Chapter10

**The Comprehensive Land Use Plan**

**THE COMPREHENSIVE LAND USE PLAN**

***Vision***

**MANGALDAN**, home of the best-tasting pindang, shall be the meat processing capital of Pangasinan, with God-centered, peace-loving and educated people, living in a balanced, disaster-ready and healthful ecology guided by committed and purpose-driven leaders proactively meeting the challenges towards cityhood.

***Mission***

The Municipal Government of Mangaldan is fully committed to promote the welfare and well-being of its constituents through dedicated and development-oriented political leaders, aided by a highly motivated and accountable bureaucracy through vital operating mechanisms, putting premium on people’s participation and steadfast in its performance commitment to pro-actively meet the challenge of a multi-faceted local governance.

***Goal***

This town plan is prepared for the purpose of providing a guide book towards the full utilization of resources for the satisfaction of human needs through the comprehensive development planning of the municipality.

***Objectives***

1. Increase production in agriculture, fishery, livestock thru optimum utilization of land;
2. Generate needed livelihood and employment opportunities;
3. Balance distribution of infrastructure services to support social development programs in various parts of the municipality
4. Ensure long-term sustainability of the environment thru maintained equity in the utilization of resources.
5. Increase access to safe drinking and potable drinking water
6. Identify relocation sites for informal settler or families living in identified danger areas.
7. Improve existing local public enterprises
8. Strengthen LGU-business sector partnership
9. Promote effective preservation, protection and management of the environment for a balanced ecology.
10. Improve the quality of life particularly the poor households of the municipality.
11. Provide adequate quality services on health, education, housing and basic utilities, safety and security.
12. Develop the Angalacan River for tourism-related activities and formulate tourism Development Plan.

***Development Thrust***

The Philippine Development Plan 2017 - 2022 envisions a sustainable development path anchored on growth with social equity. The overall achievement of this vision will be measured in large part by poverty reduction specially in the rural areas and an improvement in the distribution of income.Which is also aligned to Mangaldan’s Development Thrust.

Mangaldan is a satellite town to Dagupan City, a sub-regional center, as spelled out in the Ilocos Region Development Plan through the combined growth and integrated development strategy. Considering its resource potentials, Mangaldanis envisioned to become an agri-industrial town supportive to the development thrusts of the province and the region as a whole.

Moreover, Mangaldan now considers its boundaries as inter-twining with those of the CAMADA or Metro-Dagupan area. Thus, Mangaldanis planned to be the “catch basin” for the burgeoning Dagupan City population moving eastward.

For the Municipality of Mangaldan, Development Thrust will focus increase in economic activities through development of the following:

1. Agriculture and tourism
2. Meat industry
3. Trade and commerce

***Development Strategies***

Considering the mentioned Development Thrust, Mangaldan will implemented the following Development Strategies to achieve its goals and objectives

1. Agri-ecotourism Development
2. Processed Meat Promotion & Development
3. Trade and Industry Development

* **Settlement Pattern**

The existing urban settlement trend is characterized by a combination of grid pattern and the strip/linear pattern of development. In the grid pattern, the urban core follows a rectangular pattern of blocks defined by parallel road networks. This is the physical day-out communities which were then under the Spanish Colonial System.

In some parts of the Municipality, development trend is described as sprawl/linear pattern where settlements occur along both sides of major roads. This is particularly true in barangays traversed by the National Highway to Baguio City/Metro Manila/San Fernando City in La Union and those traversed by the provincial and municipal roads.

* **Spatial Development Patterns Considered**
* ***Growth Center Strategy***

In this type, the planned growth centeris drawn largely from the central and nodal development pattern. This strategy tends to attain the optimum utilization of the available financial and physical resources. Moreover, the strategy can contribute for the effective/efficient control as well as the conservation measures on the conversion of the prime agricultural lands into other uses.

* ***Radial Circumferential Pattern of Development***

This is a type of physical development strategy wherein the primary growth centers relate to the secondary centers and the secondary centers relate to each other in a circumferential network. The said network is usually connecting the centers as prescribed.

The above-described pattern of spatial development, Poblacion will not only serve as the major growth center with its peripheral barangays – Tebag, Salay, Guilig, Bari, Banaoang, Navaluan, Guiguilonen, Embarcadero and Nibaliw as influence areas. The four (4) Minor Growth Centers supporting Poblacionare :Brgy. Bantayanin the Northwest with influence areas at Bateng, Talogtog and Lanas; Brgy.David in the Southeast with influence areas at Buenlag, Amansabina, Gueguesangen, Osiem, Landas and Guesang; Brgy.Salaan in the Northeastern part with Pogo, Palua, Inlambo and Macayug as influence areas and Brgy.Malabago in the Southwestern part with Maasin, Anolid and Alitaya as influence areas.

* **Selection of Spatial Development Strategy**

Considering the outlying current financial and administrative capability of Mangaldan including its geographical location, it is therefore, justifiable to recommend the Radial Circumferential Pattern for its future development.

* **The Preferred Strategy**
* ***Major Growth Center***

The major growth center should continue to be the Poblacion, where the Commercial Business District is presently located. The urban core is right now the center where the various services are located. Within its periphery one can find what he wishes to be served for. It has a concrete road network, fully energized establishments and residential areas and contains the Municipal Building.

Expansion of these areas could go along National highway/Rizal Street west towards Dagupan City and these areas are slowly becoming built-up areas for residential houses and service shops.

Spaces are still enough to accommodate development and expansion of other utilities and facilities necessary for the needs of an increasing population.

* **Tools and Techniques**

The following tools and techniques shall seek to strengthen Land Use Regulation for sustainable development shall include:

1. Capital Improvement Program- to define the locality’s growth management program that will schedule the physical improvements and related costs in accordance with the CLUP;
2. Urban Growth Boundary- to establish the parameters/limits for development activities within designated growth areas to those within the reach of services such as water, sewer lines, streets, electricity, etc. to enable the local government to manage its growth and its impacts on its fiscal and physical resources and enable it to minimize unplanned developments;
3. Transfer of Development Rights- will seek to minimize development in certain areas and to preserve environmentally sensitive ones by “trading” /transferring development rights to other areas where higher density development may be allowed; the tool intends to preserve open spaces, agricultural lands, water resources and other sensitive areas adjacent to or within applied areas for development;
4. Development Impact Fees- as a means for recovering the costs of capital improvements including public facilities, developers are to be assessed such “Impact Fees” for the use of such improvements that contribute to the feasibility and enhance the “saleability” of their projects; the impact fees may then be used for other improvements or implementation of projects pursuant to the CLUP;
5. Revenue Sharing- may involve sharing of tax receipts as an incentive to districts or units within the Municipality to assist receiving jurisdictions implement the activities pursuant to the CLUP, e.g., maintaining buffer zones; monitoring compliance with regulations in their jurisdictional areas, etc.
6. Use Value Assessment and Taxation- grants discounts in property tax assessment as incentive to preserve and promote retention of land used for agriculture, protected land and open space;
7. Conservation Easements- to protect the conserved property, farmland, habitat, historical land and its value, easement agreements are written into deeds between the LGU and the property owner or land trust organization; the deed conditions may be accompanied by tax incentives to encourage/promote surrender of development rights over easements to the local government or private entities that will maintain the easements as undeveloped and preserve the desired use.
8. Other tools for enforcement of the CLUP may be adopted if feasible and promoting the CLUP and its efficient and effective implementation.

***The Concept/Structure Plan***

The Local Government Unit may select or decide on any of the spatial development concepts that will put emphasis or underscore the identified development thrust and the corresponding spatial strategies.

A concept plan is a physical development strategy usually illustrated the form of diagram sketch overlain on the planning area map and consists of identified types and levels of growth centers strategically distributed within the planning area. Generally, the discussion focuses on the growth center strategy of this Plan. As defined, growth center strategy is a physical development strategy recognizing resource limitations and the possibility of inequitable distribution of resources in a geographical context, identifies types and levels of centers of growth in the locational and spatial context wherein such centers, specific types and levels of facilities and resource opportunities have to be provided.

After a thorough study of different land use requirements and resource opportunities and constraints in each barangay, the planning team came up with a conceptual plan and identified five (5) growth centers. The radial circumferential pattern of development was found applicable. However, in the identification of growth centers, several constraints were encountered as follows:

1. The configuration of the major road arteries such as the national and provincial roads seems to divide the town into four (4) sections, thus limit the identification of growth centers into a maximum of five since said roads will necessarily link said centers to the urban area.

2. Most barangays are already self-sufficient. With these factors, the planning team was limited to the formulation of only one alternative concept plan considering also the already existing radial roads. Consequently, a set of criteria was made to serve as guidelines in selecting growth center as follows:

* 1. Strategic location of centersso as to serve as catchment area of satellite barangays.

1. Adequacy of existing facilities which will benefit nearby barangays suchas health centers, schools, and others.
2. Capability of residents to implement self-help projects for self-reliance.
3. The feasibility of improving the radial road network into a circumferential pattern by constructing additional roads which shall purposely link all barangays to adjacent barangays.
4. Relatively the most developed in the cluster and have the advantage of centrality and accessibility from the center of the town.

With these criteria, five (5) growth centers were identified (Map No. 27- Schematic Diagram of the Five Growth Centers) as follows:

1. **Poblacion (Commercial Growth Node)**

Presently the urban core of the town, Poblacion is the seat of government, the Commercial Business District (CBD), as well as the center of recreational facilities. These various functional roles are made possible by the presence of different facilities. It is where the municipal building, public market plaza, auditorium, youth development center, central elementary school and high schools, churches of the different religious sects, rural savings banks and the Community Infirmary are located. It is also the residence of about 4percent of the town’s population.

Poblacion is the most developed of all the barangays. It is completely energized and the households are served by a centralized waterworks system. It has also a complete road network system, being traversed by the national and provincial roads leading to the major urban centers. As such, it is strategically located, being at the crossroads of all transportation routes going to the north, Baguio City and Manila.

As such, Poblacion will remain to be the Central Business District with residential and institutional uses, with barangays Salay, Tebag, Nibaliw, Embarcadero, Guiguilonen, Navaluan, Banaoang, Bari and Guilig as its immediate catchment catchment areas. However, its influence covers the whole municipality.

The proposed development strategies are:

1.a. Expansion of commercial which allows R-3 (Medium to high density residential areas).

1.b. Maintenance of the existing road system and institutional facilities.

1.c. Provision of facilities supportive to commerce like parking space for vehicles.

1.d. Eliminate flooding on the eastern and southern portions of the Poblacion.

2. **Bantayan (Aquaculture Growth Node)**

Located in the north portion of the municipality, Bantayan is 3 kilometers away from the Poblacion. Its total land of 87.75 hectares supports an estimated population of 3,633. Its land area is devoted to agriculture and fishponds. At present, Bantayan is one of the progressive barangays. It boasts a school, a rural health center, multi-purpose pavement. It is traversed by Dagupan-Damortis road. Barangays Bateng, Lanas and Talogtog will serve as catchment areas. As proposed, Bantayan will remain an agricultural area, with emphasis on its croplands, & fishponds.

The development strategies will be:

2.a. Improvement and maintenance of the provincial and barangay roads linking Bantayan to its catchment areas

2.b. Construction of additional farm-to-market roads.

2.c. Extension of irrigation facilities to said barangays which has potential irrigable areas.

**3. Northern Partof Malabago(Industrial/Commercial Growth Node)**

Malabago has a population of 5,095 and a total land area of 230.75 hectares. It has an elementary school, a multi-purpose building and a chapel. In its Northern Part being traversed by the Dagupan-Damortis highway, different types of industries have been established such as poprice and pilipit making, repair shops, hollow blocks making and two sawmills. It is also completely energized, being only three kilometersaway from the Poblacion. Northern Part of Malabagois identified to become an industrial and commercial center, to absorb a portion of the industrial and commercial requirements of the Dagupan Area. The catchment areas for this barangay include Maasin, and Northern Part of Anolid. Having a potential for commercial and industrial development, the proposed strategies will be:

3.a. Expansion of commercial and industrial areas.

3.b. Conduct feasibility studies on other industries that may be located in Malabago.

3.c. Application for additional loans to finance small scale industries.

**4. Alitaya (Agricultural Growth Node)**

Barangay Alitaya is located at the southernmost tip of the town bounding with the municipalities of Calasiao and Sta. Barbara, and is approximately five (5) kilometers away from the town proper.

It has a chapel, a barangay health center, a barangay hall, multi-purpose pavement and an auditorium.

Alitaya has a population of 4,378 and a land area of 540.41 hectares. Considered to have prime agricultural lands, Alitayais mostly planted with rice and is identified as SAFDZ.

The Proposed Strategies for development are:

4.a. Construction of Farm-to-Market Roads

4.b. Protection of Prime Agricultural Areas

4.c. Development of agri-based activities

5. **Inlambo (Second Agricultural Growth Node)**

This barangayis situated five (5) kilometers away from the Poblacion. It has a population of 1,673 and a total land area of 142.39 hectares. It also offers facilities like a complete road network, an elementary school, a barangay hall, a barangay health center, and a chapel. It is also completely energized.

The Agricultural lands in this barangay are ideal for legumes, root crops, and vegetables. The existing industries are cattle and swine raising. Mushroom culture is also a potential industry. Inlambowill be maintained as an agro-industrial area, with Macayug, Salaan, Pogo and Palua as its satellite barangays. The proposed strategies for development include:

5.a. Improvement and maintenance of the road network system.

5.b. Promotion of agri-based industrial activities.

**General Principles**

The basic urban form conceptual frameworks only serve to guide the LGUs in formulating the schematic diagrams that will best characterize the preferred growth of development. The preferred urban form shall be identified in terminologies that are reflective of the local situation.

The General Principles of the concept/structure of the Municipality of Mangaldanshall apply to all the areas categorized under the Structure Plan. These are intended to ensure that all developments will be compatible with the natural environment; protect areas with historical, cultural, scenic and other significant and unique features. Where uses can further enhance these areas, overlay zoning considering biodiversity preservation, geological, hydrological, geotechnical andother feasibility studies,may be allowed.

To ensure the feasibility and applicability of the CLUP, the Local Government shall promulgate appropriate legislations to provide the fiscal and other support requirements for an effective self-propelling land use planning cycle that will basically proceed from Plan formulation, Plan Implementation, Plan Monitoring and Review and Plan Revision on to the next cycle.

The policies related to Natural Conservation, Open Space System and Special Use Area are major policies. These policies underlying land use categories shall apply to overlay uses.

**Structure Plan Categories**:

1. Natural Conservation
2. Major Urban Center
3. Open Space System
4. Special Use Areas
5. Circulation Network And Corridor Edge

The Local Government Code, the Land Use Elements of the General Plan identifies the goals and policies that guide the distribution, general location and extent of uses of land for housing, business, industry, open space, and other uses of land in the Municipality of Mangaldan. The Land Use Elements ensures a compatible balance of land uses to meet the diverse needs of the communities. Equally important, the land use elements provides planning tools, such as land use policy maps, as well land use policy strategies, that will coordinate future development and revitalization efforts in the Municipality.

As discussed above, there are two types of Urban Form Conceptual Framework of the Municipality of Mangaldan, the Concentric Form and the Linear Form of Development. It is characterized by concentration of development within the Central Business District. Residential, Commercial, Industrial, Institutional and mixed used developments intensify along these areas.

The Linear Form of Development, usually, commercial and other type of development along major thoroughfares sprouted along these areas. Congestion is likely to occur at the urban core and the main radials especially so that road standard within the municipality is below par. To address future problems in the Municipality’s type of development is through proper implementation of the Comprehensive Land Use Plan contained in the structure plan policies, tools and techniques, approaches that shall mitigate/regulate and seek to strengthen Land Use Regulation for sustainable development.

**Structure Plan Policies**

1. ***Natural Conservation Areas***

This Conservation Area statement is concerned with ensuring that broad strategic development plan policies are implemented in such a way that preserves or enhances the particular character and qualities of special interest that have been identified.

* 1. The Development within, or affecting the setting of a Conservation

Area, will only be permitted if all the following criteria will meet:

* 1. The sitting development respects the open spaces, pattern of

building layout, trees and boundary treatment, and does not harm any positive contribution made to the character or appearance of the conservation areas.

* 1. The scale, design, proportions, detailing and materials used in the proposed development are sympathetic to the character form in the area, and compatible with the adjacent buildings and spaces.
  2. It does not cause the loss of features of historic or characteristic value; and
  3. Important views within, into and out of the area are protected.
  4. Any amendment in the delineation and identification of specific sites- public or private- within such Natural Conservation Areas shall be subject to prior comprehensive research and studies as to feasibility and impacts, long- and short-term, on the Municipality and its communities and the over-all Open Space System of Mangaldan.
  5. Where private lands are located within such Protected Areas, the Local Government shall endeavour to acquire possession of the same for preservation purposes and/or strictly regulate their use/s and development to the ends of preventing/mitigating geo- hazards and other risks resulting from such use / development or adopt a stewardship system for their protection and preservation in coordination with non-government organizations in the pursuit of environmental protection and management.

1. ***URBAN Development***

### 2.1. Urban policy

The term "urban policy" is used for a wide range of different concerns and activities. The key issues relate to

* economic development, including local economic activity, income generation and employment policy;
* social development, including housing and neighbourhood issues, relations within and between communities, and social inclusion; and
* geographical issues, concerned with spatial relationships municipality, planning, transport, the environment and the urban infrastructure.

Urban policy has mainly been distinguished by attempts to treat economic and social issues in localised settings.

2.2. Single family structures shall be encouraged to locate on the more

level portions of the lot while preserving the more irregular features

for open space or buffers.

2.3. Residential development will be allowed at the most, at medium

density to avoid destruction of the slopes and retain as much of the natural features of the land, as possible.

2.4. Expansion in development clusters shall be discouraged to allow for

preservation of natural contours and critical areas while encouraging

adoption of space/land-saving innovative designs.

2.5.Agricultural land or farms located within the urban boundaries are to

be preserved and buffers shall be required to preserve their agricultural use and minimize pollution from urban activities.

1. ***Open Space (OS) System***
   1. Easements and buffers will protect the Open Space (OS) System from

unauthorized encroachment by other adjacent activities.

* 1. Development of the OS System will be in accordance with an Agro-Eco-Tourism Master Plan to develop socio-economic activities that will generate new and productive activities as alternative sources of livelihood for the residents of Mangaldan.
  2. The Development within, or affecting the setting of a Conservation Area, will only be permitted if all the following criteria will meet:
     + - 1. The sitting development respects the open spaces, pattern of building layout, trees and boundary treatment, and does not harm any positive contribution made to the character or appearance of the conservation areas.
         2. The scale, design, proportions, detailing and materials used in the proposed developmentare sympathetic to the character form in the area, and compatible with the adjacent buildings and spaces.
         3. It does not cause the loss of features of historic or characteristic value; and
         4. Important views within, into and out of the area are protected.

1. ***Special Use Areas***
   1. All areas designated as environmentally sensitive and of unique natural features or landscapes shall be regulated for development as Special Use Areas subject to the pertinent Rules and Regulations to be formulated for the purpose.

These shallinclude:

1. Areas identified for extractive industries;
2. Flood-prone areas;
3. Soil-erosion-/Landslide-prone areas;
4. Legal easements of rivers and other waterways;
5. Areas within identified protected areas and the OS System;
   1. Any development allowed as Special Use within the listed areas above shall only be permitted at the most, as medium density use conditioned on compliance with environmental laws, solid wastes act, sanitation code, building Code and other pertinent laws on land use and environmental protection.
   2. The policies for Special Use Areas are intended as overlay policies which means that the policies for underlying land use category also apply to areas designated as Special Use Areas.
6. ***Circulation Network And Corridor Edge***
   1. The Circulation Network will define the direction of the development of Mangaldan, as a whole. Given the terrain and lack of sufficient expanse of land for its transportation needs, the road network and mode of transportation of Mangaldanwill mainly consist of major arterials and feeder roads to connect its major and minor growth areas and to serve the internal and external circulation needs of the Municipality.
   2. To concentrate within a small area the impacts of transport and accessory activities, terminals shall be designated for the Poblacion and Cluster Centers for regular transport services of people and goods, that may also include commercial wholesale and retail outlets, as well as eateries and services, e.g., barbershops, repair shops, drugstores, hardware, active recreational facilities and other outlets for emergency needs.
   3. The main arterials shall serve as the linkage between the Urban Growth and areas outside the Municipality.

***The Proposed Land Use Plan (CY 2016-2026)***

A comprehensive Land Use Plan Preparation was designed to provide Local Government Units (LGUs) the fundamental tools for local governance and decision-making. The first step in understanding Comprehensive Land Use Plan is knowing the basic concepts associated with CLUP such as land, land use planning and land use plan.

The proposed land use plan of Mangaldan is a physical translation of the prescribed patterns of development such as the radial development and growth center strategy. Mangaldanis proposed to be fully urbanized and at the same time maintains the character of its limited agricultural areas. Its full urbanization is proposed considering that Mangaldan is expected to play a complementary role to Dagupan City and that certain towns such as San Jacinto, San Fabian, Mapandan, parts of Sta. Barbara and even barangay Bolosan of Dagupan City will depend on Mangaldan especially on their commercial needs. Fully urbanizing Mangaldan then refers to expansion of agro-commercial and residential areas. The various land uses are reflected in the proposed land use plan (Map No. 28-Proposed Land Uses).

This land use plan is important in optimizing the use of both public and private lands and to resolve conflicts in land uses. This is a helpful guide in the use and re-use of land. Moreover, it will guide the trend of the physical, social and economic development of the town.

**Table 9: Proposed Land Uses (General) CY 2016-2026**

|  |  |  |
| --- | --- | --- |
| **Land Use** | **Proposed Land Use (2016-2026)** | |
| **Area (Has.)** | **Percent to Total** |
| Agricultural | 3,122.90 | 64.42 |
| Residential | 836.39 | 17.25 |
| Industrial | 29.85 | 0.62 |
| Fishery | 331.54 | 6.84 |
| Roads | 176.41 | 3.64 |
| Commercial | 290.18 | 5.99 |
| General Institutional | 37.99 | 0.78 |
| Parks and Recreational | 3.85 | 0.08 |
| Cemetery/ Memorial Park | 13.99 | 0.29 |
| Special Uses |  |  |
| - Slaughterhouse | 1.00 | 0.02 |
| - Livestock | 0.48 | 0.01 |
| - Municipal Controlled Dumpsite | 3.20 | 0.07 |
| **TOTAL** | **4,847.78** | **100.00** |

***General Urban Land Use Plan***

This covers the entire municipality. A glance at the proposed land use map shows that major expansion and changes are proposed for the built-up areas, commercial or agro-commercial-industrial areas and road network. Its land uses are the following:

1. **Built-up Areas**

The built-up area consists of the clustered dwelling units with customary neighborhood commercial facilities, institutional facilities, home industries and other supportive uses. This shall be expanded to accommodate the projected space for dwelling units and community facilities. Said expansion of the built-up area shall be adjacent to the already existing ones.

Socialized Housing Program

The Socialized Housing Program of the national government as mandated by RA 7279 stipulates the identification of mass housing sites for the urban poor and the low income groups. The existing socialized housing sites totals 9.12 hectares and are located in Barangays Tebag, Macayug, Guiguilonen and Guilig. The other identified and proposed sites cover an additional area of 11.11 hectares located in Barangays Salay, Lanas, Talogtog, Anolid and Amansabina.

1. **Commercial Use**

The projected expansion of 246.14 hectares commercial use in Mangaldanhas not been achieved during the last CLUP preparation. This area remains the same for CLUP 2016-2026.

Expansion of the commercial zone along National Road preferably non-pollutive and non-hazardous is proposed in the portions of Malabago and in Anolid along the road to Dagupan City. The southern portion of Malabago along the barangay road shall remain as residential and agricultural since these are existing residential areas and potentially irrigable lands respectively.

1. **General Institutional Use**

This use consists of schools, churches/chapels, barangay health stations, clinics and barangay halls. The expansion covers about two (2) hectares for the proposed new school sites, for the next ten (10) years. The existing area of the municipal building could contain future expansion of government offices.

1. **Agricultural Use**

Being the main source of livelihood in the municipality, all existing agricultural lands shall be particularly irrigated ricelandconserved with the exception of the 5.27% change projected within the planning period. This will be used primarily for theexpansion of the built-up areas which are complementary uses. This will be used primarily for the expansion of commercial areas. All the 1,700 un-irrigated potentially irrigable areas shall be irrigated.

1. **Fishery**

The fishponds are located at the northwestern portion of the town. Activities therein shall be restricted to maintain its fishpond character. Moreover, strict compliance to the provisions of the Water Code of the Philippines, especially on water easement along banks of waterways shall be strictly observed. Mangrove areas shall likewise be conserved.

1. **Parks and Recreation**

The Mangaldan Public Plaza is the main recreational facility and open space in the municipality. This supports the recreational and sports activities in our educational institutions. It has a total of 2.52 hectares.

1. **Cemetery/ Memorial Park**

The Cemetery/ Municipal Park areas shall have additional expansion area of around 4 hectares. The expansion shall be subjected to existing laws and ordinances to maintain healthful ecology.

1. **Special Uses**

The special use which shall have expansion is the municipal controlled dumpsite for the development of an eco-park. The dumping site is a one-hectare lot in Brgy. Banaoang. It is so located to minimize ill effects on water/air quality and suitable to the land use pattern in the area. Said expansion/ developmentshall be evaluated and subject to the requirements of locational clearances as well as other permits covering additional two (2) hectares.

***Balancing the Land Supply and Demand***

The land use plan for the Municipality of Mangaldan is one of the most important components of the Plan. Examining past and present land use can be used to determine the location and the amount of land available for particular purposes. Since the Plan and its goals, policies and strategies are a long-range guide for the growth and development of Mangaldan, it cannot be so specific or rigid and has to be flexible and able to adapt to unforeseen changes and demands. The Planning Committee consolidated updated data on agricultural lands, soil types and characteristics, natural resources, transportation networks, housing needs, demographics, local and regional economy, and public facilities and services. These data were then analysed and put into a land use plan.

The implications of future population growth or loss will mean for land consumption. Plans to manage growth need to include an accurate estimate of land required to accommodate future growth. The planning process forecasts population and employment into requirements for land “need” or demand. The municipality use the land supply and demand information to adjust existing capacities to handle growth to guide future decision-making.

The analysis on the available land resources of the municipality is higher than the required land demand for the next ten (10) years. Hence, there are still available land resources for future development in the Municipality of Mangaldan.

**Table 10: Existing and Proposed Land Uses: 2016-2026**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Land Use** | **Existing Land Use (2016)** | | **Proposed Land Use (2016-2026)** | | **Increase/ Decrease (has.)** | **Increase/ Decrease (%)** |
| **Area (Has.)** | **Percent to Total** | **Area (Has.)** | **Percent to Total** |
| Agricultural | 3,378.50 | 69.69 | 3,122.90 | 64.42 | -255.600 | -5.27 |
| Residential | 836.39 | 17.25 | 836.39 | 17.25 | 0.00 | 0.00 |
| Industrial | 29.85 | 0.62 | 29.85 | 0.62 | 0.00 | 0.00 |
| Fishery | 331.54 | 6.84 | 331.54 | 6.84 | 0.00 | 0.00 |
| Roads | 176.35 | 3.64 | 176.41 | 3.64 | 0.06 | 0.00 |
| Commercial | 44.04 | 0.91 | 290.18 | 5.99 | 246.14 | 5.08 |
| General Institutional | 35.99 | 0.74 | 37.99 | 0.78 | 2.00 | 0.04 |
| Parks and Recreational | 2.52 | 0.05 | 3.85 | 0.08 | 1.33 | 0.03 |
| Cemetery/ Memorial Park | 9.92 | 0.20 | 13.99 | 0.29 | 4.07 | 0.08 |
| Special Uses |  |  |  |  |  |  |
| - Slaughterhouse | 1.00 | 0.02 | 1.00 | 0.02 | 0.00 | 0.00 |
| - Livestock | 0.48 | 0.01 | 0.48 | 0.01 | 0.00 | 0.00 |
| - Municipal Controlled Dumpsite | 1.20 | 0.02 | 3.20 | 0.07 | 2.00 | 0.04 |
| **TOTAL** | **4,847.78** | **100.00** | **4,847.78** | **100.00** | **0.00** | **0.00** |

***Relevant Land Use Laws***

The provisions of the existing laws that set the major land use policies for Mangaldanwere considered:

**Republic Act No. 7279 of the “Urban Development and Housing Act (UDHA) of 1992”**

This Act provides for the implementation of a comprehensive and continuing urban development and housing program to uplift the condition of the underprivileged and homeless citizens in urban and urbanizing areas and optimize the use and productivity of the land and urban resources for development.

1. **Republic Act No. 6657 or the Comprehensive Agrarian Reform Program / Administrative Order No. 15 of Department of Agrarian Reform**

These provide guidelines for the conversion of agricultural lands to non-agricultural lands to non-agricultural uses, with emphasis on protecting the rights and interests of tenants.

1. **RA 7160, otherwise known as “Local Government Code of 1991”(Sec. 20)**

This authorizes cities and municipalities to reclassify agricultural lands to non-agricultural uses, subject to conditions.

1. **Presidential Decree No. 1586 (Environmental Impact Law)**

Provides guidelines for the establishment of the environmental impact system pursuant to the comprehensive and integrated environmental protection program. This mandates that an Environmental Compliance Certificate be secured from DENR for all environmentally critical projects and projects in environmentally critical areas.

1. **Republic Act No. 8546 (Agricultural and Fisheries Modernization Act)**

This act provides for the preparation of agricultural plans and identification/ zonification of lands for the Network of Protected Agricultural Areas incorporating therein the Strategic Agricultural and Fisheries Zones.

1. **Executive Order No. 124**

This provides guidelines for the conversion of areas for priority development projects like tourism, housing and industry.

1. **PD 933 / EO 90 (S. 1993)**

These provide the legal laws and authority for HLURB to promulgate rules and regulations on Zoning and Land Use thatused in the formulation of Land Use Plans and Zoning Ordinances of local government units. The existing locational guidelines on memorial parks/cemetery, slaughterhouse/abattoirs, cell sites, etc. were applied.

1. **Clean Air Act of 1999**

This regulates air quality by, among others, banning incineration, cigarette smoking, in non-smoking designated areas, manufacture / import and sale of leaded gasoline and or engines requiring leaded gasoline, ozone depleting substances, existing biomedical incinerators, controlling pollution from motor vehicles, and radioactive emissions.

1. **Presidential Decree No. 815**

This aims to regulate the conversion of rice and corn lands covered by the Land transfer to urban use with the rationale of protecting the beneficiaries of the Land reform Program.

1. **P.D. 1096 otherwise known as Water Code of the Philippines**

This code provides for the protection of waterways and the observance of easement regulations in the physical planning of a municipality.

1. **P.D. 856 otherwise known as Sanitation Code of the Philippines**

This Code is considered in studying the location of development proposals having impact on health and sanitation.

1. **P.D. 1151 otherwise known as the Philippine Environmental Policy Decree**

This Decree is considered to ensure consistency of development proposals with environmental policies.

1. **E.O. No. 71 S 1992**

Devolving the powers of the Housing and Land Use Regulatory Board to approve subdivision plans to cities/municipalities pursuant to Republic Act 7160 otherwise known as Local Government Code of 1991.

1. **E.O. 72 S. 1992**

Providing guidelines for the preparation and implementation of the comprehensive land use plans of the Local Government Code and other pertinent laws.

1. **Administrative Order No. 02 S 1991 (DA)**

Amending the guidelines on the certification of eligibility for conversion of agricultural land to non-agricultural use.

1. **Administrative Order No. 02 S 1990 (DAR)**

Rules and procedures governing the processing and approval of applications for land use conversion.

1. **Administrative Order No. 08 S 1990 (DAR)**

Amendments to Administrative Order No. 18 s. 1989 and Administrative Order Nos. 1 & 2 S 1990.

1. **PD 1151**

A decree that recognizes the right of the people to a Healthful Environment pursuant to policies affecting Philippine Environment

1. **PD 815**

A decree which controls the conversion of agricultural land uses to non-agricultural uses and prescribing rules and regulations to govern said conversions.

1. **PD 399**

Limiting the use of a strip of One Thousand meters of land along any existing proposed or on-going public highway road, until the government shall have a competent study and have formulated a comprehensive and integrated land use and development plan.

1. **LOI 713**

Provides that no construction for industrial or non-agricultural purposes on agricultural land should be given permits or licenses unless proper clearance is secured from the HLURB.

1. **LOI 19**

Prohibits illegal development of “esteros” e.g railways, public and private property and made provisions for the regulation of squatters.

1. **RA 6975**

Provides the organization and establishment of Fire Station and district/city/municipal jail.

1. **Zoning Ordinance**

Zoning Ordinance is define as how property in specific geographic zones can be used. It specify whether zones can be used for bulk (or density) and the height of structures. Zoning Ordinance are lengthy documents describing not only the acceptable use for specified areas of land, but granting variances and hearing appeals.

The Zoning Ordinance is one regulatory measure which is important tool for the implementation of the approved Comprehensive Land Use Plan.

1. **Municipal Tax Ordinance**

The Sangguniang Bayan has the power to enact new tax ordinance as embodied under Republic Act No. 7160, otherwise known as the Local Government Code of 1991.

1. **National Building Code**

This law provides that all buildings/structure to be put up in the municipality should conform to the provisions of the said code. A building permit is required to be secured prior to the construction of any structure in the municipality, and after a Locational Clearance has been secured.

1. **PD 957/BP 220**

Regulates the Development of any subdivision to include memorial parks and condominiums by requiring the owner/develop to provided necessary facilities and services in accordance with the technical design standards set by HLURB. A Locational Clearance, as well as Development Permit has to be secured from the Local Government and/or HLURB prior to commencing of any subdivision and condominium projects.

**27. PD No. 1586**

Establishing an Environment Impact Statement System, including other Environment Management Related Measures for Other Purposes.

**28. RA 6657 and AO No. 1, Series of 1994**

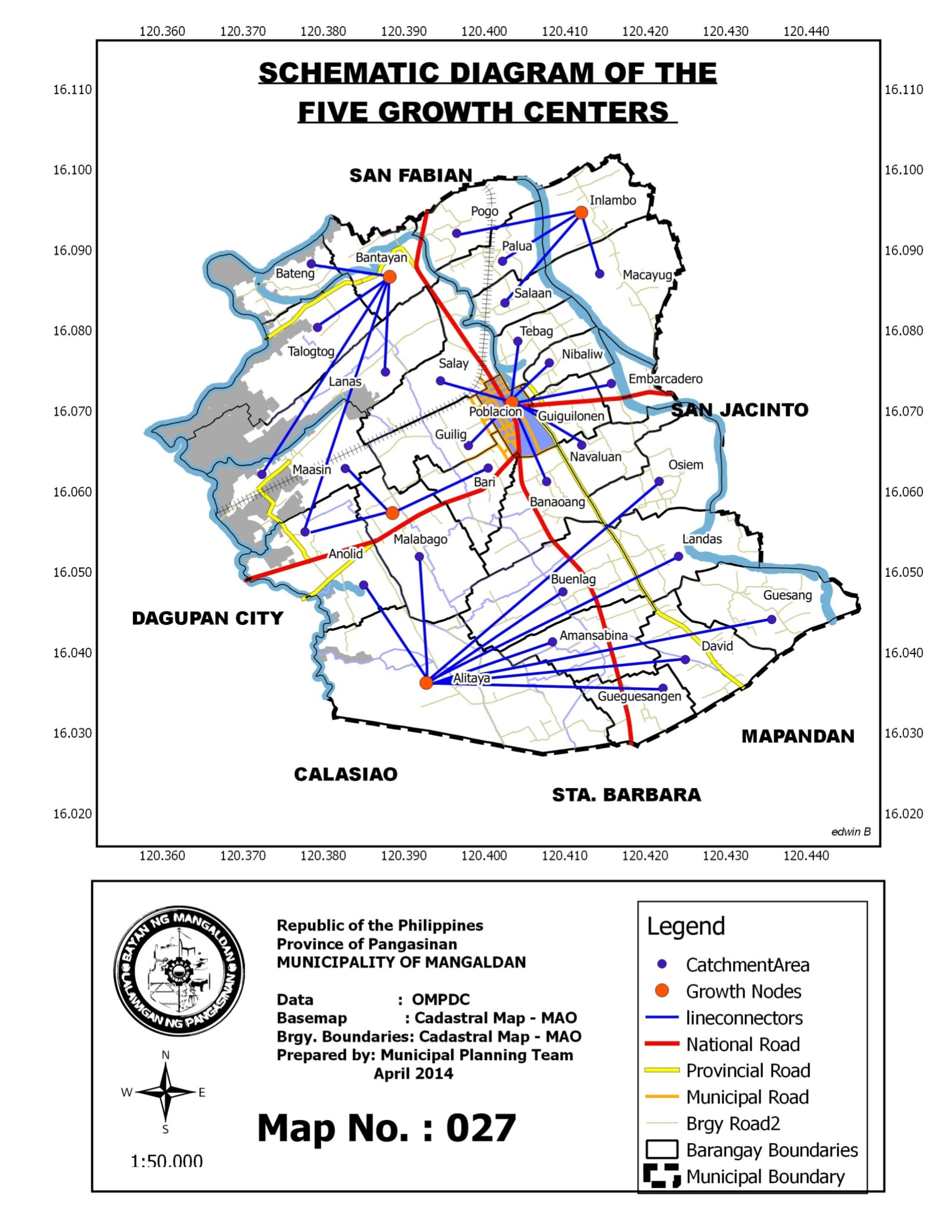
An Act Instituting a Comprehensive Agrarian Reform Program to Promote Social Justice and Industrialization, Providing the Mechanism for its Implementation and for Other Purposes. This Act requires a Conversion Clearance to be secured form the Department of Agrarian of Agricultural land to urban use.

**29. RA 10068**

An act providing for the development and promotion of organic agriculture in the Philippines and for other purposes.

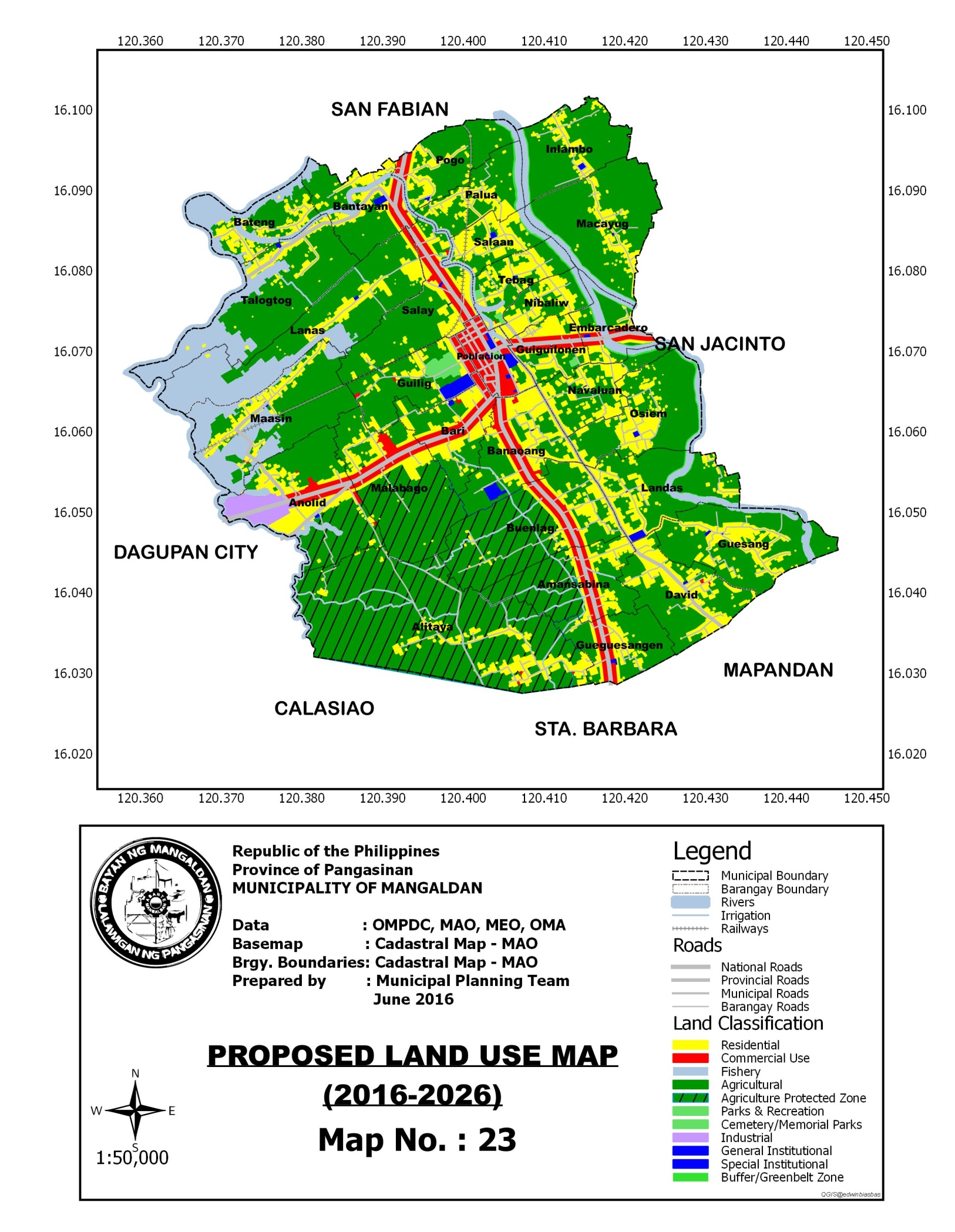
**30. RA 9593**

An act declaring a national policy for tourism as an engine of investment, employment, growth and national development, and strengthening the department of tourism and its attached agencies to effectively and efficiently implement that policy, and appropriating funds therefor



SCHEMATIC DIAGRAM OF THE FIVE GROWTH CENTERS

Map No. : 27





Special Uses

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