

Republic of the Philippines
Province of Antique
Municipality of Pandan
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MINUTES OF THE PUBLIC HEARING ON COMPREHENSIVE LAND USE PLAN (CLUP) HELD ON JANUARY 10, 2001 AT THE MUNICIPAL PAVILION, PANDAN PEOPLE'S PARK, PANDAN, ANTIQUE

PRESENT:

| NAME | ADDRESS | NAME | ADDRESS |
|-------------------------|-----------------------------|--------------------------|----------------------------------|
| LEVITO C. MOSTACHO | Centro Sur, Pandan, Antique | PAQUITO YTURALDE | Centro Sur, Pandan, Antique |
| ESPERANZA A. DIOSO | Centro Sur, Pandan, Antique | ROMEO J. SEVILLA | OIC MARO (DAR) Pandan, Ant. |
| JOSEFINA VILLAMON | C. Norte, Pandan, Antique | JOSEFA P. DIONELA | Centro Sur, Pandan, Antique |
| NICOMEDES OMAPAS | C. Norte, Pandan, Antique | EVELYN U. MAGLUNOB | C. Norte, Pandan, Antique |
| CARLITO A. SARDA | Patria, Pandan, Antique | NESTOR S. GUMBOC | C.E.O. II, Pandan, Antique |
| ENHELBERTO VALENZARIO | Patria, Pandan, Antique | FLORENCIA DIOSO | Baybay, Pandan, Antique |
| GREG J. GUTAY | Bagumbayan, Pandan, Antique | LOLITA R. MARFIL | Bagumbayan, Pandan, Antique |
| IRENEO SARDINA | C. Norte, Pandan, Antique | SHELLY L. TORIA | Carmen, Pandan, Antique |
| ROLANDO RENDON | Tingib, Pandan, Antique | CRESENCIANO SARACANLAO | Mayor's Office, Pandan, Antique |
| GINA RODILLON | Centro Sur, Pandan, Antique | GUILLERMO BENEDICTO, JR. | MTO, Pandan, Antique |
| LESLIE JETHRO R. GELITO | C. Norte, Pandan, Antique | LOLITA M. CONDEZ | Office of the Mun. Acct., Pandan |
| BONDEGUS G. H. MECENAS | C. Norte, Pandan, Antique | PRAXEDES FERNANDO | C. Norte, Pandan, Antique |
| CEDRIC A. OLANDRES | Baybay, Pandan, Antique | NONA A. RIOJA | Luhod-Bayang, Pandan, Antique |
| WILFREDO C. CALAPARDO | PNP, Pandan, Antique | JOSEFINA S. DIOSO | Sta. Ana, Pandan, Antique |
| RUSTICO SARDA | Patria, Pandan, Antique | ROGELIO CASIDSID | Talisay, Pandan, Antique |
| URBANO R. ORTEGA | Baybay, Pandan, Antique | ANTONIETA G. DE JUAN | Mag-aba, Pandan, Antique |
| GORGONIO D. SUNICO | Perfecta, Pandan, Antique | BERNIE OFFENBERGER | PHAIDON, INC., Tingib, Pandan |
| RENATO D. TUGON, M.D. | SB Member, Pandan, Antique | LUZ A. VENUS | DECS, Principal II, Pandan, Ant. |
| NESTOR CONSTANTINO | Badiangan, Pandan, Antique | CASHMERE DY BUCO AMBAY | DECS, Dist. Supervisor, Pandan |
| ADRIANO D. CALANOY | Sta. Fe, Pandan, Antique | EVANS A. ALCALEN | Mun. Health Officer, Pandan |
| MARIANO T. DE TOMAS | Buang, Pandan, Antique | DAVID R. AMBAY | Carmen, Pandan, Antique |
| EDAR CASIDSID | Guia, Pandan, Antique | GAUDENCIO GONZALES | C. Norte, Pandan, Antique |
| FRANCISCO PENTASON | Botbot, Pandan, Antique | NORMANDO SILVERIO | C. Norte, Pandan, Antique |
| FELIPA A. MACAPAGAL | Mag-aba, Pandan, Antique | ALEX GUMBOC | MTO, Pandan, Antique |
| REY B. BERNARDINO | Mag-aba, Pandan, Antique | ANTONIETO NICOR | MTO, Pandan, Antique |

| NAME | ADDRESS | NAME | ADDRESS |
|-----------------------|----------------------------------|-----------------------|----------------------------------|
| LEONISA M. BORBON | Tingib, Pandan, Antique | ARCANGEL A. AZUCENA | Baybay, Pandan, Antique |
| MA. ELENA J. CANDARI | Office of the Mun. Acct., Pandan | JESUS A. DIONELA | Carmen, Pandan, Antique |
| RAFAELA E. BERNARDINO | Mag-aba, Pandan, Antique | GREGORIO C. TAMBOONG | SB Member, Pandan, Antique |
| LORETA T. PARANG | Tingib, Pandan, Antique | SOCRATES JONTILANO | C. Norte, Pandan, Antique |
| RONALD S. SANCHEZ | Mun. Agriculturist, Pandan, Ant. | EMMANUEL V. SAMULDE | SB Member, Pandan, Antique |
| EDDIE CASIDSID | Guia, Pandan, Antique | HERNAN A. GUMBOC | Centro Sur, Pandan, Antique |
| JOSEPH F. AUSAN | Patria, Pandan, Antique | MILDRED R. CAMERO | SB Member, Pandan, Antique |
| ROMEO G. PECHON | Mayor's Office, Pandan, Antique | MA. JULIE M. VENUS | SB Member, Pandan, Antique |
| SILVESTRE V. CONDEZ | Baybay, Pandan, Antique | HERMEROSE M. PECHON | HRMO II, Pandan, Antique |
| ENCARNACION CHAN | C. Norte, Pandan, Antique | LUCRESIA R. DIONELA | Centro Sur, Pandan, Antique |
| ABE C. CANDARI | Patria, Pandan, Antique | MIGUEL DIONELA | C. Norte, Pandan, Antique |
| REYNALDO A. PEREZ | Zaldivar, Pandan, Antique | ARACELI DE LA TORRE | Dumrog, Pandan, Antique |
| ALETA S. TUA | Bagumbayan, Pandan, Antique | NARCISO B. RIOMALOS | MPDC, Pandan, Antique |
| LETECIA T. JUANILLO | Zaldivar, Pandan, Antique | EDITH B. DIONELA | C. Norte, Pandan, Antique |
| CARMELINA S. SOLIS | Carmen, Pandan, Antique | ROGELIO ESTOCADO | Dumrog, Pandan, Antique |
| EDESIO PECHON | SB Member, Pandan, Antique | VICENTITO B. SARDANAS | Nauring, Pandan, Antique |
| GAMALIEL SALIGUMBA | Budget Officer I, Pandan, Ant. | ASUNYPEL T. JULAO | Eco. Res., MPDO, Pandan |
| RAFAEL VARON | Mayor's Office, Pandan, Antique | LORENA V. VARON | Clerk, Assessor's Office, Pandan |
| FE C. ORTEGA | MSWDO, Pandan, Antique | JINKY S. OGAHAYON | Mayor's Office, Pandan, Antique |
| TEDDY G. TANDUG | Carmen, Pandan, Antique | RODOLFO T. PENTASON | Patria, Pandan, Antique |
| BRAULIO EVANGELIO | C. Norte, Pandan, Antique | JERSON CANDOLITA | Talisay, Pandan, Antique |
| MAGDALENA DIOSO | Baybay, Pandan, Antique | ANASTACIA T. BUCOY | Centro Sur, Pandan, Antique |
| JOSUE PAULINO | Perfecta, Pandan, Antique | RICARDO SARDINA, SR. | Jinalinan, Pandan, Antique |
| RAYMUNDO MANUEL | Napuid, Pandan, Antique | GENEROSO TAMBOONG | Mag-aba, Pandan, Antique |
| WENCESLAO COLANGOY | Baybay, Pandan, Antique | JOSUE M. SABINO | Aracay, Pandan, Antique |
| RENATO GREGORIO | Perfecta, Pandan, Antique | JIM CONDEZ | Mayor's Office, Pandan, Antique |
| EDUARDO DE LOS SANTOS | Sto. Rosario, Pandan, Antique | PATERNO CASIDSID, JR. | Mayor's Office, Pandan, Antique |
| ROMEO MANUEL | Napuid, Pandan, Antique | JACINTO Y. LACSON | Luhod-Bayang, Pandan, Antique |
| ROGELIO PAULINO | Maadios, Pandan, Antique | SERGIO D. TENDAN, JR. | Centro Sur, Pandan, Antique |
| MAXIMIANA GELLA | C. Norte, Pandan, Antique | GIL V. AMBUBUYOG | Idiacacan, Pandan, Antique |
| NESTOR VARUA | Mayor's Office, Pandan, Antique | EMELITO S. CANDARI | Duyong, Pandan, Antique |
| GONZALO BAYARAS | Mayor's Office, Pandan, Antique | NERI S. RECTRA | Mayor's Office, Pandan, Antique |
| QUIRINO P. VELASCO | C. Norte, Pandan, Antique | PABLITO S. ARTIGA | Carmen, Pandan, Antique |
| LOLITO C. ANDICO | Dionela, Pandan, Antique | RICARDO V. GUMBOC | C. Norte, Pandan, Antique |
| GASPAR T. ESTOMATA | SB Member, Pandan, Antique | MARK MARTINEZ | Mayor's Office, Pandan, Antique |

| NAME | ADDRESS | NAME | ADDRESS |
|-----------------------|---------------------------------|-------------------------|---------------------------------|
| ANGELINA TESTIGO | Dumrog, Pandan, Antique | ROGER F. D. SANCHEZ | CDA-MPDO, Pandan, Antique |
| CELSO TAJANLANGIT | San Andres, Pandan, Antique | ROMEO B. EMEN | Budget Officer, Pandan, Antique |
| SARAH J. RENDON | Buang, Pandan, Antique | ELENITA C. AMBUBUYOG | Mayor's Office, Pandan, Antique |
| MILAGROS A. SEGOVIA | Dumrog, Pandan, Antique | VICTOR ALOLOD | C. Norte, Pandan, Antique |
| JOHANNA MARIE CAJILIG | SB Member, Pandan, Antique | EVELYN C. JIZ | Regional Manager, LGSP |
| FELIPA S. OLANDRES | Mun. Treasurer, Pandan, Antique | ROSE MARIE BERMEJO | HLURB-6, Iloilo City |
| NOEL VARUA | Dionela, Pandan, Antique | RUBEN A. CASTOR | PDO II – MPDO, Pandan, Ant. |
| JAMELON BELLOSILLO | HHRO III, HLURB – Iloilo | RICARDO A. SARDINA, JR. | Draftsman-Eng'g. Office, Pandan |
| ANTONIO TANTIOCO | Project Officer, LGSP – Iloilo | ARISTOTLE S. PANDONGAN | Mun. Engineer, Pandan, Antique |
| ROSARIO LADRIDO | HHRO III, HLURB - Iloilo | | |

The Public Hearing started at 3:00 PM with a short program and with Mr. Edgardo A. Bermejo, Municipal Information Officer, as the master of Ceremonies. Miss Lorena V. Varon led the invocation, followed by the singing of the National Anthem. Hon. Antero V. Rectra, Local Chief Executive, welcomed the participants and guests. The guests came all the way from Iloilo City led by Atty Evelyn C. Jiz, Regional Manager of the Local Government Support Program (LGSP) with Mr. Antonio Tantioco, LGSP Project Officer and the three Housing and Land Use Regulatory Board (HLURB) regional office staff namely: Mrs. Rose Marie Bermejo, Mrs. Rosario Ladrido, and Mr. Jamelon Bellosillo.

The Municipal Mayor expressed his thanks to the LGSP and HLURB for their assistance – financially and technically – in the preparation of the Comprehensive Land Use Plan of the Municipality. He praised the participants for their coming and sharing their time for the public hearing and invited them to ask questions after the CLUP presentation in order to be clarified on matters they are not aware of since this is a 10-year plan of the municipality.

The Honorable Vice-Mayor Plaridel E. Sanchez VI recognized the presence of the municipal officials, barangay officials, NGO and PO representatives, residents, landowners, concerned citizens and PHAIDON (tourism investors) representative. He thanked them for their attendance and formally opened the CLUP Public Hearing.

Dr. Cashmere Dy Buco Ambay, DECS District Supervisor took over the microphone and presented the Education Sub-sector of the CLUP under the social sector. She elucidated the current situation i.e. number of enrollees, teachers and classrooms in the district, problems and needs, recommendations and programs for the planning period.

Mr. Narciso B. Riomalos, Municipal Planning and Development Coordinator, explained that Education Sub-sector is only one sub-sector under the Social Sector and that there are other sectors included in the CLUP. The other sectors are: economic sector, demographic sector, land use and environmental management sector, infrastructure and utilities sector, and local administration to which have their own sub-sectors.

Mr. Riomalos then presented the Existing Urban Land Use Map of the municipality as color coded and their locations. This was followed by the Proposed Urban Land Use Maps where expansions of some land use were pointed. To make a clearer view, the land use areas were shown in Tables 2 and 6. The table showed the areas of each land use and the extent of its expansion in terms of the increase of population, road network and investments or commerce and industry.

Existing and Proposed Urban Land Use was presented for comments and suggestions.

Mr. Aristotle S. Pandongan, Municipal Engineer, completed the land use plan with the presentation of the Existing General Land Use Map and the Proposed General Land Use Map. Tables 1 and 5 were posted to show the areas covered by each specific land uses. Stressed under the proposed land uses are provision for socialized housing, the Malumpati area and the tourism zone from Zaldivar to Patria along the coastline. To be included are proposed cemetery/memorial park sites.

Existing and Proposed General Land Use was presented for comments and suggestions.

The Master of Ceremonies invited the participants/general public to raise queries regarding the proposed land uses. Mr. Quirino Velasco, Sr. of Centro Norte took the floor and asked how wide is the easement and the extent of the proposed tourism zone along the coast, whether he as lot owner, have the right to put up any structure/business inside the tourism zone and received just compensation, if any.

Engr. Pandongan explained the law on easements for public use, the distance from shoreline, and where the amenities if any will be constructed. Mr. Velasco appeared not satisfied and reiterated his question on the basis of his lot ownership over a strip of land in the proposed tourism area. Mr. Bermejo's addendum plus SB Gaspar Estomata's explanation of a tourist zone seemed to be out of comprehension for Mr. Velasco. So Mrs. Rose Marie Bermejo of HLURB explained that only the lot owner has the absolute right over the

use of his land, to receive just compensation if sold, provided projects and constructions are in compatibility with tourism use, shall be allowed in the zone.

Mr. Greg Gutay of Bagumbayan took over the stand and asked about the proposed cemetery in his barangay, what if the residents disagree to its creation; the harmful effects it would result to health; and if pushed through, what income/compensations would the barangay received.

Mrs. Bermejo explained for Mr. Gutay's benefit, that there are lots of paper works to met before such project is started. There is the health permit for one, but the most important is that the construction must abide with HLURB regulations to wit: burial grounds must not be less than 25 meters from the nearest residential house (even if the wall of the edifice is side by side with the wall of the residential house); the burial grounds must not be less than 50 meters distance from the nearest water source; and that the burial ground must not be less than 4.25 meters deep from the water table. Income to be generated by the LGU shall come from license fees and permits.

On Mr. Velasco's reiteration of non-acceptance of the project by residents and illegal construction he knows are going on, Mrs. Bermejo replied that it will depend on the reasons or if only a very few negates the project and the reason is very negligible or apolitical. She added that permits are required for construction and Mr. Riomas is there for the zoning permit and zoning compliance as Deputized Zoning Administrator.

Mr. Urbano Ortega of Baybay expressed his view that proposed constructions particularly FMR shall be reported, most especially in the barangays. These matters need be reported to the Municipal Engineer's Office.

Engr. Pandongan approved the idea of reporting this to his office and also added that he forgot to include in his presentation of the Proposed General Land Use Map the inclusion of proposed roads in the rural areas. In fact, he said, arterial roads or farm-to-market roads (FMRs) are also included, as well as proposed roads in the Agrarian Reform Communities which shall be funded by the Asian Development Bank (ADB).

Mr. Ricardo Gumboc of Centro Norte, who have returned after staying in Canada, asked in writing his problem on the drainage for excess water of his on-going apartment building. This will create additional problem if the apartment later will be fully occupied. Engr. Pandongan replied that this is the present problem of the poblacion, the flooding during rainy days and flash floods. The drainage system is a must and should be ingrained in the municipal plans. With little budget and unavailability of funds, the very least the LGU could do is to make a feasibility study on how to divert excess water from the creeks. The overflowing of the creeks in the poblacion is caused by the encroachment on waterways by illegal construction re: CHB walls, residential houses which should have been stopped in the past.

Mr. Abe Candari raised the point of a proposed memorial park adjacent to the existing one, whether the owner will have to request for land conversion and the answer is yes and what requirements, if need be, shall be submitted to HLURB.

Mr. Riomalos advised Mr. Candari that for proposed projects to consult adjacent land owners for their agreement/approval of the project prior to application. He further stressed that proposed projects should be submitted to his office on or before January 17, 2001 for inclusion in the final land use map.

A question about the backyard piggery in densely populated built-up areas was presented, whether to allow it, or if it is a no-no in the land use plan. Mrs. Bermejo replied by defining what a backyard piggery is, and what backyard poultry is, too. She said that backyard piggery is raising 1 sow and 10 piglets and backyard poultry is raising 500 heads of chicken. These projects should be located outside the urban area preferably in agricultural area. Generally, it must not be less than one (1) kilometer from the built-up areas.

Mrs. Rose Bermejo said this is also true for “talyers” or welding/machine shops. They may be allowed in commercial zones, but not in residential zones. Even if they are allowed in commercial zones, the municipal zoning ordinances include limitations to its existence, just like bars and drinking places in residential – commercial zones.

There having been no more queries from the participants, the Public Hearing was adjourned at 5:30 PM.

Dr. Renato D. Tugon, SB Member, gave the shortest closing remarks.