

FOREWORD

Planning is very much essential to foresee what a local government unit perceives to achieve. It anticipates problems and set immediate solutions to what these problems may give. It collaborates budgeting of funds, formulating resolutions, setting procurements, tabling constructions, designation of personnel and other functions involving the totality of an entity. In addition, Planning should be consultative, inclusive and participatory.

The Comprehensive Land Use Plan stands as a pillar of ideas that scribes data, plans and solutions to different developing sectors: Social, Economic, Environmental, Infrastructure and Institutional. The CLUP presents the quality of the people as individual and as a country, states the local economy, states the natural and environmental situations and manifests the capacity of the local government and its leadership.

As required by the Housing and Land Use Regulatory Board (HLURB), the CLUP shall cover 10 years of plans of the local government for the five developing sectors stated in the preceding paragraph. This also presents different usable and updated maps of the locality with different reference functions. These maps are necessary in plotting plans, determining of locations, land uses and the like, setting current situations of such location, and serves as simple reference to other relevant purposes.

On the other hand, the CLUP serves as basis of other plans of the LGU, which includes but not limited to the Comprehensive Development Plan (CDP), the Local Development Investment Plan (LDIP), and the Executive-Legislative Agenda (ELA), the Gender and Development Report (GAD) and others. This also encloses basic facts and data regarding the locality being presented.

Generally, the focal person for the preparation of the CLUP is the Local Planning and Development Officer/Coordinator with the help of concerned offices and its manpower.

This CLUP shall serve as reference material to local officials, employees, planners, students and researchers.

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EXECUTIVE SUMMARY

The Comprehensive Land Use & Development Plan, which was crafted in order to develop and adopt a land use plan, sets the course on the changes of the Municipality's zoning and development regulations. The goals and policy recommendations in this plan are based on the understanding that both public and private actions shall shape and develop the places defining our existence every day – the places we live, work, and play. It establishes a vision for future public-private-partnership projects and investment on buildings and infrastructure. Moreover, it encompasses the power to regulate the way a municipality adopts to its developmental needs – from the macro level of major corridors and interactions with surrounding municipalities to the micro level of neighborhoods, streetscapes, and individual blocks.

The specific goals and policy recommendations in this plan are organized according to five overarching goals based on five subject areas:

Overall Land Use Patterns

Preserve and build upon existing transit-oriented, multi-nodal land use pattern – the network of interconnected commercial and mixed-use neighborhood centers and surrounding residential areas.

Character Existing Neighborhoods

Protect and enhance the character and unique “sense of place of neighborhoods”.

Contain Form of Infill Development & Major Alterations

Ensure high-quality, world-class touch of artistic murals, sculptures and paintings throughout the Municipality's commercial areas. This ensures attractive aesthetic architectural designs both in residential neighborhood and commercial areas, thus, promotes “Angonopolis” – Angono utilizing artworks as tangible evidence which the town is known for.

Environment

Promote environmentally sustainable land use patterns, transportation options, site plans, and construction practices.

Regulatory Process

Ensure that development processes and decisions are efficient, consistent, and transparent.

Generally, the need to integrate greenery into living environment by the improvement of existing parks and establishing additional recreational areas and recreation, and to protect the existing agricultural zone shall be identified in order to sustain a high quality of living. Further, the need to ensure good living condition and to sustain a vibrant economy with stable decent jobs shall also be determined.

The policy objectives and strategies included in this document will be a guide to the Municipality's transition to a form-based zoning code that ensures high quality development in all areas. To this end, the plan and land use map of 'character areas' will describe the desired plan. These form-based standards may be supplemented with more specific designs, guidelines or overlay regulations in areas where these are desired.

This plan marks a shift in the way the Municipality adopts to development regulations of reducing or eliminating parking minimums in some areas, emphasizing the pedestrian experience in the way that designs and site plans are being related to streets and thoroughfares, and embracing urban qualities of the neighboring LGUs including density, historic architecture, and mixed-use on land uses. Furthermore, in order to achieve these desired effects, this plan must be followed by the Municipality over 15-year-old zoning code.

building forms, prescribed use (or mix of uses), and physical scale preferred in various locations of the Municipality.

In addition, addressing the form-based standards across the municipality for the first time will ensure that all new development prioritizes the pedestrian experience, encourages walking and public transit use, and contributes to enjoyable public places throughout the locality.

II. BRIEF PROFILE OF THE MUNICIPALITY

A. BRIEF HISTORY

- Was once a barrio of Binangonan; created as a pueblo in 1766 and became an independent Municipality in 1935
- Became an independent Municipality by the virtue of Executive Order 158, signed by then President Manuel L. Quezon, effective on January 1, 1935
- Was believed to be the cradle of mythical beings such as *nuno*, *sirena* that underscore the rich history and culture of the town
- Then, was aptly named as “Angono”, said to be linked to “AngNuno”, a small-long bearded man living in the old balete tree situated in the town’s poblacion
- The birthplace of two great Filipino National Artists, Carlos “Botong” V. Francisco and Maestro Lucio D. San Pedro, National Artists for Visual Arts and Music, respectively;
- A Municipality better known as the “Art Capital of the Philippines”, Home of the Gigantes Festival and first town in the country to be the ASEAN Culture Capital for 2010;
- The home of the late artist PerdigonVocalan and his Balaw-Balaw Restaurant, a popular exotic restaurant in the Philippines; the home of the great artist Jose “Pitok” Blanco and his family of painters
- The place where you can taste the Fried Itik, a local version of the very popular roasted Peking Duck;
- A town where musicians are nurtured. We have the National Symphonic Band of Angono, the Angono Concert Band, the Angono Wind Ensemble, the Angono Youth Band...indeed, the legacy of Maestro Lucio D. San Pedro;
- the town with artistic origins as manifested by the ancient artworks discovered at the Angono Petroglyphs that dates back at around 3000 BC;

B. HUMAN RESOURCE

➤ Population (2010 NSO)	: 102, 407
➤ Population Growth Rate	: 1.78%
➤ Population Density	: 60 person per hectare
➤ Population Distribution	
○ Ages 0-14	: 16,499 (16.97%)
○ Ages 15-64	: 30,525 (31.40%)
○ Ages 65+	: 1,292 (1.00%)
➤ Labor Force	: 65,191 (51.00%)

C. PHYSICAL FEATURES

➤ Legal basis of creation	: Executive Order 158 (January 1, 1939)
➤ Location	: 30 kilometers East of Manila
➤ Area	: 2,300 hectares
➤ Number of Barangays Region	: 10
➤ Region	: Region IV-A (CALABARZON)

- Province : Rizal
- Congressional district : First District-Rizal

D. PHYSICAL/INFRASTRUCTURE RESOURCES

- **Transportation Network.** The town is accessible from Metro Manila via Ortigas Avenue and Manila East Road, via Angono-Taytay Coastal Road and Manila East Road, or via Marcos Hi-way, Ortigas Avenue Extension and Manila East Road. Municipality of Angono is accessible through the Manila East Road and M.L. Quezon Avenue on the northwest entering Barangay San Isidro. It is also accessible from the west via the Angono Diversion Road from Taytay entering through Barangay Kalayaan.

- **Social Services:**

- Number of Educational Institutions:
 - Special Education : 1
 - Technical and vocational schools : 3
 - Universities and colleges : 1/2
 - High school (public/private) : 3/13
 - Elementary (public/private) : 5/11
- Number of Hospitals:
 - Private : 3
 - Public : 1
- Number of Clinics : 59

- **Utilities:**

- Power Supply : MERALCO
- Water Sources : Manila Water and Deep Wells
- Communication Network : PLDT & Mobile Phone Companies
- Waste Management : Municipal MRF, Transfer Station, Bgy. MRF, Junkshop MRF & Sanitary Landfill in Montalban, Rizal

- **Economic Structure:**

- Revenue sources (2014)
 - Tax Revenue : Php53,267,926.13
 - Operating & Miscellaneous Revenue : 156,335,391.36
 - Local Enterprise : 12,862,241.40
 - Subsidy Income : 11,069,792.00
 - Other Income : 9,288,648.47
- Employment (2007 NSO) : 34,336 employed (52.7 % of the active Population, which is 65,191)

III. THE COMPREHENSIVE LAND USE PLAN

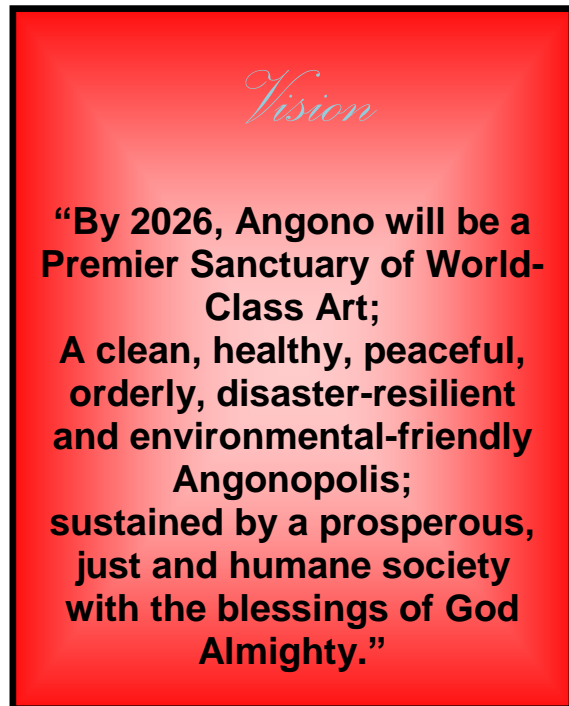
A. VISION

The Municipality of Angono will be APREMIER SANCTUARY OF WORLD-CLASS ART.

The Word “Premier” connotes first option or first in line. Angono, as its cradles two National Artist, Carlos “Botong” Francisco for Visual Arts and Maestro Lucio San Pedro for Music, was tagged as the Art Capital of the Philippines wherein number of artists in the different genre boosts the pride of Angono in line with Arts and Culture. Here, Angono envisions of being first-in-mind among the people, locally and internationally when Art was mentioned.

As defined, Sanctuary is a place where someone or something is protected. In Angono, Arts and Culture were being protected, preserved and promoted. Tourism is the main arm of the town in uplifting its name and dignity. “Angonopolis” is promoting urban development and maintaining the balance of nature.

In addition, being an Artist’s Paradise, we still inject the primary goal of a Local Government Unit—to provide efficient, effective and economical governance to which the general welfare of the constituents is being upheld.



B. MISSION

“Guided by the principles of public services and accountability, the municipal government of Angono seeks to uplift the life of its people, promote socio-economic development in harmony with nature, creates a climate conducive to business, tourism and education, music and the arts and its rich cultural heritage”

C. VISION-REALITY GAP MATRIX

Shall the Local Government set parallelism between its Vision and the present situation of the locality, obtaining the basic applications from the Vision statement is needed. Further, applications may be grouped according to the sector it is incorporated weighed against the current reality. With this, based on the facts presented in the matrix, the Comprehensive Development Plan is formulated.

Table 1. VISION-REALITY GAP MATRIX

VISION	SECTOR	GOAL	CURRENT REALITY
Tourism promotion	-Economic -Social	- One of the well-known tourist destination and art haven in the world - Job opportunities	- Ample publicity regarding the Arts and Tourism of Angono - Provision of Angono's products and services - Less budget allocation
Zero-basura Municipality	-Environmental	- Model Municipality on cleanliness	- Uncooperative constituents when it comes to waste segregation - Uncontrollable throwing of candy wrappers, plastic bags, containers, etc. - Fixing the schedule of garbage collection - Maintaining the cleanliness of streets - Recycling - Proper management of the MRF
Job opportunities	-Social -Economic	- Poverty alleviation	- Unemployment among the constituents - Lack of basic commodities - Credits and Liabilities
Cleaner and Greener Municipality	-Environmental -Infrastructure	- Increase land vegetation through tree planting - Proper waste management	- Uncontrollable tree cutting - Lack of knowledge in basic gardening and plant propagation - Unruly dumping of garbage - Less information dissemination regarding the Solid Waste Management Act - Less budget allocation
Improvement of Literacy Rate	-Social	- A quality education that is accessible to all - Adequate school facilities	- Increasing number of out-of-school youth - Huge student-teacher and student-classroom ratio in public schools - Promotion of tertiary level of education - Less budget allocation for scholarship grants - Less classrooms and facilities
Increase in revenue and income	-Economic	- A city of stable macro- economic environment - economic stability	- Unrecognized small entrepreneurs - Minimal investors
Food security	-Social -Economic	- Food security through agricultural reliance - Improve animal	- Unemployment - Malnutrition - Less budget allocation for provision of lands intended for

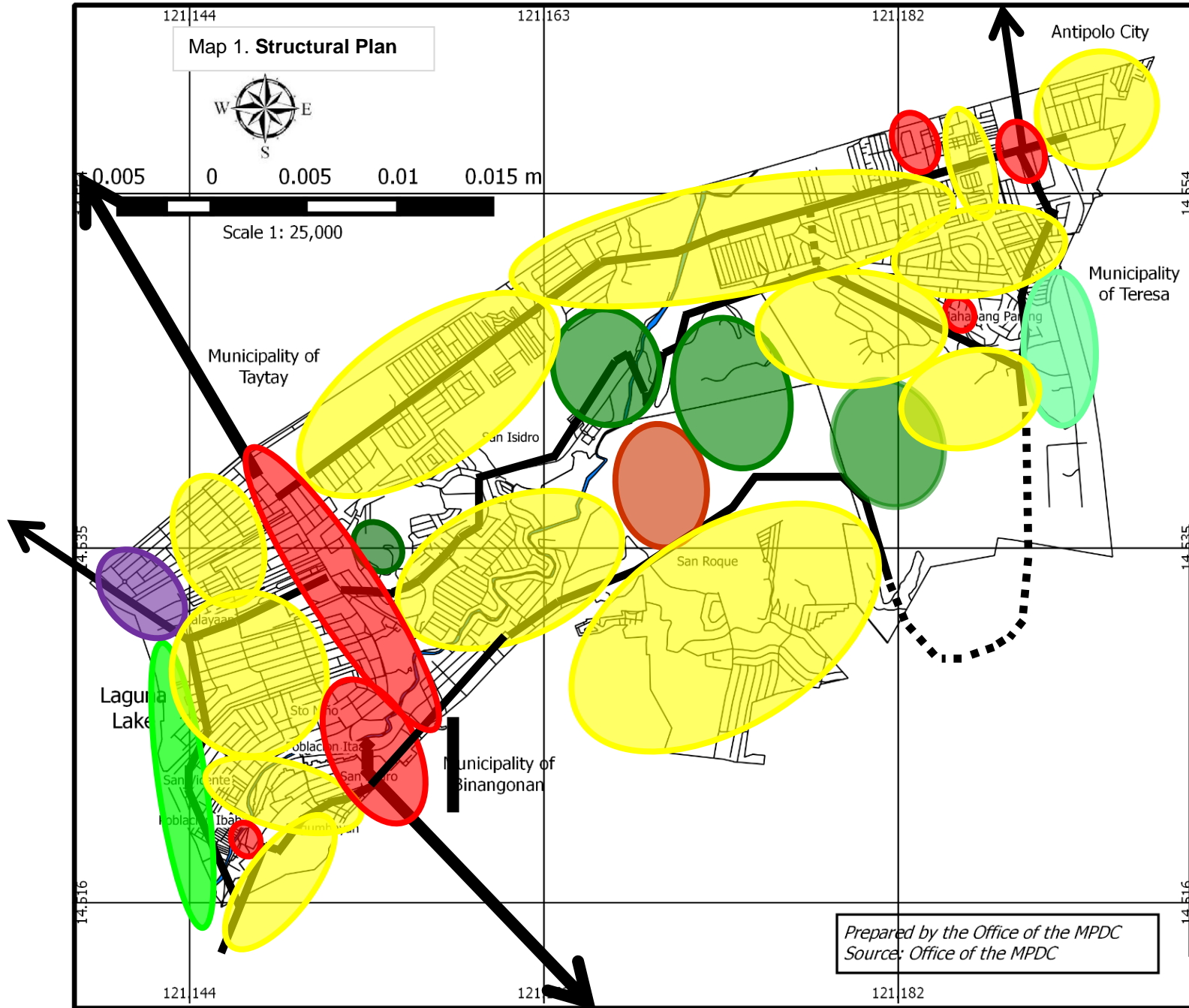
		production and livestock raising	agricultural activities, farming, livestock raising, etc. - Less public information dissemination regarding food and nutrition - Availability of potable drinking water - Series of feeding programs
Transparency in the Government	-Institutional	- Have a transparent government and reliable government	- Tangible projects are presented to the public for the public - The Local Government Unit is responsive to the basic needs of the public, as well as during calamities and disasters - No-fraud government
Safe roads and street for motorists and pedestrians	-Social -Infrastructure -Institutional	- A well-lighted community - Having an improved accessibility facilities and road networks - Well-trained security personnel	- Unlighted streets within the locality - Rough roads and thoroughfares - Lack of pathwalk and pedestrian lanes - Designation of traffic officers and enforcers - Less budget allocation for installation of street lights, disbursement for electrical consumption, etc.
Accessible, affordable and quality health services	-Social	- Improved health status of the constituents of the Municipality	- Less budget allocation for health-related services, purchase of medical supplies, construction of health buildings and facilities, etc. - Malnutrition - Sufficient medicines - Designation of qualified health personnel
Disaster management	-Institutional	- Development of an efficient and effective local disaster brigade	- Conduct of seminar and training on rescue, disaster management and first aid - Less budget allocation for the purchase of equipment, vehicles and materials in line with disaster management - Training of rescue personnel and team - Lack of disaster awareness and preparedness

Map 1. Structural Plan



0.005 0 0.005 0.01 0.015 m

Scale 1: 25,000



BASE MAP

Municipality of ANGONO
 Province of Rizal
 Region IV-A
 As of 2016



Legend :

-  Residential
-  Commercial
-  L. Industrial
-  Parks/Other Recreational Areas
-  Mining
-  Agricultural

Prepared by the Office of the MPDC
 Source: Office of the MPDC

D. STRUCTURAL PLAN

1. The whole stretch of M.L. Quezon Avenue and Manila East Road passing thru Angono shall be considered as Commercial Area.
2. Flood prone with high susceptibility areas located at the Lakeshore (Barangay Kalayaan, San Vicente, Poblacion Ibaba and Bagumbayan) will be classified as Park and Other Recreational Areas.
3. Road connecting Barangay San Isidro and Barangay Mahabang Parang along Botong Francisco Avenue.
4. Road Network connecting Bgy. San Isidro, Mahabang Parang and Bgy. San Roque.
5. Road Network as an alternative access from Taytay to Binangonan located near Laguna Lake shoreline.
6. Major Commercial area on both sides of M.L. Quezon Avenue at Bgy. Mahabang Parang
7. Public Market in Bgy. Poblacion Ibaba
8. Light Industrial Area along Taytay-Angono Coastal Road, Bgy. Kalayaan.
9. "Angonopolis" ensure high quality, attractive aesthetic architectural design throughout the municipality in both residential neighborhood and commercial areas.
10. Establishing new government center at Brgy. Poblacion Ibaba
11. Road network along Angono River, and establishing new tourist destination such as spring called "Banyo ng Pari".

In the instance that the aforementioned plan is not fully accomplished within the planning period, the unfinished projects will be included in the next planning period for its completion.

E. EXISTING LAND USE, TRENDS and POTENTIAL EXPANSION

1. Built-up Areas

Built-up area includes residential, commercial and industrial areas in the existing land use of municipality. It appears that when one compares the land uses in Angono in 1995 and 2016, there is significant change in the percentage distribution of built-up areas and agricultural/grazing/forest lands, during the 16-year period (see Table 1 & Map 1). This goes against the trend of land uses in towns near Metro Manila which is characterized by increases in built-up areas over the years. There is a difference of 244.42 hectares because of the new working map of the Municipal Assessor's Office and the 2016 area was derived from Geographic Information System which was used as the base map in the present plan. The built-up area was increased by 29.68% hectares and the agriculture and grassland areas was decreased by 29.71%. At present, the land area in Angono that has been used for other uses aside from Agricultural is increasing due to the continuous development of residential subdivisions and commercial spaces.

In 2007, Mining in Barangay San Roque occupied a small portion of the land, but in 2016, it has increased profoundly four times of its previous area of operation and even extended to adjacent barangay of San Isidro. This may be the result of continuous expansion of its digging as per permit/approval with conditions issued by the Department of Environment and Natural Resources. However, as an advocate of environmental protection and preservation, the LGU-Angono is continuously seeking ways of controlling and monitoring the mining operation in the Municipality. In Addition, the Residential area located in Barangay Kalayaan along the Angono-Taytay coastal road has been converted in to Light Industrial as per Existing Land Use of 2016. Considering the merit of harmony among adjacent Municipalities, Angono adapted to the Industrial zone of Taytay, within the boundaries.

Table 1. COMPARATIVE LAND USE IN ANGONO, Year 1995 & 2016

Land Use Category	1995		2016	
	Land Area (Ha.)	% to Total	Land Area (Ha.)	% to Total
Built-up Area	693.22	47.37%	939.3312	77.05%
Agricultural	770.25	52.63%	279.7179	22.92%
Total	1,463.470	100%	1,219.05	100%

Source of built-up area is the GIS calculated Map

2. EXISTING LAND USE

EXISTING GENERAL LAND USE AREAS EXPOSED TO HIGH SUSCEPTIBILITY AREAS

The area is based on 2016 aerial photographs using Google Earth and by the use of Amellar Geographic Information System and Quantuam Geographic Information System, the built-up portion occupies 939.3312 hectares or 77.05% of the total municipal area (Table 1). The agricultural and grassland areas cover 279.7179 hectares or 22.95% of the town area. These are found mostly in the middle section of the town, which have steep slopes of over 18 percent and in the northeast corner which have elevations of over 200 meters, and on the western lakeshore area. A very large gravel and sand quarry area covers 176.0122 hectares or 14.44% of the town area's extent. This is located in the steep middle portion of the municipality surrounded by grasslands (see Map 1 & 2 of Chapter VI, Volume III).

The municipality have built up areas exposed to flood hazard within high susceptibility areas is 65.82 hectares or 5.4% of the total land area. In the event of flooding, half of the commercial areas and almost 0.25% of the total agricultural areas are prone to this hazard. While built up areas exposed to landslide hazard within high susceptibility area is 5.68 hectares or 0.47% of the total land area. It is therefore incumbent that government's effort, time and resources in mitigating measures and climate change adaptation be concentrated on these area as the effects of landslide and flooding are evident and predictable.










Map 2. Existing Land use, Year 2007

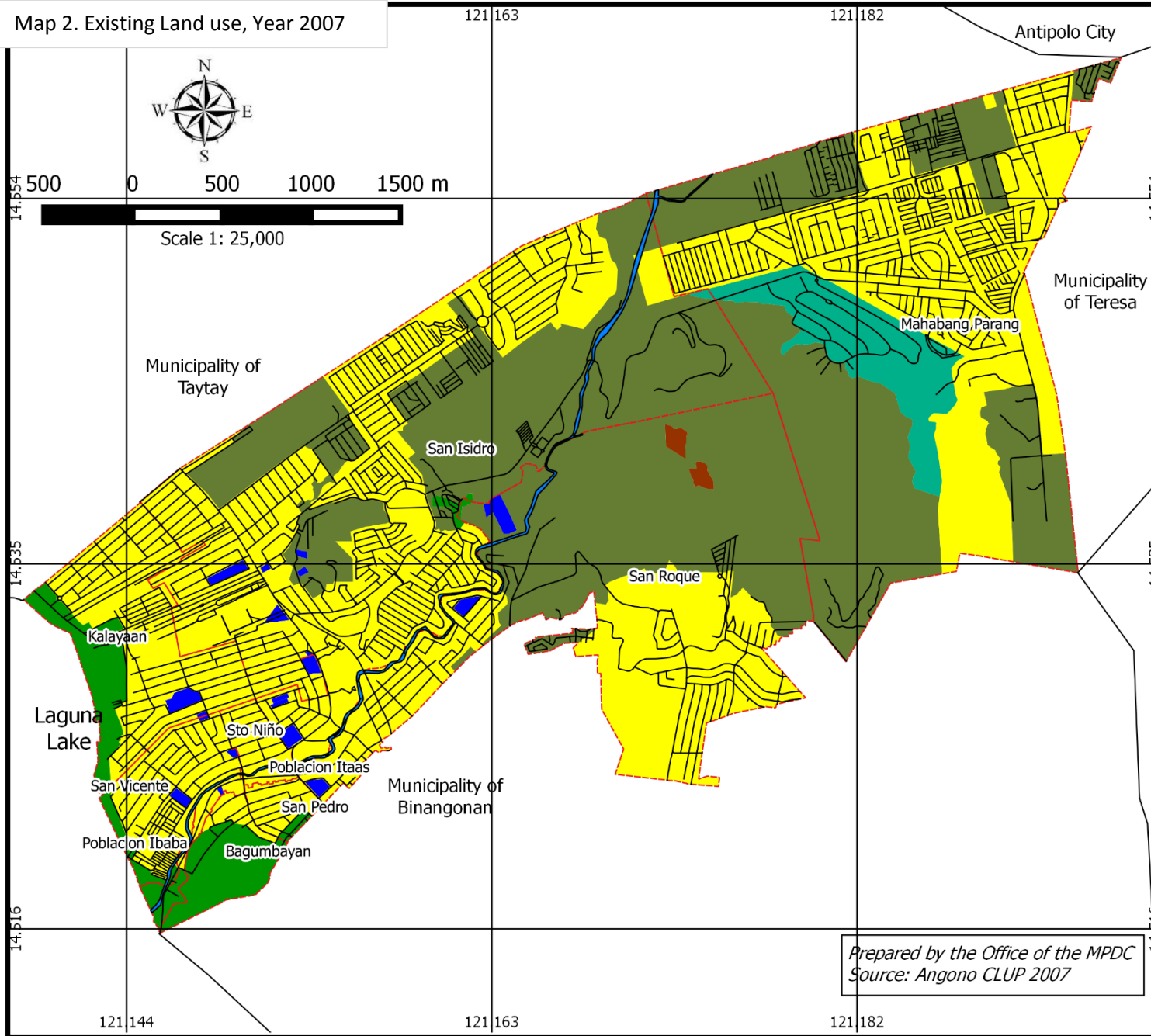
EXISTING LAND USE MAP

Municipality of ANGONO
 Province of Rizal
 Region IV-A
 As of 2007

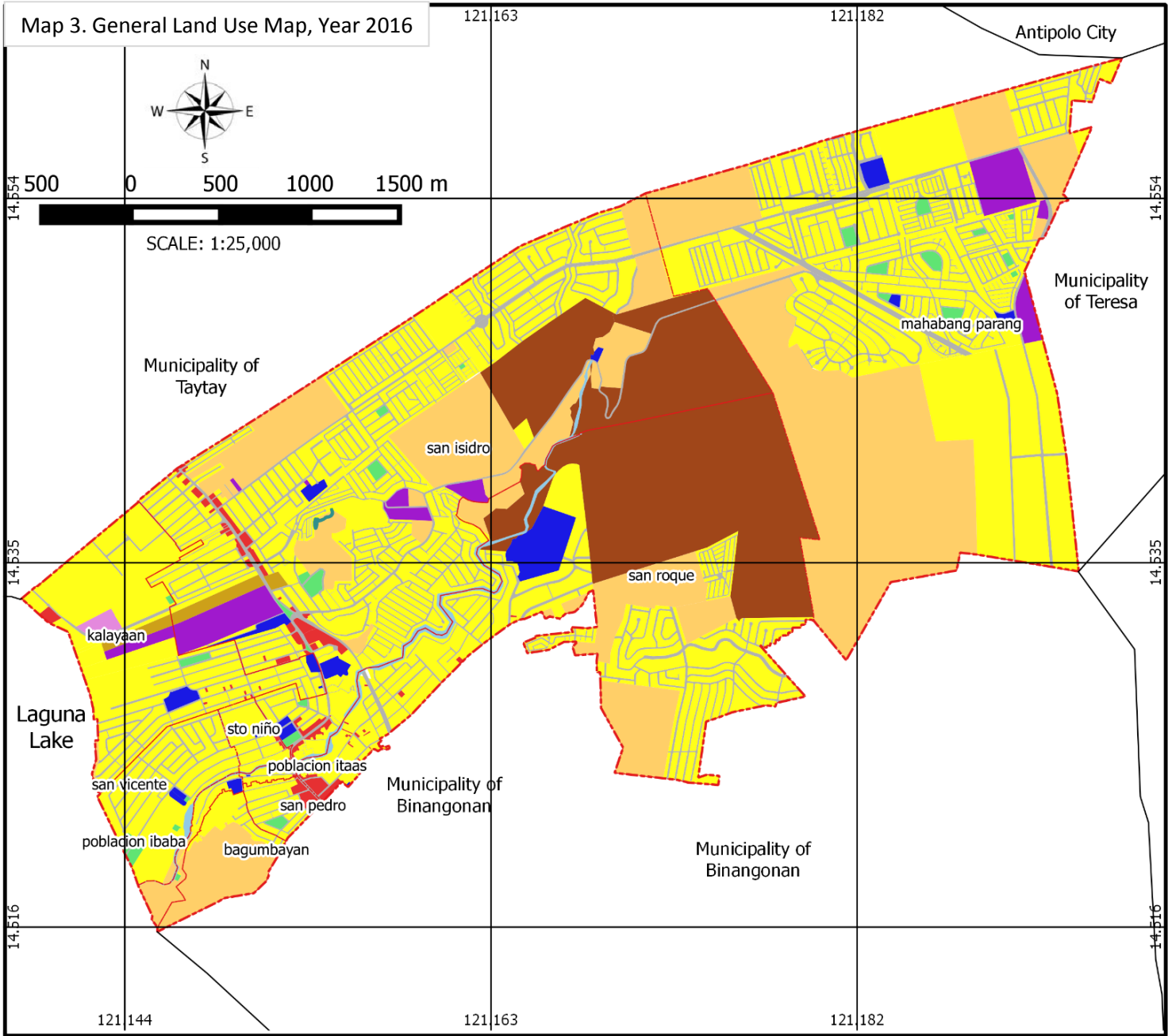


Legend :

-  Barangay Boundary
-  River
-  Roads
-  Provincial_Boundary
-  Institutional
-  Agricultural
-  Quarry
-  Grassland
-  Residential
-  Orchard



Prepared by the Office of the MPDC
 Source: Angono CLUP 2007



GENERAL LAND USE MAP

Municipality of ANGONO
Province of Rizal
Region IV-A
As of 2016

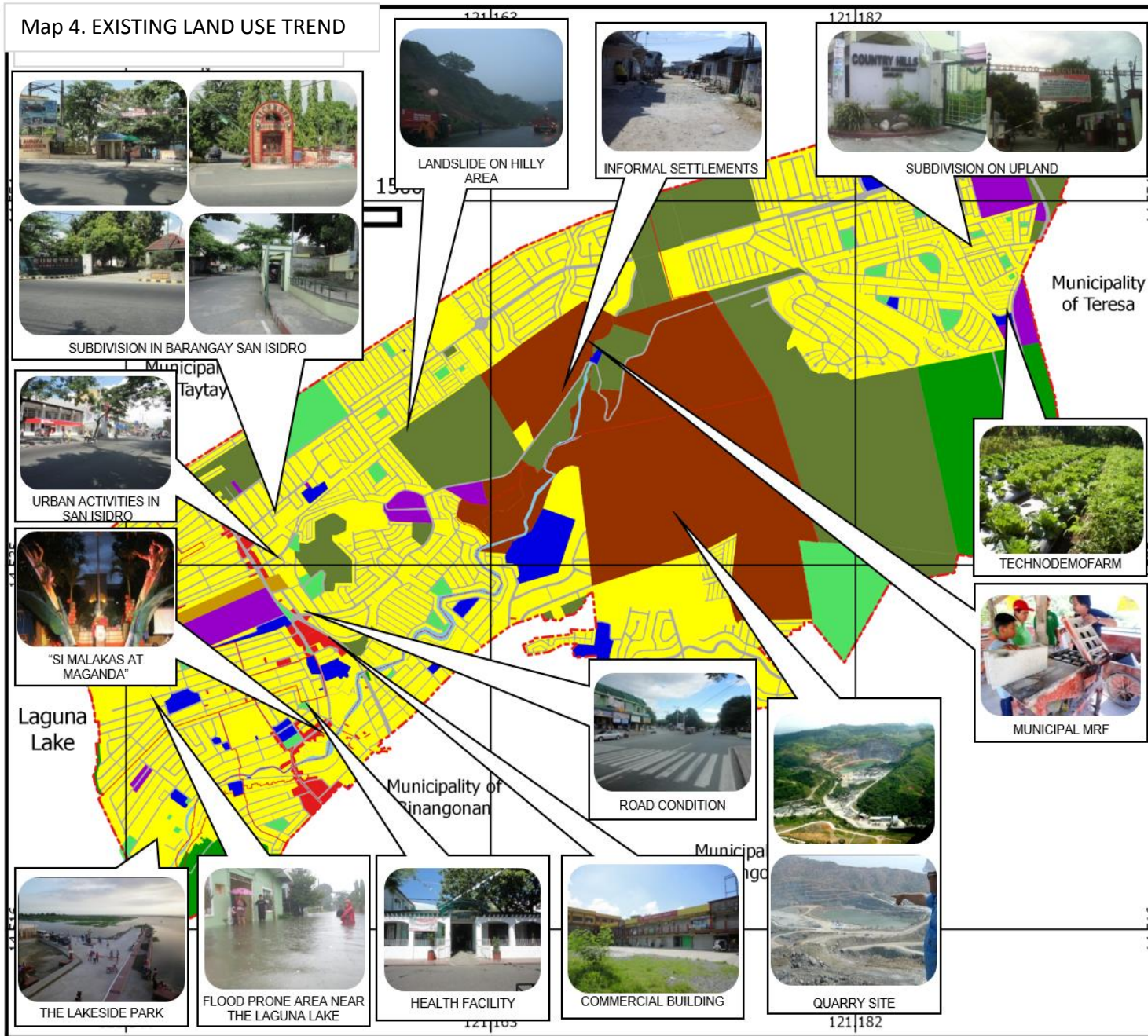


Legend

- N_Creek
 - Provincial_Boundary
 - MUNICIPAL BOUNDARY
 - BARANGAY BOUNDARY
 - RIVER
- GENERAL LAND USE.2016**
- COMMERCIAL
 - INDUSTRIAL
 - INFRASTRUCTURE/UTILITIES
 - INSTITUTIONAL
 - LIGHT INDUSTRIAL
 - PARKS AND RECREATIONAL
 - RESIDENTIAL
 - MINING
 - RIVER
 - CEMETERY/MEMORIAL PARK
 - EXPANSION AREA FOR URBAN LAND USE

SOURCE: OFFICE OF THE MPDC &
OFFICE OF THE ASSESSOR

Map 4. EXISTING LAND USE TREND



EXISTING LAND USE MAP

Municipality of ANGONO
Province of Rizal
Region IV-A
As of 2016



Legend

- ANGONO BOUNDARY
- barangay
- URBAN LAND USE.PROPOSE.2016
- HIGH DENSITY RESIDENTIAL (R-3)
- MEDIUM DENSITY RESIDENTIAL (R-2)
- LOW DENSITY RESIDENTIAL (R-1)
- MEDIUM INDUSTRIAL (I-2)
- LIGHT INDUSTRIAL (I-1)
- MAJOR COMMERCIAL (C-1)
- MINOR COMMERCIAL (C-2)
- PARKS AND RECREATION (PRZ)
- GENERAL INSTITUTIONAL (GIZ)
- AGRICULTURAL
- MINING (MZ)
- INFRASTRUCTURE/UTILITIES
- RIVER

SOURCE: OFFICE OF THE MPDC &
OFFICE OF THE ASSESSOR

EXISTING LAND USE MAP

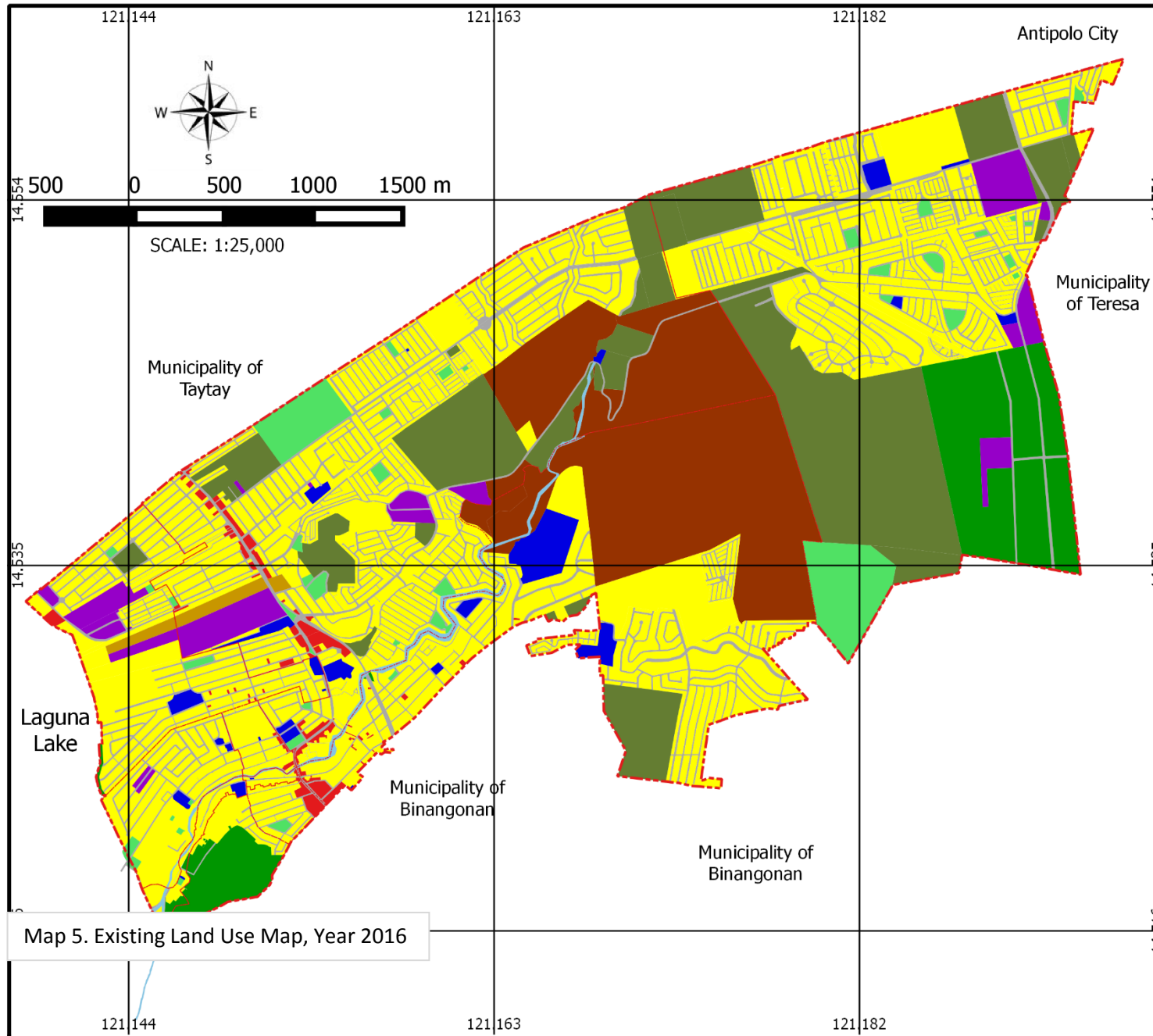
Municipality of ANGONO
Province of Rizal
Region IV-A
As of 2016



Legend

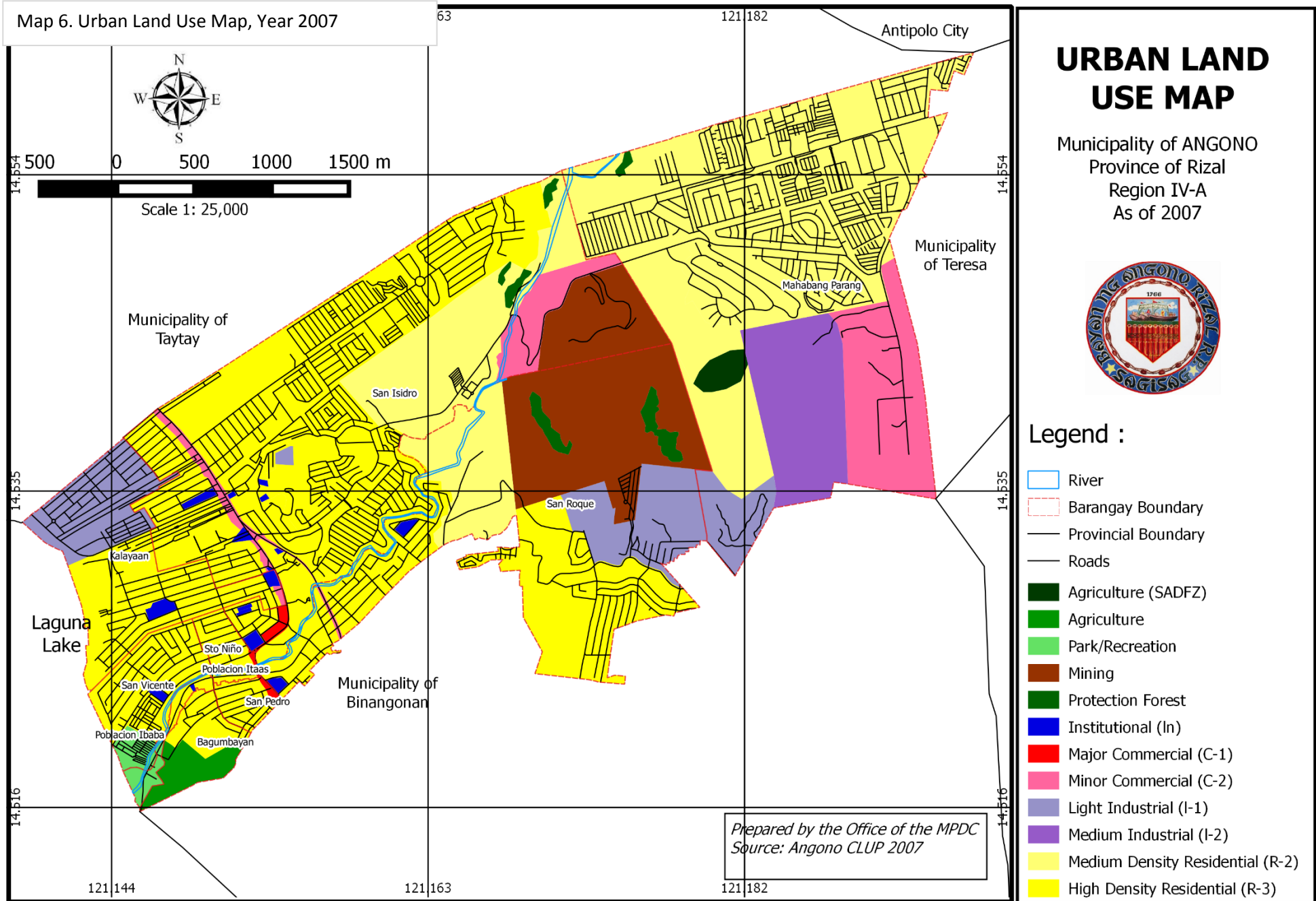
- ANGONO BOUNDARY
- barangay
- EXISTING LAND USE OLD
- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- AGRICULTURAL
- INSTITUTIONAL
- LIGHT INDUSTRIAL
- MINING
- PARKS AND RECREATION
- CEMETERY/MEMORIAL PARK
- GRASSLAND
- RIVER
- INFRASTRUCTURE/UTILITIES

SOURCE: OFFICE OF THE MPDC & OFFICE OF THE ASSESSOR



Map 5. Existing Land Use Map, Year 2016

Map 6. Urban Land Use Map, Year 2007



**Table 2. EXISTING LAND USE within HIGH SUSCEPTIBILITY AREAS,
Year 2016**

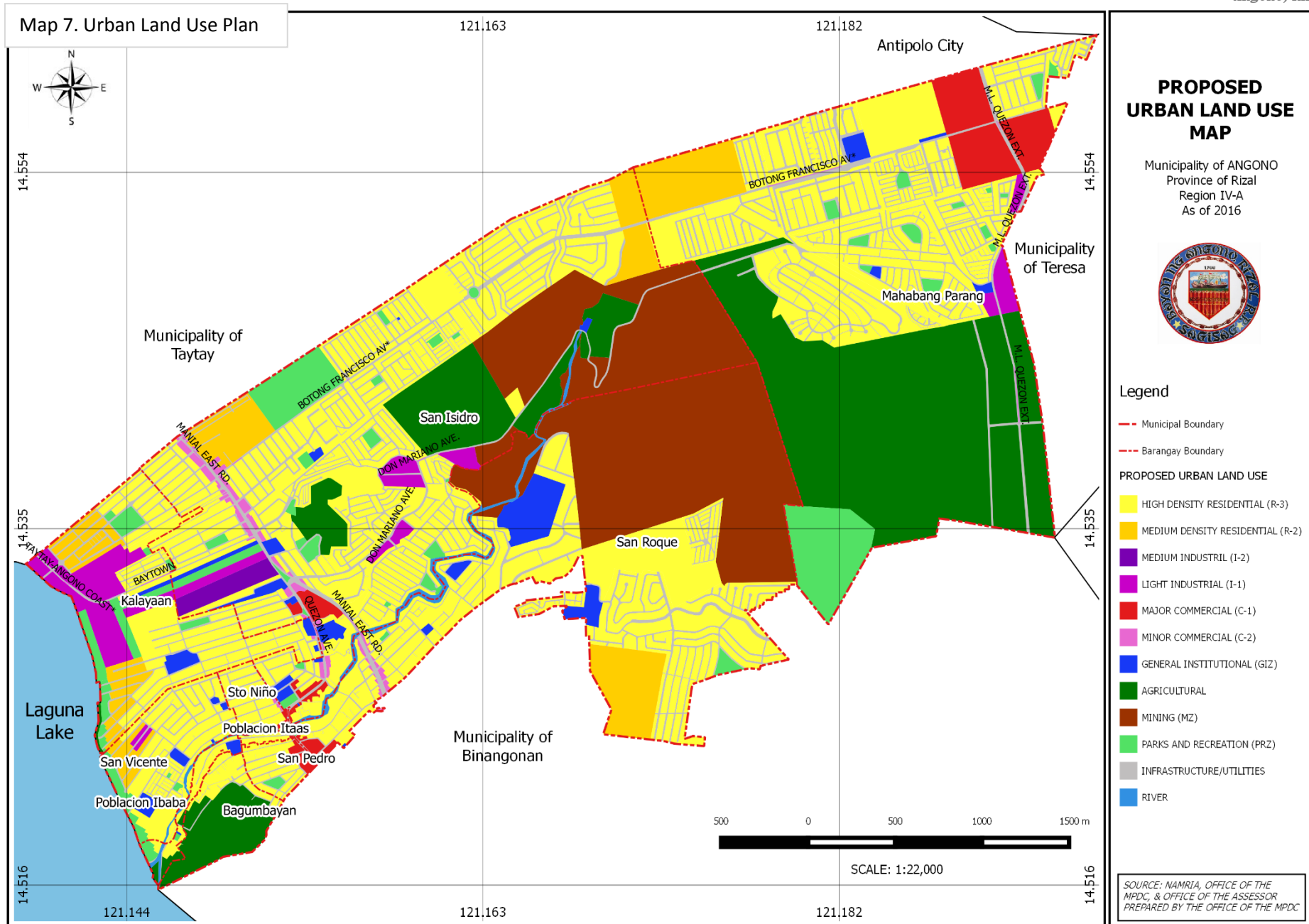
LAND USE	AREAS (Has.)	EXPOSED BUILT UP AREAS WITHIN FLOOD HIGH SUSCEPTIBILITY AREAS (Has.)	EXPOSED BUILT UP AREAS WITHIN LANDSLIDE HIGH SUSCEPTIBILITY AREAS (Has.)
AGRICULTURAL	82.4097	24.4567	0.0000
CEMETERY/ MEMORIAL PARK	6.8878	0.3662	0.0000
COMMERCIAL	10.2143	5.2646	0.0000
GRASSLAND	197.3082	0.0000	1.7444
INDUSTRIAL	38.4834	0.0000	0.0000
INFRASTRUCTURE/ UTILITIES	140.7045	0.0000	0.0000
INSTITUTIONAL	22.3558	0.0000	0.0000
MINING	176.0122	0.0000	3.7354
PARK AND RECREATIONAL	43.1004	0.1217	0.0000
RESIDENTIAL	491.9237	35.6172	0.2044
RIVER	9.6491		
TOTAL	1,219.05	65.8264	5.6843

Source of land area is the GIS calculated map

3. PROPOSED URBAN LAND USE STUDIES

Potential land area for expansion refers to the rational and judicious approach of allocating available land resources to different land using activities and for different functions consistent with the overall development vision/goal of Angono.

The Proposed Urban Land Use Plan covers 1,219.56 hectares (Map 7) and is greatly based on the Municipal-wide Actual Use (Map 5). In 2001, Angono prepared the Approved Urban Land Use Map (Map 6) which was digitized on 2007. Considering the 10-year-based updating of the Comprehensive Land Use Plan, this Agency, through the Office of the Municipal Planning and Development Coordinator, conducted an actual survey and inspection of the whole Municipal coverage to determine the actual use and be compared with the previously approved map. Further, the adaption of the areas, its slope, flood and landslide susceptibility, and resilience are significantly considered for the updating of the CLUP. Furthermore, the said Office also gathered data from the different concerned offices such as Office of the Municipal Assessor, Business Permit and Licensing Office, Urban Settlement Development Office, Office of the Municipal Engineer, Municipal Disaster Risk Reduction & Management Office, NAMRIA, MGB, HLURB, Manila Water, Meralco and other concerned offices and agencies to further finalize by the Technical Working Group the proposed use of the parcels.



**Table 3. COMPARATIVE LAND USES OF EXISTING AND PROPOSED,
Year 2016**

LAND USE	PROPOSED LAND USE 2016		EXISTING LAND USE 2016		NET URBAN EXPANSION REQMT. FOR THE PLANNING PERIOD
	AREA (Has.)	%	AREA (Has.)	%	
HIGH DENSITY RESIDENTIAL (R-3)	477.54053	39.03%	491.92370	40.34%	47.78419
MEDIUM DENSITY RESIDENTIAL (R-2)	62.16736	5.08%			
MAJOR COMMERCIAL (C-1)	29.02338	2.69%	10.21434	0.84%	28.36661
MINOR COMMERCIAL (C-2)	5.63091	0.46%			
MEDIUM INDUSTRIAL (I-2)	5.54070	0.45%	38.48345	3.16%	
LIGHT INDUSTRIAL (I-1)	29.50225	2.41%			
AGRICULTURAL	198.61171	16.23%	82.40965	6.76%	
GRASSLAND		0.00%	197.30820	16.18%	
GENERAL INSTITUTIONAL (GIZ)	25.93179	2.12%	24.09787	1.98%	1.83392
MINING (MZ)	176.52838	14.43%	176.52838	14.47%	
PARKS AND RECREATION (PRZ)	56.87717	4.65%	48.24612	3.96%	8.63105
RIVER	9.64906	0.79%	9.64906	0.79%	
INFRASTRUCTURE/UTILITIES	142.56204	11.65%	140.70450	11.54%	1.85754
TOTAL	1219.56527	100.00%	1219.56527	100.00%	88.47330

Source of land area is the GIS calculated map

4. LAND USE MAJOR DEVELOPMENT AND IMPACT

Among the provinces of the country, Rizal is considered to be one of the most competitive provinces as far as economic stability, disaster preparedness and resiliency, social responsiveness, infrastructure, environmental advocacy, and public service are concerned. The 13 Municipalities and one Component City of the Province were joined hand-in-hand in reaching such commendation.

The Comprehensive Land Use Plan 2016-2026 of Angono is clinched to what the Provincial Government of Rizal dreams of. Each Plan drafted by this agency, through the Office of the Municipal Planning and Development Coordinator, were designed to fit what the present situation of the country demands.

a. In the Proposed Urban Land Use Map of 2016 (Map 7), most of the locations as Residential Zone are being utilized as General Institutional in Barangay San Roque as

Vincentian Hills Seminary and as Artists' Village, and in Barangay San Isidro as Angono Municipal Cemetery, as Parks and Recreation in Barangay San Isidro as Firing Range, and as Holy Gardens Memorial Park, and in Barangay San Vicente as Lakeside Park, as Medium Industrial in Barangay San Isidro as Triple A Yab Design as Light Industrial in Barangay San Isidro and Kalayaan as Meralco, as Agricultural in Barangay San Isidro having vast coverage of trees and vegetation, as Mining in Barangay San Isidro as reserved area of Concrete Aggregates Corporation, and Commercial Zone in Barangay San Isidro as SM Center Angono, in Barangay Mahabang Parang as Robinsons and LandmarkTo provide economic opportunities, Angono plans of welcoming more investors to commit their businesses specifically in Barangay Mahabang Parang where ample locations may be developed. This may reduce the accumulations of establishments in Antipolo, thus, further promote the business capability of the Angono's upland area. This will serve as an additional business hub of Rizal. These are being compared to the Approved Land Use Map of 2007(see Map6);

b. In 2007 Approved Urban Land Use Map, the Minor Commercial area in Barangay Mahabang Parang is classified as Agricultural as per 2016 Actual Use due to the land's declaration as CLOA Areas to equate the usage of Angono's land for mining. Angono has designated and declared vast portion of the Municipality as environment-protected areas, such as agricultural zones, parks and recreational areas, forests and the like, where trees are to be planted and its vegetation be preserved. To enumerate some—the almost-half area/portion of the upland Barangay Mahabang Parang; the Angono Forest Park, the Angono Firing Range, and some portion of the Concrete Aggregates Corporation property in Barangay San Isidro; the Angono Lakeside Park in Barangay San Vicente; and the Angono Eco-park in Barangay Kalayaan, are the focus areas on the LGU's environmental projects and monitoring. This supports the promotion of the Provincial Government's environmental project of cleaning and greening the province.;

c. The Medium Industrial area in Barangay Mahabang Parang is classified as Agricultural as per 2016 Actual Use due to the area is covered by vast vegetation and trees, the area has not been developed, and its sloping characteristics that is prone to landslides;

d. The Light Industrial in Barangay San Roque is classified as Parks and Recreation as per 2016 Actual Use due to the area is being utilized as part of the Eastridge Golf Course;

e. The coverage of the Light Industrial area in Barangay Kalayaan was reduced due to its actual covered area for its purpose. Light and Industrial areas are also located along Taytay-Angono coastal road supplementing the Park and Recreation areas to be established on the town's peripheries near Laguna Lake for economic and environmental purposes.

f. The High Density Residential (R-3) in some areas in Barangay San Isidro and San Roque are considered as Medium Density Residential (R-2) in the 2016 Proposed Use due to the sloping characteristic of the area. Further, the R-3 in the shoreline of

Barangay Kalayaan and San Vicente are considered R-2 in the 2016 Proposed Use due to its susceptibility to floods and inundation.

g. The Infrastructure/Utilities cover the additional road network along Botong Francisco and along the shores of Laguna Lake that connects the Municipalities of Taytay, Angono and Binangonanto further improve and facilitate the accessibility and transport of goods, services and social services in upland areas in road network. Furthermore, this will serve as an alternative route to cater fast mobilization of commuters from the eastern part of Rizal going to the Metropolitan Manila and vice versa to lessen the unending problem on traffic congestion.

To promote Tourism, Angono boosts programs on tourism, the arts, culture and heritage. Considering the two National Artists from Angono, Francisco and San Pedro, the LGU designated different tourist destinations that were accredited by the Department of Tourism and being advertised globally. This may be visited by local and foreign tourists and be fascinated by Angono's evident beauty and rich culture. Angono, as the Art Capital of the Philippines, will be Rizal's Tourist Point on the Arts and Culture.

5. LAND SUPPLY FOR URBAN EXPANSION

Land supply is the land area available within a municipality for urban expansion. In the situation of Municipality of Angono, after deducting the areas considered for conservation (parcels obtained through Certificate of Land Ownership Award or CLOA) (70.03 hectares) and water related hazards (65.83 hectares), as well as the built-up areas (939.33 hectares) from its total land area (1,219.57), the land supply for urban expansion is determined at 276.03 hectares (see Table 4). This is 22.63% from the total town land area.

Relatively, as per PD 27 and EO 228 or the Comprehensive Agrarian Reform Program (CARP), lands covered by the CLOA shall be exempted and excluded from any form of urban expansion nor any irrelevant use inconsistent with what has been directed by the law.

Table 4. LAND USE ACCOUNTING, Year 2016

DESCRIPTION	AREA (Has.)	%
I. Total Land Area of Angono	1,219.56527	100.00%
1. Certificate of Land Owner Award (CLOA)	70.02788	5.74%
2. Water Related Hazards	65.82640	5.40%
GROSS POTENTIAL SUPPLY FOR URBAN LANDS	1,215.36379	99.66%
II. Existing Built-up	939.33120	77.02%
NET BUILDABLE AREA		
(TOTAL LAND SUPPLY FOR URBAN USE)	276.03259	22.63%

Source: Office of the Assessor and land area is the GIS calculated map

6. PLANNING CONSIDERATION

1. The Comprehensive Land Use Plan of the Municipality of Angono which were prepared in consideration of the need to accelerate local socio-economic development. This was also the period when local officials were made conscious of the importance of town planning through the policies and programs of the Housing and Land Use Regulatory Board (HLURB). According to CLUP Guide Book Volume 1 of 2006, the HLURB is mandated to “promulgate zoning and other land use control standards and guidelines, which shall govern land use plans and zoning ordinances of local governments”, pursuant to Section 5 (a) of Executive Order No. 648. Relative thereto and pursuant to the provisions of the Local Government Code of 1991 (RA 7160) and Executive Order No. 72, the HLURB has over the years formulated a considerable number of guidelines made available to the Local Government Units (LGUs) and other stakeholders/ end-users to serve as guide in the formulation of Comprehensive Land Use Plans (CLUPs) and Zoning Ordinances (ZOs) of cities and municipalities.

CLUP is a tool of the Local Government Unit in setting and planning different projects intended for the welfare of the constituents. Such plan embraces different sectors— i.e. Social, Economic, Infrastructure, Environment and Institutional, that serve as indicators to determine the timeliness and significance of each proposed project for the public. CLUPs of the different localities shall be updated every ten years.

In the preparation of the land use plan of Angono, the planning team and the Municipal Planning and Development Coordinator took into consideration certain needs that bear on the physical, social, economic and political stability of the community. These needs will be discuss below.

LAND USE DEVELOPMENT NEEDS

Generally to sustain a high quality living environment the following needs have been identified:

- The need to integrate greenery into living environment by the improvement existing parks and establishing additional recreation areas and to protect the existing agricultural zone
- The need to ensure good living condition
- The need to sustain a vibrant economy with stable and decent jobs

THE NEED TO INTEGRATE GREENERY INTO LIVING ENVIRONMENT

For 2008, the municipality has a total of 122.5 metric tons of rice production with only 0.55% sufficiency level. Presently, the municipality of Angono has no share in terms of agricultural output among other municipalities in the province of Rizal. This is due to incessant urban development and the conversion of agricultural land into non-agricultural use. While there is necessity with land conversion in accordance within

the limits provided by the law and an actual justifiable need, control must be implemented to protect whatever remains of the town's prime non-negotiable agricultural lands.

Presently, there are 74 subdivisions in Angono, covering 531.821 hectares, 44 of which had donated their open spaces to the local government as per PD 957 stating that the owner or developer of a subdivision shall provide at least thirty percent (30%) of the gross area intended for open space, road lots, easements, and the like. Further, for the purpose of interated greenery into living environment.

Increased flooding during rainy season in town's coastal Barangays (Barangay Kalayaan, San Vicente, Poblacion Ibaba and Bagumbayan) was caused by climate change. Historical flood data are evidence that rising flood level is likely to occur in the future. Adaptation measures for these coastal areas are of high priority. Adapting building designs for climate change is about managing the unavoidable. While there is debate around what level of adaptation is needed, there is growing awareness that design practices need to take into account predictions of increased risk and intensity of extreme events. The following perspectives are the recommendation for the design in the renovation and construction of housing.

THE NEED TO ENSURE GOOD LIVING CONDITION

Not only are there existing limitations or inadequacies in certain areas of some of the sub-sectors mentioned above; there are also dynamic, restriction factors that require constant improvements and enhancements in the delivery of these basic services, including population growth and movement, urbanization, economic growth, increase in household incomes and environmental effects on climate change. The following are some examples:

- In transportation, while municipality has a high ratio of roads relative to land area, most of these are focused in the town proper. The municipality has a total road length of 102.538 kilometers out of this 7.216 kilometers are considered national road & 39.744 kilometers are municipal road & 115.578 are barangay road.
- In drainage and flood control, given the relatively-low elevation of Angono existing and the coast line of Laguna Lake, there is now a need to construct



complementary flood control structures such as dikes along Angono River, in the light of previous floods which submerged most parts of the western part of Angono.

- In education, there is a noted lack of school facilities such as library, clinic and school playground in both public elementary school playground, given the governments limited resources, how to strike a balance between access and quality is concern that the municipality has to contend with.
- In housing, backlog covers the literally homeless households, the doubles-up households and the displaced households who are composed of those that need to be relocated because they live in danger zone or area prone to hazard.



THE NEED TO SUSTAIN A VIBRANT ECONOMY WITH STABLE AND DECENT JOBS

Angono's economy experienced rapid growth over the last six years which is perhaps unequalled in its history. Municipality not only reasserted its leadership as the *NATIONAL COMPETIVENESS COUNCIL OF THE PHILIPPINES AND DEPARTMENT OF TRADE AND INDUSTRY*, but likewise primed itself for assuming additional economic responsibilities as services and financial center.

The Municipality's economy has built the needed momentum for private sector-led growth that would boost it towards its objective. The entry of new banks, the advent of commercial centers and the coming of Manila-based food giants---all these point towards increased purchasing power and spending among consumers; renewed confidence in the private sector; and the economic vitality and greater things in store for Angono especially when its new business district rises.

But this growth momentum needs to be sustained. For one, the previous chapter has identified as a threat political uncertainties rooted in what is generally perceived to be a "short" three-year term of elective local officials. There is, therefore, a definite need

for institutional mechanism that would allow for long-term stability, including greater people's participation in local governance and the development process. Development plans such as this document, which enunciates and operationalizes the Angono vision for a greater Angono, also contribute to some extent toward such stabilization.

Another area whose growth can help sustain that momentum is the industrial sub sector, particularly manufacturing and processing, which---although not as weak as agriculture--- has yet to reach its true potential. But this subsector has the capability for more substantial value-added in an economy. As pointed out, there are existing opportunities which, if taken advantage of, can jumpstart its development. These includes the revised comprehensive development plan which look up to Angono as an important, if not the main, anchor, where light industries can be convinced to locate is likewise another fine opportunity.

Finally, there is also the potential offered by tourism under the MEDIUM-TERM ART TOURISM DEVELOPMENT PLAN which prepare thru the assistance of ILO and CIDA which seeks to accelerate the development of the tourism industry in Angono.

2. Projected Urban Space Allocation

Where applicable, standards from various sources have been used in allocating future urbanizable lands in Angono, the standard employed for commercial, institutional and infrastructure land uses have been taken from the study made on the Laguna Lake basin in 1978 by the Laguna Lake Development Authority (LLDA). For medium industrialization, the norm used is that contained in the manual on industrial standards prepared by the Housing and Land Use Regulatory Board (HLURB). For residential use, the high-density housing of 600 persons per hectare is used. This is based on a socialized housing density of 100 housing units per hectare which is equivalent to a hundred 100-square meter house lots per hectare as provided for in the implementing guidelines of the Urban Development and Housing Act (UDHA) (R.A. No. 7279). With 100 lots per hectare and at an average of 6 persons per lot/housing unit, a hectare would accommodate 600 people. For parks and open space, a commonly used standard of 5 percent of total residential area is employed. The standards used, therefore, are:

Residential-- 1 ha. per 600 population

Commercial-- 1.5 ha. per 15,000 population

Infrastructure-- 28 ha. per 15,000 population

Institutional-- 5 ha. per 15,000 population

Industrial -- 2.5 ha. per 1,000 population (medium level)

Parks and open space-- 5% of residential areas

Table 4 shows the urban land needs of Angono at 5-year intervals based on the population growth rate of 1.78 percent. Industrial, infrastructure and residential activities account for the most significant demands on Angono's land. The incremental demand for urban land in the town from 1990 to 2025 is 572.60 hectares. All in all, Angono will be needing almost 385 hectares for urban uses in 25 years by the year 2025. Considering its area of only 1467 hectares, the municipality would be hard put finding spaces for its urban activities, not to mention its need for non-urban land uses. Congestion will be a prime problem by then and zoning ordinances would have to be scrupulously implemented if problems will have to be avoided.

3. Absorptive Related Policies

Absorptive capacity refers to the capability of the town area to absorb the project spatial urban requirements of the municipality. The suitable areas for urban expansion were derived by evaluating the factors of slope, elevation, soil and geologic constraints - all in relation to the existing land uses. Using an overlay mapping procedure, otherwise called the convergence approach or the eco-engineering analysis, and doing this on the computer using the Geographic Information System (GIS) software, the most suitable lands for urban and other uses were delineated.

As shown in the general land use plan, 716.91 hectares or 47.1 percent of the total municipal area are already under urban uses. For 1995, for instance, Table 4 shows that for a projected population of 60,552, the town would require 396.62 hectares for urban uses, most of these being industrial, infrastructure and residential uses. Actually, there is a current excess of 332.20 hectares of urbanizable land scattered all over the town as shown in the general land use plan. This land can still absorb the projected population of 79,684 and area of 521.93 hectares by the year 2000. After this, space for urban expansion could become very scarce and the existing ricelands and even the steep orchard areas may be converted -- at the expense of the town's ecological integrity.

4. Land-use Related Policies

Described below are laws and policies related to land use planning that have been observed in formulating the urban and general land use plans as well as the overall comprehensive plan for Angono.

- a. The Local Government Code (LGC) or R.A. No. 7160 of 1991 which mandates local governments to formulate a "comprehensive land use plan" and provides for a reclassification mechanism of agricultural or CARP lands to other uses after five years from the enactment of the code, with economic non-viability being considered the strongest rationale for land conversion.
- b. Executive Order No. 72 of June 1993 which provides for the preparation of comprehensive land use plans of local government units pursuant to R.A. 7160 as well as the mechanism procedure for the review and approval of the plans, citing the administrative levels and government agencies involved.

- c. The Urban and Housing Development Act (UDHA) or R.A. No. 279 of 1992 which provides for the proper planning and treatment of squatter and slum communities (including a moratorium on eviction/relocation) as well as the apportionment of 20 percent of a subdivision's area for socialized housing.
- d. Administrative Order No. 20 or Interior Guidelines on Agricultural Land Use Conversion (Series 1992) which stipulates that all irrigated and irrigable agricultural lands included in irrigation projects with funding commitment shall be non-negotiable for conversion to other uses.
- e. The Comprehensive Agrarian Land Reform Law (CARL) or R.A. No. 6657 of 1987 which protects existing agricultural lands from further diminution and environmental degradation as well as provides for the conversion of CARP lands after a lapse of five years from their award and land use ceases to be economically viable for agriculture in a situation of rapid urbanization and industrialization.
- f. The revised Forestry Code or P.D. No. 705 of 1975 which provides for the first broad land use classificatory policy stipulating that lands below 18 percent in slope should be classified as alienable and disposable; lands between 18 to 50 percent should be used for production forest and grazing; and lands above 50 percent should be reserved for protection forest.
- g. Presidential Memorandum Circular of March, 1973 which prohibits the additional establishment of heavy and pollutive factories within a 50-kilometer radius from the Rizal monument in Manila, a circular area which includes within its orbit the Rizal towns of Rodriguez, San Mateo, Cainta, Taytay, Angono, Binangonan, Cardona, Teresa, Morong, Baras, Pililla, Jala-jala and parts of Antipolo and Tanay.

7. PROPOSED LAND USE

A. BIPOLAR PHYSICAL STRATEGY

The physical strategy that appears to be appropriate for Angono is the bi-polar pattern of development particularly as dictated by the trend of urban development and the topography of the municipality. The western portion of the town close to Laguna Lake is the more developed and urbanized part while the eastern portion is less developed and with many areas still vacant although already preempted especially by residential uses. In terms of topography, the western portion has gradual slopes below 18 percent while the eastern part is generally more sloping and elevated.

These sectoral and physical controls suggest a bi-polar physical strategy that involves, on one hand, containment and slow down of urban activities in the congested and environmentally stressed western portion. On the other hand, urban expansion will be encouraged but on a very regulated basis in the eastern portion,

considering the limited relatively flat areas and the ecologically fragile nature of sloping and denuded areas. The mix of land uses in the eastern half will depart from the predominantly commercial, industrial and residential uses in the west and will now include more protected forest areas and production orchard lands along with residential and industrial activities.

East-west movement between the western and eastern portions will be effected by lateral roads such as the Don Mariano Santos Ave., Carlos Francisco St. and Col. Guido St. Aside from other north-south roads proposed for improving circulation in the middle of the town, the existing Manila East Road-Quezon Ave. route in the west and the Darangan-Antipolo Road in the east currently provide external circulation. The commerce flowing along these major arteries should be caught by Angono and transmitted to its relatively undeveloped middle portion. What is envisioned for the town is a local cellular economy connected by a circular system of roads that will allow multiplier effects and minimization of factor leakages. The vertical connections will act as conduits for attracting capital especially from Metro Manila through the town's space and natural resources as well as its agricultural and industrial products.

B. URBAN LAND USE PLAN/LAND USE ZONES

Considering Angono's highly urbanized nature due to its proximity to Metro Manila as well as to the preemption of vacant lands to urban/residential uses, its proposed land use plan may actually be labelled an urban land use plan. This is readily seen in the predominance of proposed urban uses over production and/or protection forest uses in terms of hectarage (Map 4).

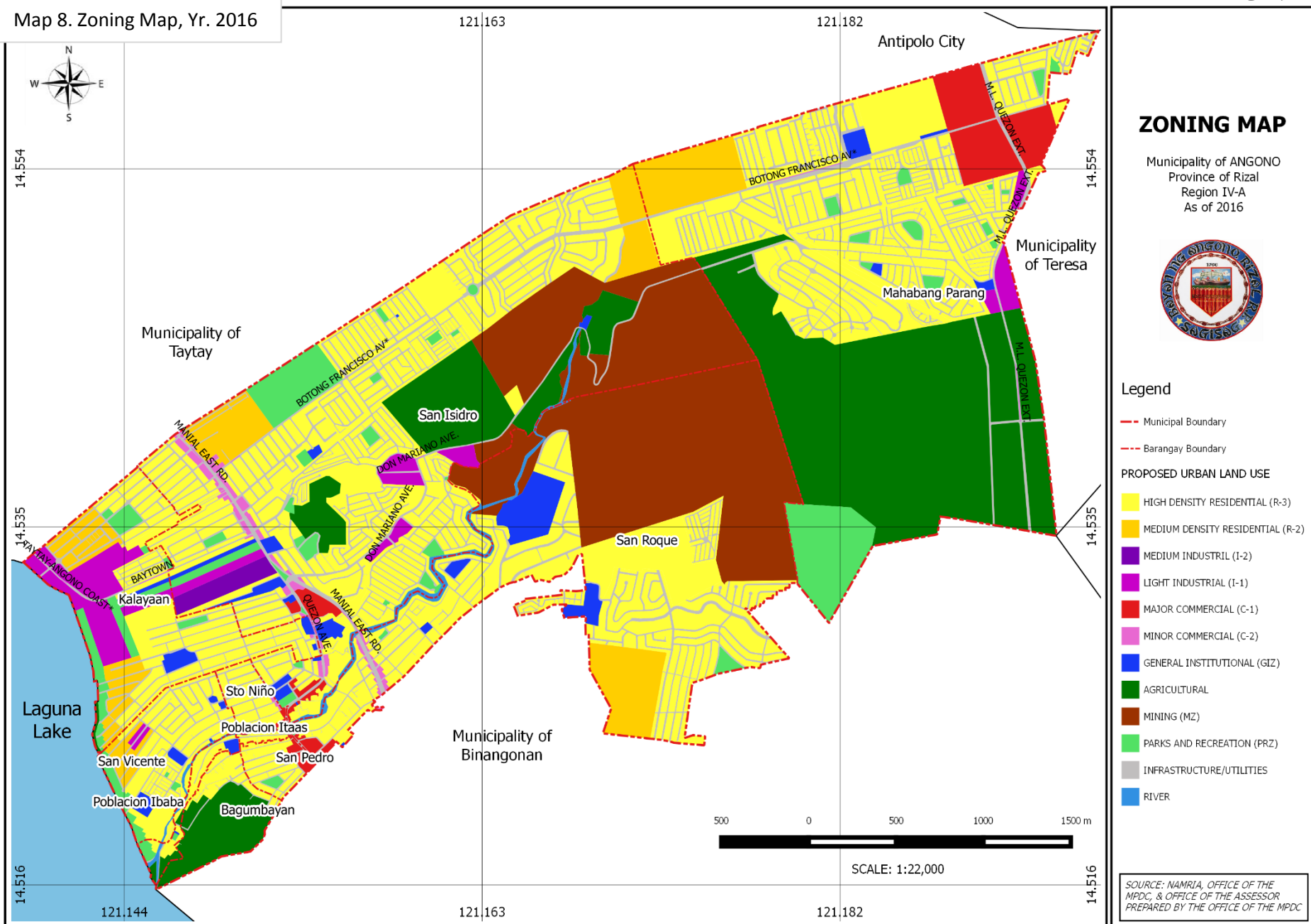
- 1. The residential zone.** Two types of residential areas have been designated for Angono -- medium-density (R-2) housing and high-density (R-3) housing. Because of its urbanized character and limited area, low-density (R-1) housing areas can no longer be proposed for the town.

A small portion of the medium-density (R-2) housing sub-zone is located in the northeastern part of the town in Barangay. Mahabang Parang, in the southern tip in Barangay. San Roque and a portion along M.L. Quezon Avenue, Barangay San isidro. This less congested residential sub-zone has a population density of from 150 to 250 persons per hectare and is intended for low- and medium-rise dwellings consisting of duplexes, row-houses and apartments with the usual community auxiliary uses on a neighborhood scale. The area occupied by this housing type is 62.17 hectares.

The high-density (R-3) sub-zone is found in the western half of the town in Barangays. Kalayaan, San Vicente, Poblacion Ibaba, Bagumbayan, San Pedro, Sto. Nino, San Isidro, Mahabang Parang and San Roque. Allowed in this more congested section is a population density of more than 250 persons per hectare as well as mixed housing types and high-density housing, line walk-up apartments and flats with community auxiliary uses increasingly commercial in scale. This residential type occupies a large area of 460.43 hectares.

- 2. THE COMMERCIAL ZONE.** Two types of commercial areas have been designated for the municipality -- the major commercial (C-1) and the minor commercial (C-2) areas which run through Quezon Avenue, and the Manila East Road located in the western part of the town and Quezon Avenue located at eastern portion of the town.

Map 8. Zoning Map, Yr. 2016



The major commercial (C-1) area or Central Business District (CBD) is located at the southern bend of Quezon Ave. in Barangays. Sto. Nino, San Pedro, Bagumbayan, San Isidro and San Vicente. This is an area where land values are highest and commercial activity is intense especially in terms of retail and wholesale trade, professional, financial and related services as well as recreational services. This commercial sub-zone occupies an area of 32.95 hectares.

The minor commercial (C-2) area can be seen as strips along both sides of the upper part of Quezon Ave. and along the Manila East Road in Barangays. Sto. Nino, Kalayaan, San Roque and San Isidro. This commercial sub-zone is characterized by quasi-commercial and residential establishments engaged in retail trade and service industries performing supplementary functions to the major commercial area. This big area but commercially minor section covers 5.63 hectares.

- 3. THE INDUSTRIAL ZONE.** There are two sub-zones under this land use category -- the light-industrial (I-1) and medium-industrial (I-2) areas. These are found close to the eastern boundaries of the municipality where a number of industries have already located themselves as well as on the upper unflooded portion of the lakeshore area. Their peripheral location minimizes the spread of industrial pollution on the residential areas as effected by the northeast and southwest monsoons. It must also be mentioned that only light and medium industries are proposed for Angono since it is still within the 50-kilometer radius (from Manila) ban on heavy industries as stipulated in the Presidential Memorandum Circular of March, 1973.

The light-industrial (I-1) sub-zone lies along Angono – Taytay Coastal Road in Brgy. Kalayaan and Don Mariano Santos Avenue in Brgy. San Isidro. Allowed in this area are industries classified as non-pollutive/non-hazardous, non-pollutive/hazardous and non-pollutive/extremely hazardous. Thus, the industries permitted in this sub-zone are the less environmentally destructive ones. The space reserved for this land use activity covers 32.65 hectares.

The medium-industrial (I-2) area is found in southern Part of Brgy. San Isidro along M.L. Quzeon Avenue near Veterans Park..occurs as large blocks in the northeast and southeast corners of Barangay. The industries proposed here are those classified as pollutive/non-hazardous, pollutive/hazardous and pollutive/extremely hazardous. This standard description of medium-industrial land use should of course be qualified for the lakeshore area in terms of limiting the industries there to at least the pollutive/non-hazardous ones. This industrial sub-zone occupies 5.54 hectares.

- 4. THE GENERAL INSTITUTIONAL ZONE.** The general institutional zone (GIZ) zone is scattered in different part of the town in the form of local government, cemetery, educational, health, religious, civic and cultural facilities. This zone which is dominated by the municipal hall and its supporting structures can be

seen in every Barangays. This land use zone takes up only about 25.93 hectares of the town's total land area.

- 5. THE PARKS AND RECREATION ZONE.** The parks and recreation (PRZ) zone is found in every open spaces of the subdivisions, resorts in Bgy. Kalayaan and San Isidro, golf course at Bgy. San Roque, covered courts, firing range at Bgy. San Isidro and parks at Bgy San Isidro and San Vicente. Other parks and recreation is located in the southwestern tip in the vicinity of the river mouth in Barangays. Poblacion Ibaba, San Vicente and Bagumbayan. The one along the Manila East Road is accessible while the river mouth portion can only allow non-intensive or limited recreational activities as it is often flooded. A linear park-cum-embankment is proposed along the lakeshore stretch of the town. This will complement the river mouth recreational area. The parks and recreation zone occupies 56.88 hectares.
- 6. THE MINING ZONE.** The mining zone (MZ) occurs in the middle southern section of the town, mostly within Bgy. San Roque and Bgy. San Isidro. The proposed mining area actually refers to the contract area awarded to Concrete Aggregates Corporation now known as Lafarge Holcim Inc. by the Mines and Geo-Sciences Bureau (MGSB) under a Mineral Production Sharing Agreement. The mining firm extracts basalt for construction purposes and in the process of doing this, it has already created a deep and wide pit in the middle of the town. This mining operation, despite the revenues it provides to the municipality, has resulted to such undesirable effects as: the siltation of the Angono River, air and noise pollution, the destruction of the town's main roads, and creation of cracks in the archeological petroglyphs nearby with continuous dynamite blasting of rocks. The area leased to Lafarge Holcim Inc. is 211.99 hectares but as shown on the GIS map and Table 3, it has only 176.53 hectares within the boundary of municipality. Buffer area either orchard or protection forest in the adjacent area of the mining zone in an urbanized area is ideal for the ecological health of the municipality.
- 7. THE PROTECTION FOREST ZONE.** The protection forest (PtF) zone includes small patches in the mid-section of the town. These are lands with critical slopes of over 50 percent and based on the provisions of P.D. 705 and R.A. 7586, should be immediately reforested and maintained as such without undue disturbance. These lands which are presently under grass cover occupy only 22.47 hectares.

F. ISSUES AND CONCERNS

A. SOCIAL SECTOR

ISSUES AND CONCERNS	POSSIBLE INTERVENTION
1. Increasing number of out-of-school youth	Provision of formal education for out-of-school youth through technical courses
	Promotion of extra-curricular activities such as sports programs, livelihood trainings, etc.
2. Poor quality of education due to accessibility & insufficient educational infrastructures	Sufficient budget allocation for the construction of educational facilities
	Construction, renovation, repair of school buildings and classrooms
	Purchase of basic school equipment, materials, apparatus, etc.
	Scholarship Program; Construction of public library at Barangays; Construction of additional classroom for summer enrichment program, Special Education, and Alternative Learning System; Bridge Program
3. Available scholarship grants for qualified students	Sufficient budget allocation intended for scholarship programs and grants
4. Literacy rate and competence of students and teachers	Enhance expertise on subject discussion through hands-on applications
	Hiring of qualified teachers, day care workers and substitutes
	Training and seminars for teachers
5. Huge student-teacher and student-classroom ratio	Shifting of classes and sessions (morning and afternoon shifts)
6. School prone to long term flooding	Higher elevation of school buildings and rooms
	Adaptation of new school calendar
7. Malnutrition	Supplemental feeding programs
	Nutrition education programs
	Promotion of eating health foods such as fruits, vegetables, whole grains and low-fat foods
	Provision of potable drinking water
8. Less medical-related supplies	Sufficient budget allocation for health-related programs
	Purchase of quality medicines, and medical supplies and equipment
	Regular blood donation programs
9. Competence and availability of medical professionals	Hiring/appointing of qualified medical professionals
	Training and seminars for medical professionals
	Proper scheduling of shifts of assigned medical professionals during day and

	night time
10. Less medical clinics, etc.	Sufficient budget allocation for the establishment, construction, renovation, repair of such
	Establishment of medical clinics in remote areas
11. Environmental devastation	Tree planting and backyard farming
	Community participation in maintaining the greenness and cleanliness of the locality
	Minimization of the usage of plastic bags, styro foams and other non-biodegradable materials and containers
	Recycling
	Strict implementation of environmental laws
	Sufficient budget allocation intended for the different projects and purchase of equipment relative to environmental preservation
	Monitoring smoke-belching vehicles, factories, etc.
12. Poor physical attributes of the people	Conduct of physical fitness and sports activities
	Enhancement of sports facilities, parks and other recreational areas
13. Quality of housing	Comprehensive package should be made available to residents with substandard housing so that they can modify their houses.
	Strict implementation of housing standards
	Financing packages for existing families through PAG-IBIG to improve the conditions of their houses.
14. Households with no toilets	Construction of common toilet and bathroom.
	Toilet campaign to have each house in the municipality be equipped with sanitary toilets.
15. Presence of informal Settler	Implementation of Direct Buying Program, Community Mortgage Program and Auctioned and Levied Properties Program
16. Settlements in flood/landslide prone areas	Relocate settlements in high risk areas to safer areas.
	Construction of house adaptation to environmental awareness.
17. Less knowledge regarding children, women and PWDs' rights	Conduct of series of seminars, general, orientation and the like regarding such
18. Insufficient materials, equipment needed for the different programs for the underprivileged	Issuance of booklets, record books for a particular project
	Provision of transport vehicle for PWDs, children, senior citizens, etc.

	Purchase of other materials and equipment to support the different projects and programs for the marginalized sectors
	Sufficient budget allocation
17. Moral degradation and educational insufficiency	Provide priority lanes for PWDs, pregnant women, and senior citizens in the different services and establishments
	Development of social and emotional skills to encourage cultural awareness and respect
	Formal and informal study programs
	Incorporating capabilities of the marginalized sectors to livelihood trainings, job opportunities and others
	Community development through sports and recreation
18. Immediate responses to emergencies and calamities	Purchase of materials, equipment in accordance with emergency and calamity responses
	Sufficient supplies for relief and retrieval operations
	Sufficient budget allocation
19. Poor office building, stations and substations	Construction, renovation and repair of such
20. Competence and proficiency of the protective services	Pursue intensive up-to-date training and development program for protective service personnel
	Professionalization of protective personnel
	Conduct of seminars on how-to-deal-emergency-cases procedures
	Effective law enforcement
21. Round-the-clock security	Visibility of security personnel
	Installation of CCTV Camera
	Active participation of Barangay officials and households
22. Inadequate communication devices and response vehicles	Procurement of basic emergency response devices such as night sticks, whistles, fire hydrants, reflectorized vests, etc.
	Sufficient budget allocation

B. ECONOMIC SECTOR

ISSUES AND CONCERNS	POSSIBLE INTERVENTION
1. Low turnout of agricultural and Fishery production	Available land for agricultural production
2. Limited area for industrial expansion	The municipality must have a deliberate effort to attract and promote those industries that do not require large land areas. These industries must also be

	pollution friendly so as not to further harm the urban environment.
3. Limited and Fragmented service sector	Thus there is a need to consolidate these businesses in the tertiary sector to enhance their capacity to provide the economic goods and services of the locality and at the same time export and be aggressive with other developed business centers in the whole Rizal province.
4. Weak Tourism Industry	Though Angono will be the site for the First World Art Experience, this attraction has not yet been fully developed to meet at least the modest standards of the foreign and even the domestic tourism market. With the right packaging and promotion, tourism can uplift the image of Angono as a favorable investment area.

C. INFRASTRUCTURE AND UTILITIES SECTOR

ISSUES AND CONCERNS	IMPLICATIONS	POSSIBLE INTERVENTION
1. The needed road network into the town's undeveloped eastern sector.	Concreting/Improvement of Don Mariano Santos Avenue and Extension of the road abutting Don Mariano Santos Avenue to Yupangco Compound in the southeastern portion towards Teresa.	Construction/Extension of roads
2. Traffic congestion	Adoption and implementation of traffic management scheme	LGU/Traffic enforcers
3. Clogged sewerage and drainage systems in the urban areas.	Flooding and water borne diseases	Integration of sewerage and drainage system program
4. Lacking of Personnel in Materials Recovery Facility.	Increase in the regular personnel to be trained in the MRF equipment to maximize MRF capability. Casual should constantly be hired.	Appointment
5. Expansion of water connection from Manila Water.	Expansion of water pipe lines to the remaining unserved parts of Angono in order to spur it socio-economic development	LGU/Manila Water
6. Air pollution in highly urbanized areas	Worsening air quality can cause several health	Tree planting in highly urbanized

	problems such as respiratory infections, coronary diseases and even lung cancer.	areas. Strict implementation of Clean Air Act 8749.
7. Water pollution	The depletion of oxygen in water that can lead to death of aquatic life. Spread of water-borne diseases.	Establishment of waste water treatment facility for water purification.

D. ENVIRONMENTAL SECTOR

ISSUES AND CONCERNS	POSSIBLE INTERVENTION
1. Improvement of environmental management of the Angono, River	Angono Waste Water Treatment Facility
	Angono River Rehabilitation Program
	Establishment of Riverside Eco-Park
2. Realization of a clean, healthy, sustainable, green and zero-basura municipality.	Clean & Green Program
	Tree-Planting
	Strict implementation of RA 9003
	Full utilization of Municipal Recovery Facility.
3. Develop an efficient and effective local disaster brigade	Conduct series of comprehensive trainings and seminars on disaster management, first aid, etc.
	Acquisition of protective gear, search and rescue equipment
5. Long term flooding and occurrence of landslide in hilly areas	Programs for housing development for affected families
	Construction of drinking water, wastewater, and storm water infrastructure
	Adapting construction so as to mitigate the risk of flooding in flood-prone areas
6. Risk from climate change	Restoring and protecting ecosystems and wetlands
	Cleaning up and Waste Management Program
	The Design and allocation of new developments and constructions aims to make sure that the effects of climate change are taken into account.
6. Disaster Risk	Promote disaster mitigation prevention
	Flood prone areas may be used for human settlements provided the dwellers Therein shall adopt measures

	to minimize losses such as adaptive building designs, multi-storey constructions, and the like.
	Rip rapping of sloped area along subdivisions and roads
	Reducing the impact of long term flooding and landslide through mitigation works as well as implementing controls on planning and development in flood and landslide prone areas

E. INSTITUTIONAL SECTOR

ISSUES AND CONCERNS	POSSIBLE INTERVENTION
1. Lack of knowledge and capabilities of designated personnel	Intensive trainings, seminars and workshops in accordance with the personnel's particular task and duty
	Training of volunteers
2. Unavailability of office equipment, tools for office operations; reliable rescue equipment, materials and mobility vehicles	Purchase of brand new or in-good-condition second-hand unit of such
	Sufficient budget allocation
3. No centralized internet connection for official use of offices	Provision of internet connection
	Sufficient budget allocation
	Monitoring of proper and official use of such
4. More intensive Disaster Response Planning	Establishing and institutionalizing the Municipal Disaster Risk Reduction and Management Office, Disaster Risk Reduction Council
	Development of Geographic Information System-based for disaster management
	Designation of rescue teams

IV. LIST OF PRIORITY PROJECTS

AIP RefCode (1)	Program/Project/Activity Description (2)	Implementing Office/Department (3)	Schedule of Implementation		Expected Output (6)	Funding Source (7)	Amount (in Thousand Pesos)				Amount of Climate Change Expenditure		
			Start Date (4)	Completion Date (5)			PS (8)	MOOE (9)	CO (10)	Total (8+9+10)	Climate Change Adaptation	Climate Change Mitigation	Climate Change Typology Code
	SOCIAL												
	Support to Housing and Basic Utilities a. Relocation b. Electrification of housing areas	Office of the Mayor, MPDC, Engineering, MERALCO	Ene-17	Dec-19	Housing commodities are established for settlers.	Local Fund, Provincial Fund, National Fund			8,000,000 6,000,000 2,000,000	8,000,000 6,000,000 2,000,000			
	Peace, Security and Disaster Risk Reduction a. Improvement of sewerage system b. Relocation of riverside settlers	Office of the Mayor, USDO, Engineering, MPDC, MDRRMO, PNP, BFP, PSO	Ene-17	Dis-19	Actions in accordance with safety, security and disaster resilience and preparedness are accomplished.	Local Fund, Provincial Fund, National Fund			31,000,000 25,000,000 6,000,000	31,000,000 25,000,000 6,000,000			
	Health Services a. Renovation of Municipal Health Center, Barangay Health Center and Lying-in Clinic b. Upgrading of Municipal Health Facilities/Laboratory c. Establishment of Botika ng Bayan	Municipal Health Office, Barangays	Ene-17	Dis-19	Health facilities are upgraded to cater additional services provided to the public. Provision of free medicines is established.	Local Fund, Provincial Fund, National Fund			5,200,000 1,500,000 700,000 3,000,000	5,200,000 1,500,000 700,000 3,000,000			
	Support to Education a. Construction of School facilities - Barangay/Mini-Libraries - School buildings for technical-vocational courses b. Improvement of RICs and Day Care Centers	Office of the Mayor, Engineering, MPDC, MSWDO, Agriculture Office, CTLO, TESDA, Local School Board	Ene-17	Dis-19	Students will have more conducive places for learning.				2,520,000 1,100,000 600,000 820,000	2,520,000 1,100,000 600,000 820,000			
	Construction of Bahay Pag-asa for children at risk/children in conflict with the law (CICL)	MSWDO, Engineering, MPDC	Ene-17	Dis-19	Shelter for CICLs constructed.	PPP			1,000,000	1,000,000			
	Construction of women crisis center and center for elderly	MSWDO, Engineering, MPDC	Ene-17	Dis-19	Constructed shelter for women and elderly in need as support to gender and development.	PPPP			1,000,000	1,000,000			

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ECONOMIC												
Improvement/rehabilitation of the Slaughterhouse a. Tiling of land b. Rehabilitation of building and facility	Office of the Mayor, Agriculture Office, Market, SB Office, Engineering, MPDC	Ene-17	Dis-19	The LGU has secured proper land ownership of the parcel and its corresponding land title. The building is rehabilitated.	Local Fund, Provincial Fund, National Fund				700,000	700,000		
Improvement/rehabilitation of the Angono Public Market a. Construction of additional stalls b. Construction of second level c. Rezoning of stalls	Office of the Mayor, Market, MDPC, Engineering	Ene-17	Dis-19	The market is improved, stall are rezoned and grouped properly and additional parking space is established.	Approved Loan				90,000,000	90,000,000		
Improvement of Municipal Cemetery a. Construction of apartment type, niche, columbarium, bone vault	Office of the Mayor, Market, MPDC, Engineering	Jan-17	Dec-19	500 apartment niche constructed as additional place for interment	Local Fund, Provincial Fund, National Fund				30,000,000	30,000,000		
Development of Potential Tourist Destinations a. Construction of Historical Monuments b. Construction of recreation areas along Angono River and Sabo Dam	Office of the Mayor, Tourism Office, MPDC, Engineering, DOT	Jan-17	Dec-19	New historical markers and recreation areas in Angono are constructed for Tourism promotion	Local Fund, Provincial Fund, National Fund				8,000,000	8,000,000		
Improvement and expansion of techno-demo farm a. Construction/ maintenance of techno- demo farm	Office of the Mayor, Agriculture Office, MPDC, Engineering	Jan-17	Dec-19	Alternative place for farming is established. Increase in income of farmers	Local Fund, Provincial Fund, National Fund				1,500,000	1,500,000		
Rehabilitation of Commercial Building in Barangay Mahabang Parang a. Installation of commodities (electricity and water supply) b. Positioning of stalls	Engineering, MPDC	Jan-17	Dec-19	Commercial building in Barangay Mahabang Parang is operational that will bring additional income/ revenue for the Municipal Government	Local Fund, Provincial Fund, National Fund				5,000,000	5,000,000		

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INFRASTRUCTURE												
Development of Lakeside Park a. Embarkment b. Rip-rapping c. Construction of park lights d. Construction of landmark	Engineering	Jan-17	Dec-19	Park is developed. Additional landmark and tourist destination established.	Local Fund, Provincial Fund, National Fund			7,000,000	7,000,000			A224-02
Construction of Mini-Ferry port a. Construction of benches, jogger's lane b. Tree planting	Engineering/MENTO	Jan-17	Dec-19	Additional mode of transportation is established and its parameter is developed as tourist attraction.	Local Fund, Provincial Fund, National Fund			11,000,000	11,000,000			
Dredging of Angono River	Engineering	Jan-17	Dec-19	The river is dredged and overflowing of such is prevented.	Local Fund, Provincial Fund, National Fund			30,000,000	30,000,000			
Development Planning a. Construction of River dike/ rip-rap along Angono River b. Construction of farm-to-market road c. Renovation of government buildings - Municipal building - Angono PNP Station - Angono BFP Station - Angono BJMP Station	Engineering, MPDC	Jan-17	Dec-19	Infrastructure projects on government buildings, dike and rip-rap, and roads are constructed.	Local Fund, Provincial Fund, National Fund			123,000,000 60,000,000 30,000,000 33,000,000	123,000,000 60,000,000 30,000,000 33,000,000			A224-02
Improvement of Baytown Road a. Construction of Sculpture along Road	Engineering Office, Tourism Office	Jan-17	Dec-19	Sculpture are established in Baytown Road as additional tourist attraction	Local Fund, Provincial Fund, National Fund			1,500,000	1,500,000			
Installation of street lights	Engineering, MPDC	Jan-17	Dec-19	Well-lighted streets and thoroughfares	Local Fund, Provincial Fund, National Fund			2,000,000	2,000,000			
Construction of bridges a. Hanging bridge in Barangay San Roque	Engineering	Jan-17	Dec-19	Connecting bridges in the mountainous area of Angono are constructed.	Local Fund, Provincial Fund, National Fund			5,000,000	5,000,000			

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ENVIRONMENTAL												
Solid Waste Management Program a. Construction of redemption area and Sub-office b. Improvement of Materials Recovery Facility - Construction of additional roof and storage area - Fabrication of MENRO paver plates c. Construction of temporary health care waste storage facility		Jan-17	Dec-19	Proper handling of solid wastes are observed thru newly constructed and improved facilities.	Local Fund, Provincial Fund, National Fund			30,000,000	30,000,000			M324-02 M324-02 M324-02
Maintenance of Forest Ecosystem a. Tree Planting b. Establishment of nursery c. Slope protection	MENRO	Jan-17	Dec-19	Town's greeneries are maintained.	Local Fund, Provincial Fund, National Fund			600,000	600,000			M314-01 A314-07 A114-02
Maintenance /construction of water treatment facility at Y of Angono River	MENRO, Engineering	Jan-17	Dec-19	Water in Angono is treated thru the newly constructed and maintained facility	Local Fund, Provincial Fund, National Fund			11,500,000	11,500,000			A214-03
Maintenance of the Angono Constructed Wetland Facility	Engineering, MENRO, MPDC	Jan-17	Dec-19	Maintained eco-park that serves as another tourist attraction.	Local Fund, Provincial Fund, National Fund			3,000,000	300,000			A214-03

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V. DEVELOPMENT GOALS AND FRAMEWORK DEVELOPMENT STRATEGY

1. DEVELOPMENT GOALS

a. Orderly Urban Development Angonopolis. Angono's high density and major physical constraint as a flood prone area presents to the municipality challenges that must be addressed and mitigated so that Angono as a whole can continue living in a wholesome manner. Unabated urban expansion will only result to the inconvenience of existing urban settlements. Angono has reached a point in which any expansion would only result to more costs than benefits to its residents. However, it cannot stop totally any future development in the area. It is necessary that the town programs the development of its remaining undeveloped urban areas, in an orderly and systematic manners, so that it may mitigate the congestion its urban areas are presently suffering. Control measures are necessary in areas that will involve large trade-offs or costs to the municipality as a whole.

b. Balanced Spatial Development. Despite its small size, Angono would need balance its spatial development so that no area would have concentration of development at the expense of its other areas. These will cover the town's circulation system and public works. At the same time, with balance spatial make up, the town could efficiently and effectively provide badly needed facilities and services.

c. Sustainable Development. There is a need to take the development path that will not only provide the present residents with the fruits of urban and economic growth but one that will also provide for their future generations. This will involve programs and projects that are environment-friendly and resource-sustaining. The town is facing the Laguna de Bay where in its main drainage, the Angono River, flows. Its watershed areas are in the upper slope municipalities of Rizal like Teresa and Antipolo. It would need a coordinated effort for this watershed to regain a semblance of its vegetative cover.

d. Economic Growth. Angono has potentials for numerous entrepreneurial endeavors in agribusiness, exports and tourism. It is important that these be tapped so that the income of the residents could be raised. The town at present hosts several large industries. It would be desirable if downstream industries can be created or encourage in the municipality.

e. Human Development. Angono has a very fast population growth. They could be either be a source of strength or a cause of problems. Any municipal development action must have as primary goal the development of its human resources to be productive and healthy. Angono's development must consider a strategy that will redound to the majority of its residents who in turn will be empowered to participate actively in development activities.

f. Institutional Development. Private and public actors in Angono must learn to enhance their capacities to initiate and manage development activities. At the same their synergy must be tapped to benefit most of its residents.

2. DEVELOPMENT STRATEGY

- Specific research focusing on the strengths and weaknesses of the municipality were undertaken in preparation.
- Applying national and provincial spatial policies and principles and related planning concepts to the reality at municipal level.
- Facilitate the urban/rural interrelationship and sustainability of rural areas.
- Preserving ecological system services through storm water management, waste water treatment and solid waste management.
- Promoting multi-functional urban open space system that support biodiversity conservation provide recreation and urban agriculture opportunities, have an amenity value, and protect cultural landscape.

“The CALABARZON region is expected to become the driving force of further industrialization in the Country, together with Metro Manila and other areas in the National Industrial Core Region. However, this should not be accompanied by unorderly location of industries and resultant degradation of natural and human environment. Also such industrialization should not duplicate the urban poor and squatters as presently observed in Metro Manila and its vicinity. Ability to effectively lead the industrial growth and active rural economy are prerequisites to preventing such phenomena. The expected urban growth in CALABARZON and its proximity to Metro Manila present opportunities for modernizing agriculture through an improved system of input delivery, extension services, and marketing of output to the growing urban market.”

“In the spatial terms, the CALABARZON region, as a matter of tourism, will have to continue to accommodate the overspill of population from Metro Manila. At the same time, the decentralization of economic activities is another major thrust of national development policy, which will have to be reflected in the Region’s spatial development in the future.”

“Another expected role of the CALABARZON region, partly implied by the first role of industrialization, is to attract foreign and domestic investments and contribute also to export promotion. In addition to political stability, which is largely beyond the control at a regional level, the provision of better natural and human environment will be the general expectation of prospective investors, supported not only by better physical infrastructure but also by capable people and an efficient social system.”

“The area in Rizal to the east of Metro Manila has been a main receiving area of the spillover industries from the capital region. At the same time, fringes of this suburban area have been developing rapidly as “bedroom communities” for those commuting to Metro Manila and its immediate vicinity. The population growth rate of Rizal is the highest in CALABARZON.”

“This trend will continue but at a reduced rate. Lack of land suitable for industrial/urban uses will be a main constraining factor. The further encroachment on limited lowland agricultural areas along the Laguna Lakeshore should be prevented. More employment opportunities should be created in the upland areas without causing further

degradation of the Marikina catchment area. Public interventions will be necessary to develop the inland areas for some industrial relocation from Metro Manila but also for encouraging agro-forestry, agro-processing, SME activities including handicrafts and various services. Such development will control unordered suburbanization and bedroom communities by guiding them inland and at the same time protect the Marikina watershed by providing alternative means of livelihood and labour force for reforestation and conservation activities.

The Rizal inland agro-industrial park has dual objectives of developing inland areas of the Rizal province and conserving environmentally vulnerable upper catchment areas. Specific objectives are (1) to provide the means of livelihood for rural people by creating productive agro-industrial area in the upland of Rizal; (2) to promote proper management of land resources to prevent erosion and other environmental problems; and (3) to prevent unordered urbanization/industrialization into the Marikina watershed.

The town would need to control the proliferation of subdivisions especially those in the upper slopes. It will also have to control squatting in its lakeshore areas. Eventually in the future the town would have to fully urbanize with the complete conversion of agricultural lands into built-up uses. The town's role in Rizal is that of a secondary service center in the league of Tanay but is secondary to centers such as Cainta, Taytay and Antipolo. In this manner it would have to expand its commercial area. This includes the expansion of the public market. Another role for the town is that of a location of small and medium enterprises that caters to exports. At the same time they may serve as downstream industries of the large industries within the town, and to those of Taytay and Cainta.

The sectoral strategy of Angono is to develop its service capability as a secondary center in Rizal catering to its neighboring towns such as Binangonan. It must also focus on SME's with strong export orientation owing to its proximity to the Manila Port.

Angono is also a potential tourism area. It is the birth of famous Philippine artists and an activity base for many contemporary artists. Several art galleries are open to the public, and a new art and craft center is planned. Several resorts have been established in the Laguna north area along the national road.

Angono, aside from its treasury of artistic creativity and welcoming citizenry, has a wealth of natural, cultural and man-made attractions endemic to its municipality which will be tapped for additional tourism development. Tourism product and service development has to be stimulated, strong institutional framework, legislation and organizational structures in place.