

CHAPTER 5

LAND USE SECTOR



INTRODUCTION

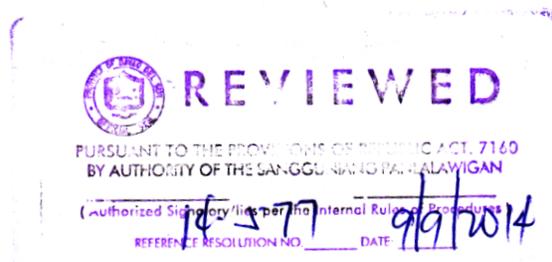
I. Rationale

This Land Use Plan is a document representing the desired pattern of population distribution and activities over the land area. The pattern allows more beneficial interaction among the people in the municipality and prevents the deterioration in the quality of the environment.

Correspondingly, this document translates the Comprehensive Multi-sectoral Socio-Economic Plan into spatial dimensions. It delineates the desired future location of and allocates land to the various land using activities. Thus, it is a proposal for the future use of land in accordance with the social and economic objectives of the people to enable them to realize their vision. The plan identifies the areas that are to be devoted to various types, and intensifies its use categories. These includes Agriculture, Commercial, Industrial, Residential and other uses. It lays down principles and standards in the development and conservation of these areas. It consists of Maps and other similar illustrations and texts. The texts contain the existing situation, issues, problems, strategies, policies and development programs while the Maps illustrate the spatial application of the policies.

The need for a Municipal Land Use Planning is anchored on the following reasons.

- A total guide to the use and reuse of land, prevent the abuse and non-use of land, and correct the misuse of land resources;
- It is needed to optimize the use of both public and private lands, and to assist in resolving possible conflicts that may arise from competition for a share of the land resources consequent to the continuous increase in population and unabated pace of development;
- The future uses of land must be planned now to sustain the best use of land for the benefit of all citizens;




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- Proper land use planning can cause positive effects on the Social, Political, Economics, Physical, and environmental forces that have created the existing land use situation; and
- To ensure the greatest good for the greatest number at the longest time possible.

The Municipal Land Use Plan serves as the “control” plan because it is the basis in the enactment of a zoning ordinance. Thus, in turn affect and is affected by Municipal Development Plan, Municipal Investment Plan, and Annual Investment Plan. This document is a necessity since land is the prime physical asset of the municipality.

With the Municipal Land Use Plan, it is hoped that the desired development goals and objectives shall be realized soonest possible.

2.0 Objectives

The formulation of this municipal land use plan is generally aimed at:

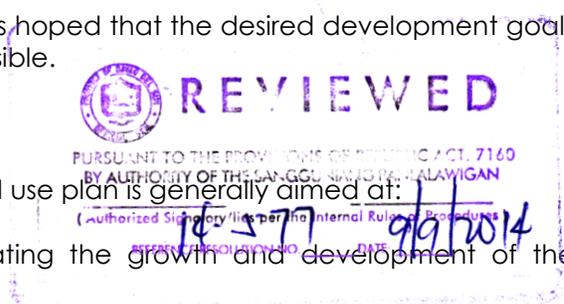
- Guiding, controlling, and regulating the growth and development of the municipality;
- Protecting the character and stability of residential, commercial, industrial, institutional, forestry, agricultural, open spaces, and other functional areas within the municipality and promoting the orderly and beneficial development of the same, and
- Promote and protect the health, safety, peace, comfort, convenience, and general welfare of the inhabitants of the municipality.

Specifically, it is expected that:

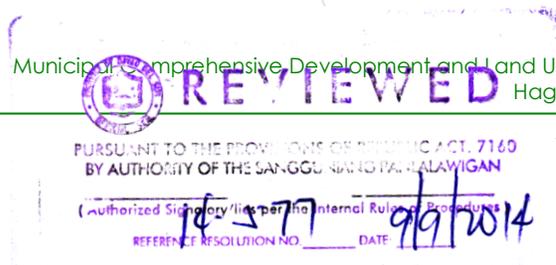
- The Municipal Land Use is updated and a zoning ordinance is enacted.
- The urban and general land uses are properly delineated and defined; and
- The areas for food production, settlements, tourism, infrastructure, agricultural, and industrial development, as well as allocations for specific and special land uses are properly identified and defined.

3.0 Methodology

The Municipal Comprehensive Development Plan and its subsequent municipal land use plan and zoning ordinance were approved by the HSRC under its Res. No. R-39-04 and MC No. 155-1995 as early as July 31, 1980. Unfortunately, the Municipal Government did not receive the approved planning document until 1990 when an intensive research at the defunct Human Settlements Regulatory Commission was made.



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An amended zoning ordinance was formulated by the MPDO and approved by Sangguniang Bayan under Res. No. 53, s-1994 and consequently by Municipal Ordinance No. 5, s-1994 and the Sangguniang Panlalawigan SP Res. No. 94-244. However, its implementation was suspended due to a subsequent Sangguniang Panlalawigan Res. No. 94-247. Meanwhile, the Malalag Bay Alliance – Provincial Agri-Industrial Center was organized. To pursue its objectives, goals and vision it is imperative that each component municipality has its Municipal Land Use Plan. Because of this need, the MBA-PAIC municipalities through the funding assistance of the CIDA-LGSP conducted the formulation of its Land Use Plan simultaneously.

On the final stage of the project, the HLRB came in and the Provincial Government funded the conduct of on-the-job training on formulation of the Municipal Land Use Plan of all the municipalities of the province, except Malalag. Thus, a six-month seminar-workshop was conducted, attended by the members of the Municipal Technical Working Group from the municipalities. The Office of the Provincial Planning and Development Coordinator facilitated this technology transfer with able HLRB Regional Office experts as consultants.

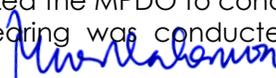
The series of hands-on training workshop was scheduled by module for a duration of one (1) week. In between the workshop schedules were utilized for gathering of data, preparation of tables and analysis of existing situation.

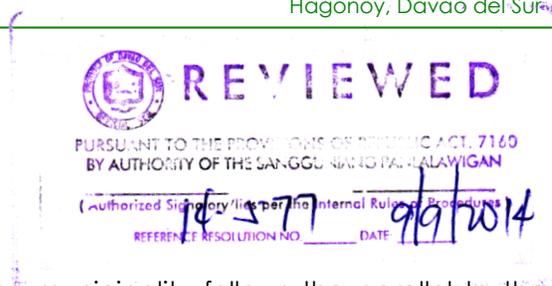
The Office of the Municipal Planning and Development Coordinator gathered the primary data through a conduct of survey in the barangays. A month-long survey was conducted for the purpose. Secondary data were obtained from both the Municipal and National line agencies concerned.

The existing Land Use Plan was drafted based on the foot and windshield survey actually conducted by the MPDO staff and personnel. A series of Land Use Planning workshop in the barangay level were conducted in all the barangays. The purpose was to formulate a Barangay Land Use Plans and Maps in all barangays. This Barangay document was used as basis in the preparation of the Municipal Land Use Plan. In order to conform to the provincial development thrust and directions, as well as the role of the municipality in the provincial development efforts the Provincial Physical Framework Plan was extensively perused and considered.

After the draft of the Land Use Plan was prepared, a series of consultation-dialogues were conducted. The draft of the document was first presented to the members of the Municipal Development Council and the body favorably indorsed the same to the Sangguniang Bayan for consideration. The latter together with MTWG, the MLUC, the Heads of Municipal Offices, National Line Agencies, and the representatives/management staff of proactive investors, reviewed and evaluated the draft of the proposed Land Use Plan.

After the review and evaluation, the SB authorized the MPDO to conduct a public hearing of the draft proposed plan. The public hearing was conducted in all the barangays for one and a half months.


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4.0 Planning Considerations

4.1 Existing Settlement Pattern

Generally the settlement pattern of the municipality follows the parallel to the main thoroughfare.

The built-up areas in the municipality is about 500.95 hectares or 4.2% of the municipal land area. This comprises the barangay centers where the residential, commercial, institutional, recreational, and infrastructure facilities are clustered.

Barangay Guihing is located on the eastern portion along the national highway has the largest built-up area of about 117.00 hectares. This followed by Poblacion with approximately 51.75 hectares. San Guillermo has 30.00 hectares barangay site, Hagonoy Crossing and Sinayawan with ten (10) hectares each.

The built-up and the other rural barangays with average of about five (5) hectare are mostly clustered around the barangay hall or the barangay school as focal points.

4.2 Spatial Framework

The following spatial framework were considered in the formulation of this land use plan:

- a. Resources Endowment – the municipality being located on the coastal end of the Padada Valley is endowed with fertile soil suitable to almost all kinds of agricultural crops. The eastern portion from Balutakay on the North to Paligue on the South are covered with plantation-type crops such as coconuts, mango, cacao, sugar cane, and commercial bananas. The six (6) barangays on the central portion are mostly cultivated to palay. The upland barangays produce corn, sugar cane, coconuts, mango, soybeans, and cotton. Vegetables and fruits are also grown for domestic consumption and commercial purposes.
- b. Existing Infrastructure Facilities – An irrigation system was constructed in the municipality to serve the water needs of the palay farmers. A main dam is situated at Lapulabao and two (2) mini-dams are located at Sacub and Sinayawan, respectively. The mini-dams augment the supply of irrigation water to the palay farms at Kibuaya and Upper Sinayawan. About 3,000 hectares of palay farmers, mango and banana plantations are being served by the irrigation facilities. A road network of a little more than 200 kilometers link in the barangays to the municipal government center and markets in Digos, Padada, Matanao, and Bansalan. Two (2) concrete national bridges link the southern municipalities to Digos, the capital town. Five (5) bailey provincial and municipal bridges connect the town center to other municipalities. Most of these bridges need repair and increase its load capacity to accommodate sugar cane haulers and trailers.

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MARIA LUISA C. VILLAHERMOSA
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- c. Existing Population Distribution – The biggest barangay in terms of population is Guihing. Poblacion follows this, where the seat of the municipal government is situated and third by Sinayawan. Following the standard existing guidelines, these two (2) barangays of Guihing and Poblacion are considered as urban areas.

- d. Other factors:

d.1 Development Arteries

The strengthening of inter and intra provincial and municipal linkages to sustain stable and efficient movement of the people and goods to provide sufficient services. This will require the improvement and concreting of provincial and municipal roads.

In addition, market facilities, sports and recreation facilities and tourism facilities are to be provided.

d.2 Likewise, there is also a need to support the agri-industrial strategy of the Malalag Bay Area – Provincial Agri-Industrial Center for over all development.

d.3 Access to remote barangays is to be ensured by improving the barangays/farm to market roads.

d.4 Urban Hierarchy

A well-established hierarchy of urban centers with proper division of various urban function would ensure cost-effective and efficient delivery of services not only to urban residents but also to population of rural areas. Decentralization has to be effected in order to avoid excessive concentration of urban and industrial activities. This will also promote agricultural development of rural markets as well as areas for infrastructure development, and services delivery.

Owing to the central and strategic location of Poblacion, the barangay shall continue to be the seat of the municipal government. As such its primary role would be as government services center, Guihing, which is eight (8) kilometers away from Poblacion on the east shall continue to be the residential and commercial center of the municipality. Urban expansion of Poblacion will be towards Lapulabao on the south and Mahayahay and Sacub on the west and Hagonoy Crossing on the east. Urban expansion of Guihing shall be towards Hagonoy Crossing on the west and toward Paligue and Tologan on the south. Expansion of urban area particularly for residential development shall be along the existing national highway and the provincial municipal roads.

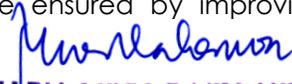
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PURSUANT TO THE PROVISIONS OF REPUBLIC ACT. 7160
BY AUTHORITY OF THE SANGGUNIANG MALALAWIGAN

(Authorized Signatory/In accordance with the Internal Rules and Procedures)

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SECRETARY TO THE SANGGUNIANG

4.2 Development Constraints

There are two (2) major development constraints identified in the municipality. These are the areas covered by the Comprehensive Agrarian Reform Law under various modes of land acquisition located in almost all the barangays with a total land area of 1,436.2191 hectares. The central barangays that are within the services coverage of the National Irrigation Administration. Padada (Hagonoy) River Irrigation System with a total area of 2,083.95 hectares. These irrigated areas planted to palay are prime agricultural lands considered as non-convertible. Likewise, DAR issued Administrative Order No. 1, series of 1999 to wit:

"Section 4. Areas Non-negotiable for conversion – the following areas shall not be subject for conversion:

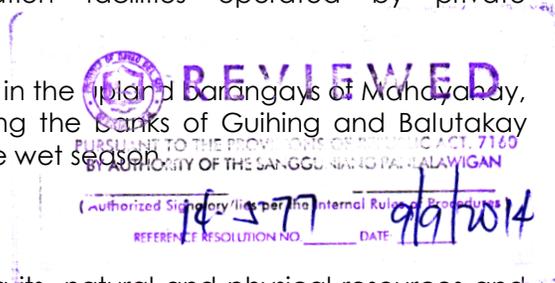
- a. Agricultural lands within protected areas designated under the National Integrated Protected Areas System (NIPAS), including watershed and recharged areas for acquifers, as determined by the Department of Environment and Natural Resources (DENR);
- b. All irrigated lands, ad delineated by the Department of Agriculture (DA) and/or the National Irrigation Administration (NIA), where water is available to support rice and other crop production, and all irrigated lands where is not available for rice and other crop production but within areas programmed for irrigation facility rehabilitation by the DA and/or the NIA;
- c. All irrigable lands already covered by irrigation projects with firm funding commitments, as delineated by DA and/or NIA; and
- d. All agricultural lands with irrigation facilities operated by private organizations."

Erosion-prone areas are identified mostly in the upland barangays of Mandyanay, Sacub, Lanuro and Lapulabao. The areas along the banks of Guihing and Balutakay rivers are prone to flooding especially during the wet season.

4.3 Functional Role

The Municipality of Hagonoy considering its natural and physical resources and attributes is envisioned to become the raw supplier of and processed agricultural products for the Malalag Bay Alliance – Provincial Agri-Industrial Center in particular and the Province of Davao del Sur in general.

Further, with its proximity to Digos, the capital town, it is expected to absorb its expansion – hence, for the municipality to prepare for the future internal and external need for residential, commercial, institutional and industrial expansion. For this, the municipality would eventually be a sub-urban "dormitory", government service center and industrial expansion growth area.



Maria Luisa C. Villahermosa
MARIA LUISA C. VILLAHERMOSA
SECRETARY TO THE SANGGUNIANG

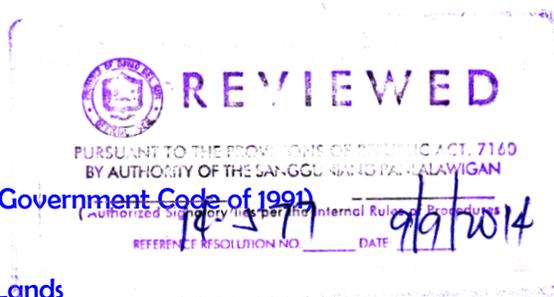
4.4 Buildable Area

The present location of the seat of the municipal government in Poblacion is surrounded by prime agricultural lands planted to palay and is mostly under the coverage of the Comprehensive Agrarian Reform Law. Hence, further development of the urban core is restricted along its municipal streets. However, future urban core development expansion may be directed towards the peripheral barangays of Mahayahay on the west, Hagonoy Crossing on the east and Lapulabao on the south. These identified areas are ideal for urban and non-agricultural uses because of the suitability and free from legal and other limitations.

The future expansion of Guihing will be primarily towards Padada on the south. This is preferred with the anticipation that expansion of the latter will converge in the area.

4.5 Pertinent Government Policies

4.5a Republic Act 7160 (Local Government Code of 1991)



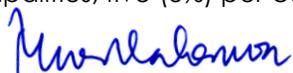
Section 20. Reclassification of Lands

(a) A city or municipality may, through an ordinance passed by the Sanggunian after conducting public hearings for the purpose, authorize the reclassification of agricultural lands and provide for the manner of their utilization or disposition in the following cases:

1. when the land ceases to be economically feasible and sound for agricultural purposes as determined by the Department of Agriculture, or;
2. where the land shall have substantially greater economic value for residential, commercial or industrial purposes as determined by the Sanggunian concerned:

Provided, that such reclassification shall be limited to the following percentage of the total agricultural land area at the time of the passage of the Ordinance:

1. For highly urbanized and independent component cities, fifteen (15%) per cent;
2. For component cities and first to third class municipalities, ten (10%) per cent;
3. For fourth to sixth class municipalities, five (5%) per cent:


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SECRETARY TO THE SANGGUNIANG

Provided further, that agricultural lands distributed to agrarian reform beneficiaries pursuant to Republic Act Numbered sixty-six fifty-seven (RA No. 6657), otherwise known as "The Comprehensive Agrarian Reform Law", shall not be affected by said reclassification and the conversion of such lands into other purposes shall be governed by section 65 of said Act.

(b) The President may, when public interest so requires and upon recommendation of the National Economic and Development Authority, authorize a city or municipality to reclassify lands in excess of the limits set in the next preceding paragraph.

(c) The local government units shall, in conformity with existing laws, continue to prepare their respective comprehensive land use plans enacted through Zoning Ordinances which shall be the primary and dominant bases for the future use of land resources:

Provided, that the requirements for food production, human settlements and industrial expansion shall be taken into consideration of such plans.

(d) Where approval by a national agency is required for reclassification, such approval shall not be unreasonably withheld. Failure to act on a proper and complete application for reclassification within three (3) consecutive months from receipt of the same shall be deemed as approval thereof.

(e) Nothing in these Sections shall be construed as repealing, amending, or modifying in any manner the provisions of RA No. 657A

4.5 b Republic Act 6657 (July 26,1987)

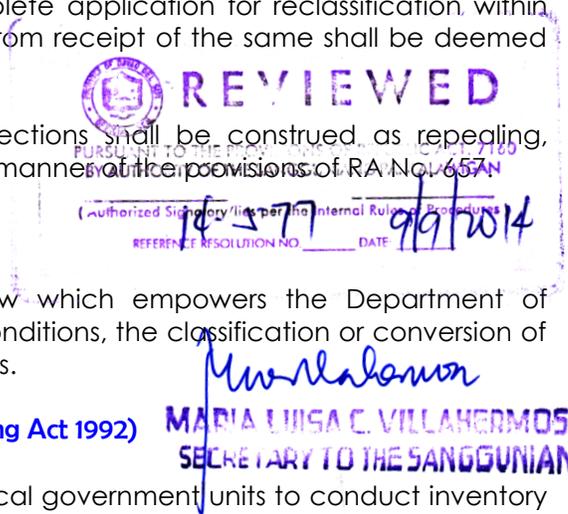
Comprehensive Agrarian Reform Law which empowers the Department of Agrarian Reform to authorize under certain conditions, the classification or conversion of lands awarded to agrarian reform beneficiaries.

4.5c Republic Act 7279 (Urban and Housing Act 1992)

Article IV, Section 7 – mandates the local government units to conduct inventory of lands for socialized housing and their integration into Comprehensive Land Use Plan and Zoning Ordinances of their respective cities and municipalities.

Section 8 – Identification of sites for socialized housing and resettlement for the immediate and future needs of the urban areas taking into considerations the degree of:

- a) availability of basic services/facilities,
- b) accessibility; and
- c) proximity to job sites and economic opportunities.



4.5d Presidential Decree 399 (February 24, 1974)

Limiting the use of a Strip One Thousand Meters of land along any Existing, Proposed or On-going Public Highway or Road, Until the Government shall Have a Competent Study and Have Formulated a Comprehensive and Integrated Land Use and Development Plan.

Section 1. Any provisions of law, or order to the contrary, notwithstanding all lands of the public domain within the strip of one thousand (1,000) meters along any existing, proposed or on-going public highway or road outside existing towns, cities, and settlements and withdrawn from settlement or sale until an appropriate government agency shall have made a competent study and formulated a comprehensive and integrated land use and development plan for such lands.

Section 2. These lands of the public domain within the strip of one thousand (1,000) meters along said public highway or roads shall be first available for human settlements sites, land reform relocation of squatters from congested areas, tourism development, agro-industrial estates, environmental protection and improvement, infrastructure, and other vital projects in support of the socio-economic development programs of the government.

Section 3. Likewise, all lands owned by private persons within the strip of one thousand (1,000) meter along existing proposed or on-going public highway or road shall first be available for human settlement sites, land reform, relocation or squatters from congested urban areas, tourism development, agro-industrial estate, environmental, and improvement of infrastructure and other vital projects in support of the socio-economic development of the government. The owners of these land shall not develop or otherwise introduce improvements thereon without previous approval from the proper government agency, who shall, in this case, be the chairman of the Human Settlements and Planning Commission.

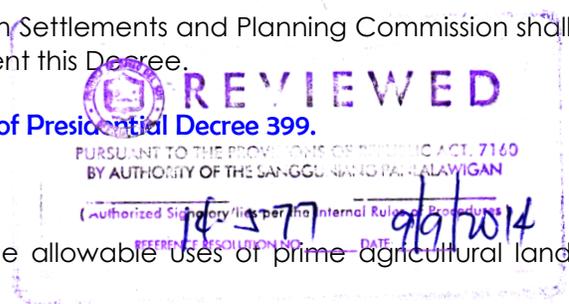
Section 4. The Chairman of the Human Settlements and Planning Commission shall promulgate rules and regulations to implement this Decree.

4.5.e Guideline for the Implementation of Presidential Decree 399.

Article VI. General Provisions.

Section 10. The following shall be the allowable uses of prime agricultural land within the strip:

1. Crops (vegetable, cereals, tubers fruits, rubber, abaca, etc.)
2. Poultry and livestock (grazing, pasture)
3. Silviculture and industrial plantation.
4. Agricultural institutions, provided that buildings are constructed on the land other than the class A and B whenever possible.



Maria Luisa C. Villahermosa
MARIA LUISA C. VILLAHERMOSA
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5. Construction of building considered necessary for farm or plantation operations.

Section 15. Conversion of agricultural lands into residential areas may be allowed only when the population or residential density of the city/municipality is such a level as necessitates peripheral expansion or when there are no other lands (i.e. other than agricultural lands) are available for such expansion.

Section 16. Conversion of agricultural lands into commercial or industrial uses may be allowed only when the following two conditions are met:

1. The intended establishment must not be hazardous and/or pollutive as determined by the National Pollution Control Commission.
2. No other lands (i.e., other than agricultural lands) within the city/municipality are available.

4.5f Presidential Decree No. 1067 (December 31, 1976) Water Code of the Philippines.

Article 3(d). The utilization, exploitation, development conservation, and protection of water resources shall be subject to the control and regulation of the government through the National Water Resource Council.

Article 35. Waters for the storage, diversion, distribution, and utilization of water resources shall contain adequate provision for the prevention and control of diseases that may be induced or spread by such works when required by the council.

Article 31. Preference in the development of water resources shall consider multiple use, beneficial effects, adverse effects, and cost of development.

Article 37. In the construction and operation of hydraulic works, due consideration shall be given to the preservation of scenic places and historical relics.

Article 41. No person shall develop a stream, lake or spring for recreational purposes without first securing permit from the Council.

Article 43. No person shall raise lower the water level of river stream, lake, lagoon or marsh nor drain the same without a permit.

Article 44. Drainage system shall be constructed that their outlets are rivers, lakes, the sea, natural bodies of water.

Article 51. The banks of rivers and streams and the shores of the seas and lakes throughout their entire length and within a zone of three (3) meters in urban areas, twenty (20) meters in agricultural areas and forty (40) meters in forest areas, along their margins, are subject to the easement of public use in the interest of recreation, navigation, floatage fishing, and salvage.


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SECRETARY TO THE SANGGUNIANG

Article 52. The establishment, extent, form, and conditions of easement of water expressly determined by the provisions of this shall be governed by the provisions of the Civil code.

Article 56. River beds, sand bars and flat may not be cultivated except upon prior permission from the Secretary of the Department of Public Works, Transportation and Communication and such permission shall not be granted where such cultivation obstructs the flow of water increase flood levels so as to cause damage to these areas.

Article 60. The rafting of logs and other objects on rivers and lakes which are floatable may be controlled or prohibited during designated seasons of the year with due regard to the needs of irrigation and domestic waters supply and uses of water.

Article 67. Any watershed or any area of land adjacent to any surface water or overlaying any ground water may be declared by the Department of Natural Resources as a protected area.

Article 72. In consideration of a proposed water resources project, due regard shall be given to ecological changes resulting from the construction of the project in order to balance the needs of development and the protection of the environment.

Article 73. The conservation of fish and wildlife shall receive proper consideration and shall be coordinated with other features of water resources development programs to insure that fish wildlife values receive equal attention with other project purposes.

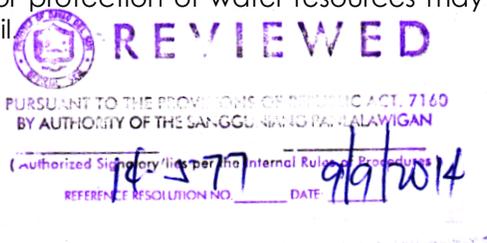
Article 75. No person shall, without prior permission from the Natural Pollution Control Commission, build any works that may produce dangerous or noxious substances or perform any act which may result in the introduction of sewage, industrial waste, or any pollutant into any source of water supply.

Article 76. The establishment of cemeteries and waste disposal areas that any affect the source of water supply or a reservoir for domestic or municipal use, shall be subject to the rules and regulations promulgated by the Department of Health.

Article 78. The application of agricultural fertilizers and pesticides may be prohibited or regulated by the National Pollution Control Commission in areas where such application may cause pollution of a source of water supply.

Article 85. No program or project involving the appropriation, utilization or exploitation, development, control, conservation, or protection of water resources may be undertaken without prior approval of the Council.


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4.5g Presidential Decree 984 (August 18, 1976) PROVIDING FOR THE REVISION OF REPUBLIC ACT NO. 3981, COMMONLY KNOWN AS THE POLLUTION CONTROL LAW, AND FOR OTHER PURPOSES.

Section 6. Powers and Function.

(d) Adopt, prescribe, and promulgate rules and regulations governing the procedures of the Commission with respect to hearings, plans specifications, designs, and other data of sewerage works and industrial waste disposal system, the filling of reports, the issuance of permits, and other rules and regulations for the proper implementation and enforcement of this Decree.

4.5h RULES AND REGULATIONS PURSUANT TO PD 957 (July 12, 1976) REGULATING THE SALE OF SUBDIVISION LOTS AND CONDOMINIUMS, PROVIDING PENALTIES FOR VIOLATIONS THEREOF.

Section 3. Approval of Subdivision Plan. If the establishment of subdivision project if feasible and economically viable and does not run counter to the General Land Use Pattern and Development Plans of the government, and the plan complies with these standards, rules and regulations, the subdivision plan shall be approved upon payment of the prescribed processing and under such conditions as may be imposed by authority.

Section 14. Minimum Design Standards. – All subdivision and condominium project shall conform with the minimum design standards provided for in design standards attached hereto as Appendix "A" Condominium projects shall also conform with the National Building code.

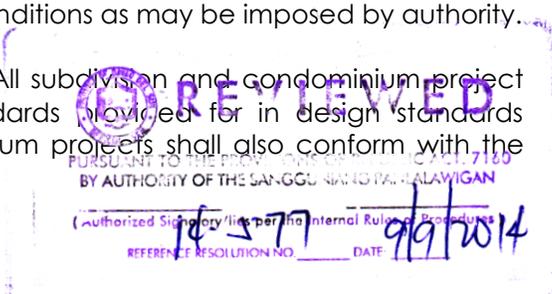
Appendix "A"

Section 3Bid. Conformity with the Integrated Human Settlements Plan – The area/site must conform with the human settlement plan prepared by the Human Settlements Commission in so as far as the appropriateness of the proposed use of the land.

4.5i RULES AND REGULATIONS PURSUANT TO PD 984, (August 18, 1976) PROVIDING FOR THE REVISION OF REPUBLIC ACT NO. 3931 COMMONLY KNOWN AS THE POLLUTION CONTROL LAW AND FOR OTHER PURPOSES

Rule 15. Permits Required – Authority to construct and operate machine, equipment, sewage works and other contrivances, the use of which will discharge sewage, industrial waste into the water of the Philippines.

Rule 31. Tributary Water – In cases where sewage industrial wastes or other wastes are discharged directly into water which are assigned a different classification through the waters in which such receiving water flow, the standards applicable to waters which received such sewage, industrial wastes or other wastes shall be supplemented by the following:



Maria Luisa C. Villahermosa
MARIA LUISA C. VILLAHERMOSA
SECRETARY TO THE SANGGUNIANG

"The quality of any water sewage, industrial wastes or other waste discharge shall be such no impairment of the best usage of waters in any other class shall occur be reason of such sewage, industrial waste or other waste discharges."

Rule 34. Prohibition – No person shall throw, run, drain, or otherwise dispose into any of the water and/or atmospheric air of the Philippines, or cause, permit, suffer to be thrown, run, drain, allow to seep or otherwise dispose into such waters or atmospheric air, any organic or inorganic matter or any substance in gaseous or liquid form that shall cause pollution of such water of atmospheric air.

No person shall perform any of the following activities without first securing a permit from the Municipal Engineer for the discharge of all industrial wastes and other wastes which are or may discharged into the waters or atmospheric air of the Philippines which could cause pollution thereto,

1. The construction, installation, modification on operation of any sewage works.
2. The increase in volume of strength of any waters in excess of the permissive discharge specific under any existing permit.
3. The construction, installation, or operation of any industrial or commercial establishment or any extension or modification thereof or addition, thereto, the operation which would cause an increase in the discharge directly into the waters atmospheric air of the Philippines or would otherwise alter the physical, chemical or biological properties of any water or atmospheric air of the Philippines in any manner not already lawfully authorized.
4. The construction or use of any new outlet for the discharge of any waste gaseous or liquid, directly into the waters or atmospheric air of the Philippines (Sec. 9 of RA 3931).

Rule 37 a & b. Permits Required – Authority to construct/operate machine equipment, or other contrivance the use of which may cause the emission of air contaminants.

4.5j P.D. 705 – Amends Forestry Reform Code

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This provides for system of land classification into agricultural, industrial, commercial, residential, resettlements, mineral, timber or forest grazing lands, and into such other classes as nor or may hereafter be provided by law, rules an regulations.

Section 15 – Further states that no land of the public domain 18% in slope or over shall be classified as alienable and disposable, nor any forest land 50% or over in slope as grazing land.

4.5k P.D. 635 – This amended Section 112 of R.A. 141, as amended. This section shall now read as follows:

Maria Luisa C. Villahermosa
MARIA LUISA C. VILLAHERMOSA
SECRETARY TO THE SANGGUNIANG

Section 112 Said land shall further be subject to a right of way not exceeding sixty (60) meter width for public highway, railroads, irrigation, ditches, aqueducts, telegraph, and telephone lines , and similar works as the government or any public service enterprise, including mining or carrying their business, with damages for the improvements only.

Land eighteen percent (18%) per cent or over which have already been declared as alienable and disposable shall be reverted to the classification of forest lands by the Department Head, to form part of the classification of forest reserves, unless they are already covered by existing titles or approved public land application, or actually occupied publicly for a period of not less than thirty (30) years as the effectivity of this Code, where the occupant is qualified for a three patent under the Public Land Act: Provided, that said lands which are not yet part of well-established communities, shall be taken to expropriate, cancel defective titles, receive public lands applications, or rejects occupants thereof.

Section 16. Areas needed for forest purposes – The following lands, even if they are below eighteen per cent (18%) slope, may not, therefore, be classified as alienable or disposable land, to wit:

1. Areas less than 250 hectares which are far from or not contiguous with any certified alienable and disposable;
2. Isolated patches of forest of at least five (5) hectares with rocky-terrain, or which protect a spring for communal use;
3. Areas which have already been reforested;
4. Areas within forest concessions which are timbered or have good residual stocking to support an existing, or approved to be established, wood processing;
5. Ridge tops and plateaus regardless of size found within by forest lands where headwaters emanate;
6. Appropriately located road right of way;
7. Twenty (20) meter strips of land along edge of the normal water line of rivers and streams with channels of at least 5 meter wide;
8. Strips of mangrove or swampland at least twenty (20) meters wide, along shoreline facing oceans, lakes and other bodies of water, and strips of lands at least twenty (20) meters wide facing lakes;
9. Areas needed for other purposes, such as national parks, national historical sites, games and refuges and wildlife, sanctuaries, forest station sites, and others for public interests and;
10. Areas previously proclaimed by the President as forest reserves, national park, game, bird sanctuaries, national shrines, national historic sites.

4.51 P.D. 1151 Philippine Environmental Code – Mandates the undertaking of Environmental Impact Assessments for all projects which may significantly affect the environment.

 **REVIEWED**

PURSUANT TO THE PROVISIONS OF REPUBLIC ACT, 7160
BY AUTHORITY OF THE SANGGUNIANG PAMBALAWANIGAN

(Authorized Signatory) in accordance with the Internal Rules and Procedures
REFERENCE RESOLUTION NO. 14-577 DATE 9/9/2014


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SECRETARY TO THE SANGGUNIANG

4.5m P.D. 1152 Establishment of Specific Environmental Management polices and prescribes environmental quality standards to provide the structure to pursue a comprehensive program on environmental management.

4.5n P.D. 1586 Establishment of Environmental Impact Statement (EIS) system.

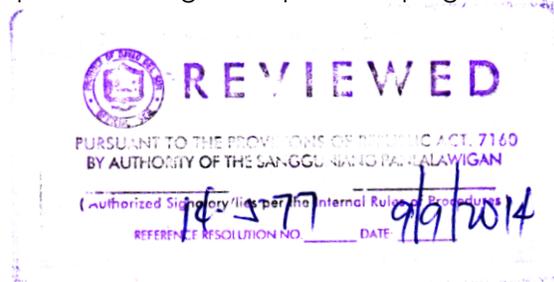
4.5o P.D. 236 This decree direct all persons, natural or judicial to renounce possession and move out portions of rivers, creeks, esteros, drainage, channels and other similar waterway encroached upon by them.

4.5p P.D. 772 A decree penalizing squatting and other similar acts.

4.5q R.A. 9003 Ecological Solid Waste Management Act of 2000 – particularly regards to segregation at source, composting, segregated collection, establishment of Municipal Recovery Facility (MRF) and the prohibition against open dumping method of solid waste disposal.

II. LAND USE ANALYSIS

2.1 Existing General Land Use



All the land within the territorial limits of the municipality of 11,918 hectares are classified as alienable and disposable. A greater portion of the total land area of about 10,396.05 or 87.23% is devoted to agriculture. However, due to the proximity of the municipality to the capital town, it is expected that the development expansion of Digos on the north and Padada on the south will converge in the area. The area along the national highway particularly the northern part of Guihing.

The interior location of Poblacion is ideal and suitable as seat of the municipal government. However, it has contributed to the slow development pace of the municipality. This is because the heart of the barangay is within the service area of the irrigation system, and are prime agricultural lands and covered by the Comprehensive Agrarian Reform Law and Program.

The type of soil and climate conditions prevailing in the municipality enable the farmers to grow and produce staple and commercial/cash crops.

2.1.a Built-Up Areas

The built-up areas in the municipality is about 500.95 hectares or 4.20% of the municipal land area. This comprises the barangay centers where the residential, commercial, institutional, recreational, and infrastructure facilities and utilities are clustered.

Maria Luisa C. Villahermosa
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SECRETARY TO THE SANGGUNIANG

Barangay Guihing which is located on the eastern portion along the national highway has the largest built-up area of about 317.00 hectares. This is followed by Poblacion with approximately 52.95 hectares. San Guillermo has 30 hectares barangay site Hagonoy Crossing and Sinayawan with ten (10) hectares each.

The built-up area in the other rural barangays with an average of about five (5) hectares are mostly clustered around the barangay hall or the barangay school as focal points.

2.1.b Agriculture

The eastern barangays from Balutakay on the north to Paligue down south with Leling, Hagonoy Crossing, Aplaya, Guihing, and Tologan in between are covered mostly of plantation-type crops. The predominant crops grown are coconut, bananas, mango, sugarcane.

The centrally located barangays of Poblacion, Lapulabao, Sacub, Sinayawan, San Isidro, and portion of Balutakay are within the service area and coverage on the Padada (Hagonoy) River Irrigation System (PRIS). These areas, including portions in the barangays of Malabang, San Guillermo, Hagonoy Crossing, Kibuaya, and Lanuro are considered as prime agricultural land being planted to wetland palay. These areas are therefore non-negotiable and non-convertible for non-agricultural uses. This is to ensure food security and sustainability of palay production as flagship industry of the municipality relative to Malalag Bay Alliance-Provincial Agri-Industrial Center development.

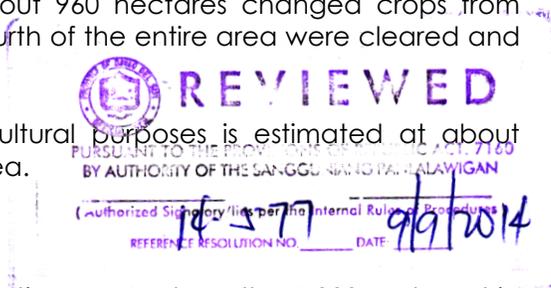
The western upland barangays of Mahayahay, Lapulabao, Clib, San Guillermo, Malabang, La Union, Maliit Digos, New Quezon, Lanuro, and portion of Sacub and Kibuaya are utilized in the planting of sugarcane, coconut, corn, mango and bananas. The Cocoa Investors, Incorporated (CII) of about 960 hectares changed crops from coconut cum cacao to mango. About three-fourth of the entire area were cleared and replanted to mango.

The total land area devoted for agricultural purposes is estimated at about 10,396.05 hectares or 87.23% of the total land area.

2.1.c Agro-Industrial

The areas devoted to commercial plantation crops along the 1,000 meter –strip on both sides of the national highway from Leling on the north to Paligue on the south were classified as agro-industrial zone. This area is about 317 hectares or 2.66% of the total municipal land area. Located in this area are the big agri-industrial establishments. These are subsidiaries of the Lpaanday Group of Companies –GADECO, LSVI, and MVPI, the First Davao Joint Ventures, Inc. and the Davao Sugar Central Company (DASUCEO).

The agro-industrial area in Poblacion is made up of sites for post-harvest facilities, cottage industries such as blacksmith, thresher and tricycle-body building, and wood working/furniture shops.



2.1.d Quarrying

Non-metallic quarrying (sand and gravel extraction) contributed to the municipality's coffers as the LGU is blessed with a major river system providing ample source of sand and gravel to support the infrastructure/construction needs of the province. About seven (7) barangay along the banks of Padada (Hagonoy) river, Bultukan and Miral rivers benefited from the income derived from quarry operations. Estimated quarry area is about 20 hectares.

Shales and sandstones conglomerate (mountain mix) are also abundant in barangays Lapulabao and Mahayahay covering about 10 hectares. These aggregates are used as filling materials for road and construction and improvement.

2.1.e Fishponds

The terrestrial or foreshore portion of the coastal zone along the Davao Gulf within the Barangay of Balutakay, Leling, Guihing, Aplaya, and Paligue were developed into fishponds. This area covers about 380 hectares of bangus and prawn ponds. Most of these lands were developed by operators through Fishpond Lease Application and the rest are titled properties.

2.1.f Utilities/Infrastructure

The network of national, provincial, municipal, barangay, and NIA access service roads, the irrigation canals and structures as well as drainage canals utilize about 179 hectares. The waterworks system and facilities in Poblacion are located within the segregated area in the municipal plaza. While that of Guihing Water District facilities are within the campus of the Guihing Central Elementary School. The on-going construction of another Level in Barangay Mahayahay is to be completed and expected to benefit the 230 households within the MASALAM-ARC stakeholders. Other Level II water systems are located in barangays, Sinayawan, aplaya, Lanuro and Paligue.

There are three (3) communication towers (cellsites) erected in the municipality owned by Globe Telecom, Smart and Sun Cellular. Both public and private individuals are using cellular/mobile phones.

2.1.g Coastal Zone/Mangrove Area

The coastal zone has an estimated area of about 120 hectares which comprises the territorial portion, tidal flats, mangrove, coral reefs, and sea grasses. The existing area is only three (3) hectares located at Paligue. Surveys conducted by the DENR, CRMP, and the MAO personnel identified a potential area of about 120 hectares for mangrove rehabilitation and planting from Balutakay to Paligue.

2.1.h Special Uses

A total of five (5) hectares is presently utilized for cemetery, landfill, and cockpit.


REVIEWED
PURSUANT TO THE PROVISIONS OF REPUBLIC ACT 7160
BY AUTHORITY OF THE SANGGUNIANG PANGALAWIGAN
(Authorized Signatory/In accordance with the Internal Rules and Procedures
OF THE SANGGUNIANG PANGALAWIGAN)


MARIA LUISA C. VILLAHERMOSA
SECRETARY TO THE SANGGUNIANG PANGALAWIGAN

There are four (4) cemeteries existing in the municipality: a one-hectare site in Guihing, one hectare site in Mahayahay, and one hectare site at Lanuro, and about half a hectare site for Muslim cemetery at Aplaya.

About one (1) hectare of landfill is presently used for garbage dumpsite in the propose new cemetery site in Mahayahay.

The cockpit in Balutakay utilize about half a hectare for its structures and parking area.

Table No. 96. Existing General Land Use
Municipality of Hagonoy, 2000

| Land Use | Area (Has.) | % Distribution |
|--|------------------|----------------|
| Built-up Areas | 500.95 | 4.20 |
| Agriculture | 10,396.05 | 87.23 |
| Agri-Industries | 317 | 2.66 |
| Quarrying | 20.00 | 0.17 |
| Fishponds | 380.00 | 3.19 |
| Utilities | 179.00 | 1.50 |
| Coastal Zone | 120.00 | 1.00 |
| Special Uses (Cemetery, Landfill and Cockpit) | 5.00 | 0.04 |
| TOTAL | 11,918.00 | 100.00% |

Source: MPDO, Hagonoy, Davao del Sur

2.2 Existing Urban Land Use

2.2.a Poblacion

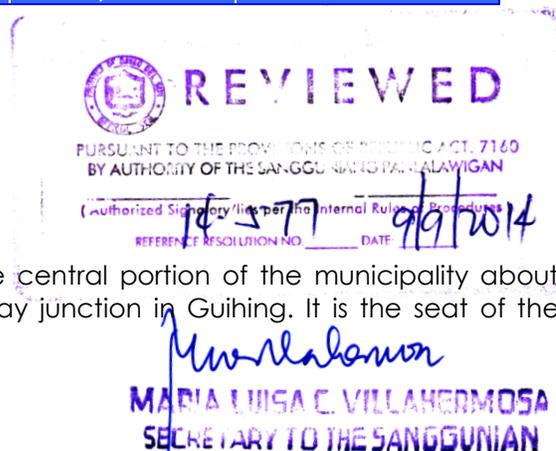
Barangay Poblacion is located in the central portion of the municipality about eight (8) kilometers from the national highway junction in Guihing. It is the seat of the municipal government.

a.1 Residential

The existing residential areas in Poblacion of about thirty (30) hectares are mostly clustered along the municipal streets of one to two (2) lots in depth. There are no residential subdivisions existing due to the agricultural nature and physical limitation. This is due to the presence of irrigation facilities serving the area and the coverage of the area under the agrarian reform program.

a.2 Commercial

The present commercial area in Poblacion is situated in the municipal plaza . It occupies about one fourth (1\4) of a hectare, originally allocated for the municipal gymnasium.



The municipal government identified two (2) hectare of land in front of the municipal plaza along R. Sacedon Street but it did not materialize because of the prohibitive cost of acquisition and other requirements imposed being under the Comprehensive Agrarian Reform Program.

The presence of the temporary market in the area poses health and sanitation problem, fire hazard, and an eye sore. Besides, the area is already congested and cannot accommodate potential interested vendors. Provision of corresponding market amenities and facilities for the convenience of occupants and market goers can be done.

a.3 Agro-Industrial

The Agro-Industrial establishments such as post-harvest facilities, small-scale home based industries occupy about 1.20 hectares. These are comprised of rice and corn mills, warehouse and driers, fabrication and repair of farm implement shops, blacksmiths, tricycle body building and furniture-making /woodworking shops.

a.4 Institutional

The institutional areas in Poblacion include the present sites occupied by the Municipal Government Center housing the various offices of the of the Municipal and National Government operating in the Municipality. This includes the areas where the barangay hall, the schools, the churches and chapels, the hospital and health station are located. The area utilized for this purpose is estimated to be about 10.50 hectares.

a.5 Parks and Open Spaces

The areas for parks and plaza and open spaces including school playground are located within the institutional land uses. These are the municipal plaza, barangay plaza, athletic ground, school children playground, basketball courts and tennis courts.

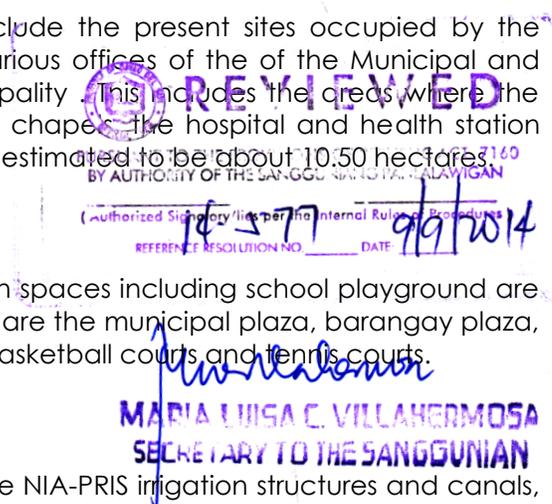
a.6 Utilities

The municipal and barangay roads, the NIA-PRIS irrigation structures and canals, drainage and flood control system in Poblacion covers about nine (9) hectares.

The water system office pumping facilities, and storage tank are located in a segregated areas in the municipal plaza. While the cell site of the Pilipino Telephone Company (PILTEL) occupies about 600 square meters.

a.7 Special Uses

The municipal cemetery, garbage dumpsite, and cockpit are established outside of the urban area of Poblacion. The municipal cemetery and landfill are located in Mahayahay while the cockpit is situated in Balutakay.



a.8 Agriculture

Most of the land area of Poblacion is used for agricultural purposes, about 418.05 hectares or 88.74% of the total barangay land area is utilized in the production of palay, coconut and other crops.

The presence of irrigation facilities and the coverage of agrarian reform program explains the very limited non-agricultural land uses in Poblacion.

2.2.b Guihing

When the Town and Zonification Plan was prepared by the MPDO and approved in 1980 by the Human Settlements Regulatory Commission (HSRC), Guihing was not considered as an urban center. Thus, its land uses was considered and included in the general land use plan of the municipality.

But for the purpose, the non-agricultural land uses/built-up areas described for proper identification.

b.1 Residential

The area in Guihing of about 64 hectares is utilized for residential purpose. This is composed of the barangay subdivision site and private residential and housing subdivisions. The largest private residential subdivision of 50 hectares is the Gilda Subdivision providing lots for sale to the workers of the agri-industries established in the barangay. Other housing facilities include the Carlos compound, Monteclaro compound and GEMVILLE compound.

b.2 Commercial

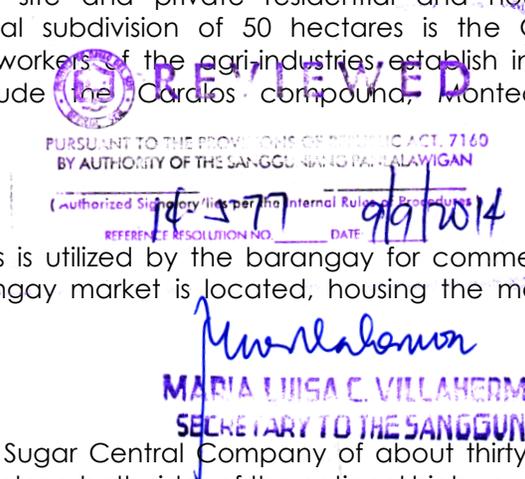
An area of about two(2) hectares is utilized by the barangay for commercial land use. This is the site where the barangay market is located, housing the market building and other structures.

b.3 Agro-industrial

The area occupied by the Davao Sugar Central Company of about thirty (30) hectares and a strip of land of 1000 meters along both sides of the national highway from the boundary in Leling on the North to the boundary in Paligue on the south excluding the built-up areas where considered for agri-industrial uses. Thus, this area covers about 200 hectares or 12.5% of the total barangay land area.

b.4 Institutional

The site occupied by the school, the church and chapels, health centers and hospitals, the barangay hall purok centers are included in the urban institutional land uses. This site covers an aggregate total of twelve (12) hectares.



b.5 Park and Open Spaces

The park and open spaces areas in Guihing are within and component of the barangay hall and market site as well as of the subdivision and schools.

b.6 Utilities

The road network, the drainage system and other utilities infrastructures utilize about 38 hectares or 2.37% of the total land area of the barangay. The facilities of the Guihing Water District is presently located within the campus of Guihing Central Elementary School.

b.7 Special Uses

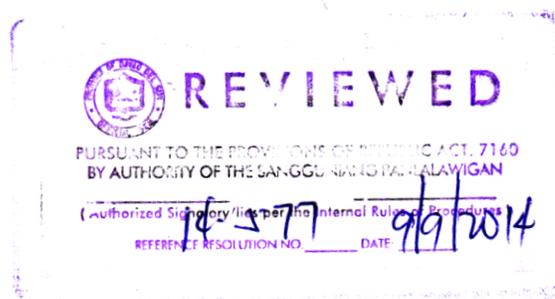
A one-hectare land in the barangay is utilized for public cemetery donated by the Lorenzo and son ventures, Incorporated. The garbage and other solid wastes are collected and dumped in the municipal landfill at Mahayahay by the municipal government .

b.8 Agriculture

All the other areas in the barangay not specifically delineated and allocated for a particular purpose is considered as agricultural lands. These areas cover about 679 hectares or 64.91% of the total land area and are mostly occupied by the Guihing Agricultural Development Corporation and the Lorenzo and Sons, Ventures Incorporated for their banana plantation which are outside of the 1000 meters strip along the national highway from Leling boundary on the north and Paligue boundary on the south.

b.9 Fishpond

The terrestrial area of the barangay utilizes about 50 hectares of land for fishpond.



Maria Luisa C. Villahermosa
MARIA LUISA C. VILLAHERMOSA
SECRETARY TO THE SANGGUNIANG

Table No. 97. Existing Urban Land Use
Hagonoy Davao del Sur, 2000

| Land Uses | Area (has.) | % Distribution |
|---------------------|-----------------|----------------|
| A. POBLACION | | |
| Residential | 30.00 | 6.37% |
| Commercial | 2.25 | 0.48% |
| Institutional | 10.57 | 2.23% |
| Parks/Open Spaces | (0.50) | |
| Utilities | 9.00 | 1.91% |
| Agro-industrial | 1.20 | 0.25% |
| Agricultural | 418.05 | 88.74% |
| E. SUB-TOTAL | 471.00 | 100.00% |
| B. GUIHING | | |
| Residential | 64.00 | 6.11% |
| Commercial | 2.00 | 0.19% |
| Institutional | 12.00 | 1.14% |
| Parks/Open Spaces | (0.25) | |
| Utilities | 38.00 | 3.63% |
| Agri-industrial | 200 | 19.12% |
| Agricultural | 679 | 64.91% |
| Fishpond | 50.00 | 4.78% |
| Special Uses | 1.00 | 0.09% |
| SUB -TOTAL | 1,046.00 | 100.00% |
| GRAND TOTAL | 1,517.00 | |

Source : MPDO, Hagonoy, Davao del Sur

III. LAND USE PROBLEMS

Among the problems identified in the uses of land in the municipality are the following:

1. The illegal conversion of agricultural land into other uses;
2. The presence of residential cum commercial structures along the road right-of-way, particularly along the national highway in Guihing.
3. The presence of segmented beach resorts in the shorelines of Bolinao, Balutakay;
4. The presence of informal settlers in critical areas;
5. The existence of buildings without permits and certificates of occupancy;
6. The absence of public lands for government development purposes; and
7. The presence of agri-industrial structures within the residential areas in Poblacion.



Maria Luisa C. Villahermosa
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 SECRETARY TO THE SANGGUNIANG

A number of residential subdivisions in both the urban centers of Poblacion and Guihing were developed without the approved plans and license to sell. This has been occurring for years but only tolerated because of the absence of an approved town plan and zonification ordinance. Besides, it was only recently that the responsibility to process and the authority to approve subdivision plans were transferred to the municipal government.

The constructions of the residential houses along the road right-of-way particularly in Guihing pose another problem. These were relocated in the areas after their houses near the riverbanks were destroyed by flash flood caused by typhoon "Titang" in October 1970.

Most of the existing buildings and structures have no building permits and certificates of occupancy. These buildings were already in place and constructed prior to the imposition of the requirement.

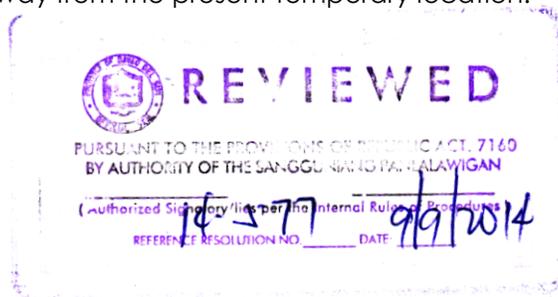
A number of segmented beach resorts have sprouted in Bolinao, Balutakay. This development will surely contribute to the deterioration of the environmental quality of the areas.

The presence of residential houses on the road right-of-way along the Digos-Makar Road in Guihing proper will hamper the national highway widening when implemented.

Among the factors that caused the slow-paced development of the municipality particularly in Poblacion is the absence of available land for public use.

There are three (3) recognized cemeteries in the municipality. One (1) is located in Mahayahay, another in Guihing and in Lanuro. There is also a cemetery for exclusive use of the Muslims in Aplaya. All of these cemeteries are not income-generating and their maintenance are subsidized by the municipal and barangay governments. The municipal government in Mahayahay adjacent to the old "private" cemetery acquired a new and larger site. Another site is proposed in San Guillermo to serve the needs of the residents thereat, including Malabang and Clib. An additional area of one (1) hectare is proposed for expansion of Guihing cemetery.

There is no defined commercial/business district in Poblacion considering that the present market is squatting in a portion of the municipal plaza. A new site was acquired for relocation of the market facilities in Lapulabao about three (300) hundred meters away from the present temporary location.



Maria Luisa C. Villahermosa
MARIA LUISA C. VILLAHERMOSA
SECRETARY TO THE SANGGUNIANG

IV. LAND USE POTENTIALS

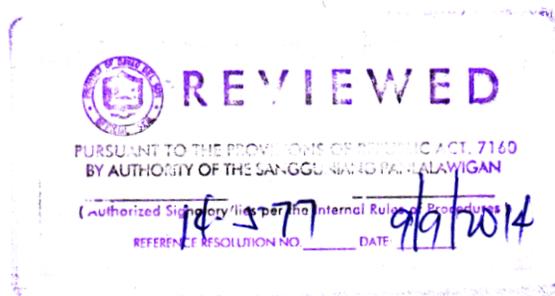
The entire municipal land area is considered as alienable and disposable. Except for some sporadic hilly and rolling terrain in the western upland barangays, the topography is considered flat and within the 0-3° level.

Two (2) major rivers with tributaries originating from neighboring/border municipalities traverse the area from the west to the Davao Gulf on the east. These rivers are tapped for irrigation purposes, providing palay farmers with sufficient irrigation water throughout the year. A series of over-flow mini-dam could be constructed in strategic areas across the two rivers to contain water and maximize its utilization. Existing springs in the barangays of Malabang, San Guillermo, Maliit Digos and New Quezon could also be developed as sources of irrigation water for the purpose of expanding the palay areas for drip irrigation of high value crops.

Most of the farmers in both upland and lowland barangays practice mono cropping. Land utilization may be optimized and production be maximized should multi-tiered, crops diversification and inter-cropping be practiced.

While non-agricultural land use may be very limited in the heart of Poblacion, the peripheral hilly and marginal areas in Mahayahay, Lapulabao, Sacub, and Hagonoy Crossing are very suitable and other non-agricultural uses.

The eastern barangays along the national highway from Leling to Paligue are ideal for agri-industrial and industrial uses. This is because most of the land areas are devoted to plantation-type commercial crops. Also the proximity of the area to the capital town on the north, the market of Padada down south and Malalag, the PAIC port. The other favorable factors are the presence and availability of power, water, transportation and communication services/facilities. Traversed by the main trunkline (national highway), the municipality is located centrally between the two (2) regional industrial centers of Davao City and General Santos City. With a favorable peace and order conditions, it could even attract or influence the North Cotabato area, particularly Kidapawan City with the port of Malalag.



Maria Luisa C. Villahermosa
MARIA LUISA C. VILLAHERMOSA
SECRETARY TO THE SANGGUNIANG

V. LAND USE PROPOSAL

5.1 Proposed General Land Use

The proposed general land use of the municipality is anchored on the land use needs and potentials. As member and component municipality of the Malalag Bay Alliance, Provincial Agri-industrial Center its has to play and perform its identified role.

Likewise, its role in the overall development of the province has to be defined and substantiated. Hence, the proposed municipal land use presented, considering the recommended planning standards as well as the legal and physical limitations.

5.1.a Built-up Area

The built-up areas in the rural barangays are to be expanded to an average of twenty (20) hectares which shall be planned and allocated by their respective barangay officials following the land use planning purposes. The barangay land use plan shall be the reference / basis in the consideration for action on application for zoning and locational clearances.

The non-agricultural land use in Poblacion shall be located outside of the urban core. A new town site is to be establish outside of the urban case preferably on the hills of Mahayahay, west of Poblacion. An area of ten (10) to twenty (20) hectares may be acquired by the municipal government for the said purposed. The other alternative site for urban expansion shall be located along the provincial road at Hagonoy crossing on the east to connect Poblacion and Guihing. Meantime, the already allocated area for non-agricultural use in Poblacion has yet to be saturated. With the present population growth rate the designated area cannot be fully utilized within the planning period.

The urban area expansion of barangay Guihing shall be towards the south to the boundary of Paligue. And on the east, a ten (10) hectare site adjacent to the Gilda Subdivision shall be reclassified into residential area.

The area proposed for reclassification for residential cum institutional purposes to accommodate the housing needs of company workers, road right-of-way squatters, thus residing in identified critical area and those displaced from their leased/rented lots and the homeless and landless. An increase of about 203.20 hectares is proposed for the municipal built-up areas.

5.1.b Agriculture

The prime irrigated agricultural land planted to palay in the central barangay shall not be subjected to any reclassification except the urban barangays of Poblacion and Guihing where the existing land uses are dominantly non-agricultural use. This is to ensure sustainability of food production for the needs of the municipal population and that of the province. As its flagship industry, cereals production has to be vigorously pursued with the ultimate goal of processing for value-added purpose.

PURSUANT TO THE PROVISIONS OF RA 7160
BY AUTHORITY OF THE SANGGUNIANG PANGHALALAWIGAN

(Authorized Signatory/In-charge Internal Rules and Procedures)

14577 9/9/2014
REFERENCE RESOLUTION NO. DATE

MARIA LUISA C. VILLAHERMOSA
SECRETARY TO THE SANGGUNIANG

Areas covered by the Comprehensive Agrarian Reform Law and program shall be protected and spared from reclassification until such time that the beneficiaries shall have fully-paid their obligation and shall have qualified to convert and or dispose of their property under existing law.

For this purpose, a total land area of 503.20 hectares shall be utilized for agricultural uses. The same land area shall be planned and managed for the municipal special Agricultural and fisheries Development Zone and Crop Zone.

5.1.c Agro-industrial

The agro-industrial area existing and reclassified in 1980 of 317 hectares is to be increased by 7.4% for a total area of 342.34 hectares. This is to include the reclassification of the remaining portion of the Lapanday Group of Company's banana plantation with in the Guihing Aplaya provincial road up its property boundary line at Leling. This area of about 455 hectares will form part of the total land area for development and establishment of the Guihing agri-industrial techno-park by the owner.

The small-scale agri-based industries situated within the residential area in Poblacion shall be relocated outside of the urban core. An area of about 5.00 hectares shall be reclassified for the purpose along the municipal road from the boundary at Sinayawan to the south and from the boundary of Lapulabao to the south and west, and from the boundary at Sacub to the northwest following both sides of the provincial road.

5.1.d Quarrying

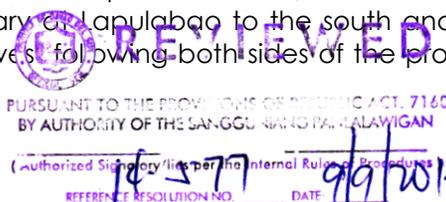
Sand and gravel sources, the area along Padada(Hagonoy) River shall be maintained and protected and extraction there from shall be strictly controlled. To prevent rapid erosion, bamboos are to be planted on the bank easements from the upstream of Guihing bridge to La Union and New Quezon in the west. Renewal in the concessionaires permits shall not be made unless they actively participate in bamboo planting.

Coral and sand quarrying shall be prohibited from the municipal waters from Balutakay to Paligue.

5.1.f Utilities

Additional area for utilities shall be provided since more of these are presently situated within the institutional areas. The water works and sanitation system in poblacion and the water district in Guihing shall each be relocated to a suitable and appropriate sites at Mahayahay and Tologan.

The drainage system in Poblacion and Guihing shall be completed and additional canals be provided specially at the proposed residential sites.



Abandoned municipal and barangay road not considered as existing in the inventory are likewise to be rehabilitated and informed.

5.1.g Coastal Zone/ Mangrove Areas

To improve the fishery resources by increasing the fish and aquatic population, there is a need to regenerate by pursuing and properly managing the mangrove area. The DENR in coordination with the CRMP and the local government units have identified about 120 hectares of mudflats which are potentially viable for rehabilitation and planting.

5.1.h Park and Open Spaces

As proposed, at least a hectare of park and open spaces shall be developed in every barangay for a total of twenty one (21) hectares. This facility shall be designated and defined by the barangay officials in their respective barangay Land Use Plans.

5.1.i Special Uses

The area for cemetery use shall be expanded from the present three and a half (3½) hectares to 8.00 hectares. The newly-acquired cemetery site of three (3) hectares in Mahayahay is to be developed to serve Poblacion and the immediate barangays. An additional area of one(1) hectare is yet to be negotiated with the LSVI management for the cemetery at Guihing. The Lanuro cemetery site of one(1) hectare shall be maintained . a one (1) hectare cemetery site shall be established and developed in San Guillermo.

The Muslim cemetery in Aplaya of a half a hectare shall be maintained and another half-hectare site shall be provided for the Muslim in Clib.

Both the areas allocated from landfill (garbage dumpsite) in Mahayahay and cockpit in Balutakay shall be maintained.

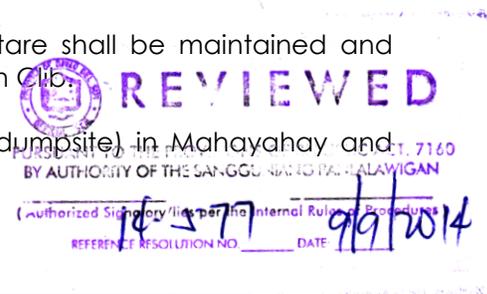


Table No. 98. Proposed General Land Use
Municipality of Hagonoy, 2000

| Land Use | Area (Has.) | % Distribution |
|--|------------------|----------------|
| Built-up Areas | 503.20 | 4.22% |
| Agriculture | 10,358.64 | 86.92% |
| Agri-Industries | 342.36 | 2.87% |
| Quarrying | 20.00 | 0.17% |
| Fishponds | 380.00 | 3.19% |
| Utilities | 184.30 | 1.55% |
| Coastal Zone | 120.00 | 1.01% |
| Special Uses (Cemetery, Landfill and Cockpit) | 9.50 | 0.08% |
| TOTAL | 11,918.00 | 100.00% |

Source: MPDO, Hagonoy, Davao del Sur

Maria Luisa C. Villahermosa
MARIA LUISA C. VILLAHERMOSA
SECRETARY TO THE SANGGUNIANG

5.2 PROPOSED URBAN LAND USE

5.2.1 POBLACION

a. Residential

The residential area in Poblacion will slightly increase by about 2.38% or a total of ten (10) hectares. The increase represents the reclassified agricultural lands right at heart of the barangay. The greater portion of the residential areas shall be allocated outside of the barangay.

A new townsite shall be developed in Mahayahay, about half a kilometer away from the existing town center. To link Poblacion with Guihing, residential areas are likewise allocated along the municipal and provincial roads at Hagonoy Crossing.

b. Commercial

The present market facilities in Poblacion is temporarily located in a one-fourth of a hectare site within the municipal plaza. A new one-hectare market site was acquired to permanently locate the vendors and stallholders just about three hundred (300) meters away from the existing market.

The previously designated two-hectare site ~~fronting~~ the municipal plaza will not be pursued. Instead, a half hectare site shall ~~each~~ be allocated in Sinayawan, Malabang, Maliit Digos and Sacub for "Talipapa".

c. Institutional

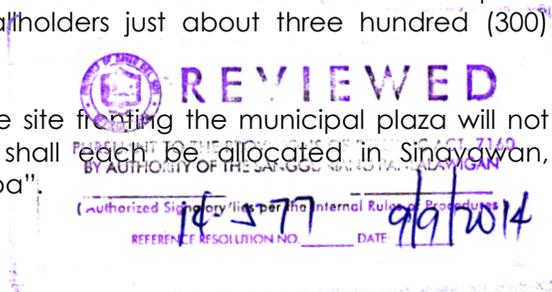
For Institutional use, only half a hectare of land is allocated for the purpose. These sites are intended for the construction of the Municipal Post Office and the headquarters of the Philippine National Police Hagonoy Station.

d. Agro-Industrial

The agro-industrial sites in Poblacion shall be located along the provincial road outside of the barangay boundary two (2) lots deep towards Sinayawan on the North, Sacub on the Northwest and Lapulabao on the South to a distance of about half a kilometer. This area designated for the purpose has an aggregate total of about five (5.0) hectares.

e. Parks and Open Spaces

In addition to the existing one (1.0) hectare municipal park and plaza within the municipal building complex, another hectare is proposed for development situated at Bawing Hill where the Japanese tunnel is located.



f. Special Uses

The cemetery, landfill and cockpit are located outside of the urban area.

g. Agricultural

A total of 406.48 has. of barangay Poblacion's area shall be devoted to agricultural use.

5.2.2 GUIHING

a. Residential

A total of 94.27 hectares is designated for residential use. The anticipated population growth may be induced by the proposed establishment of a technopark in the barangay would require a sizeable land area for housing purposes. For this, the Lapanday Group of Companies is segregating a ten (10) hectare lot adjacent to the Gilda Subdivision on the east for distribution to their previous and actual company workers. As proposed, the portion of the Guihing Agro-Industrial Technopark area will be developed into residential zone.

For immediate relocation of squatters and identified potential housing program beneficiaries, a ten (10) hectare site is acquired by the municipal government along the Guihing-Paligüe boundary fronting the national highway.

The proposed residential area expansion will increase the same by twenty (20) hectares.

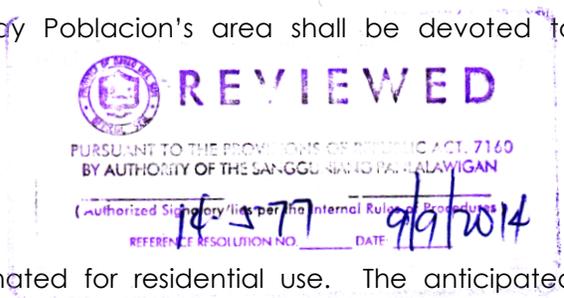
b. Commercial

The present commercial area of two (2) hectare shall be maintained as the central business district. The area within the radius of 200 meters shall be considered for commercial use.

The proposed Guihing Agro-Industrial Technopark is segregating a portion of their area fronting the national highway to be developed into a commercial zone of about twenty 25.74 hectare.

c. Institutional

The urban land allocated for institutional uses of about thirteen hectares will remain as is. Compatibility of use will be appropriately considered as well as the other existing guidelines and issuances should there be a need for the purpose. A one (1) hectare site is proposed for expansion.



Maria Luisa C. Villahermosa
MARIA LUISA C. VILLAHERMOSA
SECRETARY TO THE SANGGUNIANG

d. Agro-Industrial

The Lapanday Group of Companies is proposing to utilize the whole area of their property reclassified in the 1980 Town Plan into a technopark. For this, a total of 640 hectares will be utilized for the purpose. The area is ideal and appropriate for its proposed use because of its strategic location. Besides, utilities and facilities are available such as roads, power and water. It is very proximate to the capital town of Digos and Poblacion of Padada. The company within the area at the shoreline of Guihing may also provide private port facilities.

e. Park/Open Spaces

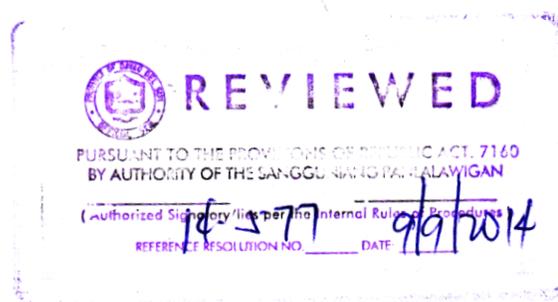
With the opening of the new subdivision, about one (1.0) hectare is proposed to be utilized for parks and open spaces.

f. Utilities

In addition to the existing land utilized for utilities, an area of two (2) hectares is proposed to include new road construction, drainage and other infrastructure facilities.

g. Agricultural

The area devoted to agricultural use is estimated to about 230 hectares or 22% of the total barangay area. This area is planted to major agricultural crops such as bananas, coconuts and sugar cane.



Maria Luisa C. Villahermosa
MARIA LUISA C. VILLAHERMOSA
SECRETARY TO THE SANGGUNIANG

Table No. 99. Proposed Urban Land Use
Hagonoy Davao del Sur

| LAND USES | AREA (Has.) | % DISTRIBUTION |
|---------------------|-----------------|----------------|
| A. POBLACION | | |
| Residential | 33.13 | 7.03% |
| Commercial | 2.89 | 0.61% |
| Institutional | 11.00 | 2.34% |
| Parks/open spaces | 1.00 | 0.21% |
| Utilities | 9.50 | 2.02% |
| Agro-industrial | 5.00 | 1.06% |
| Agricultural | 406.48 | 86.30% |
| SUB-TOTAL | 471.00 | 100.00% |
| B. GUIHING | | |
| Residential | 94.27 | 9.01% |
| Commercial | 25.74 | 2.46% |
| Institutional | 13.00 | 1.24% |
| Parks/open spaces | 1.00 | 0.10% |
| Utilities | 40.00 | 4.01% |
| Agro-industrial | 640.00 | 61.18% |
| Agricultural | 230.00 | 22.08% |
| Special uses | 1.00 | 0.10% |
| SUB -TOTAL | 1,046.00 | 100.00% |
| GRAND TOTAL | 1,517.00 | |

Source : MPDO, Hagonoy, Davao del Sur



REVIEWED

PURSUANT TO THE PROVISIONS OF REPUBLIC ACT 7160
BY AUTHORITY OF THE SANGGUNIANG PAMBALAWIGAN

Authorized Signatory/Date per the Internal Rules of Procedure
REG. NO. 14-577 DATE 9/9/2014

Table No. 100. Special Land Uses
Hagonoy, Davao del Sur

| Land Use | Existing | Proposed |
|------------------|-----------------|-----------------|
| | Area (hectares) | AREA (hectares) |
| 1. Cemetery | | |
| a. Mahayahay | 1.00 | 3.00 |
| b. Guihing | 1.00 | 2.00 |
| c. Lanuro | 1.00 | 1.00 |
| d. Aplaya | 0.50 | 0.50 |
| e. Clib | 0.00 | 0.50 |
| f. San Guillermo | 0.00 | 1.00 |
| TOTAL | 3.50 | 8.00 |
| 2. Landfill | | |
| a. Mahayahay | 1.00 | 1.00 |
| 3. Cockpit | | |
| a. Balutakay | 0.50 | 0.50 |

Source : MPDO, Hagonoy, Davao del Sur

Maria Luisa C. Villahermosa
MARIA LUISA C. VILLAHERMOSA
SECRETARY TO THE SANGGUNIANG

ZONE BOUNDARIES

The location and boundaries of the various zones in which the municipality has been divided are the following:

A. RESIDENTIAL ZONE

a.1 Poblacion

BLOCK 1 – Bounded on the north by T. Ronda St., up to the junction of T. Ronda and S. Maravillas Streets on the east, by S. Maravillas St. on the south and F. Manalo St. on the west, except the areas allocated for institutional cases.

BLOCK 2 – Bounded on the north by the irrigation canal, by the Holy Cross of Hagonoy on the east, and by T. Ronda St. on the south, and by R. Sacedon St. on the west.

BLOCK 3 – Bounded by R. Avillion St. on the north, by L. Diez St. on the East, by the irrigation canal on the south, and by R. Sacedon St. on the west.

Expanded Residential Zones

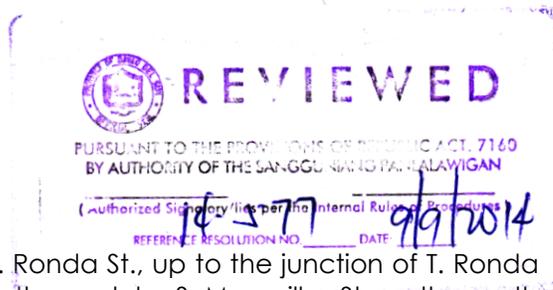
BLOCK 4 – Bounded on the east by the irrigation canal, on the north by Sacub boundary, on the south by Lapulabao-Mahayahay boundary and extended to Mahayahay on the west by five (500) hundred meters.

BLOCK 5 – The block of five (500) hundred meters strip along the Doneza-Delua St. from the property of F. Junsay, Sr. to the junction at Hagonoy Crossing.

a.2 Guihing

BLOCK 1 – Bounded on the north by the Padada (Hagonoy) River, by the national highway on the east, by the barangay road on the west, and the Tologan road on the south, except those areas identified for other non-agricultural uses as identified on the Zoning Map.

BLOCK 2 – Bounded by the Guihing-Aplaya provincial road on the north, to the GADECO Packing House No. 2 on the east, by the Gilda Subdivision boundary road on the south, and the national highway on the west, except those areas identified for other non-agricultural uses as identified in the Zoning Map.



Maria Luisa C. Villahermosa
MARIA LUISA C. VILLAHERMOSA
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a.3 ALL OTHER RESIDENTIAL AREAS :

All other residential areas will follow the linear development pattern along the road network in both Poblacion and Guihing. In rural barangays, the distance shall be limited to five (500) hundred meter radius from the center of the barangays with the barangay hall as focal point.

a.3.1 One-lot deep (30 meters) on both sides of the barangay roads.

a.3.2 Two-lot deep (60 meters) on both sides of the municipal streets.

a.3.3 Two-lot deep (60 meters) on both sides of the provincial road and national highway.

B. COMMERCIAL AND BUSINESS DISTRICTS

b.1 Poblacion

The commercial and business district in Poblacion shall be the area within the two (200) hundred meter radius from the proposed Public Market site (marked CBD 1 on the Zoning Map).

b.2 Guihing

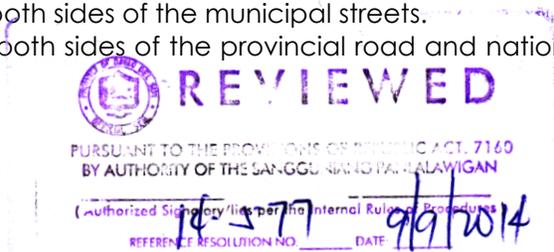
The commercial and business district in Guihing shall be the area within the two (200) hundred meter radius from the barangay public market (marked CBD 2 on the Zoning Map).

C. INSTITUTIONAL AREAS

The institutional areas in both the Poblacion and Guihing urban centers shall be :

c.1 Poblacion

- c.1.1 The area occupied by the municipal building complex.
- c.1.2 The area occupied by the National Irrigation Administration – Padada River Irrigation System’s Office and compound.
- c.1.3 The area occupied by the Rudinas Clinic and Hospital
- c.1.4 The area occupied by the Hagonoy Central Elementary School.
- c.1.5 The area occupied by the Holy Cross of Hagonoy.
- c.1.6 The are occupied by the San Isidro Labrador Parish church.
- c.1.7 The area occupied by the Poblacion Barangay Hall.
- c.1.8 The area occupied by the Iglesia ni Cristo church.
- c.1.9 The area occupied by the Zion/Assembly of God church.
- c.1.10 The area proposed for Post Office building
- c.1.11 The area occupied by the GKK Chapel




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c.2 Guihing

- c.2.1 The area occupied by the Guihing Central Elementary School.
- c.2.2 The area occupied by the Guihing National High School.
- c.2.3 The area occupied by the Guihing Barangay Hall.
- c.2.4 The area occupied by the Guihing Catholic Church
- c.2.5 The area occupied by the Iglesia ni Cristo church
- c.2.6 The area occupied by the Seventh Day Adventist church.
- c.2.7 The area occupied by the Southern Baptist church
- c.2.8 The area occupied by the Rural Health Center
- c.2.9 The area occupied by the GKK Chapel

D. SPORTS AND RECREATION

d.1 Poblacion

The portion of the municipal plaza occupied by the municipal gymnasium.

d.2 Guihing

- d.2.1 The portion of the barangay plaza occupied by the barangay gymnasium.
- d.2.2 The portion of Hilda Subdivision occupied by the Aurelio C. Reginaldo Gym.
- d.2.3 The portion of existing and proposed residential subdivision utilized and segregated for the purpose.

E. URBAN AGRICULTURAL ZONE

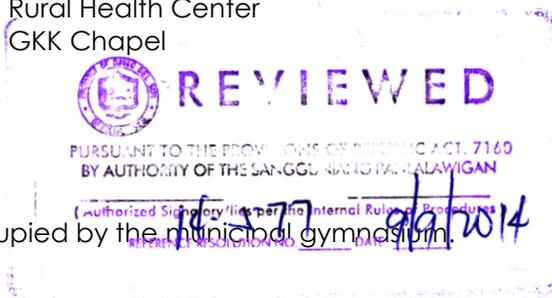
All other areas in Poblacion and Guihing not specifically provided and land uses not identified for non-agricultural uses are considered as agricultural zone.

F. URBAN AGRO-INDUSTRIAL ZONE

f.1 Poblacion

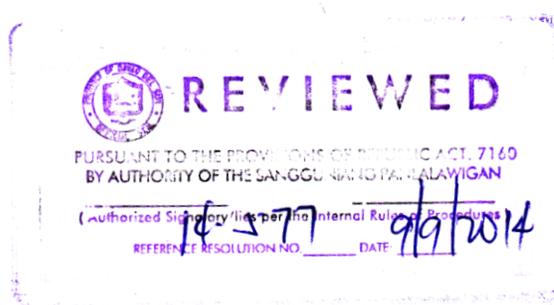
- f.1.1 One lot deep (30 meters) on both sides of the Poblacion – Sinayawan and Sacub road outside of five (500) hundred meter radius from the municipal hall.
- f.1.2 One lot deep (30 meters) on both sides of the Poblacion-Lapulabao road outside of the five (500) hundred meter radius from the municipal hall.


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f.2 Guihing

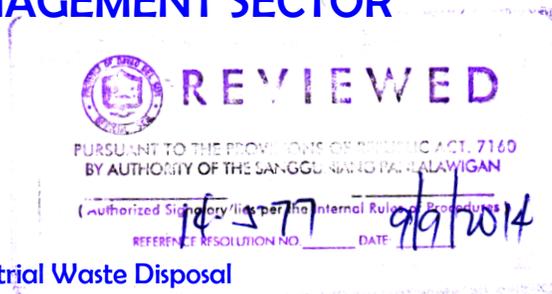
- f.2.1 The Davao Sugar Central Company and the adjoining areas for structure and accessories, such as the treatment ponds and truckyards.
- f.2.2 The proposed technopark of the Guihing Agricultural Development Companies banana plantation at Guihing (Lot numbers 3107-B-3-A, 3107-B-3-C, 3107-B-3-F, 3107-B-3-G, 3107-B-3-B, 3107-B-3-D, 3107-B-3-E, 3107-B-3-H, 3106-B, 5372-B-2-A, TCT No. T-20016, 5373, 5372-B-2-C).



Maria Luisa C. Villahermosa
MARIA LUISA C. VILLAHERMOSA
SECRETARY TO THE SANGGUNIANG

ENVIRONMENTAL MANAGEMENT SECTOR

1. Existing Situation



1.1 Environmental Solid Waste Management/Industrial Waste Disposal

For the past decade the municipal government started to collect and dispose the solid wastes in the municipality. However, the service area coverage is limited only to the public markets in Poblacion and Guihing.

The present solid waste disposal area of about a hectare is located in Poblacion-Mahayahay-Sacub boundaries. The dumpsite is a portion of the 5-hectare new municipal cemetery site. It is about 1-1/2 kilometer away from the Poblacion proper. There are no residential houses within the 300-meter radius. A reconnaissance geological assessment of the existing dumpsite was conducted by a team from the Mines and Geosciences Bureau of DENR RO-XI and recommended that said site could possibly be considered as potential site for sanitary landfill purposes.

Solid waste collection is done regularly at least twice a week on Mondays and Fridays, servicing only the urban barangays of Poblacion and Guihing. Two (2) dumptrucks and one front-end loader are utilized with two (2) dumptruck drivers, one loader operator and two (2) market cleaners for personnel complement.

The volume of solid wastes generated daily for the total of 9,293 households at 2-kilograms per household is computed at 18,856 kilograms daily. However, since solid wastes collection is limited to two (2) urban barangays, two (2) public markets and the municipal plaza, only an estimated volume 5,234 kilograms are collected and disposed of daily or an equivalent to only 28% of the total volume of wastes to be disposed.

Private hospitals in Poblacion, Guihing and Leling are having their own respective disposal facilities for their special wastes as required.

In the rural barangays, dumping in compost pits is the usual method of solid wastes disposal. Burning comes closely second, more particularly of street sweepings and agricultural wastes such as coconuts husks, corn cobs/husks, rice hays and straws and others.

The solid wastes dump on the site are not segregated from its source. Thus, lately with buyers of reusables and recyclables/residuals in the municipality, scavengers are slowly crowding the dumpsite.


MARIA LUISA C. VILLAHERMOSA
SECRETARY TO THE SANGGUNIANG HAGONOY, DAVAO DEL SUR

Individual wastes/pollutants in the municipality of three (3) forms: Solid, Liquid and Gaseous. Solid wastes from sugarcane milling come in a form of bagasse. When still fresh it is hot and have a very foul odor. After several weeks it becomes cool and odorless and becomes a good source organic fertilizer.

The water used to cool and odorless and becomes a good source of organic fertilizer. The water used to cool the mill engines are so hot that when drained directly to the river with its oil contents will cause death not only to fresh water fishes but also salt water fishes in the Davao Gulf. On the other hand, the mill plant engines also produce heavy smoke specially during its firing or start engines to run. The residents within the ten-kilometer radius from the sugar mill plant suffer from this form of air pollution.

Mitigating measures to arrest or minimize the adverse impact on the environment were already installed by the company.

1.2 Cemetery/Burial Grounds

There are five (5) existing cemeteries in the municipality. These are located in Mahayahay, Guihing, Lanuro, San Guillermo, and Aplaya. The Aplaya burial ground is exclusively for the use of the Muslims in the municipality. The Mahayahay cemetery is for the general public but burial is controlled and supervised by the landowner. The cemeteries in Guihing, Lanuro and San Guillermo are managed by their respective barangay councils. There is no cemetery code that centralizes the operation and maintenance of these cemeteries as well restricts or prohibits the burials in the private lots or family properties. As a result, there is proliferation of burials in private/family lots. This common practice deprives the municipal government additional income from the operations and worse it adds to the health and sanitation problem of the municipality.

1.3 Areas for Preservation/Conservation/Protection

The total land area of the municipality is considered and categorized as alienable and disposable. Thus, here are no forested or upland areas for production and protection of forests.

This physical situation explains the absence of National Integrated Protected Areas Systems (NIPAS). The municipality has no strict nature reserved, no natural/national part, natural monument, natural biotic areas, wildlife sanctuary, protected landscape and seascape, and resource preserve.

Fro Non-NIPAS or areas for conservation, the municipality has mangroves and freshwater swamps and marshes. Mangrove replanting and rehabilitation is aggressively pursued. A 120 hectare potential area for the purpose has been identified with the assistance of DENR but only 50 hectares are suitable and implementable. To ensure the realization of the project, a Memorandum of agreement entered was entered into by among the municipal, provincial government of the DENR for the establishment, operation and maintenance of a demonstration farm and training center.


MARIA LUISA C. VILLAHERMOSA
SECRETARY TO THE SANGGUNIAN

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(Authorized Signatory/In accordance with the Internal Rules and Procedures)
REFERENCE RESOLUTION NO. 10-577 DATE 9/9/2014

A Memorandum of Cooperation was also entered between and among the barangay officials, and private companies, non-government/people's organizations and the academe for their active participation. Each of the participating stakeholders were assigned a specific area to plant and regenerate mangrove.

Protection areas identified are the erosion-prone and flood prone areas. These areas are mostly situated along the Bulatukan-Padada River and Sacub-Balutakay river, the barangays affected are Lapulabao, Hagonoy Crossing, Guihing, Sacub, San Isidro, Leling and Balutakay.

There are two (2) forms of soil erosion in the municipality. These are geologic and accelerated which are both considered as destructive. Geologic erosion is prominent in the siltation of riverbeds, scouring of riverbanks resulting to widening of riverbanks and formation of deltas. Accelerated erosion primarily due to improper and agricultural practices and found in the hilly and sloping areas of San Guillemo, Mahahayahay and Lanuro.

1.4 Water Quality

Water quality in the rivers and the Davao Gulf are observed to be contaminated to certain degree or level of pollutants from agricultural chemicals and human wastes. This is indicated by a number of fish kills in the near shores of Davao Gulf within the municipal waters where irrigation water is drained. The studied conducted by the Siliman University and Mindanao State University School of Fisheries also showed the alarming level of coliform presence in the coastal areas where residential and beach resorts are concentrated.

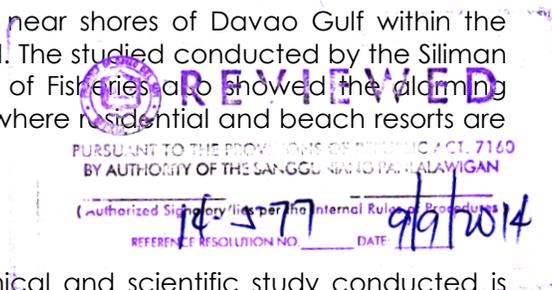
1.5 Air Quality

Air quality despite the absence of technical and scientific study conducted is observed to have been affected adversely. This is due to emission of heavy and dark smoke from the smoke stock of the sugar mill plant engines especially during the engine firing. This situation is aggravated by the seasonal burning of agricultural wastes from palay and corn farms, sugar fields and coconut husks. Further, it is suspected that the regular aerial spraying of banana plantations also contributed to the problem.

1.6 Noise

Noise pollution is experienced and become a nuisance with the proliferation and increasing number of videoke in the barangays particularly in urban centers. These sound machines do not disturb only the pupils/students but also the other sectors of the community.

Other noise generators are the hand tractors during the planting season and threshers during the harvest season. These equipments are operated not only daytime but also during the nighttime.



Maria Luisa C. Villahermosa
MARIA LUISA C. VILLAHERMOSA
SECRETARY TO THE SANGGUNIANG

II. Situational Analysis

2.1 Industrial/Solid Waste Disposal

Wastes segregation is not yet totally practiced by households in the municipality. On a small segment of the community is observing the law like the schools, the companies, the market vendors, and some barangays. Wastes segregation must start from the households to reduce volume of wastes. Residuals should be collected and stored in materials recovery facilities (MRF) in purok and barangay and municipal levels.

Agricultural wastes are not recycled/reused but are burned which is not allowed. The cultural practice of burning newly-harvested sugarcane field for ratoon purposes is not also allowed. Because of this prohibition some means should be done so that these wastes may be properly disposed of and at the same time earn extra income for the family.

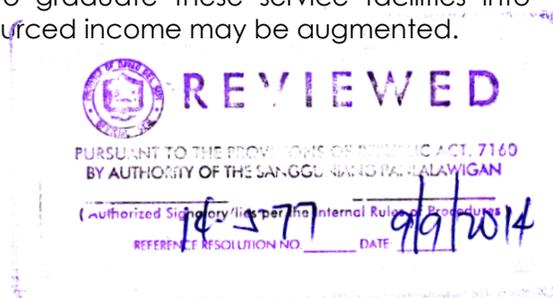
The adverse effects of industrial liquid wastes is presently abated due to strict implementation of required mitigating measures and regular monitoring of the multi-partite monitoring team. Cooling lagoons and silting ponds are already installed and operational and operational in sugar mill plant and packing plants for banana plantations. A device to control fly ash is already installed by the Davao sugar Central Company.

2.2 Cemetery/Burial Grounds

Despite the presence of cemeteries, the local governments still allows and tolerates burials in private lots/properties. The practice makes the municipality the biggest burial grounds in the province. This practice is not Only illegal but it is a threat to the health and sanitation condition as well as aesthetically unpleasant.

The old cemetery in Mahayahay should be closed and a newly-acquired site shall be developed. An additional of one-hectare adjoining the present cemetery in Guihing shall be negotiated for area expansion.

A cemetery code shall be enacted to graduate these service facilities into income-generating enterprises so that locally-sourced income may be augmented.




MARIA LUISA C. VILLAHERMOSA
SECRETARY TO THE SANGGUNIANG

2.3 Area for Preservation/Conservation/Protection

A. Riverbanks

The scouring and widening of Padada Riverbanks has already encroached private property lines. The original course of the meandering riverbed is already dislocated. In addition to erosion and siltation, the situation is further aggravated by the massive extraction of sand and gravel deposits by concessionaires being one of the best quality in the province. To protect and stabilize the riverbanks, planting of trees along the easement by property owners and sand and gravel concessionaires shall be strongly pursued. Concessionaires shall not be issued quarry permits unless they cooperate and participate in the river stabilization program. Quarry concessionaires and extraction of sand and gravel shall strictly not allowed within two hundred meters upstream and downstream of existing bridges and irrigation dam.

b. Mangroves

The function of mangroves in fish production is very vital thus needs to be preserved, conserved and rehabilitated. Before the development of the coastal area into banana plantations and fishponds, the nearshores abounds with fish and other aquatic resources. Fish catch is far high than they do now. Besides "hipon" appear regularly every three (3) months, so abundant that fisherfolks harvest them in hundred of sacks. They even reach upstream of the rivers to spawn. The DENR have identified more than a hundred hectares for mangrove planting but only about half of the area suitable for the purpose. The area was divided and designated same to participating stakeholders and advocates. An area was designated for the provincial mangrove demonstration area. Nursery and training center.

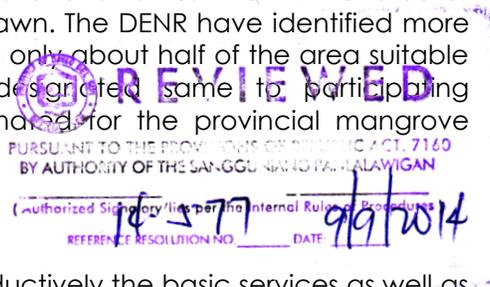
II. Goal

To deliver efficiently and effectively and productively the basic services as well as the needed facilities addressing the waste disposal pollution, flooding and erosion, siltation, degeneration of marine resources and other environmental problems and issues which ultimately preserve, conserve, rehabilitate, develop and maintain ecological balance.

III. Objectives

To maintain the goal, the following objectives are set.

1. To utilize environmentally-sound methods in the resource conservation and recovery or the solid waste diversion policy;
2. To minimize waste generation and maximize any and all possible reuse and recycling through waste generation from source;
3. To restore the stability, productivity, biodiversity and sustainability of natural ecosystem; and
4. To build the capabilities of policy and decision makers as well as implementers of the environmental management and development.



Maria Luisa C. Villahermosa
MARIA LUISA C. VILLAHERMOSA
SECRETARY TO THE SANGGUNIANG

IV. Targets

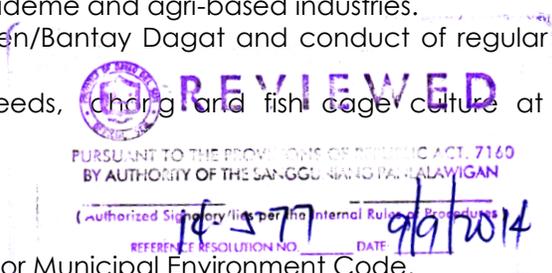
1. Integration of Ecological Waste Management Committee/Board with other environmental committees for effective and efficient environmental program implementation within 2007-2008.
2. Establishment of Material Recovery Facility (MRF) in every barangay at the end of planning period.
3. Conversion of the Controlled Dumping Facility to a Sanitary Landfill within 2006-2009.
4. To conduct massive and orientation-trainings and seminars on environmental management through the academe, community associations, mothers, farmers-irrigators associations, cooperatives and puroks in the municipality within the planning period.

V. Strategies

1. Organization and operationalization of Municipal Environmental Resources Management and Development Council.
2. Active participation of the business sector, the academe and other civil society organization through Memorandum of Cooperation.
3. Intensification of solid waste management practices on the following: conduct of wastes segregation, storage level, collection level, transport level, processing level and on disposal level.
4. Mangrove forest rehabilitation: allocate rehab area and conduct the actual planting of propracules by academe and agri-based industries.
5. Mobilize the Deputy fish Warden/Bantay Dagat and conduct of regular sea borne patrol.
6. Engage production of seaweeds, chong and fish cage culture at the identified mariculture zone.

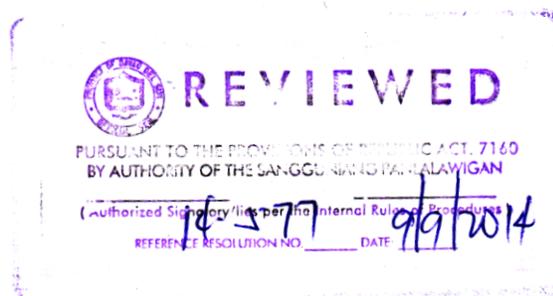
VI. Policies

1. Enactment of Sanitation Code or Municipal Environment Code.
2. For waterbodies: promotion of riverbank stabilization/protection; regulation of sand and gravel quarrying; and promotion of the "Adopt a River Project:
3. For the Built-up areas: strong implementation of waste segregation at source; development of dumpsites; conduct of regular clean and green competition at the purok level and planting of trees along roadsides, homelots and property boundaries.
4. In the agricultural areas: policies are the promotion and advocacy in the practice of organic farming, integrated pests management and balance fertilization.
5. For those forested and upland municipalities of Kiblawan, Sulop, Padada, Magsaysay, Bansalan, the policies are set:
 - Promotion of appropriate upland farming technologies;
 - Promotion of agro-forestry, CBFM and other related programs;
 - Strict enforcement of anti-kaingin/slash and burn farming;
 - Support the "total log ban" policy;



Maria Luisa C. Villahermosa
MARIA LUISA C. VILLAHERMOSA
SECRETARY TO THE SANGGUNIANG

- Implementation of Biodiversity Enhancement and Conversion Program.
6. On the coastal management zones policies are the following:
- Protect and preserve mangroves as an important coastal habitat to ensure sustainable marine environment.
 - Regulate mariculture activities and requiring occupants on legal operations documents.
 - Implementation of policies on the seagrass area utilization.
 - Ensure the protection and conservation of recreational and tourism zone such as the foreshore lease agreement system; access to docking area.
 - Fry gatherers should maintain their area and enact ordinance to throw back into the water those species which are not commercially significant.
 - Strictly enforce the registration of fisherfolks and implementation of the color coding of boats.
 - Identify and organize through Executive Order the key personnel to formulate effective and efficient IEC program and monitoring/evaluation team.
 - Operationalization of database system for information, monitoring and evaluation.



Maria Luisa C. Villahermosa
MARIA LUISA C. VILLAHERMOSA
SECRETARY TO THE SANGGUNIANG

VII. Plans and Programs

| Project Title | Location | Time Frame | Budgetary Requirements | Responsibility |
|--|-----------------------|------------|------------------------|---------------------------------|
| Creation/appointment of MENRO and establish the office | Municipalwide | 20078-2008 | PhP 200K | MLGU |
| Potable water source protection and development (springs, level II) | Mahayahay, New Quezon | 2006-2015 | PhP 3M | DAR/ADB, MLGU |
| Riverbanks tree and bamboo planting | Malabang to Guihing | 2006-2015 | PhP 2M | DENR, BLDU, MLGU |
| Conduct of river and coastal clean-up, municipal wide clean up | Municipalwide | 2006-2015 | PhP 1M | DENR, BLDU, MLGU |
| Desilting, repair and rehabilitation of irrigation canals and linings | Municipalwide | 2006-2015 | PhP 2M | NIA, PLGU, MLGU/ DA |
| Farm to market roads repair and maintenance | Municipalwide | 2006-2015 | PhP 4M | PLGU, DPWH, MLGU, BLDU |
| Establishment of Sanitary Landfill (level 2) | Mahayahay | 2008-2016 | PhP 500K | MLGU |
| Acquisition of equipments and facilities to implement the solid waste management program | Municipalwide | 2007-2008 | PhP 2.9M | MLGU |
| Conduct of IEC and seminars/trainings | Municipalwide | 2007-2015 | PhP 615K | MLGU, BLDU, PLGU/PENRO |
| Mangrove rehabilitation zone management | Aplaya and Paligue | 2007-2015 | PhP 20K | MLGU, DENR, Prvt. Sector |
| Marine protected area management | Aplaya | 2006-2015 | PhP 409K | BLDU, MLGU, Coop., Prvt. Sector |
| Mariculture zone management | Paligue | 2006-2015 | PhP 413K | MLGU, MAO |
| Seagrass zone management | Paligue | 2006-2015 | PhP 155K | MLGU, BLDU |
| Recreational/Tourism zone management | Balutakay, Leling | 2006-2015 | PhP 166K | MLGU, BLDU, Prvt. Sector |
| Economic Zone (docking) management | Balutakay | 2006-2015 | PhP 040K | MLGU, DENR, Prvt. Sector |
| Estuary zone management | Balutakay | 2006-2015 | PhP 114K | MLGU |
| Fry ground zone management | Leling | 2006-2015 | PhP 42K | MLGU, PLGU |
| Legal arrangement and institutional development | Municipalwide | 2006-2015 | PhP 235K | MLGU, DENR, PLGU, NGAs |
| Monitoring and evaluation development | Municipalwide | 2006-2015 | PhP 90K | MLGU, BLDU |



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