**EXECUTIVE SUMMARY**

**Comprehensive Land Use Plan (CLUP)**

**2016-2026**



**MUNICIPALITY OF MANGALDAN**

Province of Pangasinan

Region I

**EXECUTIVE SUMMARY**

**COMPREHENSIVE LAND USE PLAN: 2016-2026**

**I. 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.

**II. BRIEF SITUATIONER**

* **PHYSICAL PROFILE**

The Municipality of Mangaldan is situated on a plain terrain on the northern part of eastern Pangasinan, more or less eighteen (18) kilometers inland from the historical Lingayen Gulf. The map of the Philippines determined its geographical location somewhere at latitude 16o 01’ 39” to 16o 06’ 19” North and at longitude 120o 21’ 35” to 120o 26’ 48” East. It is bounded by the following municipalities:

North - Lingayen Gulf

Northeast - San Fabian

East - San Jacinto

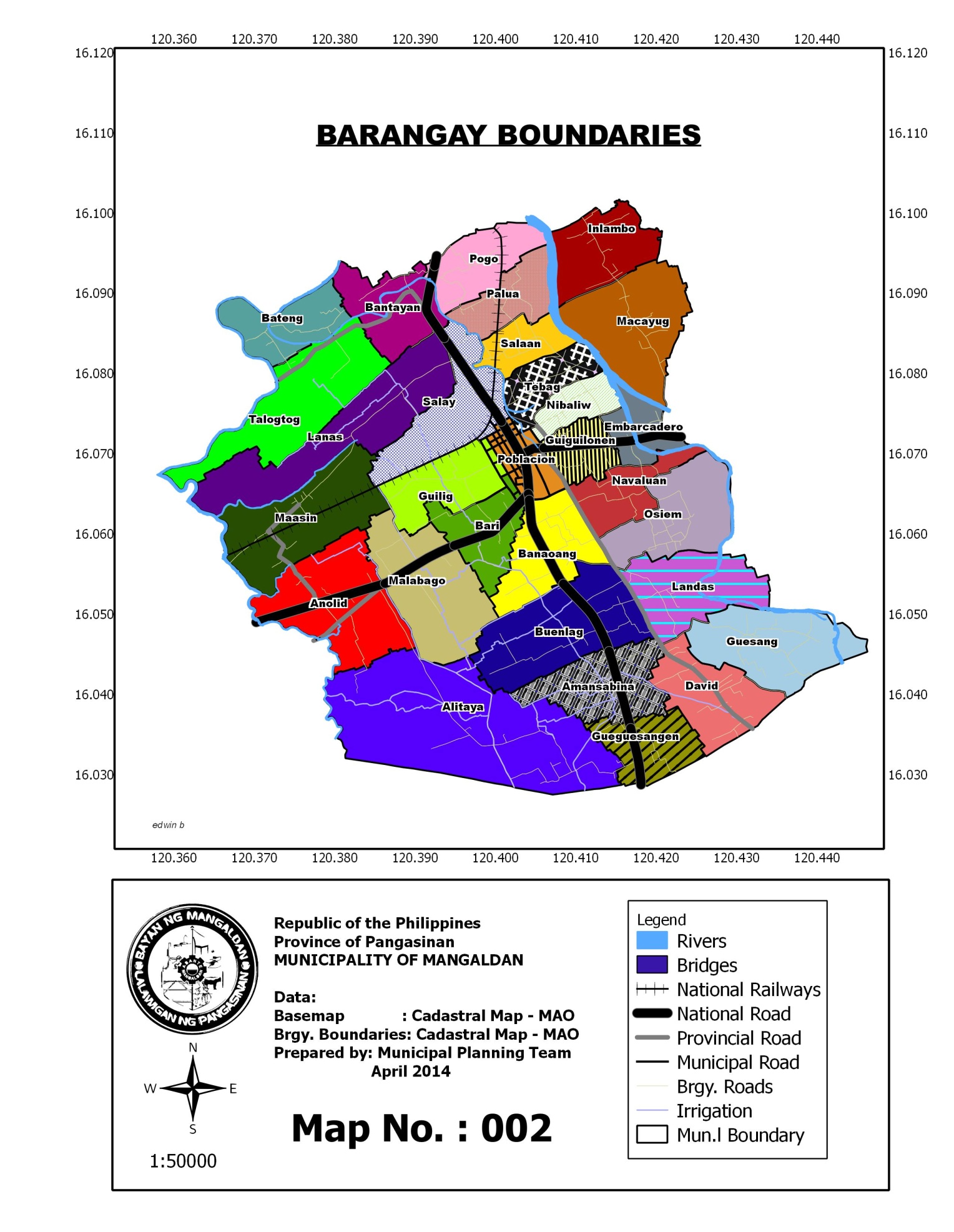
West - Dagupan City

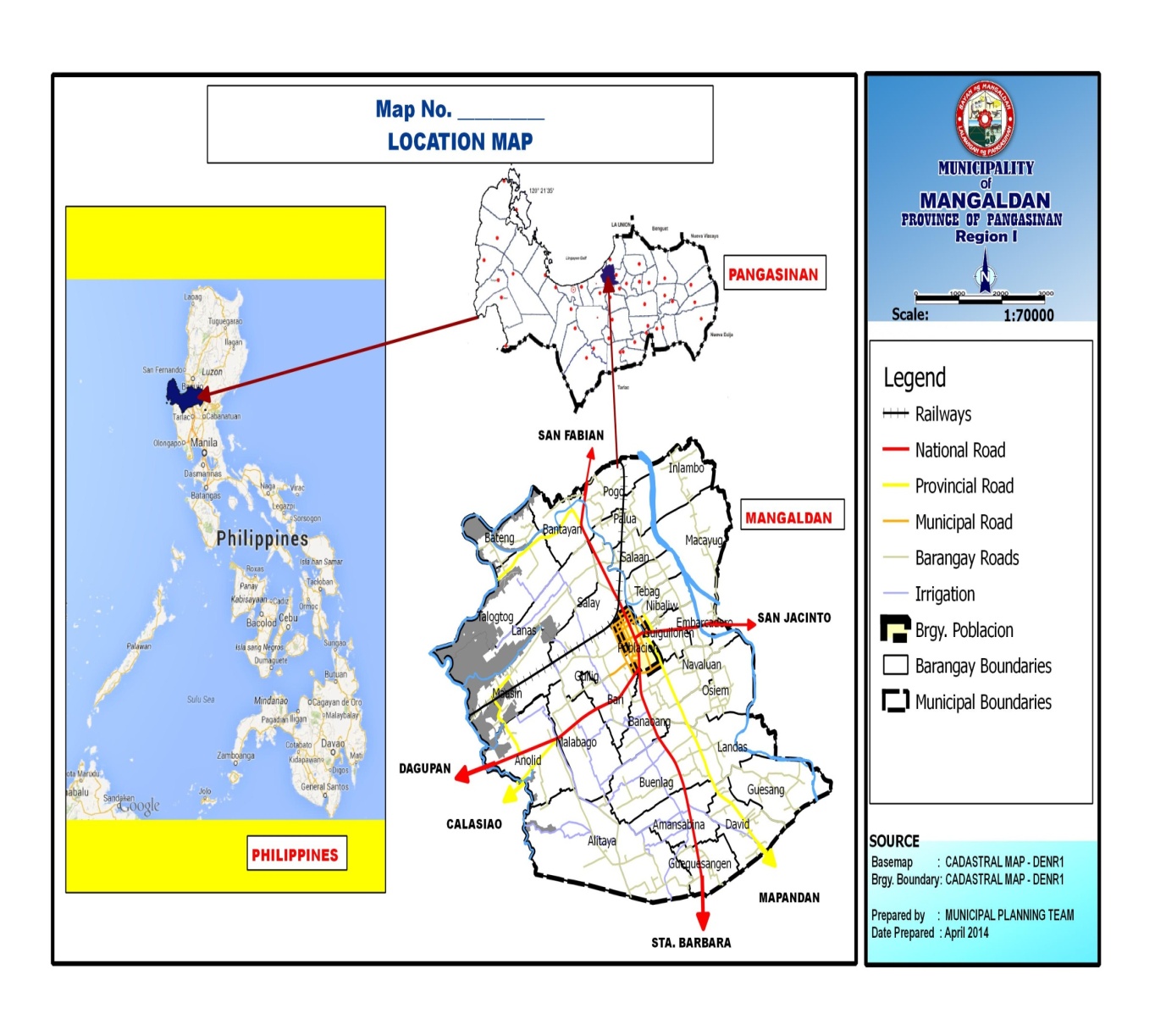
South - Sta. Barbara

Southeast - Mapandan

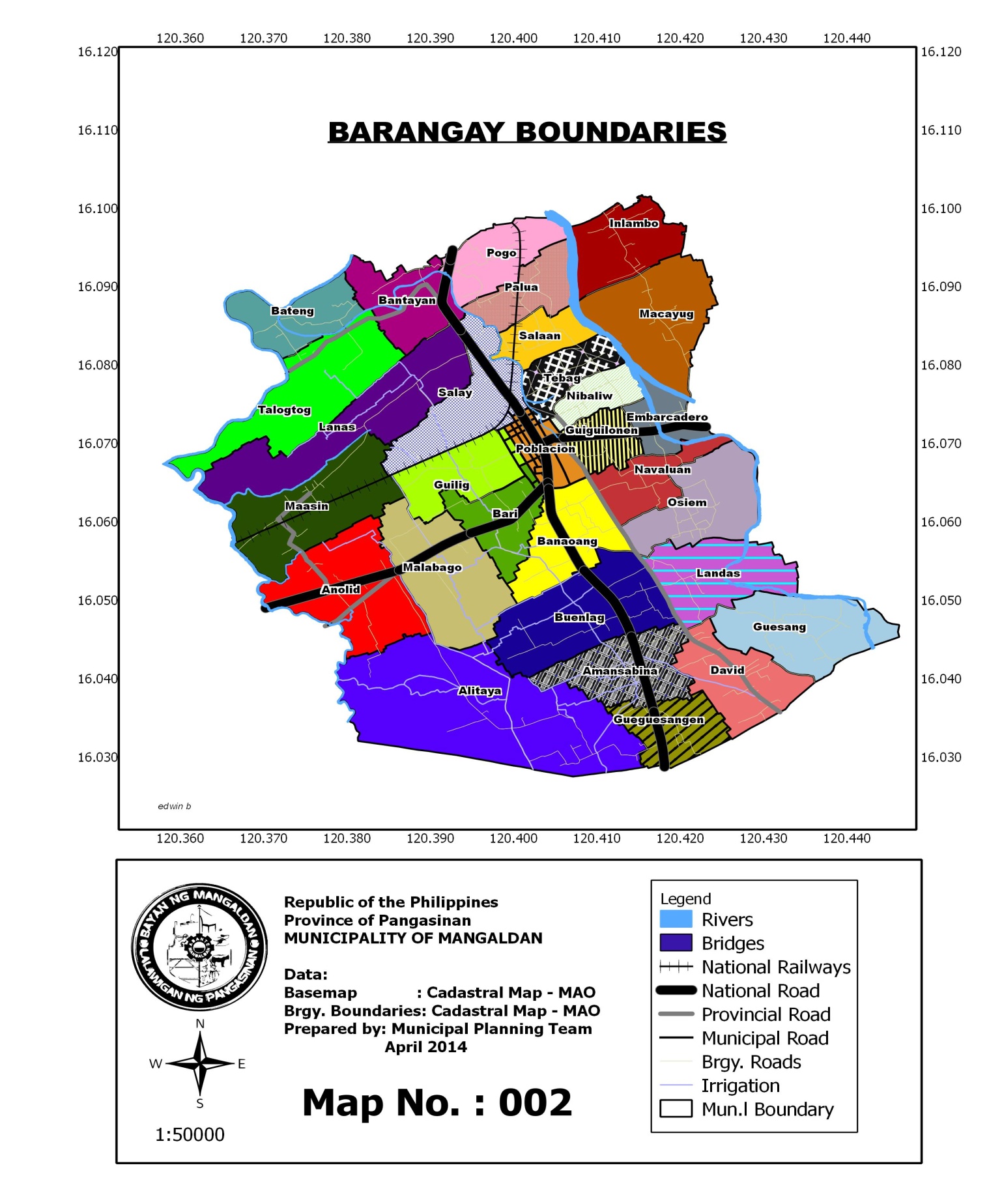
Southwest – Calasiao

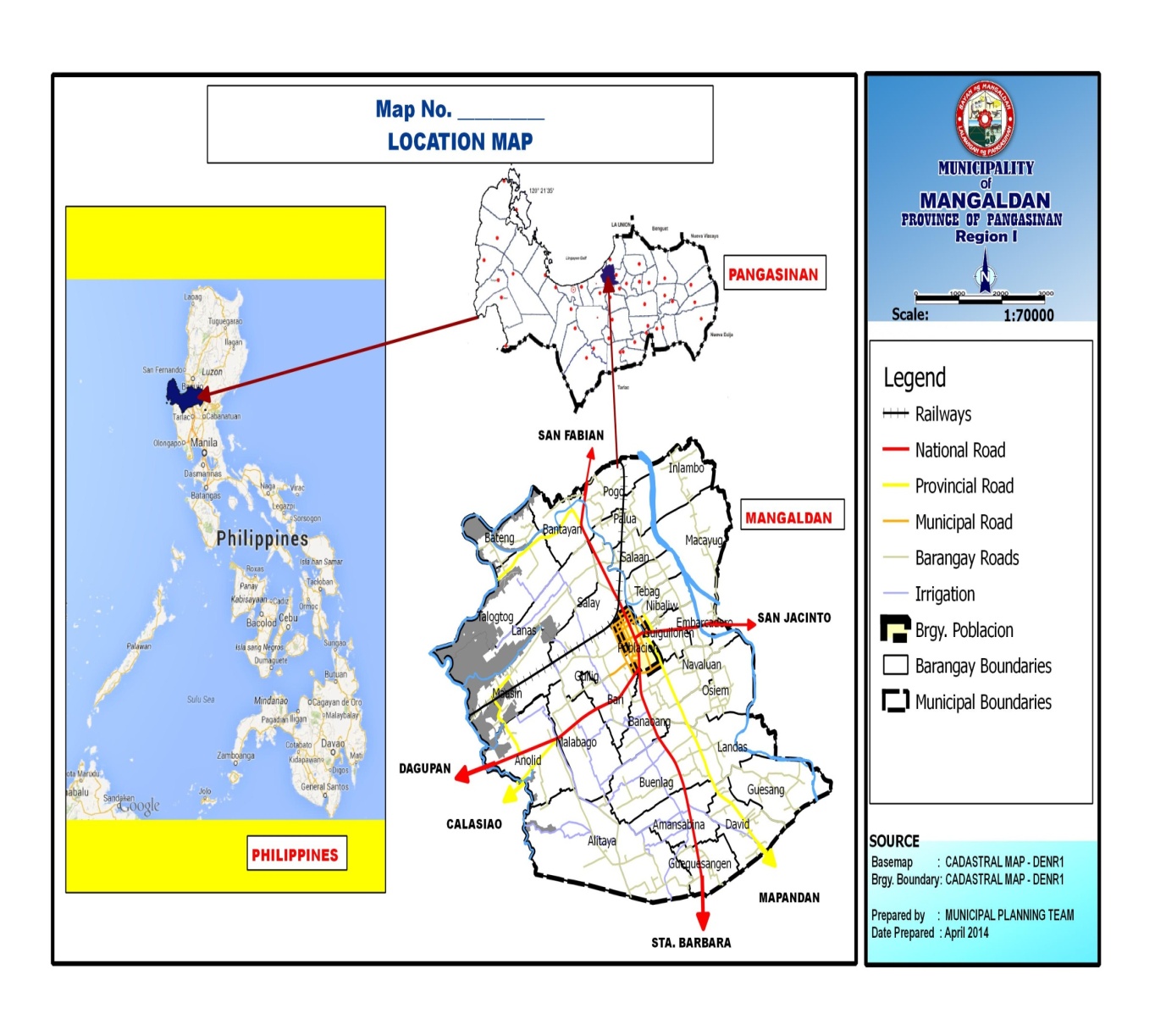
Mangaldan is a part of the vast agricultural basin found in the central-eastern portion of the Province of Pangasinan. It forms part of the major urban areas within the Lingayen Gulf, which is known as the Mangaldan-Dagupan-Binmaley-Lingayen Corridor. It is 64 kilometers away from the regional center of San Fernando City, La Union, eight (8) kilometers away from Dagupan City, 10 kilometers away from the religious town of Manaoag, 18 kilometers away from the provincial capital of Lingayen, 74 kilometers away from Baguio City, via Kennon Road and 196 kilometers away from Manila. It is accessible and could easily be reached by regular means of land transportation.

****



LOCATION MAP





LOCATION MAP

Map No.: 01

001

**Soil Types**

There are four (4) soil types found in Mangaldan namely: San Manuel Silt Loam, San Manuel Fine Sandy Loam, Bantog Clay Loam and Hydrosol.

**Land Classification**

In terms of Land Capability, the municipality has three (3) types namely: Class A, Class Be and Class X. Soils belonging to San Manuel series belong to Class A, soils belonging to Bantog Clay loam belong to Class Be and hydrosol series belong to Class X.

Class A lands are very good lands which can be cultivated safely requiring only simple but good farm management practices and are approximately 2,389.70 hectares. These are located mostly in Southeastern barangays. Class Be lands are good lands which could be cultivated safely requiring simple conservation practices and is estimated at 1,892.124 hectares. These are mostly in the Southwestern Barangay. Class X lands are level lands, wet most of the time and cannot be economically drained and are suited for fishponds. Generally, these classes of lands are susceptible to erosion and cover an estimated area of 477.776 hectares such as in Barangays Talogtog, Anolid, Bateng, Bantayan, Lanas and Maasin.

**Topography and Land Features**

Generally, the entire town of Mangaldan is flat and leveled with 0.3% slope. This is within slope category “A” which is useful for paddy rice culture. There are no mountains or large bodies of water within the area. Four (4) rivers can be located in the municipality comprising the Old Mangaldan River, Manguiragday River, Angalacan River and Paldakit River.

**Climate and Weather**

Mangaldan is affected by two (2) types of seasons, the wet and dry. Wet season occurs from May to October while dry season is from November to April.

**Temperature**

The average temperature was 28.00C which is moderately hot, with maximum mean temperature of 30.30C and a minimum mean temperature of 25.00C.

**Rainfall**

The annual rainfall has a peak of 870.0in September 2014. It was observed that July has the most number of rainy days with 28 while June has 27. The total number of rainy days was 128 or an average of 10 days a month.

**Humidity**

The relative humidity was 80.4percent. The lowest was recorded in April and May with 76% while the months of July and September have highest relative humidity with 86%.

**Prevailing Wind Direction**

The prevailing wind direction was observed at 1800 considered to be coming from the south.

**Typhoons**

In 2014, the number of typhoons that entered the Philippine area of responsibility is 19 and the number of typhoons that entered Pangasinan is two (2).

* **IMPACTS OF CLIMATE CHANGE & HAZARDS**

Mangaldan is located in the Central Plain of Luzon specifically on the northern part of Pangasinan and forms part of the southern shores of the Lingayen Gulf. The plain is bounded by a ring of inactive volcanoes to the south, some of which have been active within recorded history. There is a theoretical possibility that any of these may become active again but this is highly unlikely and too remote to justify being incorporated in these planning considerations. Mount Pinatubo that lies 95 km to the south and erupted in 1991 and 1992 ensued light ash fall in the municipality.

The Cayanga-Patalan River System between Mangaldan and San Fabian is one of the Allied River that discharges into the Lingayen Gulf. This river system carries sediments from mine tailings and eroded top soils from the highlands to the Lingayen Gulf. It has been noted that many fishponds become dry during the summer months. It is believed that siltation of the river beds is the cause of this problem. Most of the area along the riverbanks is underlain by quaternary alluvial deposits, composed of sand, gravel and clay. The accumulation of sands and gravel are the result of repeated flooding and meandering of the rivers

Flooding is foreseen to have major impacts among the lives of the residents of the Municipality of Mangaldan.

**VULNERABLE AREAS/POPULATION**

|  |  |  |  |
| --- | --- | --- | --- |
| **DESCRIPTION** | **AFFECTED AREAS** | **AFFECTED**  **POPULATION** | **RECOMMENDATIONS** |
| 1. Overflow of Flood  Water along the  Angalacan River | Guesang, David, Landas, Osiem, Embarcadero, Nibaliw, Salaan, Inlambo, Palua & Pogo | 28,000 | Periodic Dredging, Clearing; Embankment Protection |
| 2. Overflow of Flood  Water along Old  Mangaldan River | Poblacion, Salay, Lanas, Maasin Tebag, Salaan, Bantayan, Talogtog and Bateng | 32,000 | Periodic Dredging, Clearing; Embankment Protection |
| 3. Barangays which  have malnourished  children  (Rank 1-10 Priority) | Bateng, Tebag, Macayug, Landas,  Pogo, Inlambo,  Guesang, Navaluan, Lanas & Nibaliw | 205 | Supplemental Feeding  Nutrition Information Dissemination;  Backyard Gardening |
| 4.Banaoang  Controlled Dumpsite | Banaoang, Bari, Buenlag, Malabago | 15,000 | Implementation of RA 9003 |

Source: MDCC Secretariat

* **DEMOGRAPHY**

The Municipality of Mangaldan experienced the fastest increase in population in 1948 based on census of Population and Housing as indicated by its average Annual Percent Change of 3.59percent. Its lowest Annual Percent Change was observed in 1903 at 0.38 percent.

In 2010 and 2015, the total population recorded was 98,905 and 106,331 respectively. From 2010 to 2015, the absolute change computed was 7,426 or a 1.46 percent growth rate. This rate compared to the previous annual percent change of 1.33is higher for the period 2007 to 2010.

**Growth Rate**

The NSO Census Results in 2015 showed faster annual growth rate of 1.46% than in 2010, which is 1.33%. This means that the municipality’s growth of population level was rapid during the said period, which could be accounted by greater number of births and immigration.

The Municipality of Mangaldan has a total population of 106,331 based on National Statistics Office census in 2015.

**Population Density**

The total land area of the municipality is 4,847.78­ hectares distributed in the thirty barangays.

In 2015, Mangaldan has a density of 21.93 or 22 persons per hectare while 21.51 or 22 per hectare in 2014. In ten years, by 2026, the population density will be at 25.69 or almost 26 persons per hectare.

**Urban Household Population**

As early as 1980, all the 30 barangays of the municipality are already considered urban. Of the total household population recorded in 2015, 100% or 19,056 projected households live in an urban area.

The average urban household size for the same year is determined at 5.58.

The urban density of the municipality registered 21.93 or 22persons per hectare which is the same as the gross municipal density. Mangaldan is the highest in population density in municipalities in the 4th district of Pangasinan.

**Age Distribution/Composition**

Most of the people residing in the municipality as of 2015 belong to the working age group (15-64 years old). This constitutes 66,240 persons or approximately 62.30 percent of the total population. Persons aged 0-14 years (young dependents) has a total of 35,464 or roughly 33.35 percent of the total population and persons aged 65 years and over (old dependents) of 4,627or 4.35 percent, putting the total dependency percentage to 37.70 percent.

**Labor Force**

The Municipality of Mangaldan recorded 66,240 productive population in 2015 of which 33,352 are male and 32,888 are female ages 15 up to 64 years old who belong to the labor force. However, using the 2012 Pangasinan’s employment rate of 91.77%, there are 60,788population who are employed or 57.17percent and the unemployed has a total population of 5,452 population or 5.13percent. There are a total of 40,091population aged 65 years old and over and those belong to young dependent population.

**Mother Tongue**

The Pangasinan language is predominantly spoken in the Municipality of Mangaldan at about 95.15 percent or 101,174 persons. Tagalog speaking people come next numbering 3,551 or 3.34 percent, followed by Ilocano with 1085 or 10.20 percent and Bikol with 117 or 0.11 percent. A few people speak foreign languages.

Immigration and intermarriages have contributed to the increasing presence of other dialects in the locality.

**Religious Affiliation**

Similar to other municipalities in Pangasinan, Mangaldan is a predominantly Catholic community. The Roman Catholic has a follower of 17,726 persons or 66.44 percent of the total population in 2015. This condition is brought about by the influence of the Spanish colonizers who conquered nations in the guise of spreading Christianity. Three hundred years of Spanish rule has not spared the municipality and has left its mark in the form of religious legacy. Aglipayan comes next with a total to 3,268 or 12.25 percent, followed by Iglesia ni Cristo with 1,860 or 6.97 percent.

**Literacy Rate**

As presented in the 2015 Social Protection and Development Report (SPDR) of the Municipality of Mangaldan, for Simple Literacy Rate, there were 77.62% or 78,821 individuals in 2.012 while there were 79,954 individuals or 77.70% in 2013. There is a slight increase in Simple Literacy Rate by 0.03% or 81,027 individuals at 77.73% in 2014.

In terms of Functional Literacy Rate, Mangaldan posted 73.24% or 74,375 individuals in 2012 as against the total population and 73.35% or 75,477 individuals in 2013. A slight decrease on the other hand was recorded at 73.08% or 76,120 individuals in 2014.

* **SOCIAL SERVICES**

**EDUCATION**

Mangaldan has a total of forty-nine (49) schools catering the educational needs of the community. It has 25 public and 9 private elementary schools, 2 integrated schools, 2 public and private high schools, a vocational school and a college.

The public elementary schools in Mangaldan are divided into two (2) elementary school districts. Mangaldan District I has twelve (12) schools which includes Gueguesangen Integrated School. Its Central District Office is located at the Mangaldan Central School in Poblacion. Mangaldan District II has thirteen (13) schools which includes Mangaldan Integrated School in Bantayan where the Central District Office is also housed.

There are thirteen (13) high schools in which gour (4) are public including the two (2) integrated schools and nine (9) are private. The only college level education in Mangaldan is being offered by Metro Dagup[an Colleges which offers 2-year and 4-year collegiste courses. There is also one (1) private Vocational/ Technical School which is the Mangaldan Technical Institute, offering skills training and vocational/ technical courses for out-of-school youths and unemployed adults. The Center for Economic Advancement (Happy Hearts) and the MDC-Technology and Livelihood Development Center (TLDC) already ceased operations.

**HEALTH**

There are two RHU’s in Mangaldan, the Rural Health Unit I is located in Poblacion and RHU II is located in Bantayan. Rural Health Unit I is manned by one (1) physician, two (2) nurses, eleven (11) midwives, one (1) dentist, one (1) dental aide and one (1) sanitary inspector one (1) medical technologist and one (1) ambulance driver two (2) ambulance aide. Rural Health Unit II is manned by one (1) nurse, six (6) midwives. Rural Health Unit I covers nineteen (19) barangays, namely, Alitaya, Amansabina, Anolid, Banaoang, Bari, Buenlag, David, Embarcadero, Gueguesangen, Guesang, Guiguilonen, Guilig, Landas, Malabago, Navaluan, Nibaliw, Osiem, Poblacion, and Tebag. Eleven barangays is under the coverage of Rural Health Unit II, namely, Bantayan, Bateng, Inlambo, Lanas, Maasin, Macayug, Palua, Pogo, Salaan, Salay and Talogtog. There are 434 registered/accredited Barangay Health Workers in 2014, of which 282 from RHU I and 152 from RHU II.

**HOUSING**

The 2010 census shows that there are a total of 337 housing backlog due to doubled-up households.

The Municipality of Mangaldan being a 1st class municipality in the Province of Pangasinan is beset with housing problems due to: 1) Settlements along NPR Railway and 2) Doubled-up Households based on the 2010 census of 337 out of 16,307 housing units.

Informal settlements are areas in the municipality where groups of housing units have been constructed on land that the occupants have no legal claim to, or occupy illegally. It is the unplanned settlement and area where housing is not in compliance with the current planning and building regulations.

There around 400 houses constructed along Railways in the Municipality of Mangaldan traversing the five (5) barangays namely: Maasin, Salay, Salaan, Palua & Pogo. There are sixteen (16) subdivisions registered in the locality. It approximately occupies a total land area of 29.3818 hectares.

The 2007 Census of the National Statistics Board (NSCB) on the households by tenure status of the lot shows that 18,572 occupied housing units 16,166 or 90% are owned or being amortized, 763 or 4.10 are rented, 1,430 or 7.69 are rent-free with consent of owner, 33 or 0.17 are rent-free without consent, 9 or 0.04 are not applicable and 171 or 0.92 are not reported.

The 2010 housing census indicate a total of 16,307 total occupied housing units in 16,644 households, this indicates a housing backlog of 337 housing units in censal year 2010 due to doubled-up households.

The table below show that there are potential sites of resettlement in the Municipality of Mangaldan with a total land area of 5.2 hectares, however, this is being owned by private individuals, majority of these areas are within Non-Strategic Agricultural Zone.

**SOCIAL WELFARE**

The Department of Social Welfare and Development (DSWD) is the agency mandated to provide social protection and promote the rights and welfare of the poor, vulnerable and disadvantaged individuals, families and communities that will contribute to poverty alleviation and empowerment through social welfare development policies, programs, projects and services implemented with or through local government units, NGOs, Peoples Organizations, (POs), other government organizations (GOs) and other members of civil society.

However, with the passage of the Local Government Code of 1991, some of the basic services and facilities devolved to the LGU includes the following: programs and projects on child and youth welfare, family and community welfare, women’s welfare, welfare of the elderly and persons with disabilities, day care service, community-based rehabilitation programs for vagrants, beggars, street children, scavengers, juvenile delinquents, victims of drug abuse, livelihood and other pro-poor projects, nutrition services and family planning services.

The Municipal Social Welfare and Development Office (MSWDO) is manned by the Municipal Social Welfare and Development Officer, one (1) Social Welfare Officer III and four (4) Social Welfare Staff.

Social Welfare Services in the municipality are jointly offered by the Department of Social Welfare and Development – national and local government, as well as civic and religious organizations.

Services offered vary per type of clientele served and includes Emergency Shelter Assistance, Assistance to Individuals in Crisis Situation, Community-based services for children, youth and for children in conflict with the law, education and counseling, family planning counseling, social pensions for indigent senior citizens, day care services, supplemental feeding, disaster relief and rehabilitation and pro-poor livelihood programs, among others.

The Child and Youth Welfare Service includes the provision of broad range of development, preventive and remedial services which both social and economic in national development. Malnourished children aged 0-6 years old are also given supplemental food to improve their nutritional status. At present, there are 36 Day Care Centers in the municipality that operate and cater to pre-schoolers’ needs.

The Municipality Mangaldan has a Senior Citizen’s Center located in Poblacion with a total land area of 960 square meters, in compliance to RA 7876, Implementing Rules and regulations to establish a place with provision of recreational facilities, education, health and social programs and facilities designed for the full employment and benefit of the senior citizens in the Municipality.

The MSWDO is currently providing the following services to the people of Mangaldan: Aid to Individual in Crisis situation (Financial Assistance), Emergency Shelter Assistance, Self-Employment Assistance, Supplemental Feeding, Day Care Service, CIDSS, Pre-marriage Counseling, Hospital Referrals, Senior Citizen’s Referral.

**PROTECTIVE SERVICES**

The Mangaldan Police Station has a floor area of 279 square meters and is located at the northeastern portion of the Town Plaza. Three Police Outposts are located at the public market. The fire department occupies a floor area of 46.63 square meters and is located beside the police headquarters. The prisoners on the other hand are housed in a detention cell measuring 24 square meters each for male and female within the Police Station with maximum capacity of 15 persons.

The town has only 68 policemen for CY 2014 who maintain peace and order, enforce the laws both national and local, prevent and control crimes, ensure public safety, man traffic posts and answer emergency calls especially during night time. The CY 2014 ratio of policemen to population is 1:1,533 compared to the standard ratio of 1:1000, there is an urgent need for additional 35 policemen. By the year 2026, an additional 57 policemen is needed to serve the projected population of 124,771 by 2026. Although the general peace and order situation in the town is very satisfactory, the existing police force has to be urgently increased to lower the incidence of crime.

The Mangaldan Fire Station has 8 firemen who are responsible for fire protection and various emergency services, such as rescue and evacuation of injured people at fire-related incidents and in general, all fire prevention and suppression measures to secure the safety of life and property of the populace. The CY 2014 ratio of firemen to population is 1:13,034 compared to the standard requirement of one fireman for every 2,000 persons. The town being a fast urbanizing one therefore urgently needs additional 54 firemen by 2026.

The custody and safekeeping of Municipal prisoners are under the control and supervision of the PNP Chief of Police in the absence of a Municipal Jail Warden.

The Fire Department has two (2) fire truck in which often times is under repair. There are 14 strategically located fire hydrants. The police station maintains one (1) patrol cars, one (1) pick up patrol and 2 speed motorcycles.

**SPORTS AND RECREATION**

The Mangaldan I Central School has a wide playground that can accommodate all events in sports played during Division and Regional Athletic Meets. It has one (1) tennis court, a people’s court, one (1) basketball court, an oval shaped ground for track and field, and a diamond shaped ground for baseball, softball and football and two (2) courts for volleyball. It has been for several times the site for Palarong Panlalawigan and the R1AA formerly known as Ilocos Region Athletic (IRAA) Meet. Mangaldan hosted the Division II Pangasinan Meet Last January 2010.

In the barangay Level, many barangays have now basketball courts in private lots aside from those found in the school compound. These barangays are Alitaya, Amansabina, Anolid, Banaoang, Buenlag, David, Embarcadero, Guiguilonen, Lanas, Landas, Maasin, Malabago, Navaluan, Osiem, Palua, Poblacion, Pogo, Salaan, Salay and Talogtog. The existing playgrounds in the school compounds are used for recreational activities and other sports like badminton, baseball, softball and volleyball.

The Mangaldan Youth Development Center now Macario Ydia Development Center (MYDC) by virtue of Resolution No. 97-47 dated June 6, 1997 conceptualized and constructed thru the initiative of Former Mayor Macario G. Ydia in 1979 and was completed and made operational thru the zealous leadership of Mayor Benigno M. Gubatan. Inter-barangay basketball tournaments are being held in this hall yearly. During Division and IRAA meets this hall is being used for cultural presentations for SAYAWIT, a cultural competition during sports activities during Division and IRAA Meets. It is likewise used as a training center for out of school youth for vocational skills development and for other indoor sports for students of the different colleges and universities in Dagupan City. Other recreational activities like stage plays are held in this hall which has a floor area of 1,728 square meters or a seating capacity of 2,00 spectators. To date, the Municipal Government in coordination with the different sectors in the locality has already sponsored two major stage plays namely *Digmaan* in 1996 and *Anak-Banua* in 2001.

The public plaza is the venue for community affairs and has an area of 4,386 square meters, one of the widest public plazas in Pangasinan. Its periphery is planted with trees, which attracts students to play and stay. It provides a suitable area for joggers and brisk walking as well as a leisurely stroll for a wholesome and healthful activity.

The 3rd floor of the New Municipal Building is turned into a Multi-purpose Hall. It has a floor area of 618 square meters and can accommodate a 1,000-audience of community programs, activities and socio-cultural shows.

There are three (3) Physical Fitness Centers run in Mangaldan which is located at the Jayo Building and along the Public Market. This however, caters to the higher income physical fitness enthusiasts. The more affluent members of the community avail of the recreational facilities in Dagupan City.

* **ECONOMY**

**AGRICULTURE**

Mangaldan is an agricultural municipality and most of its populace depends on farming as their source of income. Presently, the municipality has a total agricultural area of 3,378.50 hectares based on the Mangaldan Cadastral Map updated by the Office of the Municipal Assessor.

The total agricultural area is categorized into two (3) types of ecosystem such as irrigated, rainfed and permanent crops with areas of 1,350 and 1,384, 644.50 hectares respectively.

The agricultural lands of the municipality are utilized to produce crops that are suitable to the soil and climatic conditions in the locality. The main crops presently grown by the farmers are rice, corn, vegetables, mango and rootcrops. Among the crops mentioned, rice dominates as far as area, volume and peso value are concerned. Twenty-nine (29) out of thirty (30) barangays are engaged in rice production.

Presently, Mangaldan has an irrigated area of 1,350 hectares and are sourced out from various types as shown in table 68. The construction of additional Shallow Tube Wells also helped in increasing the area of our irrigated lands.

Moreover, the installation of Shallow Tube Wells in the municipality provided a potential source of water for a better crop production. Most of the projects of the local and national government pertaining to STWs development are focused on all thirty (30) barangays where water table is shallow.

**COMMERCE**

Sari-sari store is the most dominant business establishment in the municipality. Other business establishments include carinderias, beauty parlor, video/computer shops, tailoring shops, videoke, talipapa, etc.

Multi-national fast food chains already occupy areas along the Commercial Business District of the municipality such as Jollibee, Chow King and *Mang Inasal*. Bakeshops also flourish like Cindys, Goldilocks, Red Ribbon, Jelexie. and Our local bakeries also compete with them like: Cendaña Bakery and Cerdan Bakery in Poblacion and more who established their respective bakeries in the barangays.

There are eleven existing banks in Mangaldan. These are: Landbank of the Philippines, Banco de Oro, Bank of the Philippine Islands, PNB-Allied Bank, Metrobank, Rural Bank of Mangaldan, Rural Bank of Itogon, Rural Bank of Central Pangasinan, Pangasinan Bank, Producer’s Bank and GM Bank. These financial institutions play vital roles in financing the economy of Mangaldan and have been providing assistance to commercial entrepreneurs, farmers, rural artisans, agricultural laborers, entrepreneurs, etc. They provide and regulate credit and give services for the promotion and development of the commercial sector. They also finance rural crafts and other allied rural economic activities to promote integrated rural development.

Mangaldan has several health and wellness services including doctor’s clinics, dental clinics, dermatology clinics, spa and others which comprise a significant increase in the municipality’s commercial revenues.

A significant number of construction/ hardware businesses are also seen along the commercial business district of the municipality. Their services greatly contribute to the booming construction seen around Mangaldan.

The municipal government maintains parking lots within the vicinity of the Mangaldan Public Market. These are designated parking lots for traders, merchants and customers of commercial establishments on the area. The area fronting the Mangaldan Municipal Building is also utilized for public and private parking.

The Mangaldan Philippine National Police and the Mangaldan Bureau of Fire Protection have the primary obligation of protecting the commercial establishments and activities in the municipality. Barangay Tanods assist as well in the maintenance of peace and order. The Municipal Traffic Regulatory Group (MTRG) assists in the traffic route implementation.

**INDUSTRY**

The municipality of Mangaldan has registered 22 industrial businesses located in the different barangays. In terms of production linkages and employment size, most of the industries are resource-oriented and small scale respectively.

The manufacturing establishments present includes: welding shop, palay dealer, kiskisan/baby cono, woodcraft and poultry, baking and dressmaking. The most persuasive among the industries is food processing. This can be elucidated by people’s preference on engaging agricultural production.

The Municipality of Mangaldan is known for its processed meat or “Pindang” agricultural as well as the available commodities at the Mangaldan Public Market. However, the society is traditional, conservative and detached from the sources of innovation. In industrialized nations where local economies are integrated components of the national economy and national policies reach citizens in all parts of the nation, it is reasonable to ask whether specific attention should be paid to existing home-based industries, rather than simply relying upon national programs.

The Department of Trade and Industry (DTI) has continuously assisted the meat entrepreneurs of Mangaldan by providing common service facilities at the Meat and Fish Processing Center located at the Second Floor beside the Meat Section Building. This is to promote more sanitary and tourist-friendly processing of our one-town-one-product (OTOP) in Mangaldan which is processed Meat.

Fish & Meat Entreprenuers are encourage to process their products at the Processing Center.

To reduce the migration rate, the municipality needs to have a sustainable solution in providing employment opportunities to the public. Industrial development should still be pursued based on locally available resources to increase local income.

Industrialization act as an instrument both of the creating capacity to absorb excess labor power and of catering for the diversification of the market required at the higher stages of economic development. Since Mangaldan ia a small town, industries can be located outside Poblacion to accommodate more industrial activities and at the same time still cope with the market demands.

Mangaldan is also known for its Romana Peanut Brittle. At present the Mangaldan Pasalubong Center captures all local products and provides avenue for Mangaldanians to promote what they produce. The products at the center located right in front of the Presidencia Building are: Processed Meats (Tapa, Tocino, Longganisa and Batutay), Botteld Bangus Sardines, Snack Items (Chips, peanuts), etc. These are all locally produced and sold to the public.

**TOURISM**

Local Government Units without tourist spots are encouraged to develop their own through Eco-Tourism Park Development. In Mangaldan, the Angalacan River which never runs out of water during the year is very ideal as an eco-tourism site. In 2015, the Mayor Bona Trail was developed for bikers and joggers.

It has been a venue for several sports and recreation activities such as bike-the-dike, pictorial sit for Miss Mangaldan Search and tree-planting activities.

Other privately initiated tourism support facilities include:

1. Bamboo Grove Mini Resort in Brgy. Salaan
2. Hidden Rock Resort in Brgy. Tebag
3. Trishland Resort in Brgy. Nibaliw
4. Hotel Trish in Brgy. Poblacion
5. Golden Success Hotel in Brgy. Bantayan
6. Waikiki Inn in Brgy. Bari
7. El Hidden Spa in Brgy. Guilig
8. Happy Inn in Brgy. Guilig

**Cultural Tourism Activities**

The Municipality of Mangaldan is proud to have its Pindang Festival held during annual fiesta, this is a week-long activity.

**Potential Tourism Attraction**

The Mayor Bona Trail along the Angalacan River in Brgy. Embarcadero has so much potential as an eco-tourism attraction. It is right along the National Road going to Manaoag and its was adjudged as Hall of Famer - Cleanest Inland Body of Water in Pangasinan through the PAKAR Awards.

* **PHYSICAL INFRASTRUCTURE**

**TRANSPORTATION**

The Inventory of Roads in the Municipality of Mangaldan show a total road length of 180.174 kilometers of which 18 kilometers is classified as National Road; Provincial Road has a total length of 12.100 kilometers; Municipal Road has a total length 10.724 kilometers and Barangay Road has a total of 139.35 kilometers. Out of these total road length 6.266 kilometers are pave with asphalt; 133.209 kilometers are paved with concrete; 24.174 kilometers are gravel and the remaining 16.525 kilometers still earthfill.

A total of 18 bridges is existing in the municipality with a total length of 528 linear meters. Four bridges are classified as national and fourteen as barangay.

All of the national bridges are of good condition. Six of the barangay bridges are in good condition, two are bad and need replacements, three are bad and need reconstruction/expansion, two need reconstruction/ expansion, one is good but needs reconstruction/expansion and one is for implementation.

In the Municipality of Mangaldan, tricycle is the common transport facility being used. There is a tricycle station located at the public market area which is intended to traverse from Poblacion to other barangays. There is no jeepney terminal in the municipality. For residents who wish to travel to other municipalities, there are jeepneys and buses which pass by the area coming from Dagupan, San Fabian, Manaoag and Mapandan.

Fare structure varies from regular to special rates. For tricycle, regular fare is Php 9.00 for the first kilometers and additional of Php 1.00 for every succeeding kilometer. Students and senior citizens have a discount of 1.50 for every kilometer. Jeepneys have different fare rate for as set forth by the Land Transportation Franchising Regulatory Board.

**POWER**

**Electric Services**

Electric Power Services are provided by CENPELCO, the nearest branch located at Brgy. Banaoang serves as the collection office of CENPELCO where Mangaldan subscribers pay their fees. The 30 barangays of Mangaldan are now all served by electricity. Of the total households of 19,056 or 77.48 percent are served (as of 2014). Others depend on kerosene for lighting.

**WATER**

**Water Supply**

The Mangaldan Water District is the main supplier of potable water specifically in all barangays except Brgy. Inlambo. There are 1,552 connections already classified as Domestic, Commercial, Public and Government.

Water sources found at Poblacion, Bari, Amansabina and other barangays are the main sources of water supplied by the water district. Aside from the water pump, they also have a generator. The average monthly consumption reaches 233,187 cubic meters.

**Other Water Sources**

Aside from water from the MAWAD, people could also avail of good quality drinking water from distilled water establishments located in some barangays. For residents who do not have water connections, shallow wells and deep wells are their main sources of drinking water.

**INFORMATION, COMMUNICATION & TECHNOLOGY**

**Postal Services and Facilities**

The Postal Office in the municipality is manned by three personnel: the post master and two letter carriers.

The letter carriers are designed to various barangays for a more efficient delivery of letters. But with the existence of wireless communications, the number of letters being delivered had been declining, According to the post master, there are no available records regarding the volume of transactions for the last three years has attested that letters being mailed and delivered have decreased in the past years.

The postal service rates are as follows: Php 15.00 for ordinary mails, Php 20.00 for registered mail, Php 50.00 and above for international mails.

**Telephone Services**

The telephone companies, operating in the area Philippine Long Distance Telecommunication and Globe. Presently, the company has varied their rates which allows subscribers to choose their desired rates from Php 999.00 per month to Php 1,299.00 per month or higher.

**Broadcast and Print Media**

There are no radio and television stations in the locality. However, radio stations in Dagupan serve the area. For television stations, Dagupan is the nearest location of a local television stations, ABS-CBN and GMA Dagupan in particular.

Radio stations can be found in Dagupan. For print media, national, as well as local newspapers are available in newsstands. These include Manila Bulletin and Philippine Daily Inquirer. Weekly local newspapers published in the area are the “Guardian”, “Sunday Punch” and the “Northern Time”. Magazines, such as MOD, Womens, etc. are also available in newsstands daily.

* **LAND USE DEVELOPMENT TREND**

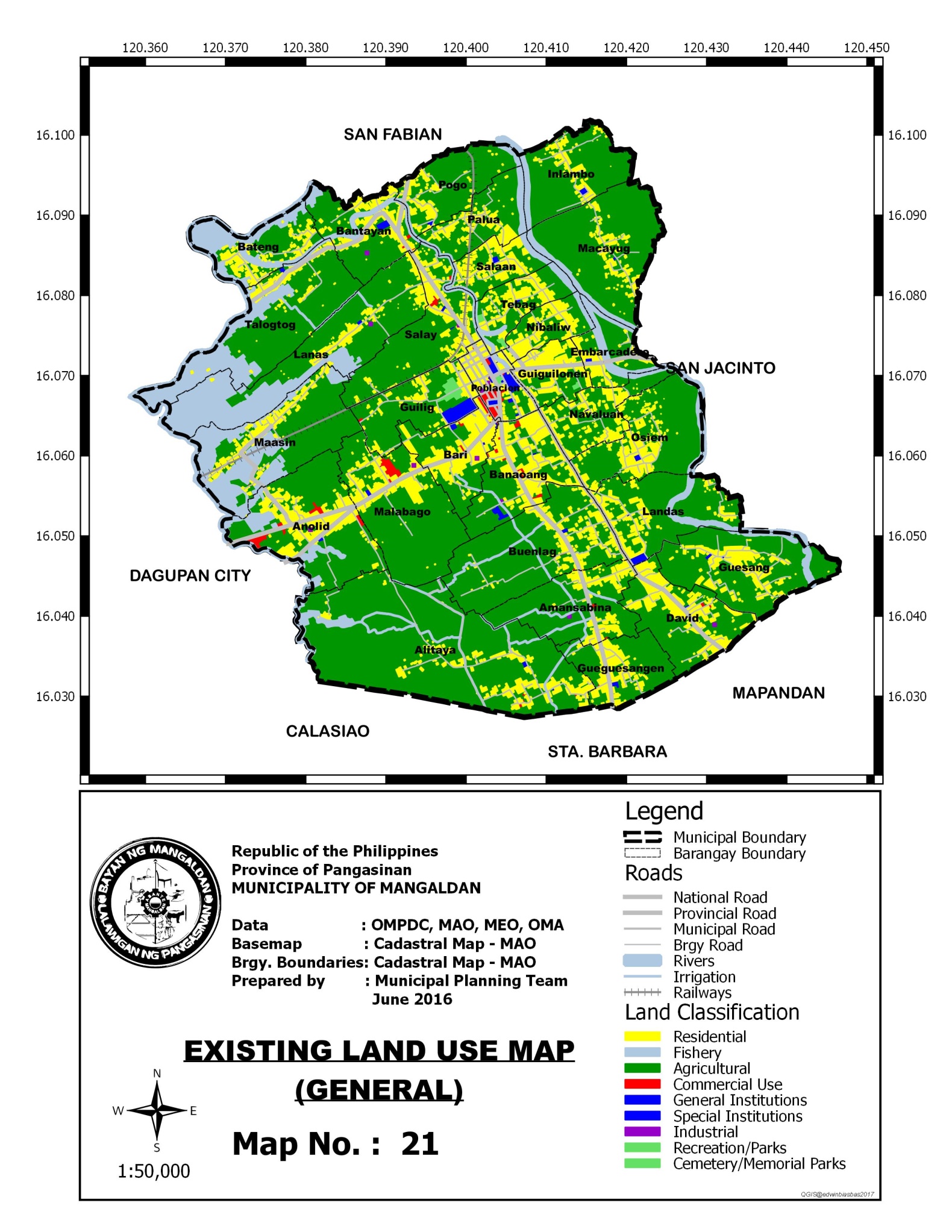
Mangaldan is primarily an agricultural municipality with 3,378.50 hectares or 69.69% of the total land area being devoted to agricultural uses. The remaining 1,469.28 hectares or 30.31% include residential neighborhoods, commercial, industrial, institutional uses, fishponds, rivers, roads and other uses as shown in (Table 8 and Map No. 26 – Existing Land Uses).

Despite the dominance of agricultural use, an urbanizing trend is noted which can be accounted by the following factors: 1) Mangaldan is absorbing portions of the commercial and industrial requirements of Dagupan City and part of the Calasiao-Mangaldan-Dagupan (CAMADA) or Metro-Dagupan Plan; and 2) adjacent towns of San Jacinto, Mapandan and San Fabian are dependent on Mangaldan for their commercial activities.

Mangaldan has 30 barangays including Poblacion.

# Table 8: Existing Land Uses (GENERAL/URBAN)

|  |  |  |
| --- | --- | --- |
| **Land Use** | **Existing Land Use (2016)** | |
| **Area (Has.)** | **Percent to Total** |
| Agricultural | 3,378.50 | 69.69 |
| Residential | 836.39 | 17.25 |
| Industrial | 29.85 | 0.62 |
| Fishery | 331.54 | 6.84 |
| Roads | 176.35 | 3.64 |
| Commercial | 44.04 | 0.91 |
| General Institutional | 35.99 | 0.74 |
| Parks and Recreational | 2.52 | 0.05 |
| Cemetery/ Memorial Park | 9.92 | 0.20 |
| Special Uses |  |  |
| - Slaughterhouse | 1.00 | 0.02 |
| - Livestock | 0.48 | 0.01 |
| - Municipal Controlled Dumpsite | 1.20 | 0.02 |
| **TOTAL** | **4,847.78** | **100.00** |



Special Uses

26

**III. DEVELOPMENT CONSTRAINTS AND LIST OF PRIORITIZED**

**CONCERNS**

The Comprehensive Land Use Plan (CLUP) refers to a document embodying specific proposals for guiding, regulating growth and development of the Municipality. It is comprehensive because it considers all sectors significant in the development process. It is a response to major legislative and environmental shifts affecting land use and resource allocation and management in the country over the last five years.

The Mangaldan CLUP recognizes the need to mainstream disaster risk reduction management, climate change adaptation, and gender development. It also recognizes the growing demand for the integration of planning for critical resources, enabling policies and planning processes.

More importantly, this CLUP is an effort of the Municipality of Mangaldan made more relevant and adaptive to the rapidly changing conditions of land and water resources to ensure their sustainable management and conservation for the benefit of future generations.

**IV. DEVELOPMENT OPPORTUNITIES AND CHALLENGES**

***Suitability and Compatibility***

Generally, no major problem confronts the municipality in terms of conflicting land uses, except for some industrial projects located along the industrial strip which are polluted and are adjacent to existing agricultural areas and fishponds. The question posed to Municipal Planners at this point is the assessment and evaluation of the trend towards allowing urban use expansion, especially for the commercial and industrial uses.

***Comparative/Competitive Advantages***

The municipality of Mangaldan is known for being the Pindang Capital of the North.

* Stable peace and order situation
* Adequate services for education
* High literacy rate of the population and availability of skilled manpower as well as professionals.
* Sufficient Food Supply

***Weaknesses: Priority Issues and Concerns***

* Bigger urban populace will require larger land area for urban expansion and development such as housing and infrastructure.
* Population density is increasing in the Poblacion area and its immediate barangays. It becomes highly dense which needs more housing and social welfare services.
* The proliferation of informal settlers.
* Erosion has lowered the depth of the River and has affected the flow of water along the riverbanks, causing flooding and other adverse effects on productivity of nearby agricultural crops.
* Because of increasing population density, there has been an increase in residential areas, not only in the Poblacion but in rural areas as well. Due to this, agricultural lands had been converted into residential and other urban purposes.
* The municipality still operates on a controlled dumpsite. Likewise, drainage and flood control facilities are inadequate which are very essential to prevent flooding in the locality.

**V. MAJOR DEVELOPMENT GOALS AND OBJECTIVES**

* **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 disaster-free balanced and healthful 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.

**VI. DEVELOPMENT THRUST AND SPATIAL STRATEGY**

**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, Mangaldan is 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, Mangaldan is 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 center is 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 Poblacion are : Brgy. Bantayan in 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.

* ***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 in 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.

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, banks and the Community Infirmary are located. It is also the residence of about four percent 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 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 an integrated school, a rural health center, and a multi-purpose covered pavement. It is traversed by Dagupan-Damortis road. Barangays Bateng, Lanas, Maasin 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 Part of 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 kilometers away from the Poblacion. Northern Part of Malabago is 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, Alitaya is 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

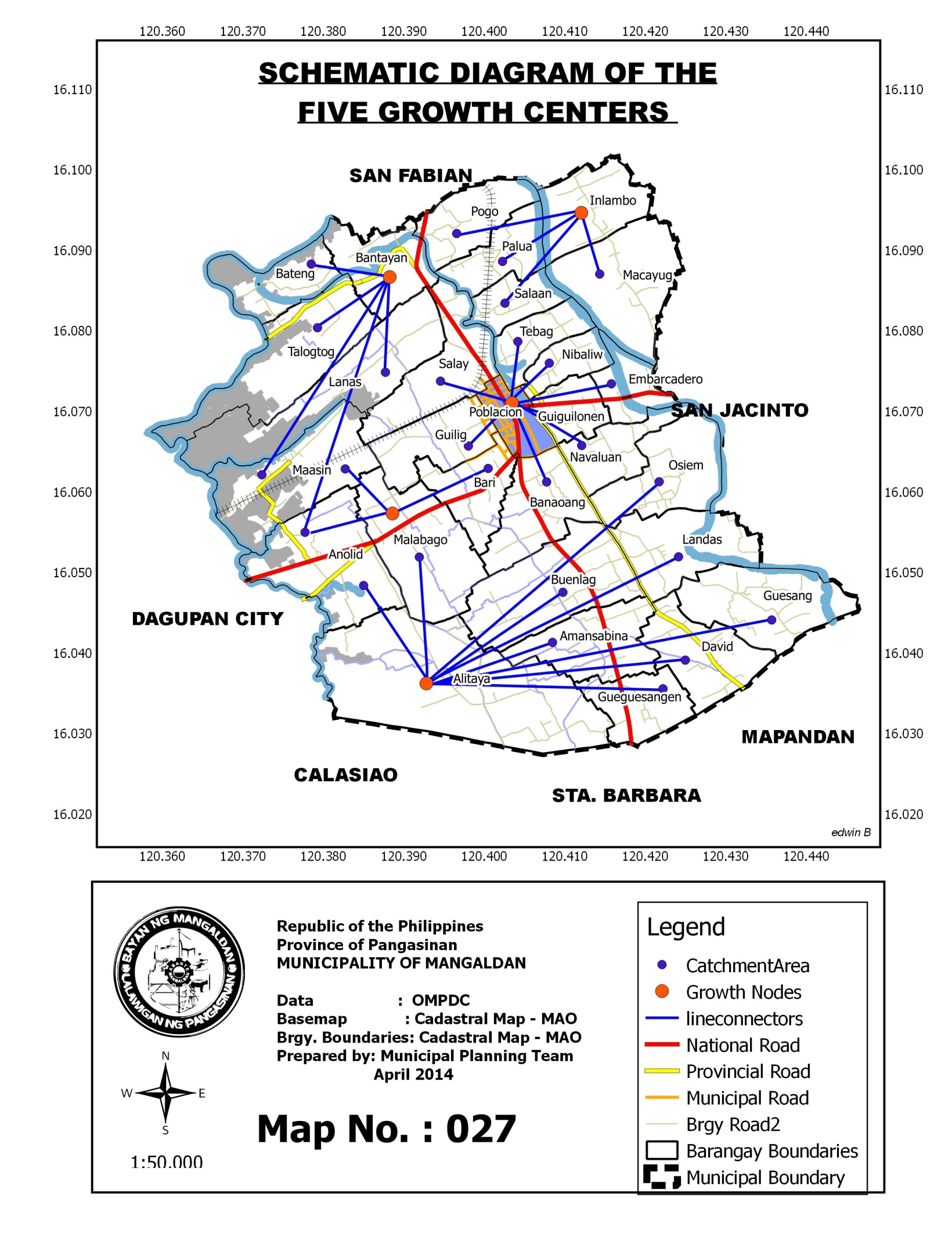
5. **Inlambo (Second Agricultural Growth Node)**

This barangay is 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. Inlambo will 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.



SCHEMATIC DIAGRAM OF THE FIVE GROWTH CENTERS

**Map No.: 27**

**VII. THE PROPOSED LAND USE PLAN (CY 2016-2026)**

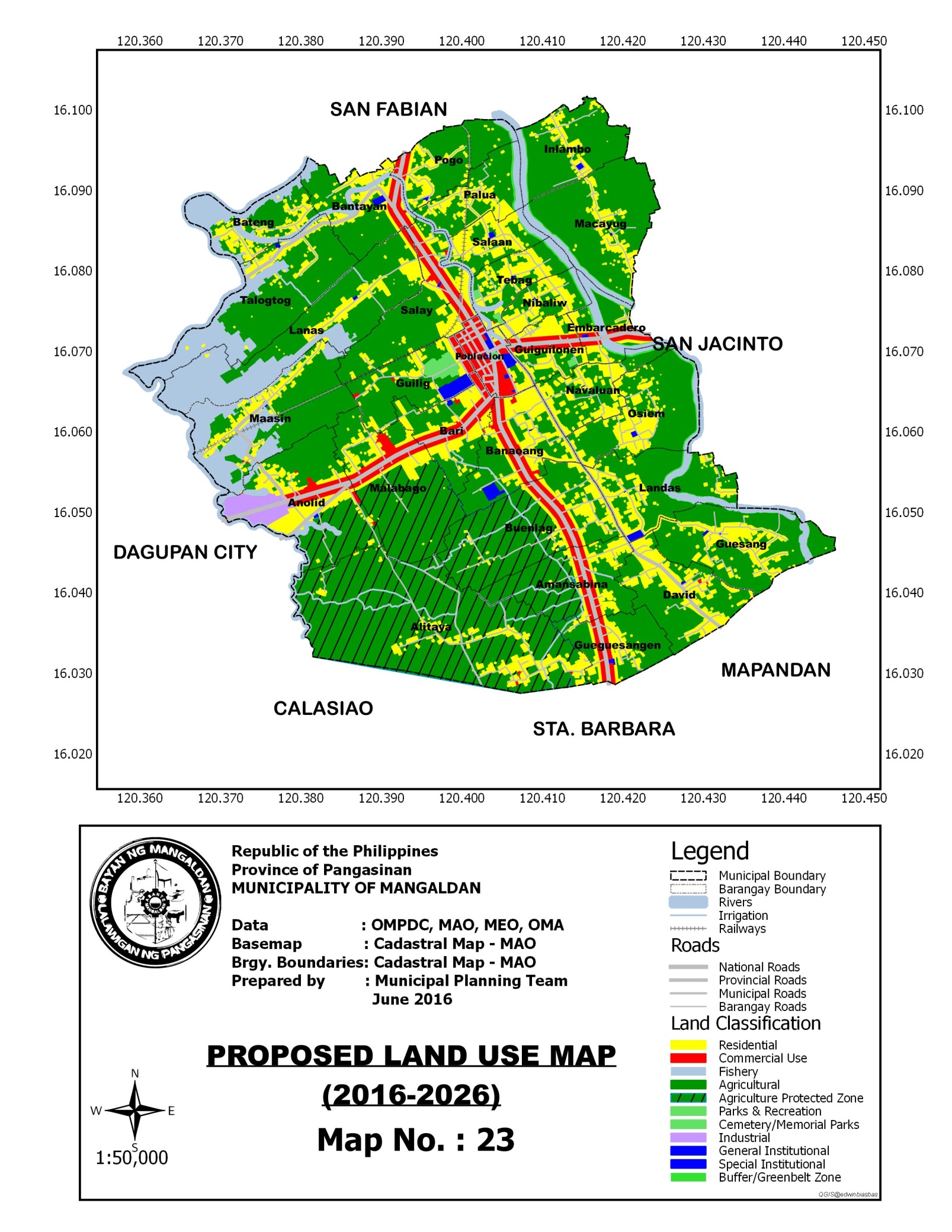
A comprehensive Land Use Plan Preparation was designed to provide Local Government Units (LGUs) the fundamental tools for local governance and decision-making. The first step in understanding Comprehensive Land Use Plan is knowing the basic concepts associated with CLUP such as land, land use planning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

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

**Special Uses**

28

The land use plan for the Municipality of Mangaldan is one of the most important components of the Plan. Examining past and present land uses can be used to determine the location and the amount of lands 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, public facilities and services and the climate change and disaster-risk reduction profile. These data were then analysed and put into a land use plan.

The implications of future population growth or loss will mean land consumption. Plans to manage growth needs, include an accurate estimate of lands required to accommodate future growth. The planning process forecasts population and employment into requirements for land “need” or demand. The municipality used 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** |