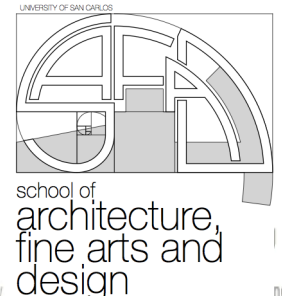


DISPERSED CONCENTRATIONS: The Proposed Conceptual Land Use Structure for Metro Cebu:

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PHILIPPINE ARCHIPELAGO

"The"
Philippines is
an
Archipelagic
country

Starting Point

Present Global Realities

- Urbanization is Real
- Climate Change is Real

Global Trends

- Resilience and Sustainability
 - The Triple Bottomline - People, Places, Profit
 - Controlled Densification — The Key to a sustained future
- Social Interconnectedness
- Environmental Preservation

Philippines



Institutional Setting

Local Situation

- Urban Decay — Traffic, Pollution, Flooding, Informal Settlers
- Environmental Degradation — Loss of forest cover, Lack of potable water, rampant reclamation
- Population Segregation
- Loose Land Use Controls — CLUPs, Lack of expertise
- Highly Politicized Environment — Rise of Civil Society Movements



Approach

- **Land Use Structure** — Overall physical structure

Dispersed Concentrations

Green Belt

Green Loop

- **Analysis of Three Factors (Lynch, 1996)**

Magnitude and Pattern of Development

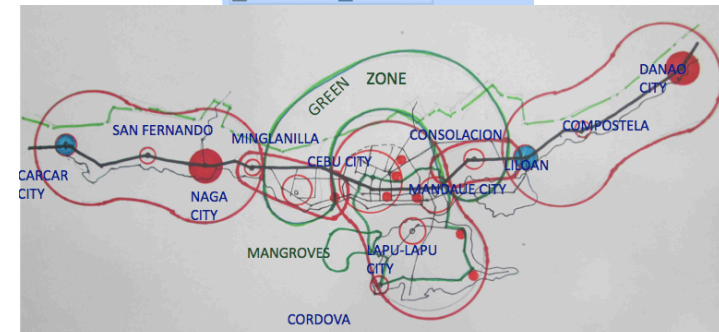
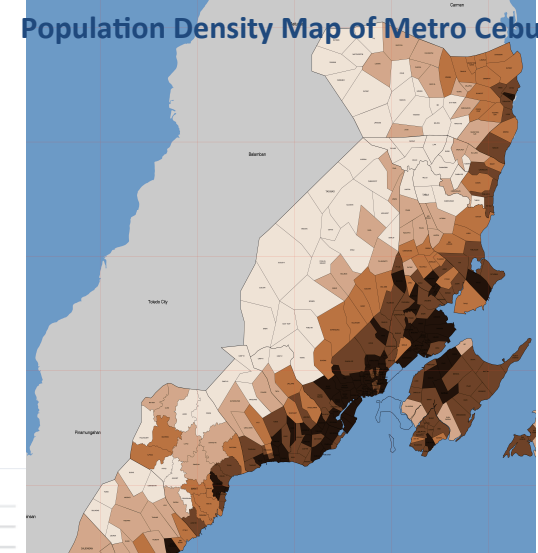
Location & Intensity of Major Land Uses

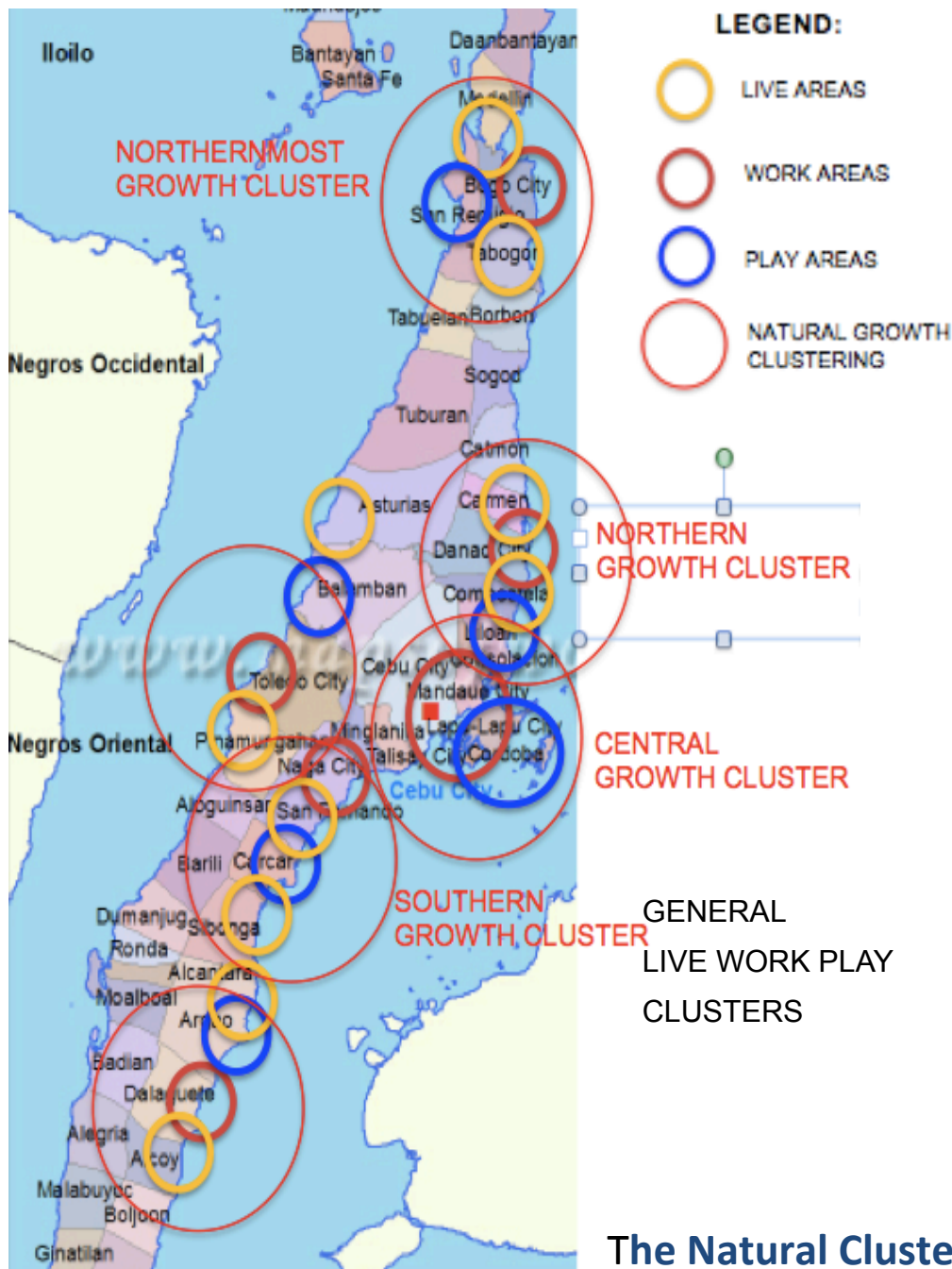
Circulation Pattern



Source: JICA Study Team based on Topographic Map 1:10,000

Areas Available for Development





NORTHERNMOST CLUSTER :

- Daan Bantayan - Agro Fishery / Tourism
- Tabogon - Residential / Resorts
- Bogo City** - **Agro-Industrial**
- Sogod - Residential / Eco-Tour.
- Catmon - Agricultural / Resid.

NORTHERN CLUSTER :

- Carmen - Residential / Water Act.
- Danao City** - **Manufacturing Industry**
- Compostela - Local Man./Residential
- Liloan - Tourism Resort
- Consolacion - Creative/ Tourism

CENTRAL CLUSTER :

- Mandaue City - Manufacturing Industry
- Cebu City** - **Comm, Educ, Medical, Financial, Trade, Culture**
- Lapu-lapu City - Sport & Tourism Resort
- Cordova - Tourism Resort

SOUTHERN CLUSTER :

- Talisay City - Residential/Comm.
- Minglanilla - Resid./Local Manuf. Ind.
- Naga City** - **Export Manufacturing**
- San Fernando - Local Ind./ Residential
- Carcar City** - **Historic / Comm**
- Dalaguete** - **Tourism/Mountain Res.**

The Natural Clustering of Municipalities and Growth Centers