PLUC REVIEW VIA ZOOM
COMMENTS and RECOMMENDATION on CABATUAN CLUP CY 2017-2027
October 7, 2021

VOLUME 1 – Comprehensive Land Use Plan

PART I – BRIEF PROFILE OF THE MUNICIPALITY

1. BRIEF HSTORY
   Include recognition and awards obtained /gained by the municipality from international/national/regional or private award giving bodies – See Volume 1 page 16

2. Page 20 - change Human Resource to Demography. Under this section, discuss in summary the characteristics of the municipality's population, composition, distribution and projections. See Volume 1 page 18

3. Table 2, Page 20 - table title state "Historical Growth of Cabatuan Population (1903-2010), however the table shows data until 2015. You may also present and discuss the urbanization level of the municipality for the past 20 year…. See Volume 1 page 19

4. Add section for the Geographic location of the municipality.
   - In this section, discuss a brief profile of the watershed / sub-watershed coverage and location to which Cabatuan is part of from its head waters down to its catchment and water outflow areas.
   - Include significant national or regional/sub-national characteristics or value (e.g. biodiversity, cultural-historical, traditional, or functional) of local watershed/sub-watershed ecosystems of the LGU.
   - Provide a map covering the boundaries of the LGU within the watershed. See Volume 1 page 29-30

5. Page 27 – Paragraph 1 "Cabatuaan is strategically located…. It is bounded by…. (see unnumbered map below… There is no map showing the municipal boundaries of Cabatuan as per the discussion. Also kindly indicate the reference point or landmark for the stated geographical location coordinates 10 °52'47" and 122°29'7". Or you may indicate the upper and the lower coordinates to where Cabatuan is located. See Volume 1 page 34-36

6. Page 28 – Map 1, Location Map – Revise map, show the Cabatuan map bounded with its adjacent municipalities then add Index maps of Iloilo with its location within Region VI and Cabatuan with its location within Iloilo Province. Provide for the informative content and other elements (like grid, north arrows, scale and scale bars, etc..) of the map, Who prepared the map? Data sources, coordinate system and projections used, if applicable. See Volume 1 page 37

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7. Page 29 – Territorial Jurisdiction "It is politically subdivided in 68 barangays of which 11 are classified as urban and 57 as rural as shown in Table 8." Table 8 does not show barangay classification as URBAN or RURAL. Kindly check and rectify the table. However, on page 92, Table 46, it 81 barangays are enumerated. Kindly check and rectify data. See Volume 1 page 31-33
8. Add section "Physical Features and Environment Condition"
   - Provide summary of description of the natural and biophysical environment including the vegetative covers, topographic / contour, drainage, hazards, climate, mineral/soil… etc…) Also provide thematic and sectoral maps…

     See Volume 1 page 34-36
9. Page 32 – Delete Table 9. Deleted
10. Page 33 – Table 10 , Add the national and provincial roads with in the municipality and add row for the overall total of the columns for length, surface type and number of culverts. See Volume 1 page 56-63

PROVINCIAL ROAD (Provincial Engineers Office)

MUNICIPALITY	ROAD SECTION	ROAD COND.	SURFACE TYPE			TOTAL
			CONCRETE KM	ASPHALT KM	GRAVEL KM	
CABATUAN	1. Duyan-duyan - Bacan Road	Good	0.000	0.000	6.670	6.670
	2. Cabatuan-Acao-Ito Road	Good	0.361	0.000	6.739	7.100
	3. Anwang Puyas Road	Good	0.220	0.000	3.960	4.180
	4. Tabucan-Consolacion-San Miguel Road	Fair	5.990	0.000	0.000	5.990
	Total		**6.571**	**0.000**	**17.369**	**23.940**

11. There is no Provincial Bridge for Cabatuan as per the record of PEO. Kindly check and verify your data on Page 43 Table 12 and also update your discussion on page 41. See Volume 1 page 64
12. Page 41 2nd paragraph, what is/ are the parameters used in the determination of needs for additional bridges other than easy access for farmers? Kindly enhance discussion… See Volume 1 page 16
13. Page 42, Map 2, Change map title to Road Network and Bridges.
    Provide informative content, (Who prepared the map? Data sources, coordinate system and projections used, if applicable.) See Volume 1 page 65
14. Page 96. Existing Land Use and Land Use Trend.
    Discuss under this section the current/ existing land use status and trends/ shifts of land uses based on the developments activities and accomplishments attained in the implementation of the current CLUP. Enhance your discussion in this Section… Delete the sentence "It consist of two uses; the existing and the proposed land use." See Volume 1 page 207-208
15. Page 99 Table 48. Socialized Housing is not included in the table. TIEZA is not a land use category, it is The *Tourism Infrastructure and Enterprise Zone Authority* (*TIEZA*), a

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Government Owned and Controlled Corporation (GOCC) attached to the Department of Tourism that governs development to areas with high cultural, historical, religious, heritage and/or eco-tourism values. You may change it to "Tourism" if it pertains to tourism use.

Check the previously approved CLUP for land use classifications identified as basis for some of the land use categories for the existing land use table. Take note that the areas for the existing Land use to be presented is a consolidated area of your previously approved CLUP (2002-2012) and plus the current changes in the land use by virtue of reclassification/ rezoning.

Discuss each existing land uses as to its location, coverage, use, area covered.
See Volume 1 page 212-213

16. Page 100, Agricultural areas. The existing areas discussed (10,661.50 has.) does not coincide with the figures on Table 48. (9,305.03 has.) pls check figures and make necessary correction. See Volume 1 page 47-48
17. Page 108, Mission- some of the mission statements are goal statement. A mission statement is a short statement of why an organization exists, what its overall goal is, identifying the goal of its operations: what kind of product or service it provides, its primary customers or market, and its geographical region of operation. while Goals are outcomes you want to achieve. The goal stated on page 109 can be your mission statement. See Volume 1 page 128-129

18. Page 113 A.9 to Page 116- you may remove this sections/ pages..Removed
19. Page 117 to page 121. Transfer under Existing Land use and Land Use Trends except for the Proposed Urban Land Use. See Volume 1 page 45-49
20. Page 121. Consolidated urban area is equal to 458.56 has. however the total urban area in the land use table on Page 123 is 457.38 has. (proposed=358.15). Pls check and rectify. See Volume 1 page 52
21. Page 122. Delete Table 53. Redundant. Deleted
22. Page 123, Table 54. Change Title to "Existing and Proposed Urban Land Use , CY 2017-2027" , provide Proposed Urban Land Use Map and discuss each proposed urban land use categories identified See Volume 1 page 158
23. Page 125 delete table 55. Redundant. Deleted
24. Page 126 Table 56. Change table title to " Existing and Proposed General Land Use, CY 2017-2027". Discuss each proposed general land use categories identified. Check the Existing and Proposed total land areas (Proposed = 11,770 has, Existing=11,597.82. See Volume 1 page 212-213(Recheck page)

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has.) Pls check and make necessary correction. Pls check the Land use categories in the HLURB Guidebook Volume 1 for reference.

GENERAL OBSERVATIONS/NOTES: ***(Re-Organized)***

- The sequence/order of discussions and topics are not properly organized. Please consider the Guide to writing the CLUP and Zoning Ordinance in page 237-244 of the 2014 CLUP Guidebook Volume 1 for the Structure and Content of each Volume of the Plan.
- Use data from official sources (PSA, MGB, DENR, MHO, MPDO, among others). Cite data sources especially those secondary data and information used in processing, computations and analysis….
- Please be guided by the suggested templates and format of tables for each sector so that data presentations are easy to understood.
- Follow the suggested color coding of Land Use Categories as provided in the CLUP Guide.
- For Maps, provide for the informative content (Who prepared the map? Data sources, coordinate system and projections used, if applicable) and other map elements (like grid, north arrows, scale and scale bars, etc..) of the map
- Attached in the Volume 1 as Annex the following:
    - *Executive Summary*
    - *Sangguniang Bayan (SB) Secretary's Certificate of Public Hearing conducted*
    - *Minutes of the Public Hearing*
    - *List of Invitees and Sector Represented*
    - *Copy of Invitation Letter / Notice of Public Hearing*
    - *Copy of Attendance Sheet of Public Hearing conducted.*

VOLUME II :ZONING ORDINANCE

a. Transfer Table of Contents to the first pages of the document.
b. Page 3, AN ORDINANCE UPDATING THE ZONING…. Change to AN ORDINANCE ADOPTING (OR AMENDING) THE INTEGRATED ZONING REGULATIONS….
   Delete, WHEREAS, the Housing and Land Use Regulatory… land use planning.
   Refer to HLURB CLUP Guidebook Volume 3 (Model Zoning Ordinance) for reference…

c. Section 2. Authority – Remove Section 458 a.2 (7-9) (Power, Duties, Functions of Sangguniang Panlungsod)
d. Article III, Definition of Term, delete terminologies that were not used in the plan, irrelevant and not applicable to the municipality. (NPAAD,Quarry Sub-zone, PUD…

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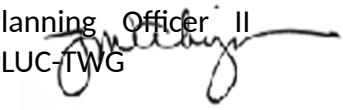
e. Page 25, Add Base Zones and Sub Zones that were identified in the Land Use categories, (Production Agricultural Sub-Zone under Agricultural Zone, General Commercial Zone, Commercial -1 Zone, Commercial-2, Socialized Housing Zone, General Institutional Zone, etc…)
f. Page 26. Section 9. Zoning Map… Delete HLURB now DSHUD
g. Page 35 13.3 Regulations in Agri-Industrial Zone (Agri or Agro?)
h. Provide Zone and Sub Zone regulation that are applicable and were identified. (Cemetery/ Memorial Park Zone, General Institutional Zone, Socialized Housing Zone…. Etc.)
i. Reflect in your Zoning Map all the identified Zones and subzones and follow the the color coding provided in the in the HLURB Guidebook.

GENERAL NOTE :

- Kindly refer the Model Zoning Ordinance for applicable provisions, regulations and allowable used of identified Zones and Sub-zone.

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