



CHAPTER 6

LAND USE POLICY FRAMEWORK

This chapter pulls together the data and outputs of all preceding steps in the planning process, the issues debated and addressed in the workshops, the expressions of the citizens' aspirations as against their realization of the actual conditions of the city, and, using the chosen spatial strategy as the organizing concept, translates these learnings and insights into a composite picture called Draft Comprehensive Land Use Plan (Refer to the preceding chapter for a more detailed discussion on the subject.).

As introduced in Chapter 1, the CLUP shall serve as the long-term guide for shaping the future physical growth of the city. It is the comprehensive policy framework to be used by the city government in exercising its authority to "prescribe reasonable limits and restraints on the use of property within its territorial jurisdiction" [Sec. 458, RA 7160]. The CLUP, moreover, shall be the basis for the enactment of a revised zoning ordinance (ZO), for the reclassification of agricultural lands to urban uses, and for the regulation of subdivision developments, among others.

The CLUP consists of four component parts corresponding to the major land use policy areas of settlements, production, protection, and infrastructure areas. These four policy areas put together will leave no portion of the LGU territory without any covering policy, hence the term "comprehensive."

To lend itself for convenient translation into the zoning ordinance, a comprehensive discussion of the policy areas in terms of policy/legislation is presented in this chapter with the indicative location of each policy area identified down to the level of the

barangay. For purposes of zoning, a more detailed delineation of each policy area will have to be made.

The desired intervention for each policy area is further classified into two categories: programs/projects and policy/legislation. The policy/legislation will indicate to the Sangguniang Bayan (SB) what other legislative measures, in addition to the zoning ordinance, they need to enact to support the implementation of the CLUP. The identified programs/projects, on the other hand, will be a rich source of material for the Municipal Development Council (MDC) to use in preparing the multi-year and annual investment program (AIP).

6.1 Proposed Land Use Distribution in Orion

The proposed Comprehensive Land Use Plan (Figure 6.1) of Orion classifies land in the following manner: 1) protected areas, 2) production areas, 3) settlement areas, and 4) infrastructure areas.

6.1.1. Protected Areas

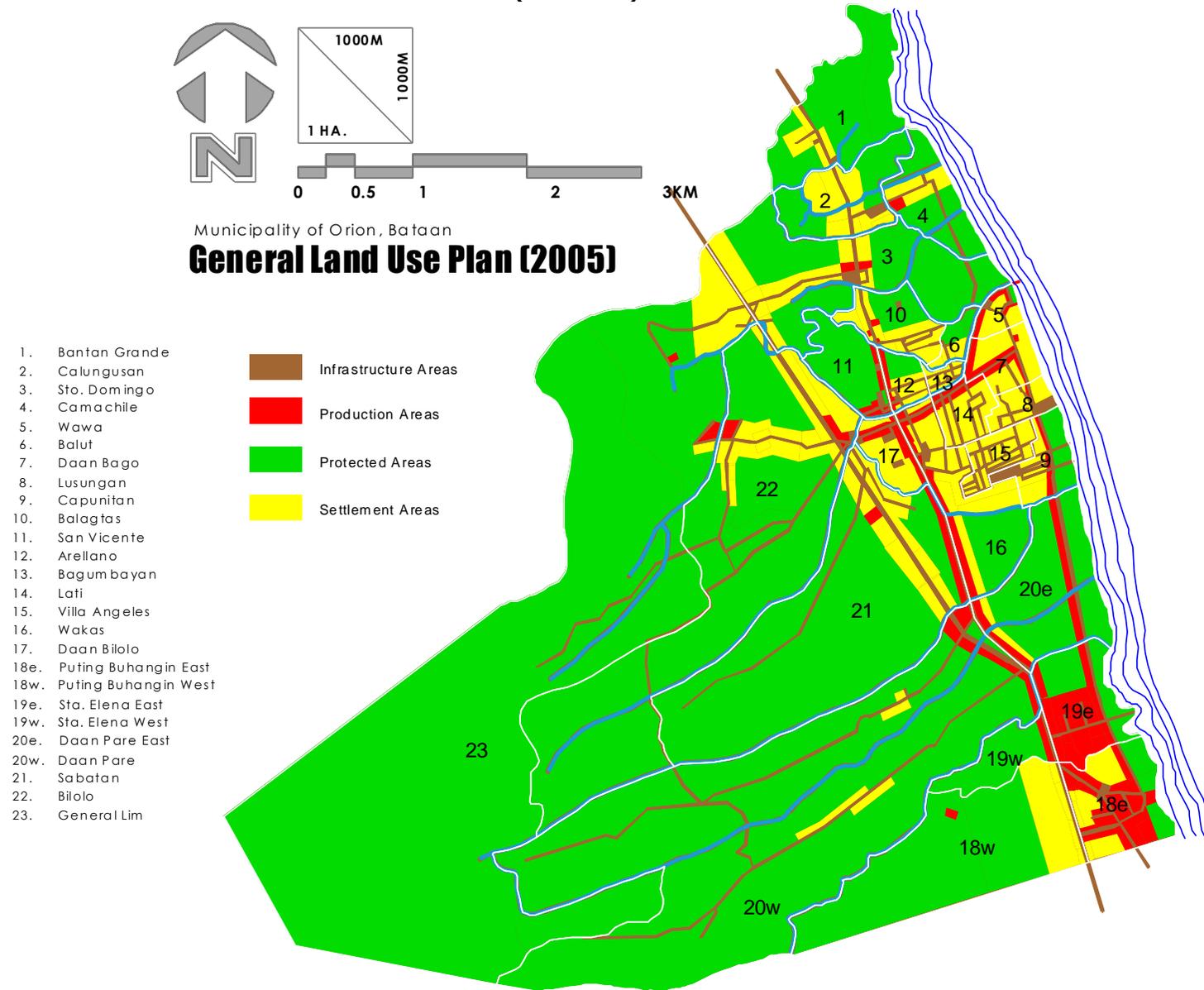
Protected areas comprise the resources and areas of the city that (1) enhance the proper functioning of its natural environment, (2) protect human settlements from any form of natural hazards, (3) promote biodiversity and the unique natural charms and physical endowments of the area, (4) promote sustainable agriculture and eco-tourism development, and (5) create an aesthetically-pleasing and psychologically-enhancing living environment in the city.

Orion's protected land uses include:

- Fishponds located in barangays Bantan Grande, Calungusan, and Camachile in Cluster 1, barangays Wawa, Capunitan, Daan Pare (East) and Sta. Elena (East) in Cluster 2; and Barangay Balut in Cluster 3.



Figure 6.1: General Land Use Classification of Orion (2005-2035)





- Croplands in barangays Bantan Grande, Calungusan, Sto. Domingo and Camachile in Cluster 1; portions of barangay Sta. Elena (East) and Daan Pare (East) in Cluster 2; barangays San Vicente, Balagtas and Wakas in Cluster 3 and all of the barangays in Cluster 4, which are actually the ARC communities.
- Forest areas in Gen. Lim in Cluster 4.
- Parks and open spaces in barangay Wawa, Sta. Elena and Puting Buhangin in Cluster 2; and barangay Daan Pare (West) in Cluster 4.
- Eco-tourism development in barangay Gen. Lim in Cluster 4.

6.1.2. Production Areas

Production areas are those primarily geared for the production of food and cash crops, or the extraction of natural resources for their economic value. These areas have relatively few constraints to their continuing use and are capable of sustaining intensive and multiple uses.

In Orion, the identified production areas are:

- The planned unit development (PUD) area in the Port of Orion, which includes the commercial areas and the industrial complex
- The Fishing Center in barangay Wawa in Cluster 2
- The ARC Center in barangay Bilolo in Cluster 4
- Commercial-mixed uses in Cluster 1 along the road network, specifically along the National Road
- Commercial-mixed uses in Cluster 2 along the new Coastal Road, National Road and Manrique Street
- Commercial-mixed uses scattered all through-out Cluster 3
- Commercial-mixed uses in Cluster 4 also along the road network, specifically along Roman Highway

6.1.3. Settlement Areas

Orion's settlement areas encompass primarily the residential portion of the built-up environment. These include all private subdivisions, self-built housing sites, public housing areas, and transient housing facilities.

6.1.4. Infrastructure Areas

Under this functional category are all areas of Orion that are devoted to major infrastructure and utility systems. Under this broad category are the following infrastructure types:

- Roads and bridges
- Economic infrastructure (markets and slaughterhouse)
- Social infrastructure (schools, hospitals, day care centers, recreational facilities, post office, cemeteries)
- Administrative and institutional facilities (municipal hall, provincial, regional and national offices, barangay halls, police stations, fire stations)
- Utility facilities (power substation, telecommunication towers, irrigation facilities, pumping stations, solid waste disposal facilities)
- Transport facilities (public transport terminals, loading and unloading areas, and ports)



Figure 6.2: Protected Areas in Orion, based on the General Land Use Plan (2005-2035)

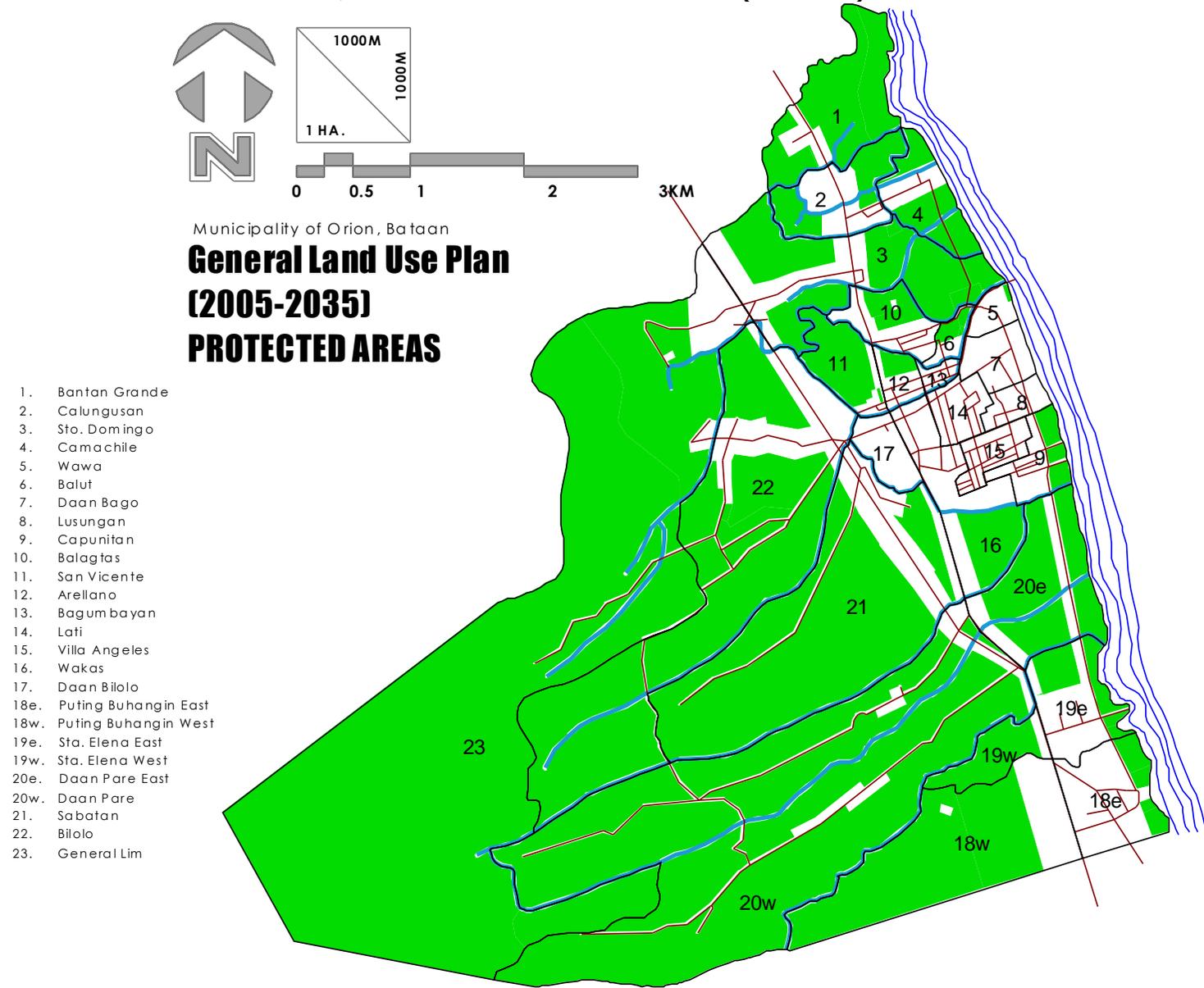




Figure 6.3: Production Areas in Orion, based on the General Land Use Plan (2005-2035)

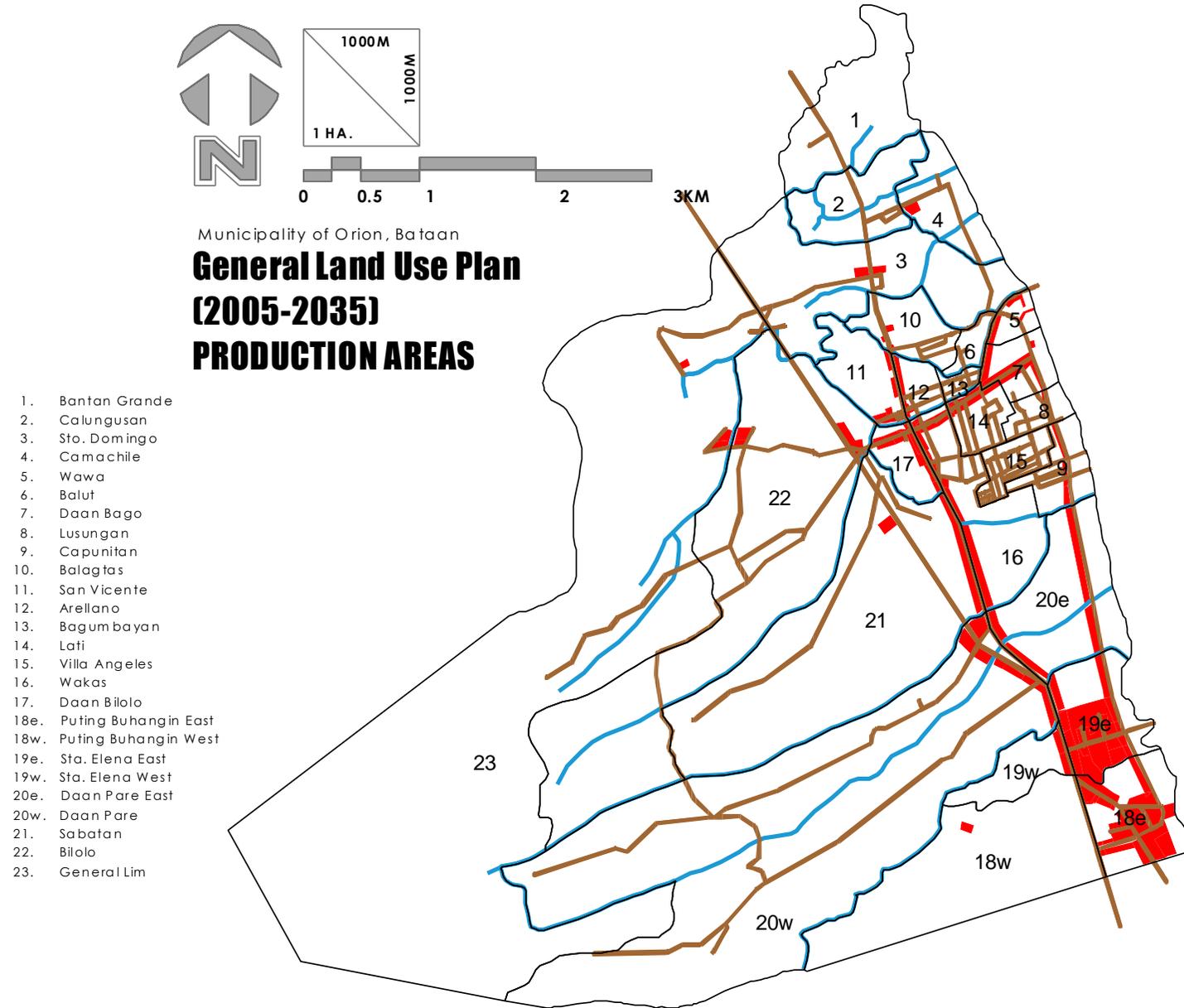




Figure 6.4: Settlement Areas in Orion, based on the General Land Use Plan (2005-2035)

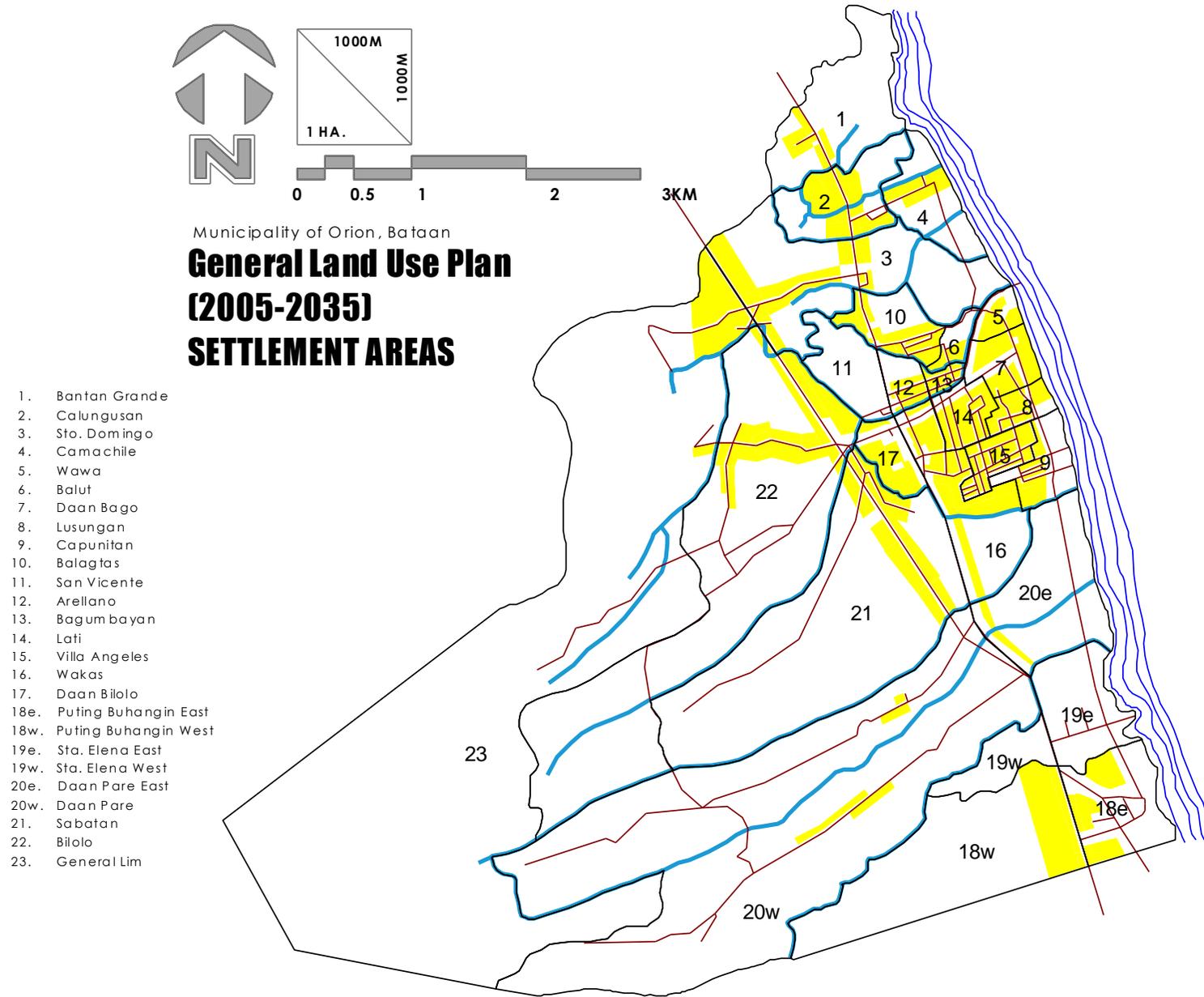
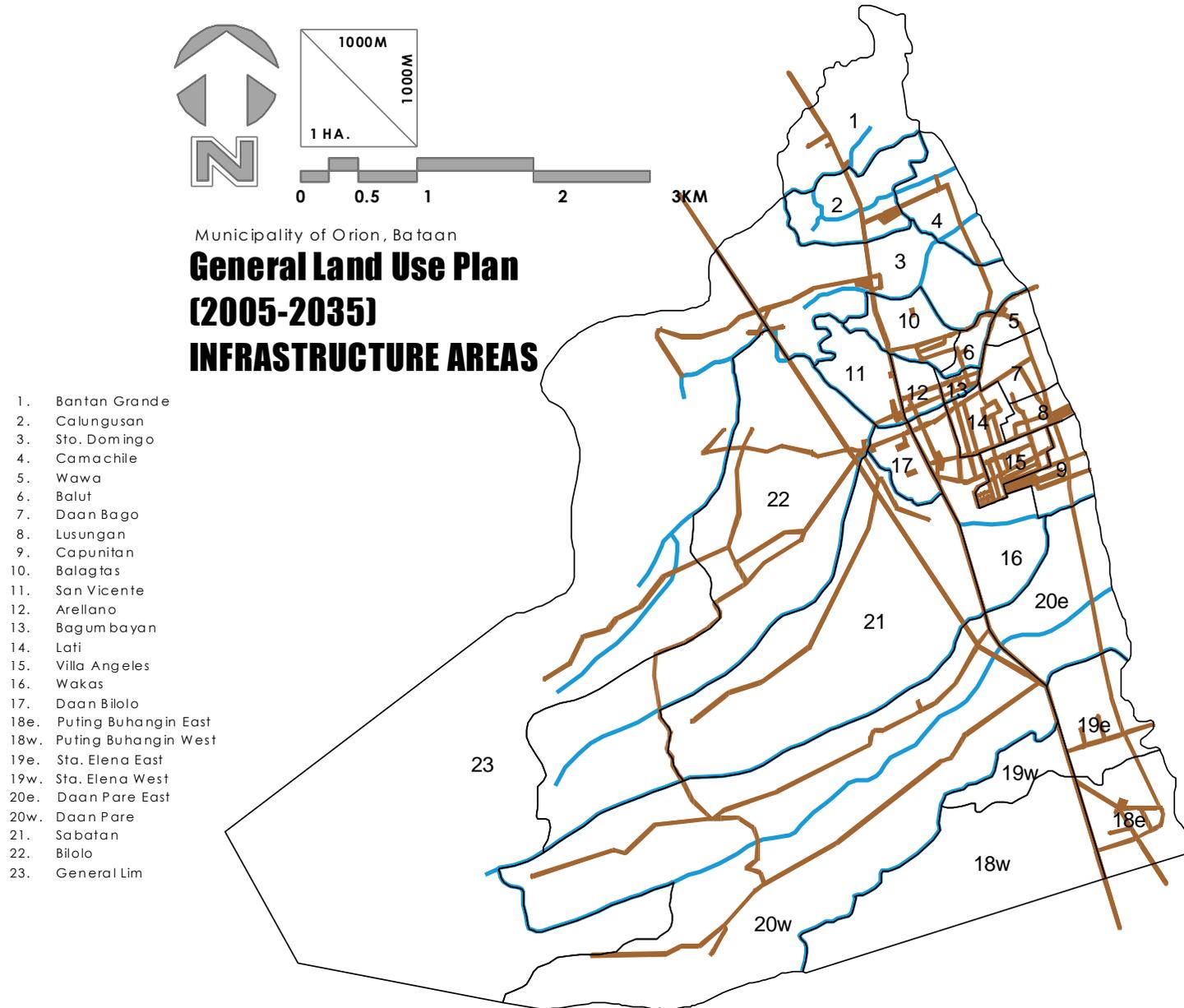




Figure 6.5: Infrastructure Areas in Orion, based on the General Land Use Plan (2005-2035)





6.2 Land Use Policy Framework

6.2.1. Policies on Protected Areas

Through this CLUP, open space is recognized as a vital component of an orderly environment that serves many irreplaceable functions. In establishing and expanding Orion's network of open spaces, the LGU will have to adopt the following measures:

1. Conduct comprehensive inventory of existing and potential open spaces covering both public and private lands.
2. Develop planning parameters with emphasis on linkage and continuity.
3. Consolidate past policies, plans and programs that are still relevant to the formulation and adoption of a city open space development program.
4. Cultivate mass support for open space preservation.
5. Integrate into the local building code innovative approaches so that building developments become essential components of the city's open space system.
6. Integrate open spaces into Orion's proposed road system.
7. Adopt a policy of cooperation and collaboration with concerned land owners to monitor and guide future action or decision to protect, conserve or develop these resources.
8. Formulate incentive packages for voluntary open space conservation arrangements between landowners and the local government.
9. Acquire open spaces for public recreational purposes.

10. Refocus preservation on the following open spaces: natural drainage corridors and waterways, flood prone areas, existing parks and playgrounds, aquifer and recharge areas.

Orion recognizes the importance of open space both as an essential and life-sustaining resource and land use that enhances and improves the overall quality of the urban environment. Through this CLUP, it recognizes that urban development and open space development must be interwoven and this can be achieved through the formulation and adoption of an appropriate policy on open space recovery and development.

For a start the following classification of open spaces are adopted:

1. Open space for preservation of natural and human resources
 - i. Inland surface waters such as rivers as per PD No. 705 and 1067
 - ii. Foreshore area
 - iii. Mangrove area
 - iv. Environmentally-constrained areas
 - v. Environmentally-critical areas as per Presidential Proclamation No. 2146
2. Open space for managed resource production
 - i. Industrial park
 - ii. Agricultural lands not covered by SAFDZ
 - iii. Aquaculture areas (e.g. fishponds and fishpens)
 - iv. Lands for water supply such as ground water recharge areas, watershed reservoir sites, etc.
 - v. Coastal zone beyond the salvage zone
 - vi. Marine waters
3. Open space for health, welfare and well-being



- i. Open space for solid waste
 - ii. Open space to improve air quality (air sheds, etc.)
 - iii. Cemeteries and memorial parks
 - iv. Areas for passive and active recreation
 - v. Playlots, neighborhood parks and playgrounds
 - vi. City parks
 - vii. Campuses and other institutional facilities that provide recreational values
 - viii. Walks, trails, tracks for hiking, jogging, riding and bicycling
 - ix. Sports fields for outdoor recreation
4. Areas that provide visual amenity
- i. Beaches, marshland, mangrove areas
 - ii. Roads and highways providing scenic views
 - iii. Cultural centerpieces such as natural and man-made landmarks
 - iv. Landscaped gardens
 - v. Plant nurseries and farms
5. Open space to shape and guide development
- i. Open space that provide neighborhood and barangay identity
 - ii. Open space that serve as separators or buffers between conflicting land uses and, between and around buildings such as greenbelts, greenways, wedges, corridor separators, strip buffers, area buffers, etc.
6. Open space for public safety
- i. Flood control reservoir, flood-prone areas, drainage channels
 - ii. Easements and buffer strips of rivers, canals, creeks and other inland water bodies
 - iii. Power transmission line routes
 - iv. Water distribution and aqueduct routes
 - v. Planting strips, road island, and sidewalks

a. Easements of Public Use

Article 51 of the Philippine Water Code [PD1067] stipulates:

The banks of rivers and streams and the shores of the seas and lakes throughout their entire length and within a zone of three (3) meters in urban areas, twenty (20) meters in agricultural areas, and forty (40) meters in forest areas, along their margins, are subject to the easement of public use in the interest of recreation, navigation, floatage, fishing and salvage. No person shall be allowed to stay in this zone longer than what is necessary for recreation, navigation, floatage, or salvage or to build structures of any kind.

To prevent destructive developments along the river system, all legal easements will form part of Orion's open spaces that will have equal status with other land uses. The above provision of the law is hereby adopted in this CLUP and all non-conforming uses shall be subject to the mitigating measures to be provided in the zoning ordinance.

In line with Orion's thrust to recover as well as rehabilitate its legal easements, policy and legislative intervention will focus on the following:

1. Enforce the implementation of Article 51 of the Water Code to recover legal easements.
2. Reclaim riverbanks that have been destroyed or built upon.



3. Prohibit the construction of permanent structures along the riverbank.
4. Redevelop portions of the bank into public open spaces such as linear parks.
5. Protect the riverbank through tree planting and riverside vegetative protection.
6. Ensure that riverside constructions along riverside roads should be at the side away from the river and not on the river.
7. Ensure the preservation of visual corridors in line with the city's open space program.

b. Protected Croplands

Orion's protected croplands shall not be converted into urban land uses and shall be conserved to support a policy of maintaining some degree of self-sufficiency in selected food crops. Although scattered throughout Orion, they will be properly delineated on the ground, classified based on soil suitability analysis, and mapped out to reflect their relative locations. These areas are scattered in the following barangays: Bantan Grande, Calungusan, Camachile and Wawa in Barangay Cluster 1; portion of barangay Sta. Elena (East) and Daan Pare (East) in Cluster 2; barangays San Vicente, Balagtas and Wakas of Barangay Cluster 3 and the barangays of Barangay Cluster 4 which are ARC area.

c. Protected Fishponds

Orion's fishponds are the main sources of marine resources and a veritable source of income and employment, they must be protected from potential conversion. These are located in barangays Bantan

Grande, Calungusan, Camachile in Barangay Cluster 1; and barangays Capunitan and Daan Pare (East) in Barangay Cluster 2. The zoning ordinance shall ensure that majority of the fishponds will be preserved. A no conversion policy therefore will be adopted. The rehabilitation and improvement of the city's fishponds will be encouraged through tax incentives, low interest government loans, and similar measures.

d. National Road Easements

National roads customarily function as arterial roads, that is, they handle through traffic. This function is, however, often jeopardized by the popular practice of building too close to the road, even to the extent of encroaching on the road right-of-way.

To allow national roads to continue to function effectively, a 20-meter regulatory setback from the edge of the ROW as per Presidential Decree 705 or the Forestry Code shall be enforced. This will prevent encroachments along both sides of the road and contribute to the preservation of the city's open space.

6.2.2. Policies on Production Areas

Production areas are those with relatively few constraints to their continuing use for production purposes. These areas are capable of sustaining intensive and multiple uses primarily intended for the production of food and cash crops or the extraction of natural resources for their economic value. Although these are not covered by existing conservation laws or policies, proper management practices must accompany their utilization at all times so that these resources may continue to provide socially desired outcomes without getting degraded or depleted. Through



this CLUP, the production areas of Orion will be used and managed according to sound environmental and cultural practices. The production areas in Orion include the commercial area, agricultural croplands, fishponds, tourism and recreational areas, and the industrial area.

a. Commercial Areas

1. Poblacion Growth Center

This area encompasses the traditional CBD consisting of Barangays Balut, Balagtas, San Vicente, Arellano, Bagumbayan, Lati, Villa Angeles, Wakas, and Daan Bilolo. The policy agenda for this area will focus on its regeneration or renewal not only to revitalize the local economy but also to improve the quality of life within the urban fabric. The following policy objectives are hereby adopted to strengthen the Poblacion Growth Center through:

- i. Removal of blight in or near the CBD which depresses property values;
- ii. Assembling sites on which new developments such as office buildings and other public structures could be undertaken;
- iii. Convincing private developers or property owners within or near the CBD to invest in the redevelopment of rundown premises;
- iv. Creating a more favorable investment climate for development.

Through urban renewal as the policy to spur growth in the area, public intervention may include not only measures to encourage and direct private investments toward revitalization efforts but also acquisition, clearance, relocation and redevelopment by the local government itself. Public intervention to modify or influence

appropriate land uses within the CBD may also include a range of policy or legislative activities on the following:

- i. Land banking to forestall inappropriate developments on an unplanned basis;
- ii. Land swapping with the current lot owners wherein the government would exchange lots under their title with lots owned by private individuals that are considered to be priority development areas
- iii. Integration of open spaces into the design of the built-form to enhance urban aesthetics and thus maintain property values;
- iv. Investment in economic development activities to create new or maintain existing employment opportunities;
- v. Circulation system to serve different segments of the population;
- vi. Improvement in the quality of public services;
- vii. Historical preservation designed to restore, or make useful, facilities of aesthetic or historical merit; and
- viii. Design or development guidelines on outdoor signages; street furniture; traffic management schemes; building height limit based on geotechnical studies; threshold capacity of utilities, traffic generation potential, among others.



2. Other Growth Centers and Corridors

For the other growth centers and corridors, specific policy interventions have already been emphasized in the previous chapter. For the growth center in Barangay Cluster 2, public intervention will be focused on developing the area as a mixed use zone consisting of commercial establishments, light industry park, settlements and eco-tourism area. To be developed using a planned unit development (PUD) approach, this area will accommodate low to medium density commercial and industrial areas, residential areas and various community facilities.

To achieve these development scenarios, public intervention including legislative action will include the formulation of development guidelines on mixed-use developments using the PUD approach.

c. Agricultural Areas – Croplands

The general policy with respect to croplands not covered by protection policies particularly non-ARC land is to maximize their productivity through crop diversification. Owners of idle lands suitable for agricultural purposes will be encouraged to invest in high value crop production through government-initiated programs that provide credit assistance and financial incentives. Legislative action will focus on encouraging land owners to make their lands productive again through the enactment of special levies on idle lands and ordinances that support public-private partnerships in agricultural development.

d. Agricultural Areas – Fishponds

The fishing industry can be maximized in Orion in terms of volume, and value of production, the area coverage, and

the number of persons and families involved. As part of the local government's thrust to develop and modernize the fishing industry, the local legislative agenda will focus initially on the regulation of fishing/fisheries activities in Orion, and enactment or responsive legislation to support such a program. It will also focus on enacting an ordinance to prevent unjustified conversion of fishponds to others uses. The areas that will be affected by such policy action include barangays Bantan Grande, Calungusan, Camachile in Barangay Cluster 1; and barangays Capunitan and Daan Pare (East) in Barangay Cluster 2.

e. Tourism and Outdoor Recreation Areas

Policy action towards developing Orion's tourism and recreational potentials is the formulation of a tourism plan that will lay down the necessary guidelines for the use and development of certain areas for tourism and recreational purposes. In line with the development of a Tourism Promotion Program, such guidelines will be used especially to influence tourism-related developments to be located in barangays Putting Buhangin (East) and Daan Pare (West). The necessary support facilities such as hotels and convention facilities, restaurants, shopping centers, souvenir shops, tourism information office will be established through public-private partnership arrangements initiated by the LGU.

f. Municipal Waters

Municipal waters are considered part of production areas because the management, conservation, development, protection, utilization, and disposition of all fish and aquatic resources within these areas are the responsibility of the LGU, as provided for in the Philippine Fisheries Code of 1998 [RA 8550, Sec. 16].



In Orion the municipal waters on the other hand, are the main resource base for the fishery industry. The inland waters support aquaculture and agricultural activities such as fishpond, fishpen, and fish cage operations. The marine waters on the other hand, support municipal catch fisheries both by the use of motorized and non-motorized fishing gear. The local government has the exclusive authority to grant territorial use rights for fisheries and to issue licenses for, and regulate the operation of fishing vessels of three (3) gross tons or less [RA 7160, Sec. 149].

For this purpose the SB shall enact a local fisheries ordinance, specifying, among other things, the limit of river surfaces that may be utilized for fishpen operations or erection of fish corrals or fish cages. The ordinance shall likewise designate and demarcate navigational lanes which should be kept unobstructed at all times (RA 8850, Sec. 55).

In the case of the marine water component of the Orion's municipal waters, the SB shall take action on whether or not to allow small and medium commercial fishing vessels to operate within the ten point one (10.1) km to 15 km area from the shoreline of the municipal waters, pursuant to Sec. 18 (RA 8550).

6.2.3. Policies on Settlement Areas

Orion's settlement areas comprise primarily the residential portion of the built environment. They encompass all private subdivisions, self-built housing sites, public housing areas, and transient housing facilities.

a. Private Subdivisions

For simple subdivisions involving areas less than a hectare in size, legislative action will focus on the formulation of development guidelines indicating minimum requirements

for all types of land subdivision and development covering the following aspects: right-of-way, set backs, lot sizes, utilities systems, open space requirement, among others. These guidelines will affect the future development of numerous subdivisions located in Barangay Cluster 3 and Putting Buhangin (East).

For complex subdivisions with areas of more than a hectare, public action will focus on the proper enforcement and implementation of the provisions of Presidential Decree 957 and Batas Pambansa 220.

b. Self-built Houses

For self-built houses, public action will focus on the enforcement of relevant provisions of the National Building Code. The zoning ordinance will provide supplemental guidelines on such requirements as setbacks, firewalls, open space, building height and bulk, etc.

c. Public Housing

In consonance with the Orion's future shelter and resettlement program, there is a need to formulate development guidelines in resettlement sites touching on the following aspects: permitted uses, conditional uses, open space ratio, firewalls, setbacks, fencing, building height/bulk limits, safety requirements, access, architectural style, drainage and sanitation systems, and parking, among others. These development guidelines will guide future shelter and resettlement developments.

d. Transient Housing

This type of housing plays a significant function in the urban environment, as it caters to where Orion's future population



of students, sales representatives, national government functionaries, corporate executives, and other transients who seek accommodation for a limited period in the city. Public action will cover the formulation of development guidelines for transient housing to ensure their comfort, convenience and safety. These guidelines will cover such aspects as minimum room size, maximum occupancy, lighting and ventilation, fire exits and safety equipment, parking and open space, gender-sensitive facilities, among others.

6.2.4. Policies on Infrastructure Areas

a. Economic Infrastructure

1. Public Markets – In line with Orion's thrust to disperse economic activities from the traditional urban center, public action will focus on the selection of appropriate sites for public markets in the different growth centers. This will require the following activities:
 - i. Site selection;
 - ii. Detailed technical survey and mapping;
 - iii. Master development planning, to include conduct of a market study to determine market prospects as well as economic/financial feasibility study of the project, site development planning, development phasing and programming plan;
 - iv. Business development planning, including investment programming;
 - v. Plan implementation, to include land acquisition, plan monitoring and evaluation, among others.

2. Post-harvest facilities - In establishing this facility, public action will be guided by specific guidelines and standards in the design of such facility. Potential sites include Barangay Bilolo.
3. Slaughterhouse – this facility will be used for the local market and will be planned in accordance with the requirements of the National Meat Inspection Commission, related policies of the Department of Agriculture, and standards set by the National Building Code.

b. Social Infrastructure

1. Public Schools – Public action will require land acquisition preferably of adjacent lots to accommodate future expansion activities in preparation for the integration of pre-schools into the formal educational system, and to accommodate additional increases in student population. The growth centers will provide as new sites for proposed secondary school campuses. Local legislation will ensure that planning guidelines for school building construction include the following:
 - i. Location should be away from all major roads.
 - ii. Site should be flood-free i.e. elevated and provided with efficient drainage system.
 - iii. Vertical development and expansion should be encouraged.
 - iv. There should be enough space to accommodate projected student population.

Public action will ensure that budget allocation from the Department of Education and LGU will augment the Special Education Fund (SEF) for the development of the new sites.



2. Private Schools – The expansion of private schools will be redirected towards identified growth centers within Orion. These new sites will be planned and developed in accordance with a supplemental local ordinance to the National Building Code containing campus planning and design standards.
3. Non-Formal Educational Facilities – Legislative action will take the form of a request for the establishment of a proposed secondary trade school with the objective to prepare the graduates to engage in income-generation activities. This trade school will be established in the Poblacion Growth Center.
4. Health Centers – Additional units of these community facilities will be made available in barangays Arellano, San Vicente, Balagtas, Daan Bilolo, Lati and Wakas to make health care and medical services and facilities accessible to all the local residents.
5. Day Care Centers – Public action will focus on land acquisition or rental of space for such a service. Policy agenda will encourage the private sector and other public offices to set up a child-minding facility within their premises.
6. Public Libraries and Archives in the growth areas will be a priority. A program to put up public libraries in Orion will be adopted.
7. Reading Centers – These will be established in all barangays.
8. Sports and Recreational Facilities – This community facility will be established in all growth centers through public-private partnership. They can be co-managed by the Department of Education and the LGU. Public action will require public schools to open

their sports facilities for use by the residents outside of school hours.

9. Public Assembly Areas – these are located in all Barangay Clusters. Public action will focus on rationalizing their utilization so that they could be used for various purposes. Also, their maintenance and profitability will be sustained through the creation of an Asset Management Office or General Services Office. These facilities will serve as functional elements in Orion's network of open spaces.

c. Administrative Infrastructure

1. Government Center – the policy of the local government is to physically decentralize local government functions towards identified growth areas. Public action will include the following:
 - i. Site selection;
 - ii. Detailed technical survey and mapping;
 - iii. Master development planning, to include conduct of an economic/financial feasibility study of the project, site development planning, development phasing and programming plan;
 - iv. Business development planning, including investment programming; and
 - v. Plan implementation, to include land acquisition, plan monitoring and evaluation, among others.

d. Utilities and Transportation

1. Telecommunication – Regulation will focus on the location of cell sites for public health and safety considerations.



2. Sewerage System – Legislative action will entail the enactment of a local sanitation ordinance and increase penalties for violators. It will also include the creation of a plantilla position for a sanitary engineer who will serve as a member of the staff of the building official.
3. Drainage System and Flood Control Facilities – this will require the Local Development Council (LDC) to pass a resolution seeking the support of the Regional Development Council (RDC) or higher bodies for the conduct of a comprehensive sewerage study.
4. Arterial Roads – public action will focus on the recovery of road-rights-of-way and to develop them into an additional lane. To avoid future traffic congestion within the Poblacion area, the “no on-street-no parking” policy will be strictly enforced especially within the central business district. A minimum lateral access to arterial roads at an interval of 500 meters will be enforced. Additionally, in the case of Roman Highway, no development would be granted direct access to it (with very few exceptions, i.e. gas stations).
5. Collector Roads –A minimum lateral access along proposed collector roads to be not less than 250 meters will be enforced and that only a collector road will connect to an arterial road.
6. Distributor Roads – The development of dead-end roads will be discouraged and that all roads must form part of a loop or series of loops.
7. Subdivision Roads – Subdivision developers will be compelled to connect their main subdivision road only to collector and distributor roads. The LGU Road design standards will be used as a basis for improving existing local roads. These standards and guidelines

will be imposed on new road construction and will include provisions on sidewalks, ramps, planting strips, street lighting, waiting sheds, and others.

8. Street Furniture – Standards for street furniture, traffic signages, and overpass design will be formulated. It will put up traffic signals on on-grade pedestrian crossing will be put up.
9. Parking Facilities – The LGU will formulate its own local standards on the provision of parking and open space requirements. These will be made part of the local Building Code.
10. Bus Terminals – Appropriate sites within the growth center for multi-modal bus terminals will be identified.
11. Port facilities – The LGU will coordinate with the national government agencies in the development of its Municipal Port located in Puting Buhangin to serve as entry point for the LGU's development projects.

Some of the suggested actions are:

- i. Conduct a study on how to best develop the port and the lots around it.
- ii. Ascertain the viability of consolidating the lots around the port so that it would be easier to develop in the future. This can be done in coordination with the private developers.
- iii. Prepare a public information campaign regarding the presence of the Port, so as to attract potential passengers. Once the passenger volume grows, it would be easier to attract private investors.