogram Technique Inferred Hierarchy of Urban Centers	1-1 1-1 1-4 1-9
	1.3	Region Metrop	nic Zones & Major Infrastructure in the olitan Clark Area	1-11 1-13
Chapter 2:		•	,	1-15 2-1
	2.1	2.1.1 2.1.2 2.1.3 2.1.4 2.1.5 2.1.6	Strategic Location Proximity to Clark Freeport Zone Availability of Advanced Infrastructure Facilities Advanced Economic Base and Huge Population Stock Transparent and Development Oriented Local Governance Talented and Dedicated Pool of Local Civil Servants	2-1 2-2 2-2 2-3 2-3 2-4 2-4 2-5
	2.2	2.2.1 2.2.2	Traffic Congestion Localized Flooding	2-5 2-5 2-6 2-6 2-7 2-7 2-8 2-8 2-8





TABLE OF CONTENTS ii

Chapter 3:	VISIO	ON STATEMENT	3-1
		Vision Statement Vision Elements and Description 3.2.1 Good Governance and Community	3-1 3-2 3-2
		Participation 3.2.2 A Vibrant and Diverse Local Economy 3.2.3 A Balanced and Livable Environment 3.2.4 Well-ordered Settlement and Ease of	3-3 3-4 3-5
		Access 3.2.5 Social Equity and Quality of Life	3-5
Chapter 4:	DEVE	RNATIVE URBAN FORMS OR SPATIAL ELOPMENT STRATEGIES ANGELES CITY	4-1
	4.1		4-1 4-2 4-6 4-10
	4.2 4.3	Map Overlay Analysis	4-12 4-24
		4.3.1 Alternative 1 - Strip or Linear Development	4-24
		4.3.2 Alternative 2 – Concentric Development	4-25
		4.3.3 Alternative 3 – Central and Nodal Development	4-27
		4.3.4 Alternative 4 – Radial and Circumferential Development	4-28
	4.4	4.3.5 Alternative 5 – Grid Pattern Evaluation and Selection of the Preferred Spatial Development Strategy	4-29 4-30
Chapter 5:	THE P	REFERRED SPATIAL DEVELOPMENT STRATEGY	5-1
	5.1 5.2	Overview The Radial and Circumferential Spatial Development Strategy	5-1 5-3
	5.3	Growth Centers and Corridors 5.3.1 Central Business District Growth Center 5.3.2 Sto. Domingo Growth Corridor 5.3.3 Pandan Growth Center 5.3.4 Pulung Maragul Growth Area 5.3.5 Balibago Growth Center 5.3.6 Pampang Growth Area 5.3.7 Anunas Growth Corridor 5.3.8 Sapangbato Watershed Reserve	5-7 5-8 5-10 5-13 5-17 5-20 5-23 5-26 5-28





TABLE OF CONTENTS iii

		5.3.9	Abacan River Special Development Corridor	5-30
Chapter 6:		COMPREI MEWORK	HENSIVE LAND USE PLAN AND POLICY	6-1
	6.1		se Distribution	6-1
			Protected Areas	6-5
			Settlement Areas	6-5
		6.1.3	Production Areas Infrastructure Areas	6-6 6-6
	6.2	Land U	se Policy Framework	6-6
		6.2.1	· · · · · · · · · · · · · · · · · · ·	6-6
			6.2.1.1 Easements of Public Use	6-7
			6.2.1.2 National Roads and Other Road Easements	6-8
			6.2.1.3 Parks and Open Spaces	6-8
			6.2.1.4 Environmentally Constrained and Critical	6-9
			Areas 6.2.1.5 Protected Agricultural Lands	6-10
			6.2.1.6 Heritage and Historic Preservation	6-10
		6.2.2	Policies on Settlement Areas	6-11
			6.2.2.1 Private Subdivisions	6-12
			6.2.2.2 Medium/High Rise Residential Units	6-12
			6.2.2.3 Economic and Socialized Housing	6-13
			6.2.2.4 Rental and Transient Housing	6-13
		6.2.3	Policies on Production Areas	6-13
			6.2.3.1 Commercial areas	6-13
			6.2.3.2 Other Growth Centers and Corridors	6-14
		6.2.4	Policies on Infrastructure Areas	6-16
			6.2.4.1 Social Infrastructure	6-16
			6.2.4.2 Economic Infrastructure	6-18
			6.2.4.3 Administrative Infrastructure	6-20
			6.2.4.4 Utilities and Transportation	6-21





TABLE OF CONTENTS ______ iv

Chapter 7: THE ZONING ORDINANCE

7.1	Introductio	n	7-1
7.2	Benefits		7-1
7.3	Legal Basis		7-1
7.4	The Revise	d Zoning Ordinance of Angeles City	7-5
	Article I	Title of the Ordinance	7-5
	Article II	Authority and Purpose	7-5
	Article III	Definition of Terms	7-6
	Article IV	Zone Classifications	7-6
	Article V	Zone Regulations	7-11
	Article VI	General District Regulations	7-22
	Article VII	Innovative Techniques	7-27
	Article VIII	Projects of National Significance	7-27
	Article IX	Traffic and Utilities Impact Study	7-27
		Requirement	
	Article X	Locational Clearances for Projects	7-27
		of Local Socio-Economic and	
		Environmental Significance	
	Article XI	Miscellaneous Provisions	7-30
	Article XII	Administration and Enforcement	7-34
	Annex A	Definition of Terms	7-42
	Annex B	Schedule of Fees	7-46





TABLE OF CONTENTS

LIST OF TABLES

Table No.	Title	Page
1-1	Scalogram of medium to large towns and cities in Central Luzon in relation to selected urban functions	1-6
1-2	Comparative gross population density of selected key cities in Metro Manila including Angeles City	1-16
4-1	Estimated population levels, built-up areas, and computed urban densities of Angeles City in 1977 and 2009	4-3
4-2	Estimated areas (ha.) of the existing general land uses of Angeles City in 2009	4-7
4-3	The distribution, estimated area, and percentage share of existing urban land use of Angeles City in 2009	4-8
4-4	Land supply for the urban land requirement of Angeles City from 2009-2020	4-11
4-5	Characteristics, advantages and disadvantages of the different urban forms	4-31
5-1	Identified growth centers nodes, and corridors of the Angeles City spatial development framework	5-7
5-4	The CBD growth center	5-8
5-5	The Sto. Domingo growth corridor	5-10
6-1 7-1	The Proposed Land Use Distribution of Angeles City in 2015 The estimated areas and distribution share of the various zoning categories found in the proposed zoning map of Angeles City	6-4 7-9





TABLE OF CONTENTS vi

LIST OF FIGURES

Figure No.	Title	Page
1-1	Histogram of population of the cities and towns in Central Luzon, CY 2007 Census	1-3
1-2	Inferred hierarchy of urban centers in Central Luzon	1-10
1-3	Urban centers, key transportation infrastructure facilities and major economic zones in Central Luzon	1-12
1-4	Politico-administrative map of Pampanga showing the major urban centers and major transportation infrastructure facilities	1-14
1-5	The Metropolitan Clark Area, its urban core, urban fringe, and sphere of influence	1-15
4-1	Existing general land use map of Angeles City, 1977	4-4
4-2	Existing general land use map of Angeles City, 2009	4-5
4-3	Existing urban land use map of Angeles City, 2009	4-9
4-4	The SAFDZ map of Angeles City	4-14
4-5	Slope map of Angeles City	4-15
4-6	Drainage map of Angeles City	4-16
4-7	Mud flow map in Mt. Pinatubo-affected areas as depicted in the PHUMP project of DPWH	4-18
4-8	Inferred land subsidence in the Pampanga delta and neighboring areas	4-19
4-9	Riverbank erosion-prone areas	4-21
4-10	Seismo-tectonic map	4-22
4-11	Derived development constraints map of Angeles City	4-23
4-12	Strip or linear development urban form	4-25
4-13	Concentric development urban form	4-26
4-14	Central and nodal development urban form	4-27





TABLE OF CONTENTS vii

Figure No.	Title	Page
4-15 4-16	Radial and circumferential development urban form Grid pattern urban form	4-28 4-30
5-1	The preferred spatial development strategy	5-2
5-2	Schematic diagram detailing the growth nodes and development corridors consistent of the chosen spatial strategy	5-4
5-3	Road network development plan , 2007	5-6
5-4	The CBD growth center	5-9
5-5	The Sto. Domingo growth corridor	5-11
5-6	The Pandan growth center	5-14
5-7	The Pulung Maragul growth area	5-18
5-8	The Balibago growth center	5-20
5-9	The Pampang growth area	5-24
5-10	The Anunas growth corridor	5-27
5-11	The Sapangbato Watershed Reserve	5-29
5-12	The Abacan river special development corridor	5-31
6-1	Proposed general land use plan (CLUP) of Angeles City, 2010-2020	6-2
6-2	Proposed comprehensive land use plan (CLUP) of Angeles City, 2010-2020	6-3



