



Comprehensive Land Use Plan



Santa Fe, Romblon
2017-2028

MESSAGE OF THE MAYOR



Greetings!!

“Connecting People to Nature” – is one of the ultimate goals of why we formulated this Comprehensive Land Use Plan (CLUP). This plan will not only focus on the proper utilization of our land but most importantly, will provide us with an opportunity to be guided on our actions and practices, and to assess whether we have been good and effective stewards of the environment and our mother nature as we integrate into our lives the concept of its sustainable management as our responsibility. The mother nature, particularly the land, is of precise significance to all sectors of society and support livelihoods, mainly through agriculture, fishing, recreation, tourism, and culture. As such, we, in the Local Government Unit (LGU) are committed, as are many other stakeholders in the private sector and civil society, to do all that is necessary on the proper utilization of land to

preserve the integrity, diversity, and productivity of our fragile environment which includes implementing innovative solutions to mitigate climate change as well as protect our biodiversity.

Without a doubt, the changes we desire to see with our beloved Santa Fe begin not only with the LGU’s actions, but with our own individual responses and decisions about how we treat our natural environment – choices to practice good agricultural methods, to stop illegal logging, deforestation and all other illegal activities, to properly dispose of garbage rather than pollute our watercourses, to conserve water and energy, and to become innovators of alternative environmentally friendly technologies. The choices we make today and following the provisions stipulated in this CLUP will chart the course of our future.

In everything we do, remember that *Environmental Pride is what the Municipality of Santa Fe’s Pride!*

ELSIE D. VISCA
Municipal Mayor

MESSAGE OF THE VICE MAYOR



It is my deepest pride to present this Ten Year Comprehensive Land Use Plan (CLUP) of the Local Government Unit of Santa Fe for C.Y. 2018-2028 to our beloved Santafenhon.

This comprehensive document is an aspirational policy guide for how Santa Fe should manage land use change over the next ten years. It contains a vision statement, guiding principles, a future land use map, goals, action statements, and a detailed implementation element that together provide a blueprint for citizens, developers, property owners, LGU staff, boards, and the Municipality Council.

This CLUP is reflective of the changing socio-economic and geophysical environment of Santa Fe as well addresses the challenges that such changes pose upon the future governance of the Municipality.

This plan will be used to guide development and investment decisions in the Municipality of Santa Fe. Its broad vision describes the character this municipality should have for the future. It establishes general principles that direct preparation of detailed plans for smaller parts of the municipality. It provides guidance about the appropriate land uses and development patterns for the municipality that can be used by citizens, property owners, and municipality officials as they review specific development proposals.

With this, I strongly enjoined my colleagues and all concerned entities to make a strong commitment and support in order to realize the noble vision we have for our municipality and our constituents. Let us always aim for improved and vital legislations that are truly beneficial to the general welfare of the public.

May the Almighty God always be with us in all our endeavors and guide us for a more efficient and effective public service.

MIGUEL M. GALIDO
Municipal Vice Mayor

FOREWORD

Because we are indeed experiencing urbanization and development, there is a need to reformulate our Comprehensive Land Use and Development Plan from the date it was formulated last 2002. In order for us to be directed to the right path, all the identified stakeholders upon the initiation of the Municipal Development Council were involved in coming to this important tool, the Comprehensive Land Use Plan. This document will not only be beneficial in the present but as well as to the succeeding generations.

Various issues/concerns and opportunities necessitate the immediate re-planning and approving of a land use with the goal of improving the life quality of our people. Likewise, it allows the constituents to see through the future concerns that may be faced upon considering the past, existing situations, and the interventions, thus capacitates the municipality to easily provide effectivity and efficiency with the solutions

This document which was prepared by the CLUP-Technical Working Group (CLUP-TWG) with technical assistance of the Housing and Land Use Regulatory Board-Southern Tagalog Region (HLURB-STR) and Department of Community and Environmental Resource Planning (DCERP) of the College of Human Ecology (CHE) through its Technical Assistance Program on Human Settlements Planning (TAP-HSP), in accordance with the planning guidelines and standards based on reports, data, plans, and recommendations of different head of offices of the Local Government Unit assigned to specific aspect of our development and is therefore an assurance to our people that positive efforts are being undertaken and continuously being exerted to meet and fulfil the present and future needs of our municipality. However, let us remember that there are no perfect plans and no matter how good the plans are, its realization depends on the united efforts of all concerned in the municipality.

As we endeavour to ensure that this plan is realistic and operative, in lined with the needs and circumstances of the times and considering the unabated urbanization of our municipality, same shall be reviewed and modified from time to time as the exigencies may arrive during the period of implementation. For the moment, this document is set as the mechanism, the principal guidelines, and objectives that shall be observed by all working agencies in the municipality.

We have our path towards peace, progress, and prosperity waiting ahead. Let us therefore strengthen further the tie that binds our hearts and hands together in working, planning, and implementing to make our beloved Municipality of Santa Fe a premier agri-tourism destination in the southern part of Tablas island.

At this juncture, I would like to take the opportunity to express my sincerest thanks to the Technical Working group who really worked hard for it and finally coming up to this plan. I wish to express also my heartfelt gratitude to the HLURB-STR and TAP-HSP for their technical assistance; we really appreciate their expertise and unselfish efforts. To the municipal officials, especially to our Municipal Mayor, Vice Mayor and Members of the Sangguniang Bayan, and all Department Heads. Thank you for giving us the support.

More power and God Bless!

DERRICK E. MAYOR
MPDC

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The Municipal Planning and Development Coordinator, Engr. Derrick E. Mayor, and the CLUP-Technical Working Group and the Core Planning Team namely: Engr. Charlie T. Andres, Jr. (Municipal Agriculturist), Engr. Reynald T. Solanoy (Municipal Assessor), Mr. Henry F. Malunes (MDRRMO/Tourism Officer), Dinah A. Antonio (Planning Officer II), and Mr. Jose Reman F. Magada (GIS Mapper), wish to acknowledge the following agencies and offices of the government, who in one way or the other contributed to the updating and finally coming up with the formulation of the Ten Year Comprehensive Land Use Plan of the Municipality of Santa Fe.

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Office of the Sangguniang Bayan
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Office of the Municipal Disaster Risk Reduction Management
Office of the Municipal Agriculturist
Office of the Municipal Engineer
Office of the Municipal Civil Registrar
Office of the Municipal Assessor
Office of the Human Resource Management Officer
Office of the Municipal Health Officer
Office of the Municipal Social Welfare and Development Officer
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Above all, we give our highest thanks to the greatest Planner, Our God Almighty, for the providence and wisdom He bestowed to us.

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LIST OF ACRONYMS

AFF	Agriculture, Forestry, and Fisheries
BEmOC	Basic Emergency Obstetric Care
BFAR	Bureau of Fisheries and Aquatic Resources
CALABARZON	Cavite, Laguna, Batangas, Rizal, Quezon
CAR	Cordillera Administrative Region
CBMS	Community-Based Monitoring System
CCTV	Closed-Circuit Television
CDRA	Climate and Disaster Risk Assessment
CLUP	Comprehensive Land Use Plan
DENR	Department of Environment and Natural Resources
DILEEP	DOLE Integrated Livelihood and Emergency Employment Program
DILG	Department of Interior and Local Government
DOLE	Department of Labor and Employment
DSWD	Department of Social Welfare and Development
GIS	Geographic Information System
ICRMP	Integrated Coastal Resource Management Plan
IRA	Internal Revenue Allotment
KALIPI	Kalipunan ng Liping Pilipina
LGU	Local Government Unit
MDGs	Millenium Development Goals
MFARMC	Municipal Fisheries and Aquatic Resource Management Council
MGB	Mines and Geosciences Bureau
MIMAROPA	Mindoro, Marinduque, Romblon, Palawan
MPA	Marine Protected Area
MRF	Material Recovery Facility
NEDA	National Economic and Development Authority
PDP	Philippine Development Plan
PhilVolcs	Philippine Institute of Volcanology and Seismology
PPPP	Pantawid Pamilyang Pilipino Program
RDP	Regional Development Plan
RORO	Roll On/Roll Off
RSU	Romblon State University
SAMPUTSYA	Samahan ng mga Mangingisda ng Kulasi, Tabun-ac, at Sabang
SDGs	Sustainable Development Goals
SEPP	Socio--Economic and Physical Profile
SGLG	Seal of Good Local Governance
SRNH	Strong Republic Nautical Highway
SWD	Sanitary Waste Disposal
TESDA	Technical Education and Skills Development Authority
TIELCO	Tablas Island Electric Cooperative
TWG	Technical Working Group
UN	United Nations
WACS	Waste Analysis and Characterization Scheme
AFF	Agriculture, Forestry, and Fisheries

EXECUTIVE SUMMARY

The formulation of Comprehensive Land Use Plan will serve as basis for the spatial pattern of development in the municipality of Santa Fe as it determines the specific uses of land and other physical and natural resources, whether public or private, including areas co-managed with the national government. Santa Fe's vision aims to be a premier agri-tourism destination in the southern part of Tablas Island with secured, self-reliant, healthy, God-fearing, and empowered people living in a resilient and ecologically-balanced community led by competent and service-oriented leaders. Generally, it aims to have socio-economically progressive, peaceful, orderly and morally upright community and a sustained ecologically-balanced environment.

Furthermore, development strategies are identified to translate the municipality's vision, goals, and objectives into various development alternatives or scenarios. Agricultural development is the most beneficial strategy since agriculture is the primary source of income in the municipality. Santa Fe is expected to increase its economic gains by sustaining agri-industry, strengthening mariculture production, and increasing crop production. Agricultural development includes crop, livestock, and fishery productions of the municipality. Each barangay produces crops that they import to other municipalities and provinces. The lowlands are utilized for production of crops such as cassava, banana, rice, corn, and coconut. Rice or *palay* is mainly largely produced by Magsaysay, Danao Sur, Agmanic, Danao Norte, Mat-i, Poblacion, and Guinbirayan. Corn, on the other hand, is largely produced in Mat-i, Magsaysay, Agmanic, Poblacion, Danao Norte, and Danao Sur. Fisheries and aquaculture also plays an important role in agricultural development of the Santa Fe having 10 coastal barangays out of 11 barangays. Fishing is one of the main sources of income of the locals. The municipal waters cover approximately 48,280 hectares of marine area and 225 hectares of marine protected areas (MPA) which is the biggest MPA in the Island of Tablas. Fishery products come from all coastal barangays of the municipality except from the fish sanctuary. The production of seaweeds also has large contribution to mariculture production of the municipality as it has its own management area. Seaweeds are produced in Tabugon, Guinbirayan, Danao Norte, Magsaysay, Agmanic, Poblacion, and Canyayo.

Another strategy that will enhance the potential of the municipality is Tourism Development which shall take advantage of the eco-cultural aspect of the municipality. The landscapes and seascapes of Santa Fe suggest possibility of ridge to reef tourism activities especially ecological tourism. The area possesses beautiful beaches/bay, mangrove ecosystems, mountains/hills, and even agricultural-based tourist areas. To highlight the presence of unique flora and fauna, interactive ecological-tourism may be promoted in the future. Barangays Agmanic, Danao Norte and Guintigbasan are identified to be the municipality's tourism growth centers.

When it comes to structure plan, the scalogram analysis shows primacy of Poblacion, followed by Guinbirayan then Tabugon. Poblacion is considered as the major growth center of Santa Fe because of the existence of major local institutions in the area. Guinbirayan ranked next to Poblacion and is perceived as a fast-growing barangay that can deliver basic daily requirements of the community. Tabugon ranked third, next to Guinbirayan in the centrality index suggesting potential growth complementing the functions of Poblacion and Guinbirayan. A planned unit development located here will serve as new development site forming a specialized function intended to inspire urban development with character in the next 10 years. This is to boost increase competitiveness in order to encourage more local investment. Poblacion, Guinbirayan, and Tabugon are the top three (3) fastest growing barangays in the municipality and therefore anticipated for continuous urban development. Below is the table of existing and proposed land use of the municipality. Major projects and programs are also indicated in the table.

Table 1. Inventory of Existing and Proposed Land Uses Per Category

EXISTING LAND USE CATEGORY	AREA (ha)	PROPOSED LAND USE CATEGORY	AREA (ha)
Urban Use		Urban Use	
▪ Residential	128.30337	▪ Residential	70.947602
▪ Commercial	1.384206	▪ Socialized housing	2.622948
▪ Institutional	8.296448	▪ Relocation site	31.21748
▪ Agro-Industrial	0.008213	▪ Institutional	2.363425
▪ Cemetery	1.459129	▪ Commercial	1.641618
Parks and Open Spaces	0.146091	▪ Cemetery	7.762489
Forest Use	133.900802	▪ Slaughter House	0.216110
Agriculture Use		▪ Parks, Open Spaces and Recreation	10.697104
▪ Irrigated Riceland	55.396801	Agriculture Use	
▪ Non-irrigated Riceland	266.448995	▪ Seaweeds	314.7641
▪ Mixed Trees	4,787.613445	▪ Fishery/aquaculture	25.593742
Grassland	792.429147	Tourism	
Infrastructure		▪ Agri-Tourism	72.12508
▪ Roads	40.31022	▪ Eco-Tourism	689.588896
Inland Water Use		▪ Marine Protected Area	223.860577
▪ Swamp/Wetland	81.547454	Infrastructure	
▪ Rivers and Creeks	28.520888	▪ Proposed Roads	1.435842
▪ Mangrove	58.258265	▪ Sea ports	1.154954
▪ Fishpond	62.271512	▪ terminal	0.347767
Other Use		▪ Road Right of Way	0.445143
▪ Dumpsite	0.462045	▪ Flood protection (Break Water	0.160581
		▪ Evacuation center	0.039197
		Other Use	
		▪ Sanitary landfill	2.570729
		▪ Material Recovery Facility	0.024892
		▪ Water reservoirs	486.315834
		▪ Land Banking	4.189118
TOTAL	6,446.753036	TOTAL	1,953.480953

NATIONAL AND REGIONAL DEVELOPMENT FRAMEWORK

Planning is being done at various scale i.e. local, regional, national, and international. For the achievement of larger goals, it is important to synchronize plans across sectors and spatial levels. Hence, the following plans were reviewed and summarized, highlighting relevant planning direction at the national, regional, and provincial level; drawing the alignment and bringing context to Santa Fe's aspirations for their development in the next 10 years.

SUSTAINABLE DEVELOPMENT GOALS

After the Millennium Development Goals (MDGs) ended, the 193-member states of the United Nations (UN) once again affirmed their commitment towards ending all forms of poverty, fighting inequalities, increasing country's productive capacity, increasing social inclusion, curbing climate change, and protecting the environment while ensuring that no one is left behind over the next fifteen years. Hence, a new global plan of action was adopted by the UN member states in September 2015 entitled "Transforming Our World: The 2030 Agenda for Sustainable Development." With the aim to stimulate people-centered and planet-sensitive change, Sustainable Development Goals (SDGs) otherwise known as Global Goals is composed of 17 goals and 169 targets which are integrated and indivisible, global in nature, universally applicable, taking into account different national realities, capacities and levels of development, and respecting national policies and priorities. The 17 targets are listed below.

- Goal 1.** End poverty in all its forms everywhere
- Goal 2.** End hunger, achieve food security and improved nutrition and promote sustainable agriculture
- Goal 3.** Ensure healthy lives and promote well-being for all at all ages
- Goal 4.** Ensure inclusive and equitable quality education and promote lifelong learning opportunities for all
- Goal 5.** Achieve gender equality and empower all women and girls
- Goal 6.** Ensure availability and sustainable management of water and sanitation for all
- Goal 7.** Ensure access to affordable, reliable, sustainable and modern energy for all
- Goal 8.** Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all
- Goal 9.** Build resilient infrastructure, promote inclusive and sustainable industrialization and foster innovation
- Goal 10.** Reduce inequality within and among countries
- Goal 11.** Make cities and human settlements inclusive, safe, resilient and sustainable
- Goal 12.** Ensure sustainable consumption and production patterns
- Goal 13.** Take urgent action to combat climate change and its impacts
- Goal 14.** Conserve and sustainably use the oceans, seas and marine resources for sustainable development
- Goal 15.** Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and halt biodiversity loss
- Goal 16.** Promote peaceful and inclusive societies for sustainable development, provide access to justice for all and build effective, accountable and inclusive institutions at all levels
- Goal 17.** Strengthen the means of implementation and revitalize the global partnership for sustainable development

PHILIPPINE DEVELOPMENT PLAN

Philippine Development Plan (PDP) 2017-2022 in the long run aims to achieve the *Ambisyon Natin 2040 Matatag, Maginhawa, at Panatag na Buhay* by laying the foundation for inclusive growth, a high-trust and resilient society, and globally-competitive knowledge economy by 2022. The strategies to achieve this target fall under three major pillars: *Malasakit, Pagbabago, and Patuloy na Pag-unlad*.

Social Sector

The first pillar ensures people-centered, clean, and efficient governance. To broaden opportunities for inclusive development, high-trust among citizenry, private sector, and the government is necessary. This will be achieved through reducing corruption, achieve seamless service delivery, enhance administrative governance, strengthen the civil service, and fully engaged and empowered citizens.

Economic Sector

The second pillar capitalizes on boosting economic growth by expanding opportunities in agriculture, forestry, and fisheries (AFF). The performance of AFF in the past years indicate that revitalization must be reinforced. Crops subsector, the primary driver of AFF, pulled down the overall growth due to typhoons and El Niño, coconut scale infestation in CALABARZON, and limited adoption of high-yielding varieties of commodities. Moreover, fisheries maintained a weak performance. Livestock and poultry, on the other hand, buffered the sluggish growth of crops and fisheries. Meanwhile, forestry sub-sector growth significantly declined. To address this, one of the strategies include facilitating the use of appropriate farm and fishery machinery and equipment. For rice production to become more competitive, especially when the quantitative restrictions on the commodity are lifted, the government will encourage the adoption of farm machinery and equipment to reduce production costs. This will be undertaken especially in selected provinces of the Ilocos Region, Central Luzon, and MIMAROPA—regions whose yields are above the national average (4 metric tons/hectare) but have relatively higher production costs. Another strategy is the diversification of commodities with high value-adding and market potential. Specifically, this focuses to mango for Ilocos, coffee for the Cordillera Administrative Region (CAR), dairy cattle for CALABARZON, calamansi for MIMAROPA, abaca for the Bicol Region and Eastern Visayas, rubber for the Zamboanga Peninsula, banana for Northern Mindanao, and cacao for the Davao Region.

Infrastructure Sector

Under the administration of President Rodrigo Duterte, acceleration of infrastructure development is seen as one of the foundations for the sustainable development of the country. Hence, the BUILD BUILD Program was launched aiming to yield robust growth across the archipelago, create jobs, and uplift the lives of Filipinos by increasing connectivity and mobility. Among the flagship infrastructure projects is the Mindoro-Batangas Floating Super Bridge which according to DPWH is a 15 km bridge that will link Mindoro Island to the Province of Batangas aiming to maximize the current position of Mindoro Island as “Luzon's Gateway to the South” to the Island Provinces of Visayas and Mindanao Region through opening roads to faster and efficient transport of goods and people along the existing Nautical Highway. Based on NEDA’s website, the project is expected so start in 2020. Other strategy for this sector is the improvement of port facilities to ensure that inter-island shipping, including a stronger RORO network, will remain a viable option for transporting people and cargo. Aside from these, there are several other projects in different regions in lined to increase mobility across the country either by land, water, or sea.

REGIONAL DEVELOPMENT PLAN

The MIMAROPA Regional Development Plan (RDP 2017-2022) is the first of four medium-term regional development plan anchored on the President's 0-10 Point Socio-Economic Agenda, geared towards national long-term vision – *AmBisyon Natin 2040*.

The region of MIMAROPA: The Destination of Choice, on the average, contributes 2% to the national economy which is among the 13 regions with minimal contribution. However, with the improved economic activities on agriculture, processing of products, and tourism, the economy of the region hopes to increase. This can be achieved by playing the roles of each province given its unique endowments.

Agriculture and Fisheries Sector

Agriculture and fisheries sector is one of the primary growth drivers of the region's economy. However, there are challenges faced by this sector such as high cost of production input, limited public sector investment, insufficient use of technologies, and etc. which create deficiencies in the agricultural value chain. Hence, the following strategies will be prioritized: adoption of sustainable farming practices, provision of infrastructure and logistics systems, shift from commodity-based development, more agri-processing projects, promotion of self-help food production activities, intensifying technology transfer and extension, and provision of other support services particularly training with capital/micro credit support and marketing assistance.

Moreover, RDP also layouts the following endeavors that must be taken to carry out the priority strategies. One of which is the promotion of agritourism, ecotourism, and agri-entrepreneurship. In the case of Oriental Mindoro province dubbed as the "Pearl of Mindoro," priority areas for agriculture development include fruit processing of calamansi, rambutan, and mango juice concentrates, preserved or dried candies/pastilles, marmalade and jelly. Also, it includes processing of banana (*saba*) into sauce, catsup, chips, strings, powder, and flour.

Aside from the strategies, RDP also proposed legislative agenda to address some challenges and implement the development strategies. These are 1) incorporating agribusiness in industrial incentives and zoning scheme, 2) Increase budget for agriculture programs including research and development and extension activities, 3) Amendment in the National Irrigation Administration Law or RA 3601 to grant free irrigation to farmers, 4) Support Organic Agriculture Act, and 5) Adoption of Fisheries Code by LGUs.

Industry and Services Sector

The industry and services sector contributed significantly to the growth of the regional economy. The challenge in order to achieve full development of this sector is to increase investment on processing of major commodities and provide infrastructure support to tourism. This will include tourism promotion; strengthening the campaign for accreditation of tourism-related establishments;

developing attractions and facilities related to arts, culture, and cuisine; having permanent tourism officer; and tourism infrastructure such as ports, airports, and roads.

Infrastructure Sector

MIMAROPA is composed of island provinces which makes travelling difficult. Hence, there is a need for physical integration through efficient and reliable network of roads, ports, and airports. With this, movement of goods and people will be easier, propelling the region's economic growth.

At present, SRNH connects Luzon to Visayas through Mindoro Island which contributed to the improvement of trade and tourism. Aside from this, there are several ports linkages as well between Visayas and MIMAROPA namely Libertad-Magsaysay, Malay-Bulalacao, Malay-Odiongan, Roxas City-San Fernando, Masbate-San Fernando, and Iloilo City-Puerto Prinsesa. On the other hand, air transport is also present although it remains a challenge. Out of the 11 airports in MIMAROPA, only four have regular commercial flights namely Busuanga and Puerto Prinsesa in Palawan, San Jose in Occidental Mindoro, and Alcantara in Romblon.

Some of the priority strategies to increase connectivity in the region includes integrated planning of seaports and airports, formulation of strategic transport master plan, implementation of strategic regional development agenda for Port Master Plan and Strategic Road Development, pursue development of RoRo route connecting San Jose, Antique to Palawan through port of Taytay and Cuyo, enhance necessary construction standards of roads and bridges, and improving access to far-flung areas.

Moreover, for power and energy, overall demand for electricity in the region is estimated at 123.644 MW while overall dependable supply is at 188.199 MW. Peak demand is expected to increase by 6.3% annually. Currently, over 90% of the region's electricity demand is concentrated in Palawan Mainland, Oriental Mindoro, Occidental Mindoro, Marinduque, Tablas Island, and Busuanga Island. In particular, Oriental Mindoro has a projected demand of 51.096 MW this 2018 and will increase to 64.506 MW by 2022. When it comes to power generation, the region relies heavily on oil-based powerplants having 51 powerplants in total. Of these 44 are land based, 3 hydropower, and 4 barge-mounted diesel power plants. In 2015, distribution of utilities attained an average system loss of 11.50%.

PROVINCIAL DEVELOPMENT AND PHYSICAL FRAMEWORK PLAN (ROMBLON)

Development in the municipal level is inevitably attached to the functional role given by the province which is in accordance with the role of the province in the regional level. These roles are basic guiding principles which aid a municipality in setting its stand on priority projects and programs, significant sectoral issues, investment ventures and ultimately, the development direction chosen to be pursued.

Santa Fe takes these roles as basic but essential parts in the preparation of its Land Use Plan.

Functional Role

- **Provincial Physical Framework Plan**

Santa Fe is a 5th class municipality located at the southern tip of Tablas Island. Development strategies were Agriculture and Tourism development. Santa Fe plays a vital role in marine

products and agricultural trade. Supplier of fishery products in the island of Boracay, Malay, Aklan, San Jose, Romblon, and also in neighboring town like Looc, Alcantara, and Odiongan. Likewise, the only municipality in Romblon that supplies dried and fresh seaweeds in the country.

LOCAL GENERAL DEVELOPMENT PERSPECTIVE

MUNICIPAL VISION

During the 1st consultation-workshop for CLUP preparation, the TWG decided to revisit its existing vision which was formulated in year 2013. During the process, it has been agreed upon that the vision should be enhanced by including a climate sensitive category under infrastructure that will serve as a guide for the municipal 10-year Comprehensive Land Use Plan.

VISION STATEMENT

“By 2028, the Municipality of Santa Fe as premier agri-tourism destination in the southern part of Tablas Island with secured, self-reliant, healthy, God-fearing, and empowered people living in a resilient and ecologically-balanced community led by competent and service-oriented leaders.”

SUCCESS INDICATORS

Concurrently, specific descriptors per sector were identified to which success indicators were based from which will serve as the municipality’s guide in quantifying the formulated vision (see annex 1 for the success indicators for each descriptor) in support to the 17 Sustainable Development Goals.

Table 2. List of Vision Elements per Sector with Corresponding Descriptors

VISION ELEMENTS	SECTOR	DESCRIPTORS
People as a Society	Social	Secured, healthy, God-fearing, empowered
Local Economy	Economic	Self-reliant
State of the Natural Environment	Environment	Ecologically-balanced
Condition of the Built Environment	Infrastructure	resilient
Capacity and Quality of the Local Leadership/ Governance	Institutional	Competent, service-oriented

MISSION

Together with the formulation of the vision in 2013, the municipal mission was also crafted with specific targets by 2025 as follows:

The Local Government Unit of Santa Fe is committed to develop effective, efficient, and pro-active good governance and ensure the general welfare of the citizenry.

DEVELOPMENT POTENTIALS AND CONSTRAINTS

• Potentials

Because of Santa Fe's proximity to a premiere tourist destination, the Island of Boracay, it is considered as a gateway to Panay Island. Despite being detached from the national highway, it has thrived over the years through its agricultural production and well-preserved ecology.

Available Areas for Tourism Development

There are potential tourist spots in the locality which the municipality can be proud of. These attractions or areas when developed have the potential to generate tourist traffic. It is therefore worthwhile for the municipality to promote domestic tourism in view of the multiplicity of activities connected with this industry that are good sources of income aside from generating employment for local residents. A number of foreigners are already investing in beach or coastal tourism.

Water Source Development

Endowed with natural resources such as bodies of freshwater, a very potent source of water like springs can be found in some areas in the municipality. A spring located at Barangay Guintigbasan is being evaluated to assess its water volume discharge capacity and is believed to augment the water shortage of the whole municipality. The natural water source in this barangay is from *Calatong* Mountain. This mountain, according to stories, is said to be naturally protected by mystical creatures.

Potential Area for Agricultural Production

The municipality's topography consists mainly of mountains and rolling hills including lowlands. The lowlands are utilized for planting *palay* during the rainy season usually from the month of June to September and during dry season from October to February. However, to further boost agricultural production, other lands are utilized for planting crops such as cassava, banana, corn, and vegetables.

Supplier of Marine Products in Local Market and Nearby Municipalities

Aside from conventional fishing methods like the use of nets and baits, fisher folks can also utilize marine areas for aqua-culture. Products derived from the sea are estimated at 161.5 metric tons. In addition, inland waters approximately 112 hectares are available for development of fishponds for the culture of milkfish (bangus), lapu-lapu, shrimps, and tilapia presently having an estimated production of 213 metric tons. Because of its proximity, Boracay Island serves as a market place for fisher folks of Santa Fe as they sell their catch. Seaweed farming can also be a source of income among

farmers and fisher folks. In 2015, Santa Fe won in the provincial trade fair with seaweeds as their product. In addition, the LGU also won the Best Seller of aqua marine products during the 2017 Agri-Trade and Tourism Fair in the provincial level. To support seaweed farming, the construction for seaweed processing center is currently on-going.

Biggest Marine Protected Area in Tablas Island

The Marine Protected Area (MPA) of Santa Fe located in Charles Islet is the biggest contiguous area in entire Tablas Island. This MPA (fish sanctuary) is managed by Office of the Municipal Agriculturist and is annually assessed by BFAR and has allocated budget because it is covered by Integrated Coastal Resource Management Plan (ICRMP). *Bantay Dagat* also takes part in protecting this MPA.

Areas for Mangrove Rehabilitation and Expansion

With the continuous support and regular monitoring from the Department of Environment and Natural Resources (DENR), mangrove areas are rehabilitated and some areas are subject for mangrove expansion particularly in Barangays Tabugon and Magsaysay. On the other hand, the reforestation program of DENR is not only within mangrove areas as it is extended in upland ecosystem. The target is to cover all barangays with various fruit-bearing trees.

Sufficient Transportation Services

Transport utilities include bus, jeepneys, and motorcycles for land travel and motorboats for inter-island destinations. There are public utility jeepneys en route to Odiongan through Looc from 5:00 AM to 10:00 AM and back to its point of origin from 9:30 AM to 2:00 PM with a travel time of approximately 1 to 2 hours. Also, utility vehicles available for hire to any point of Tablas Island are available which ranges from motorcycles, locally known as *habal-habal*, and tricycles. Motorboats are located in the port of Santa Fe destined to Caticlán and Boracay with a travel time of approximately 2 hours. Another destination is the Carabao Island in San Jose, Romblon has only one regular trip which takes off every 9:00 A.M. Travelers and tourists usually hire SUVs and PUJs going to Tablas Airport located in Tugdan, Alcantara, Romblon with a travel time of one and a half hours.

Presence of Materials Recovery Facility (MRF) in all Barangays

In support to a clean and green environment, material recovery facilities are present in all barangays through the assistance of the municipal government. It was not only designed to address issues on waste management and provide additional income to residents but also to serve as a starting point for the emergence of livelihood activities which utilizes recyclable wastes.

Awards and Recognition for Good Governance

Santa Fe is a recipient of various awards and recognitions. The municipality was awarded Good Financial House-Keeping by DILG in 2015, Child-Friendly Local Government by the Council for the Welfare of Children by DSWD and DILG for two (2) consecutive years, 2015 and 2016, and passed the criteria for Seal of Good Local Governance by DILG in 2015. In addition, Santa Fe has a recognized BEmOC (Basic Emergency Obstetric Care) type health facility in the Island of Tablas. Santa Fe is also the 2nd municipality in the province to declare drug-cleared municipality.

Proximity to Boracay/Caticlan

Because of the proximity, Santa Fe is considered a jump-off point to and/or from Boracay and Caticlan. Travel time to Boracay Island is approximately two hours. Some fisher folks deliver and sell their catch to Boracay Island as it is identified to be their biggest market. The famous tourist destination also serves as market for other products such as cogon and is where a significant number of Santa Fe constituents are employed.

- **Constraints**

Poor Implementation of Solid Waste Management Act or RA 9003

Based from the latest Waste Analysis and Characterization Scheme (WACS) conducted in year 2013, the urban barangays collectively generate approximately 0.6 tons of waste per day, of which, 0.4 tons come from Poblacion. Wastes are classified into food and other organic discards (23%), plastics (35%), paper (29%), metals (8%), glass (3%), hazardous waste (1.5%), and residual waste (0.5%). Poor implementation of RA 9003 is due to the absence of a collection policy which is a vital step. Also, dump truck some barangay roads are still inaccessible particularly in Barangay Guintigbasan and Canyayo, thus wastes are not collected.

Poor Infrastructure Facilities

45 percent of the road networks traversing the municipality is composed of gravel or dirt. Due to this, roads, particularly in *Sitio Lunok* and *Campong* to name some, are impassable during rainy seasons. Aside from that, width of roads also limits the accessibility of some *sitios*. Circumferential roads within the municipality are also in poor condition that affects the quality of transportation system. Communication signals, provided by Smart Telecom and Globe Communications, come from San Jose, Santa Maria, and Boracay. Towers are located in Barangay Poblacion, Magsaysay, Guinbirayan, and Mat-i. Some barangays have dead spot areas primarily due to topographical setting and proximity to the existing cellular sites.

Inadequate Pre/Post Harvest Facilities

There are pre and postharvest facilities in all barangays. However, mechanical dryer is only present in Barangay Magsaysay, with a capacity of 120 cavans. Due to the distant location of the dryer to the rice fields, farmers from other barangays have to transport crops which is an additional expenditure for them. Inability to dry rice leads to tainting or rotting of harvests on rainy seasons in some barangays such as Danao Sur which is the rice granary of the municipality. In addition, the availability of thresher and irrigation pumps are also limited.

Presence of Informal Settlers

Informal settlers are located in Barangay Guintigbasan, Poblacion, Tabugon, Guinbirayan, Pandan, Mat-I, and Agmanic summing up a total of 92 households based from the 2015 CBMS. Most of these

have their own land but opt to be informal settlers due to livelihood activities. Settlements are usually situated along the coast which puts them in the danger zones.

Insufficient Power and Water Services

In year 2016, households served totaled to 3,440 or 92.25% of the potential number of households identified by TIELCO. Barangay Canyayo has the most number of households unserved by TIELCO with 102 households followed by Barangay Pandan with 62 households. Correspondingly, the two barangays have the highest poverty threshold in the municipality with 87.32% and 69.37%, respectively.

In 2015, majority of the municipal households (2,702), which is 72.81% of the total households, obtain their water supply from level I water sources. On the other hand, 15.44% of the households depend on the level II water supply while only 8.52% have a level III water connection.

Encroachment of Urban Development to Mangrove Areas and Legal Easement

The major causes of mangrove depletion are cutting of mangroves for livelihood, clearing for fishpond development, and residential development. Santa Fe has an area of 165 hectares of mangrove situated along the shoreline from Barangay Mat-I to Danao Norte. At present, 75% of these mangroves still exist and the remaining 25% have been converted into fishponds and residential areas. Of the entire mangrove area, five hectares are programmed for mangrove development in Cabangahan Island, Magsaysay, and Tabugon.

Internal Revenue Allotment (IRA) Dependent

Based from the statement of cash flows for 4th quarter in 2017, Php 60,033,710.00 or 95.14 percent of the municipal inflow comes from IRA. Other sources of inflow are collection from tax payers (1.68%), receipts from business/service incomes (0.82%), and other incomes such as fees, rentals, operations, and subsidies (2.35%).

Dispute on Land Ownership

Dispute on land ownership affects the development of the municipality. There are areas that would have been developed by private sectors but due to dispute, proposed development are delayed or worse, do not push through. This is also a hindrance for the LGU in implementing projects. Some barangays that have land disputes are Poblacion and Agmanic.

Lack of Legal Instrument for Development Control and Management

Presently, the municipality do not have CLUP, Tourism Plan, Tourism Code, Environmental Code, and Sanitation code which are vital in a municipal development. These are necessary in order to acquire projects funding from the national government. Also, Investors often decide based from these legal documents.

Poor Implementation of Local Ordinances

Dispossession of a general ordinance code makes implementation inefficient. One of the major problems in the municipality is the presence of stray dogs which, supposedly, has been resolved

under the Ordinance No. 115 S-2017, an ordinance regulating the ownership, care, and upkeep of dogs, but due to inefficient monitoring system, such ordinance have poor implementation.

OVERALL DEVELOPMENT GOALS AND OBJECTIVES

The goals and objectives seek to translate the adopted vision of the municipality. Goals are broad statements of the desired outcome, while objectives are more specific statements to achieve the stated goals. Formulated goals and objectives were derived from the issues, needs and potentials of the Municipality which were based from the situational analysis and the adopted vision statement as a result of the visioning workshop. The overall goals and objectives were crafted in 2013 and were updated in February 8, 2018. The goals and objectives were then grouped into the four major sectors.

1. **Economy**- this sector is responsible in increasing economic opportunities available in the municipality. It must enhance the municipality's potential on agricultural productivity and tourism.
2. **Infrastructure**- refers to the complete and well developed infrastructures and public utilities that will encourage effective flow of goods and services. It also seeks to promote a decent quality of life and ensures the social well-being of its constituents.
3. **Social Sector**- pertains to the equal distribution of quality service to health, housing, education and other branches of social sector. It generally aims to provide adequate and accessible social services to all the constituents of Santa Fe.
4. **Environment**- refers to the protection and conservation of natural resources of the municipality. Ensuring sustainable utilization of resources for the benefit of future generation is the primary goal of environment sector.

Table 3. Goals and Objectives of Santa Fe, Romblon

SECTOR	GOALS	OBJECTIVES
ECONOMIC	A municipality with a socio-economically progressive community	<ul style="list-style-type: none"> • Increase the per capita income of farmers to improve their way of life through enhancing agricultural production. • Develop a favorable commercial-industrial atmosphere in order to maximize the commercial and industrial opportunities in the municipality. • Promote small and medium scale industries including those in the cottage industries.
INFRASTRUCTURE	A municipality that has efficient and extensive infrastructure services to support town development	<ul style="list-style-type: none"> • Ensure the maintenance of an efficient, reliable, and adequate communication facilities and services.

		<ul style="list-style-type: none"> • Improve and expand the existing communication services. • Provide adequate, potable, and inexpensive water supply to the growing population. • Provide adequate, dependable, and inexpensive power to all households. • Establish an electric cooperative that will provide electricity to the whole municipality. • Extend irrigation services to all irrigable areas within five years. • Conserve the optimum utilization of the municipality's land resources and to promote a balance and compatible land use relationship through the allocation/delineation of adequate and settable areas for residential, commercial industrial, agro-industrial, institutional, recreational, agricultural, and other land uses as well as the provision of an efficient circulation system supportive of the aforementioned land uses. • Provide a resilient road network to connect industrial, commercial, tourism, and residential areas. • Maintain the existing jetmatic pumps in all barangays.
SOCIAL SERVICES	A municipality with peaceful, orderly, and morally upright community	<ul style="list-style-type: none"> • Maintain peaceful and orderly environment. • Reduce the incident of illegal fishing, illegal logging, and other illegal activities. • Identify areas subject to constant flood and landslide, and recommend interventions. • Tap potential watershed areas that will serve as a good source of potable water.
ENVIRONMENTAL	A municipality with sustained ecologically balance environment	<ul style="list-style-type: none"> • Identify areas for a sanitary landfill. • Conduct waste analysis and characterization scheme. • Increase number of mangroves. • Conservation and preservation of marine and inland resources. • Rehabilitation of denuded forests;

		<ul style="list-style-type: none"> • Promote practice of organic farming. • Eliminate and minimize the pollution threats of development activities on air, water, and resources of the municipality by designing these developments in a manner that would not destruct the natural and scenic resources.
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DEVELOPMENT THRUSTS AND STRATEGIES

According to economic analyst, despite rapid urbanization in the Philippines, the same remains an agricultural country. NEDA reported that in the fourth quarter of 2017, the best performing sectors are industry, services, and agriculture. However, PSA data on agriculture shows that the share of agriculture in total employment has been significantly decreasing since 2014. While Philippines is predominantly an agricultural country, improvement in agriculture is quite unimpressive. Statistics also shows that poverty incidence among fishers and farmers are prevalent. This is not surprising given low wage rate.

In MIMAROPA, service sector has the leading contribution to GRDP share at 45.9 percent, industry ranked 2nd contributing 33.4 percent, agriculture ranked 3rd at 20.7 percent for the year 2016.

While the national and regional leading economic base shifted from agriculture to services from 1985 to 2017, Sta. Fe's economic backbone remained agriculture. Fertile agricultural lands were able to produce various crops though challenges are tough. Fishery sector is doing well with an increasing volume of production since 2011. However, it is a sad fact that Sta. Fe is importing food from other municipalities and manpower in agriculture sector are deteriorating in number. Tourism services in Boracay are more preferred rather than being part of food production system. It is true that food production is an intensive labor and unsophisticated job. But agriculture has a more important role than just producing food and generating income. According to FAO food security and malnutrition issues can be better addressed through improvement in agriculture sector. Experts believed that inclusive growth can be achieved if agricultural development is pushed because the entire food system still employs huge labor force. A study by the Organization for Economic Co-operation and Development (OECD) suggested that agricultural growth contributes to a country's overall poverty reduction (Rodriguez, 2014).

According to Budget Secretary Benjamin Diokno, agriculture is the cheapest way to create jobs. But with less attention given in agriculture sector, it is difficult to persuade labor force to engage more in agriculture. The biggest challenge in rural agriculture is adding value to production system and make it economically appealing. Hence, **AGRITOURISM DEVELOPMENT** was suggested.

Agritourism is defined as an act of visiting a working farm or any agricultural, horticultural, or agribusiness operations for the purpose of enjoyment, education or active involvement in the

activities of the farm or operation (*Kentucky Department of Agriculture*). Basically, agritourism is adding new flavor to agriculture thereby expanding economic opportunities and encouraging preservation of agricultural lands. Increasing farm value is the ultimate goal with a multiplier effect. In promoting agritourism, complementary development between two major economic drivers, agriculture and tourism, is the major concern interlink with infrastructure support and natural assets.

With agritourism development, tourism industry is regarded equally important with agriculture. Sta. Fe believes that there is strong connection between agriculture, tourism, nature, history, including culture and traditions. Tourism beyond the scope of mere travelling involve unquantifiable dimensions such as motivation, experience and education. There are areas which have cultural and educational value or those with recreational or leisure value. It can be an instrument to enhance national pride in local customs and as a venue to preserve or rebuild the physical environment. The concept of agritourism development will motivate key players of food production system not just to produce food but to intimately find connection in what they are doing.

Agriculture sector has three sub-components namely crop production, fishery and livestock and poultry. With deteriorating labor force, local food sufficiency is the most obvious reason to seriously addressed agriculture concerns. Sustainable crop production, strengthening mariculture (seaweeds production and processing), developing irrigation source and poultry production are among the identified areas to pushed food production. On the other hand, tourism development is more concerned of developing legal tools to lay down development control and sustainable management, strengthening local organizations, developing tourism products including promotion and marketing.

Underlying benefits of agritourism is sustaining ecosystems goods and services necessary to back-up both agriculture and tourism as demonstrated in Figure LU-01. Development of agritourism can also be a way to make nature reserves economically viable adding employment and income for the local population. In this manner, it can provide a viable alternative to other more damaging activities such as slash and burn agriculture, cattle farming, hunting, wood collection, mining, and the like (Bruci, E. et.al, 2012). In the case of Sta. Fe, it is anticipated that agritourism will mobilize local people to participate more in environmental protection actions since protection does not merely warrant natural state but safeguarding the economic value as well.

In the overall development strategy, the overarching role of infrastructure development is always in position. Support facilities and physical integration facilitates the entire development process.

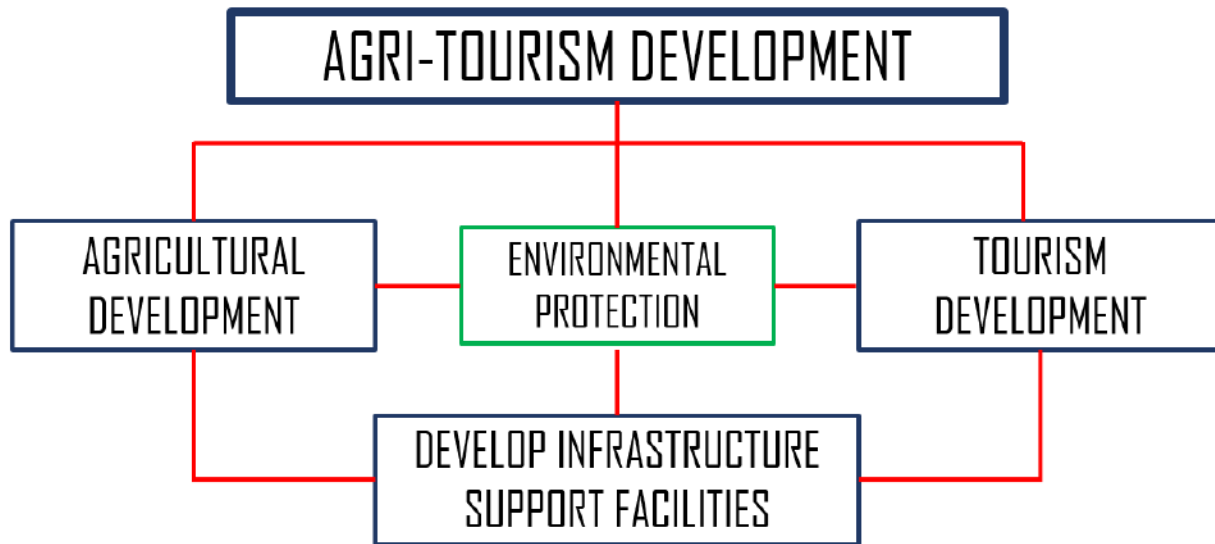


Figure 1. Agriculture and Tourism Development Framework

LAND USE PLAN

URBAN FORM AND LAND USE PATTERN

During ocular inspection, it was observed that Santa Fe is generously hilly engrained with mixed crops such as coconut and banana sharing 74.26 percent of the total municipal land area, based from the map produced through google earth satellite image 2014. Urban development is predominantly consisted of residential areas representing 1.9902 percent of the municipal land area. The Spanish township system is likewise evident in the locality. Just like other municipalities, settlements tend to locate within the urban centers typically called Poblacion and barangay centers.

A concentric development is evident in Barangay Poblacion with highest built up density among the barangays. Being the town center, some social services and business establishments are exclusive in Poblacion such as drugstores, funeral services, billiard halls, birthing home, boarding houses, cockpits, computer shops, general merchandise, banks, and pawnshops. Aside from Poblacion, Guinbirayan is also considered an urban barangay. Sparse development is still common within the rural areas.

Residential areas in Barangay Tabugon and Agmanic are situated along the coastline since most of the constituents depend on fishing as source of income thus, make aforementioned barangays rank second and third most populated barangay in the municipality, respectively. On the other hand, the growth of residential areas in the remaining nine barangays are observed to follow along road and water networks. Commercial and industrial businesses serve as the source of income for 796 individuals currently occupy small share in the total built up areas.

For infrastructures, a circumferential road that connects all barangays traverse relatively close along the shorelines of eight barangays, namely, Canyayo, Pandan, Poblacion, Agmanic,

Tabugon, Magsaysay, Guinbirayan, Guintigbasan and Danao Norte. Municipal roads located in the urban barangays follow the gridiron pattern where social, economic, and administrative infrastructures are located.

INVENTORY OF EXISTING LAND USES

Using the GIS software, ground surveying, and participatory mapping with the TWG and Punong Barangays, the existing land uses were identified and as follows:

LAND USE:

Table 4. Inventory of Existing Land Uses in Santa Fe, Romblon

EXISTING LAND USE CATEGORY	AREA (HA)	% TO TOTAL LAND AREA
Urban Use		
▪ Residential	128.303	1.9902%
▪ Commercial	1.38421	0.0215%
▪ Institutional	8.29645	0.1287%
▪ Agro-Industrial	0.00821	0.0001%
▪ Cemetery	1.45913	0.0226%
▪ Parks and Open Spaces	0.14609	0.0023%
Agriculture Use		
▪ Irrigated Riceland	55.3968	0.8593%
▪ Non-irrigated Riceland	266.449	4.1331%
▪ Mixed Crops	4,787.61	74.2639%
Forest Use	133.901	2.0770%
Grassland	792.429	12.2919%
Infrastructure		
▪ Roads	40.3102	0.6253%
▪ Seaport		
Inland Water Use		
▪ Swamp/Wetland	81.5475	1.2649%
▪ Rivers and Creeks	28.5209	0.4424%
▪ Mangrove	58.2583	0.9037%
▪ Fishpond	62.2715	0.9659%
Other Use		
▪ Dumpsite	0.46205	0.0072%
TOTAL		100%

Source: Google Satellite Image, 2014

Urban land use. It comprises the basic traditional uses such as residential, commercial, agro-industrial/industrial, and institutional. In total, it has 139. 60 hectares. Combination of all these urban uses can only be observed in the two urban barangays. Combined satellite image, participatory mapping, and ground survey was utilized for this purpose.

- Residential areas are distributed fairly in all barangays. Danao Sur, having the least area devoted for residential area is considered as medium type residential density with 216 persons per hectare which is highest among the barangays while the lowest is Pandan with 34 persons per hectare. All barangays have above 35 percent dwelling units made of light materials (e.g. wood, cogon, bamboo) which in total is 45.62 percent of households of the municipality. Informal settlers are usually constituents with land titles in the upland areas but choose to live in other's property due to their source of income.
- Commercial areas include the public market, commercial strips or *talipapa*, merchandise stores, lodging, and other business establishments. There are about 1.38421 hectares of commercial area which are concentrated in Poblacion with 143 or 48.15 percent of the commercial establishments. Commercial areas in rural barangays are usually composed of sari-sari stores which are situated in respective residential areas. Correspondingly, most of the commerce and trade present in the municipality is classified as retail and trade according to the list of businesses with permit in year 2016.

Among the rural barangays, Magsaysay poses a potential on the commercial businesses. As of 2016, it has a total of 33 registered businesses which is the same with the other urban barangay, Guinbirayan.

- Institutional areas include schools (elementary, secondary, and tertiary), municipal and barangay halls, police station, fire station, churches, and rural health units. Elementary schools are distributed in all barangays while secondary schools can be found in four barangays only, namely, Guinbirayan, Mat-i, Poblacion, and Tabugon. On the other hand, the only school that offers tertiary education which is the Romblon State University is located in Poblacion. Other common institutional uses are barangay halls which are more often accompanied by public mini plazas and/or basketball courts. Institutional facilities in Barangay Poblacion such as health and protection were also accounted under this category. A total land area being accounted for institutional use is approximately 8.29645 hectares.
- Agro-industrial areas are those food processing shops, rice mills, and native production businesses found in the area, which has a total of 0.00821 hectares. Aside from the four bakeries, there are two food processing industries in the municipality which are the *baliksaw* which is boneless fish paste, locally known as *bagoong*, processing industry under the *Samahan ng mga Mangingisda ng Kulasi, Tabunak, at Sabang* (SAMKUTSA) cooperative since 2013. Another is the Community-based Veggie and Fruit Snacks Processing Facility operated by the *Kalipunan ng Liping Pilipina* (KALIPI), an assisted project thru the DOLE Integrated Livelihood and Emergency Employment Program (DILEEP).
- Cemeteries are located in the two urban barangays. There are two public and two private cemeteries with an accumulated area of 1.45913 hectares. These burial grounds are vault type tombs.
- Parks and Open Spaces are structures/areas that are allotted for recreational purposes which are composed of billiard halls, cockpit arena, and children parks. Barangay courts are not grouped under this category since they are mostly entwined with barangay halls which are therefore considered as institutional units. These then constitute a total of 0.14609 hectares.

- Dumpsite is located in Magsaysay with an area of 0.46205 hectares.

Agriculture Use. 79.99 percent of the entire municipality is being utilized for food production. Top agricultural producers are Magsaysay, Agmanic, Danao Sur, and Danao Norte.

- Irrigated Rice fields. About 55.3968 hectares of the total agricultural land are irrigated rice field. The National Irrigation Association provides irrigation utilizing the water from rivers and creeks of Magsaysay, Danao Norte, Guinbirayan, Danao Sur and Pandan. Barangays with irrigated rice fields are Magsaysay, Danao Sur, and Pandan.
- Rain-fed Rice fields. All barangays have rain-fed rice fields which totals to 266.449 hectares. Agmanic has the widest land utilized for unirrigated rice fields. Some of these rice fields use water pumps to supply needed water on the crops.
- Mixed trees. Large portion of agricultural areas are scattered with diverse crops with an accumulated area of is 4,787.61 hectares. Majority of these land contains coconut intercropped with banana, mango, limes, and vegetables.

Forest Use. The only considered forest in the municipality is located in Barangay Guintigbasan. Mount Calatong is classified as rolling to hill slope with an area of 133.901 hectare. It serves as the water source of Guintigbasan, Guinbirayan, and Magsaysay. It is also endowed with chalk mine and marble.

Grassland. Seen as the municipality has a hilly topographical attribute, the abundance of grasslands can be widespread observed. Currently, Canyayo is known as an exporter of cogon grass to Boracay. Grasslands total to 792.429 hectares wherein some are used as pasture lands for remnants.

Infrastructure. Sea port and road networks constitute the infrastructure use which is estimated at an aggregate area of 40.3102 hectares. Road width ranges from 3 to 15 meters for interior and major roads (provincial roads), respectively. 22.17 hectare or 55 percent of the roads is concrete while the remaining is earth surface. The presence of a circumferential road that connects all the barangay is a strength of the municipality but the condition of the road is in poor.

INLAND WATER USE

- Swamp/Wetland. Located in Barangays Mat-I, Canyayo, Pandan, Poblacion, Agmanic, Tabugon, Guinbirayan and Magsaysay, swamps/wetlands have a total area of 81.5475 hectares.
- Rivers and Creeks. According to the cadastral map, there are five rivers in the municipality, namely, Pandan River, Catolog River, Atic River, Danao Sur River, and Guinbirayan River. Creeks, on the other hand are Capdang Creek, Bulucawe Creek, Guintigbasan Creek, Manhac Creek, and Binaluca Creek. Water networks within the residential areas, however, are limited

to agricultural purposes due to its quality. Water in the upland portion are sometimes used for swimming and drinking based from the actual use of the constituents.

- **Mangroves.** Area for mangrove is continuously expanding, although some parts are encroached with residential areas, due to the rehabilitation program promoted in the municipality with assistance from DENR especially on areas that are prone to tsunami. Barangays with a mitigating measure in the form of mangroves are Guinbirayan, Magsaysay and Tabugon. Currently, the total area of mangrove is 58.2583 hectares where the activity of mari-culture is planned to be integrated.
- **Fishponds.** Nine of the 11 barangays have fishponds with an accumulated area of 62.2715 hectares. However, conversion of fishponds into urban uses such as residential areas due to being inoperative has increased from year 2014.

STRUCTURE PLAN

To identify the hierarchy of barangays in terms of economic, infrastructure, and social functions, an inventory of various facilities in every barangay was undertaken for scalogram analysis. The result shows primacy of Poblacion followed by Guinbirayan, and Tabugon. This helped in conceptualizing the structure plan for the municipality of Santa Fe. Among the different functions which were considered in scalogram analysis are education facilities (primary to tertiary schools), health, police and fire protection stations, drugstore, cemetery, church, market, and other commercial functions.

- **Major Growth Center**

Centrality indices derived from scalogram analysis revealed that Barangay Poblacion holds a lot of potential for growth since it is where the headquarter of the local government is situated. Growth of commercial establishments followed that makes it the heart of commerce and trade for the entire municipality. Facilities that are exclusive in the municipality include the municipal hall, the municipal police station, the only rural health unit, and a university. Essential infrastructures relevant to economic growth are also present in this barangay such as banking institutions, financial intermediaries, sea port, public market, recreational facilities, and tourism establishments such as restaurants and boarding houses.

Expansion areas with proximity to Poblacion proper directs southward to Magsaysay and Pandan.

- **Secondary Growth Node**

Guinbirayan ranks next to Poblacion in terms of providing social and economic services. As an urban barangay, it was also perceived as the fastest growing barangay in the municipality capacitated to deliver more than the basic daily requirements of the local community aside from Poblacion.

Social services that are present in Guinbirayan includes primary and secondary schools, churches, market, health center, sub-police station, cemetery, post-harvest facilities, resort, barangay hall, water station, covered court, and a communication tower. Evidently, it can cater to the needs of people living in adjacent barangays such as Danao Norte, Danao Sur, and Guintigbasan.

- **Rural Growth Node**

Among the rural barangays, Tabugon poses highest potential for rural growth. Its slowly advancing economic status evidenced with the presence of vital infrastructures such as covered court, two primary schools and a secondary school, and commercial establishments. Among the rural barangays, what contributed to the advancement of Tabugon is the presence of a secondary school which is only available in four barangays.

- **Production Areas**

All the barangays contributed to sustaining food production in the locality. Crops are produced and present in all barangays.

- Marine products are harvested in all barangay. Leading barangays in fishing industry are Tabugon, Guinbirayan, Agmanic, and Canyayo.
- Palay/Rice is largely produced in Magsaysay, Danao Sur, Agmanic, and Guinbirayan.
- Banana production mostly comes from Barangay Tabugon and Agmanic but is planted in all barangays.
- Coconut and rootcrops are harvested in all barangays but leading suppliers are Barangay Magsaysay and Danao Norte.
- Most of the corn are harvested in Barangay Mati and Danao Norte
- Mangoes are usually harvested in Barangay Mat-I and Magsaysay
- Production of livestock and poultry takes place in all barangays but the leading producers are Danao Norte, Magsaysay, and Agmanic.

- **Tourism Development Areas**

The natural wonders within the jurisdiction of Santa Fe are not only meant to be admired but to be responsively developed as well. To develop systematic tourism activity in the municipality, different tourism-related infrastructures shall be constructed near the identified tourism sites.

- Construction of ports in Agmanic, Tabugon, and Danao Norte for passenger boats transporting tourists
- Establishment of roads from Agmanic to Tabugon, from Tablas Point to Lictinon beach leading to eco-park, with biking and trekking lane
- Improvement and opening of road from Magsaysay going to *Sitio* Capdang
- Improvement of road from *Sitio* Campong to By the Sea Resort
- Establishment of trail in Danao Norte going to Guintigbasan for trekking
- Opening of Road from Provincial road to Sabang Cove Port
- Rehabilitation of provincial roads going to Memorial Park connected to an eco-park in Agmanic-Tabugon boundary
- Establishment of aqua-silvi culture and eco-park in Poblacion
- Parks and Open space development in Poblacion

White beaches in its natural state lie along the coastlines of Canyayo, Agmanic, Tabugon, Guinbirayan, and Danao Norte while underwater paradise can be found at Barangays Agmanic, Canyayo, Tabugon, Guinbirayan, and Guintigbasan. Different activities offered by these sites include

snorkeling, diving, swimming, kayaking, and others. In addition, an inland body of saltwater locally called as “*Tinagong Dagat*” can be found in Agmanic conducive for water sports such as wakeboarding and the likes.

Other tourism sites are also identified in Agmanic, Tabugon, Magsaysay, Danao Norte, and Mt. Calatong in Guintigbasan. These areas shall provide upland adventures like biking, trekking, and camping as well as cultural visits to the mystical Mount Calatong.

- **Conservation and Protection**

Sustainable development by definition is utilizing available resources without compromising the future generation. For development and nature to co-exist, it calls for actions that will safeguard the preservation of certain natural resources. Some of these resources are essential to human survival and can even serve as fuel towards advancing to the desired economic growth. In order to meet the desired level of water supply for drinking, domestic, and irrigation purposes, Mount Calatong will be declared as natural reservoir. The area should be maintained and reforested to ascertain non-occurrence of cases such as depletion or permanent dry-up of water source. The same scenario applies to bodies of surface water like rivers and creeks wherein attention is required to avoid contamination and siltation.

Technically, marine products derived from the municipal water is dependent on the size of mangrove cover providing shelter and breeding grounds for fingerlings as well as feeding sites for many commercially important fish species (mullet, tilapia, eel, and especially milkfish), shrimps, prawns, mollusks, crabs, and sea cucumbers). Different mangroves species are sporadically grown along the coastal barangays including marsh and swamps. Presently, the Department of Environment and Natural Resources is now on the process of rehabilitating the mangrove areas.

The only established marine protected area is located at Charles Islet in Cabangahan Island which serves as spawning area for different marine species. The Municipal Fisheries and Aquatic Resource Management Council (MFARMC) and Bantay Dagat is doing its best to maintain and protect this valuable resource. It has a total area of 225 hectares which surrounds the islet. Three other fish cages present in the municipality are located in Pandan, Danao Norte and Mat-i which are monitored by RSU, SAMKUTSA and LGU, respectively.

To cope with the growing need of the populace and capture a portion of the market share in terms of agricultural products, aggressive and modern methods must be employed to increase food production. Although at present, produce coming from all barangays contribute to the aggregate volume of 81.64 metric tons (*Municipal Agricultural Records*), it does not imply that measures should not be undertaken to maximize the use of agricultural lands. For instance, there is an identified area estimated at about 500 hectares feasible for planting upland rice, cassava, banana, corn and vegetables. These resources haven’t been tapped for the past years and sat idly for quite a long time thereby forfeiting its value. The existing benefits derived from agricultural lands can dramatically increase if maximized to its full potential through the provision of certified seeds, rehabilitation and provision of additional irrigation system, micro-financing, provision of pre/post-harvest facilities

and construction/rehabilitation of farm-to-market roads. In addition, strategic marketing scheme must be put in place to compete in the local market.

Another area that deserves a second look is seaweeds farming. With the possible side effects brought about by the use of synthetic materials, the manufacturing of products using natural ingredients has taken its leap. This resulted to the sudden demand for dried seaweeds necessary in the manufacturing of beauty products and other forms of food items. With the abundance of sea water, technically surrounding most parts of the municipality, seaweeds farming is definitely an opportunity which should not be passed on. Taking into account the ease of growing seaweeds which only requires a minimal capitalization coupled with the help of the natural environment, residents can easily shift to this kind of business venture. In order to excel in this field, all it requires is the provision of technical assistance, proper identification of marine areas suitable for this kind of vegetation, and establishment of linkages for marketing purposes. It also requires strengthening of laws governing this activity specifically the delineation of boundaries for seaweeds farming. Areas considered fit for this agricultural prospect lies along the coastline of Agmanic, Canyayo, Danao Norte, Guinbirayan, Guintigbasan, Magsaysay, Poblacion, and Tabugon.

- **Proposed and On-going Major Infrastructure Projects**

Road Improvement

- Proposed Road Opening and Improvement in Sitio Maambong to Sitio Capdang, Agmanic
- Proposed Road Opening from Agmanic barangay road to proposed Seaport in Sitio Torrel
- Proposed 1.01485-hectare road opening in Sitio Mandaragat, Danao Norte
- Road improvement of the Mat-I to Campong access road in Sitio Tabuk, Mat-i
- Road improvement in Pandan to Sitio Campong, Canyayo
- Proposed 0.40 kilometer road opening in Sitio Proper, Poblacion
- Proposed 4.55 kilometers road in Sitio Bayanihan, Danao Norte (Hacienda- Malaya)
- Proposed road improvement from Cambiao to Sabang with an aggregated length of 1.38 kilometers, Danao Norte
- Proposed 1.85 kilometer road improvement in Sitio Calatong, Guintigbasan
- Proposed road improvement to Kalam-kalam beach in Sitio Hinaklupan, Magsaysay
- Proposed road improvement of Capinayan Road and road opening in Sitio Guinda, Pandan
- Proposed road improvement of the Cahawagan road in Tabugon
- Proposed road opening from Provincial Road to Sitio Bunga, Danao Norte

Hazard Mitigation Measures

- Proposed 0.44 kilometer break water in Sitio Punta, Canyayo
- Rehabilitation of drainage system in Poblacion and Guinbirayan.
- Construction of seawall in Sabang Cove, Danao Norte

Socialized Housing Development

- Construction of a 2.62 hectare Socialized Housing at Sitio Barusbos, Poblacion

Agri and Eco-tourism Projects

- Development of demo farms in Guinbirayan, Magsaysay, Danao Norte, and Danao Sur
- Development of fish sanctuary in Cabangahan Island in Guinbirayan
- Development of pearl farm in Tabun-ac, Guintigbasan
- Development of eco-park in Agmanic-Tabugon, Danao Norte, Magsaysay, and Guintigbasan

DEMAND AND SUPPLY ANALYSIS

SUPPLY ANALYSIS

In identifying the total areas suitable for urban development, numerous policies pertaining to land uses should be considered. Hereunder are the significant laws and policies applicable to Santa Fe. In compliance therewith and in principle the following areas should not be allocated for urban development.

1. **RA 10121 (Disaster Risk Reduction and Management).** Integrating the Climate and Disaster Risk Assessment (CDRA) to local plans will help devise necessary measures to mitigate impact. Using the Geographic Information System (GIS) method, the total land area of Santa Fe based in google earth satellite image 2015 was computed at 6,426.40 hectares. The MGB geo-hazard data revealed that the following are basically not suitable for urban development due to its susceptibility to landslide, flooding and tsunami.
 - LANDSLIDE SUSCEPTIBILITY. Approximately 984.75363 hectares is highly susceptible; 1,894.76145 hectares is moderately susceptible and 3,372.87565 hectares is low susceptible to landslide.
 - FLOOD SUSCEPTABILITY. With regards to flooding, about 336.28811 hectares was identified to be highly susceptible, 99.13922 hectares was moderately susceptible and 48.01436 hectares has low susceptibility
 - TSUNAMI SUSCEPTIBILITY. About 347 hectares of land area is prone to tsunami.
2. **Development and Management of Mangrove Resources or DAO 15-90.** All mangrove and mangrove resource must be protected and shall not be utilized for economic gain and/or any other purpose except for its natural purpose, windbreaker and coastal protection, fish habitat and breeding ground and ecological balance. Based from the existing land use, there are 58.258265 hectares of mangrove ecosystem in the municipality.
3. **The Revised Forestry Code of PD no. 705.** All areas having a slope of 18% and above shall be non-alienable and disposable land and shall not be subject to land titling and ownership. The slope map provided by the BSWM shows that 18% and above slope covered 4,686.87539 hectares but due to the scarcity of land when overlaid, only the Mount Calatong will be protected and used for water reservoir.

4. **Philippine Water Code or PD 1067.** Inland waters that include rivers, creeks, nipa/swamp areas, mangroves and fishponds shall be deducted from suitable urban expansion area. Santa Fe has accounted a total 230.598119 hectares which falls under this category.
5. **Agricultural Fishery and Modernization Act and AO 20 or RA 8435.** It mandated all local government units to protect all productive agricultural lands from reclassification and conversion specifically those areas with irrigation and areas which are irrigable.

As per AFMA, 55.396801 hectares should be accounted protected/irrigated production areas which are intended for food production. The same area shall not be subjected to reclassification or conversion of agricultural lands into non-agricultural uses.

6. **Existing Settlement Area.** These areas are already occupied by structures for various purposes, therefore should not be considered as expansion area for new development. Urban areas of the municipality based on existing land use are 128.30337 hectares.

Land use accounting of the available supply ideally suitable for urban development shows that approximately 3,458.01 hectares are suitable for future development (irrigated rice fields are also excluded). Area distribution by barangay and the location are identified in suitable land for future urban development map.

Table 5. Area Available for Development

Barangay	Total Land Area	Available Area for Development (Hectares)
Agmanic	599.01348 hectares	426.034
Canyayo	453.3705 hectares	380.2819
Danao Norte	883.62288 hectares	194.0155
Danao Sur	192.31759 hectares	121.3628
Guinbirayan	467.6166 hectares	201.3489
Guintigbasan	481.51001 hectares	50.21093
Magsaysay	998.9829 hectares	507.2062
Mat-i	884.3496 hectares	593.736
Pandan	711.75294 hectares	426.18
Poblacion	372.57745 hectares	246.4442
Tabugon	388.6199 hectares	311.192
Total		3,458.01

Demand Analysis

Based on future development direction, current development trend and existing situation in Santa Fe, it is crucial that the demand analysis should not focus on urban requirement only considering the demand for water and the fast deterioration of water resources. Thus, the protection area which plays vital role in the supply of resources to support urban development was integrated in the demand analysis.

RESIDENTIAL AREA: About 558 households are due for relocation considering the hazard on flood risk map. These households, identified by the TWG as the most vulnerable among all the barangays that are moderate at risk, resides at Barangay Poblacion and Pandan. However, with good infrastructure intervention the site development strategy may be effective.

Considering the above list and a minimum lot size of 24 square meters per household, approximately 1.3 hectares is required to relocate the 558 households into low risk area. Whereas, additional residential area required due to increase in population was computed using an average lot size per household in each barangay. Taking into account additional households of 1,540 by 2028, the additional residential area of 1.145316 hectares is needed. Barangay Canyayo, Danao Norte, Danao Sur, and Pandan, on the other hand will decrease in population in 2018.

Below is the table showing the need for residential area per barangay due to increase in population.

Table 6. Additional Residential Areas per Barangay Due to Increase in Population

Barangay	Population increase by 2018	Area (ha)
Agmanic	92	0.602875
Guinbirayan	36	0.108288
Guintigbasan	273	0.0824
Magsaysay	92	0.058045
Mat-i	57	0.173533
Poblacion	460	0.077341
Tabugon	530	0.042833

PARKS, OPEN SPACE AND RECREATION AREA: Though the municipality of Santa Fe already has recreational area, it is projected that these areas would not be enough in the future considering the increasing population trend. Using the standard ratio of 500 square meters/1000 population, the municipality is expected to provide at least 0.8672 hectares for parks and open space. In addition to that, the 20 meters on both sides of all the river system traversing agricultural and 3 meters of the same traversing urban areas shall be used either as functional open space or protection buffer. The latter also serves as adaptation measures to reduce riverbanks erosion that widens the river waterways in anticipation of increase in surface run-off due to increase in precipitation brought by climate change.

PUBLIC CEMETERY: Current situation indicates demand for the expansion of the existing municipal public cemetery in Poblacion. Considering the trend in number of deaths and the minimum plot size of 1.0 meter by 2.44 meters, the municipality needs less than 0.021541 hectare. However, it is best that the future public cemetery will comply with the standard design requiring bigger space. For long term use and reasonable design, at least one hectare should be allocated for the expansion of the existing municipal public cemeteries if developing new one will be challenging.

INSTITUTIONAL AREA: Due to physical constraint, congestion is anticipated in Agmanic in the succeeding years when expected tourism development starts to take-off. The current development phase as perceived relative to tourism development entails more spacious vicinity for institutional use to better serve the general public. A minimum additional one hectare for government center is recommended not only for better public service but in order to decongest the Poblacion proper by redirecting urban growth by creating new development site.

EVACUATION CENTER: Based on a study conducted by Gagnon, et. Al (2007) for the establishment of emergency evacuation shelters, short term evacuation should have a capacity of 6 sq.m. per person. This will be used for computing the area requirement for evacuation center until concerned agency releases guidelines for establishing the same. Considering the total number of vulnerable population, the LGU needs to provide at least four hectares for permanent evacuation center. This intends to prevent disruption of classes when temporary evacuation is necessary. This is also to comply with the Section 4 of RA 10821 requiring all LGUs to provide evacuation center.

SANITARY WASTE DISPOSAL: Despite existence of RA 9003, the municipality cannot implement site development for sanitary waste disposal due to absence of suitable and permanent area for such purpose. Municipality of Santa Fe intends to provide sanitary waste disposal site to comply with RA 9003 and to uphold health protection. Considering the no. of population, waste generation, and waste disposal facilities, the municipality is expected to allocate at least 0.82263 hectare for residential but for other waste contingency, a minimum of one hectare will be required.

PROPOSED LAND USES

The inventory of existing urban land uses in Santa Fe shows dominance of a traditional land uses which may be generally categorized into residential, commercial, institutional, and infrastructure. Future land uses will practically require for the same category but shall create contiguous development in some areas. Basically, the following assumptions will influence future land use pattern as well as the general urban growth, thus, considered as the fundamental guide in allocating future land uses:

- Population growth will tend to locate along the provincial road traversing the municipality;
- Power supply, potable water, accessibility to basic social services and telecommunications services will be the basic consideration to create urban growth;
- Convergence areas will tend to develop into growth nodes;
- Tourism industry will impact on development of Agmanic, Tabugon, Guinbirayan, and Guintigbasan within the planning period, however, major economic leap is yet expected;
- Inherent economic value of natural environment will be enhanced by local actions related to protection and conservation; and
- Agriculture will remain as the backbone of the local economy.

With regards to determining the site location for settlement development and other urban related activities the following were considered as the general site criteria:

- Available land supply;
- Free from hazard specially flooding, landslide and erosion;
- Not located within the prime agricultural areas;
- With access to basic goods and services;
- Within the anticipated development path; and
- With safe and convenient access

Designated Growth Areas

Based from the land supply analysis, barangays with abundant land area suitable for development are Guinbirayan, Tabugon, Magsaysay, and Agmanic. However, the LGU chose to retain Poblacion as the major growth center of the municipality. Thus, major urban development will be directed in three development areas namely Poblacion, Guinbirayan, and Tabugon. Due to the low growth rate of the municipality, the TWG intended to focus the municipality's development in line with the regional development role – agriculture and tourism for the next ten years.

POBLACION: Based from the hazard susceptibility maps released by MGB and PhilVolcs, Poblacion is prone to flood and landslide. However, Climate and Disaster Risk Assessment result indicated that areas exposed to flooding in Poblacion are moderate at risk while areas susceptible to landslide have low to moderate risk. CDRA shows that despite risk to multiple hazards, Poblacion is still the best option to be the major growth center, having the highest centrality index. The following were identified as major development driver requiring ample space in Barangay Poblacion. The low demand due to low population growth rate makes Poblacion still inevitable for urban development.

- A total area of 5.794201 hectares shall be allotted for residential expansion which are located in Sitio Proper, Sitio Barusbos, and Sitio Tipolo.
- A socialized housing will be constructed in Sitio Barusbos with an area of 2.62 hectares.
- Reclamation of 10.04 hectares will be used for parks and open space (7.05 hectares), space for sports and recreation (2.95 hectares), and a wet market (0.04 hectares) shared with Barangay Pandan.
- Development of a 1.05-hectare park and open space in Sitio Proper shared with Barangay Pandan in Sitio Baybay.
- Expansion of the existing public cemetery in Sitio Tabuk into 0.74 hectares.
- Development of the swamp in Sitio Proper into an aqua silvi-culture and eco-park in coordination with the Romblon State University with a total area of 5.21 hectares.
- Proposed a road opening with a length of 0.29 hectares in Sitio Proper
- Construction of an abattoir in Sitio Tabuk with an area of 0.22 hectares.
- Land banking 4.19 hectares in Sitio Barusbos for future developments.
- Proposed commercial expansion with an area or 1.40 hectares in Sitio Proper
- Proposed institutional expansion area of 1.95 hectares in Sitio Proper
- Proposed 0.02-hectare Material Recovery Facility in Sitio Longaog
- All other existing land uses in urban core shall be maintained with proper regulation.

GUINBIRAYAN: As an urban barangay, urban development is expected to sprawl in Guinbirayan as the demand of the constituents from the barangay and its adjacent barangays such as Danao Norte, Danao Sur, and Guintigbasan increases. Presence of a detached island which is the Puro or Cabangahan Island is a factor which should be considered in the development of the barangay. Hazard exposure denotes that Guinbirayan has a large area suitable for urban development with its moderate risk to flood and low risk to landslide areas.

Guinbirayan is also a leading production area of rice and seaweeds. To maximize the barangay's potential, an organic agricultural learning center will be developed in Purok Pag-asa with an area of 2.35 hectares. This will be coordinated with TESDA and the Agricultural Training Institute. Currently, Guinbirayan ranks second next to Tabugon in seaweed farming. Activity of seaweed farming will retain in a designated area of 314.76 hectares which stretches to Magsaysay and Tabugon.

Residential expansions are also proposed within Purok Pag-asa and Purok Bagong-Silang with a total land area of 13.94 hectares. Expansion of the public cemetery in Purok Taping Ilog to 1.98 hectares is also proposed that will service Danao Sur, Danao Norte, and Guintigbasan.

A natural water reservoir with an area of 0.53 hectare is proposed in Purok Taping Ilog which will be used for domestic and irrigation purposes. Construction of a port in Sitio Taping Ilog will be used as an alternative berthing place during *habagat*.

TABUGON: Due to its geographical location, Tabugon is prone to flood, landslide, and tsunami. However, considering the extent affected by hazards and the areas for protection, Tabugon, still, has ample area suitable for development. This barangay is most prominent for seaweed farming which will still be developed in the coastal areas of the barangay.

Having the second highest growth rate among the barangays, Tabugon is perceived to increase corresponding social demands in the future. A total of 10.07 hectares will be allotted for residential expansion in Sitio Liwayway, and Mangingisda. A building for senior high school is also proposed in Sitio Liwayway with an area of 0.06 hectares.

A memorial park and a water reservoir shared with Barangay Agmanic is proposed with an area of 3.49 and 17.40 hectares, respectively. Bypassing the water reservoir is a 0.10 hectare proposed road within Sitio Masikap and Sitio Mangingisda.

Development of the *Tinagong Dagat* into an area for sports and recreation is proposed with an area of 0.705 hectare which will also help in tourism activities shared with Barangay Agmanic. Moreover, a beach area dedicated for tourism will also be developed with an area of 0.03 hectares. To accommodate tourist visits, a mini port is proposed in Sitio Liwayway with an area of 0.027 hectare.

Tourism Growth Area

Agmanic. This barangay is considered as the tourism gateway of the municipality. Tourism development will largely locate in Barangay Agmanic bringing huge economic impact affecting its land uses. Agmanic will locate its tourist areas along Tablas Strait in Sitio Capdang, Sitio Bulucawe, Sitio Torrel and Sitio Cabalian, and along its boundary with Tabugon. Establishing a 0.231-hectare port and terminal with tourism information center is one of the major tourism development plans in this barangay. The plan is to have areas for souvenir shops and parking spaces enough to accommodate tourists coming in and out of Santa Fe. There will also be road opening from barangay road to seaport and from Purok Maambong, Magsaysay going to Sitio Capdang, and development of tourism-related establishments with land area of 0.5554 hectare.

An inland body of water located in Sitio Cabalian, locally known as *Tinagong Dagat*, will be developed as a recreation site conducive for water sports such as wakeboarding, boating, and kayaking. The proposed improvements include road construction to make the access easy. The area of this recreation site is 32.33 hectares.

An eco-park will also be established with a land area of 66.98 hectares. It shall feature activities like horse-back riding, and zip line among others. The eco-park shall be surrounded by (pine) trees and shall serve as a mini forest located along the boundaries of Agmanic and Tabugon, from Tablas Point to Lictinon beach. Another sports and recreation facility will also be established near the boundaries of Agmanic and Magsaysay. A road opening to be established near this facility may be developed for tourism, connected to the eco-park wherein bicycle and trekking lanes will be established as well.

A memorial park along Agmanic and Tabugon boundary, along the terrains of Sitio Binaluca and Purok Liwayway, will also be established. The land area is approximately five (5) hectares and the access roads going to the memorial park shall be constructed and the provincial road shall be rehabilitated, connecting to the eco-park. There is also a proposed residential expansion in Sitio Capdang and Sitio Bulucawe with an area of 16.07 hectares.

Danao Norte. Tourism development shall also take place in Barangay Danao Norte. The proposed tourism sites include an ecopark in Sitio Bayanihan more known to locals as Hacienda. The plan is to establish a road opening for trekking and biking wherein the trail shall end in Barangay Guintigbasan. The activities in the ecopark shall also include horseback-riding, nature-viewing, camping, ATV and cable car, and zip line connected to Mt. Calatong in Barangay Guintigbasan. A viewing deck shall be constructed on top of the hills to provide a better 360-degree view of Panay Island, Carabao Island, Sibuyan Island, Romblon Island, Alcantara, and Guintigbasan bay. A port will also be constructed in Sabang Cove, between Danao Norte and Guintigbasan. This not only intends to provide convenience to tourists but also provides safe docking area and/or temporary shelter for pump boats during *Habagat* season. The plan also includes putting up a floating restaurant near the RSU fish cage in this cove.

A demo farm also exists in Sitio Progreso which shall feature tourism activities like farm tour and demonstration of organic farming. The tourism development in Danao Norte should be low-impact to protect the three (3) natural reservoirs located in the barangay.

Guintigbasan. The proposed tourism development in barangay Guintigbasan should maintain a low-impact development since the place is believed by locals to be home of mystical creatures, therefore, being naturally protected. The proposed tourism activities in Mount Calatong include trekking from Guinbirayan to the ecopark in Danao Norte ending in Guintigbasan, thus, trail from these barangays shall be established for that purpose. Tourists shall be accompanied or guided by locals of the barangay because performing rituals before entering the area has been part of their culture. There will also be a zip line connected from the ecopark in Danao Norte to Mount Calatong, over Sabang Cove. Camping site in Calatong must also be established for tourists who wish to stay overnight in the mountain. This tourism site will be named “Enchanted Mountain of Calatong”.

In addition, tourism development includes a Pearl Farm located in Tabun-ac Bay near Sabang cove. The pearl farm aims to culture oysters, mussels, and clams.

Other Barangays

Table 7. List of Proposed Land Uses per Barangay

BARANGAYS	PROPOSED LAND UTILIZATION
CANYAYO	<ul style="list-style-type: none"> Proposed residential expansion of 3.76 hectares in Sitio Punta
	<ul style="list-style-type: none"> Proposed 0.0207 kilometer break water in Sitio Punta
	<ul style="list-style-type: none"> Proposed 31.22 hectares relocation site in Sitio Campong
	<ul style="list-style-type: none"> Proposed RROW in Sitio Campong
	<ul style="list-style-type: none"> Proposed 119.86 hectares tourism estate shared area with Mat-i
	<ul style="list-style-type: none"> Proposed Mat-I – Campong – By the Sea Resort access road
DANAO NORTE	<ul style="list-style-type: none"> Proposed 264.63 hectares Eco-park in Sitio Bayanihan
	<ul style="list-style-type: none"> Proposed 4.55 kilometers road opening in Sitio Bayanihan
	<ul style="list-style-type: none"> Proposed 1.01 hectare road opening in Sitio Mandaragat
	<ul style="list-style-type: none"> Proposed Sabang port with 0.034 hectare in Sitio Mandaragat
	<ul style="list-style-type: none"> Proposed residential expansion of 3.30 hectares in Sitio Bayanihan and Progreso
	<ul style="list-style-type: none"> Proposed water reservoirs in Sitio Progreso and Sitio Mandaragat with a total area of 32.57 hectares
DANAO SUR	<ul style="list-style-type: none"> Proposed road improvement from Cambiao to Sabang with an aggregated length of 1.38 kilometers
	<ul style="list-style-type: none"> Proposed residential expansion in Sitio Ilaya, Centro, and Kaliwayan with a total area of 7.64 hectares
MAGSAYSAY	<ul style="list-style-type: none"> Proposed water reservoir in Sitio Palate with 172.25 hectares
	<ul style="list-style-type: none"> Proposed 2.95 hectare residential expansion area in Sitio Banderehan East, Banderahan West, and Maambong
	<ul style="list-style-type: none"> Proposed road opening and improvement from Maambong to Capdang with an aggregated length of 3.12 kilometers
	<ul style="list-style-type: none"> Proposed demo farm in Sitio Hinaklupan with a total area of 8.19 hectares
	<ul style="list-style-type: none"> Proposed Sanitary Landfill Category 1 in Sitio Hinaklupan with a total area of 2.57 hectares
	<ul style="list-style-type: none"> Proposed road improvement to Kalam-kalam beach in Sitio Hinaklupan
	<ul style="list-style-type: none"> Proposed sea weed farming area within the coast which contributed 34.7 hectares of the total 316 hectare proposed seaweed area
MAT-I	<ul style="list-style-type: none"> Proposed construction of the Mat-i- Campong- By the sea resort access road in Sitio Tabuk
	<ul style="list-style-type: none"> Proposed 163.94 hectares tourism estate in Sitio Tabuk shared with Canyayo
	<ul style="list-style-type: none"> Proposed 17.04 hectare eco camp in Sitio Bulagsong
	<ul style="list-style-type: none"> Proposed residential expansion in Sitio Centro with an area of 1.16 hectare
PANDAN	<ul style="list-style-type: none"> Proposed 4.47 residential expansion area in Sitio Libudon
	<ul style="list-style-type: none"> Proposed 2.12 hectares parks and open space shared with Poblacion in Sitio Baybay and a reclamation area of 0.48 hectares as an extension of the park and open space and a 0.20 hectare land terminal situated beside the Poblacion Port
	<ul style="list-style-type: none"> Proposed 0.17 hectare land terminal
	<ul style="list-style-type: none"> Proposed road opening/improvement of Kapinayan Road to Sitio Catupas

	<ul style="list-style-type: none"> ▪ Proposed Port Extension of 0.30 hectares
	<ul style="list-style-type: none"> ▪ Proposed water source in Sitio Guinda with an area of 3.20 hectares

GENERAL LAND AND WATER USE

GENERAL RESIDENTIAL AREA:

Residential areas in the municipality vary depending on the characteristic of each barangay. Exclusivity is never an option either in urban core or in rural setting. Thus, unless classified as socialized housing, it is more practical to treat residential areas found in the entire municipality as general residential area in order to allow conventional and compatible mixed uses. Listed below are the general residential areas not incorporated in the identified growth nodes:

1. Sitio Binaluca and Capdang in Barangay Agmanic
2. Sitio Lunoc in Barangay Canyayo
3. Sitio Progreso in Barangay Danao Norte
4. Sitio Proper in Danao Sur
5. Sitio Proper in Barangay Guintigbasan
6. Sitio Maambong and Banderahan West in Magsaysay
7. Sitio Centro in Barangay Mat-i
8. Sitio Baybay in Barangay Pandan

SOCIALIZED HOUSING SITES:

As per demand analysis, at least 1.3 hectares should be provided for socialized housing sites to be used as relocation of 558 households of barangays Pandan and Poblacion. These households are the most vulnerable to flooding as identified by the TWG. Having a minimum lot size of 24 square meters per household, this area has been computed.

TOURISM AREA:

Tourism areas in Santa Fe are generally categorized as low-impact, nature-based tourism capitalizing on natural environment. For planning purposes, the proposed tourism circuit is clustered by interest and are specified as follows:

- Agricultural tourism
- Eco-cultural tourism
- Nature-based tourism
- Adventure and outdoor sports tourism
- Culinary-support tourism
- Event tourism

PROPOSED TOURISM CIRCUIT:

A. MOUNTAIN ADVENTURE

1. ***Hills in Danao Norte (Hacienda).*** The grassy hills in Danao Norte located near the boundary of Santa Fe and Alcantara, with an altitude of 120 meters above sea level, is overlooking Panay Island, Carabao Island, Sibuyan Island, and Romblon Island. It has three (3) natural reservoirs

and is dubbed as Little Tagaytay of Santa Fe because of cool winds especially in the morning and in late afternoon. It features trekking, biking, horse-back riding, camping, and zip line activities among others.

Activities: Photography, Trekking/hiking, Biking, Nature-viewing, Zip line, Camping

Future Development: Viewing deck overlooking Panay, Sibuyan, and Romblon Islands; Zip line connecting Danao Norte and Guintigbasan, in Sabang Cove; Establish a trail and camping site; Road construction from Danao Norte to Guintigbasan

2. ***Enchanted Mountain of Calatong.*** Located in Guintigbasan, this enchanted Mountain of Calatong, according to locals, is literally enchanting as it is home to mystical creatures such as fairies, dwarves, and *engkantos*. Supported by hearsays and stories, locals said that a golden ship is sometimes seen docking near the mountain. Because of these stories, the mountain is naturally protected as locals refrain from disturbing the mystical creatures living in the area by performing some rituals. The mountain is rich in granite and chalk deposits, and is also home to different flora and fauna like wild orchids, and wild birds like *tulihaw*. Beautiful rock formation can also be seen in Sitio Calatong, Sitio Kulasi and Sitio Tabun-ac.

Activities: Trekking from Guinbirayan-Danao Norte-Guintigbasan, Zip line, Camping

Future development: Establish camp site and trail; Zip line from Danao Norte (Sabang Cove); Viewing deck overlooking Panay, Sibuyan, and Romblon Islands

3. ***Agmanic-Tabugon Boundary.*** Barangays Agmanic and Tabugon is perceived to be the tourism gateway of Santa Fe because of its natural beauty. An ecopark on top of the hills of the boundaries of these two (2) barangays shall feature activities for tourism recreation. The ecopark shall be surrounded by trees and shall serve as mini forest. A small light beacon located in *Sitio* Cabalian may also be visited. Upon reaching the top of Cabalian Light Beacon, a 360-degree view of Santa Fe-San Jose bay, Carabao Island (San Jose), *Tinagong Dagat*, and Panay Island can be seen.

Activities: Trekking, biking, horse-back riding

Future development: Biking and trekking lane along Tabugon boundary; road opening and improvements

B. COASTAL-BASED TOURISM

1. ***Capdang, Bulucawe, Torrel and Cabalian beaches.*** These adjacent white beaches are located in Barangay Agmanic where public and private resorts exist. The area is endowed with fine white sand and crystal clear waters. Different water sports may be done in the area and a perfect diving site along Tablas Point and Cabalian Point exists.

Activities: Swimming, Parasailing, Snorkeling, Scuba Diving and other Water Sports

Future Development: Construction of various tourism-support facilities like comfort and accommodation rooms, opening/concreting of access road

2. ***Cabangahan Island.*** This island in Barangay Guinbirayan is more known to locals as Puro Island. It has mangrove ecosystem, white sand beaches, and fish sanctuary in Charles' Islet. There also exists a private resort known as PIPCO and has accommodation facilities owned

by a German national. According to local stories, the golden ship comes out from the islet in front of Cabangahan Island and starts its voyage going to Enchanted Mountain of Calatong in Guintigbasan. It shall feature activities such as scuba diving, swimming, kayaking, parasailing, and zip line from Magsaysay.

Activities: Swimming, Kayaking, Parasailing, Zip line, Diving, Boating

Future Development: Zip line and hanging bridge connecting Magsaysay and Puro Island; opening/concreting of access roads

3. **Tipolo beach.** This white beach is located in Poblacion, far from the busy areas of the barangay. The beach has rock formation which is home to crabs and sea shells locally known as *sihi*.

Activities: Swimming, snorkeling

Future Development: Concreting of access roads and construction of accommodation facilities

4. **Mangrove Ecosystems.** Several mangrove ecosystems are found in Guinbirayan, Magsaysay, Mat-i, Pandan, Tabugon, and Poblacion. Mangrove ecosystems are home to many flora and fauna. The mangrove ecosystem in Poblacion shall feature an ecopark with canopy walk and aquasilviculture in partnership with DENR and Romblon State University (RSU) as it will also serve as a protection buffer from flood. The mangrove ecosystem rehabilitation in Mat-i shall feature activities like mangrove planting and kayaking among others.

Activities: Kayaking, mangrove planting

Future Development: Canopy walk in Mangrove area of Poblacion; concreting of access roads

5. **Tinagong-Dagat.** An inland body of saltwater locally known as Tinagong-Dagat can be found in Agmanic, conducive for water sports like wakeboarding. The name itself describes the location as it is surrounded by hills and hidden behind the white beaches and mangrove areas of Agmanic.

Activities: Recreation and water sports like wakeboarding, boating, kayaking

Future Development: Establish recreation facilities for water sports activities

6. **Canyayo beaches.** The white beaches located in Canyayo is perfect for swimming and sunset viewing. Its crystal clear water is home to many flora and fauna like sea grasses, seaweeds, and starfishes among others. The rock formation in the area is also home to crabs and seashells. Balisa Point, a private resort, has native cottages and rooms that serve as their accommodation facilities.

Activities: Swimming, Diving, Sunset viewing

Future development: Opening and construction of access roads

7. **Guinpoingan-Lictinon Beach.** These white beaches are located in Barangay Tabugon. Lictinon beach is an islet which can be reached by boating or walking when the water in the area is shallow. The islet also features a diving site. At present, seaweed farming exists along the white beaches of Tabugon.

Activities: Swimming, beach sports, picnic

Future development: Construction of different tourism-support facilities, concreting of access roads

8. ***Fish Sanctuary in Manunga Islet.*** This islet is located south of Cabangahan Island in barangay Guinbirayan and is known in Integrated Coastal Resource Management Plan as Charles' Islet. The islet has a land area of 4,456 square meters while the whole sanctuary has a total area of 225 hectares. This Marine Protected Area is the biggest contiguous area in the Island of Tablas.

Activities: Boating, snorkeling, kayaking, research, fish feeding, diving

Future development: Restaurant, kayaking, boating, guard house improvement

C. AGRICULTURAL TOURISM

1. ***Demo Farm Tourism.*** Organic Agriculture Learning Site or Demo farms are located in Danao Norte, Danao Sur, Guinbirayan and Magsaysay. These demo farms have complete facilities and are well- equipped as they produce vegetables without the use chemicals. These farms are supported by the Agricultural Training Institute wherein trainings related to organic farming are funded by TESDA. Native Chicken Multiplier Farm is one of its agri-tourism products.

Activities: Farm tour, educational tour, demonstration of organic farming

Future Development: Expansion of demo farms; Road improvements in Danao Norte, Danao Sur, Guinbirayan and Magsaysay

2. ***Pearl Farm.*** This pearl farm is located in Tabun-ac Bay near Sabang Cove. The pearl farm aims to culture oysters, mussels, and clams.

Activities: Taklobo and Coral Tours, snorkeling in the marine sanctuary

Future Development: Road opening from provincial road to Tabun-ac Bay

D. MAN-MADE TOURISM

1. ***Beach Resorts.*** There are several beach resorts in Santa Fe such as By the Sea Resort, Tablas Point, Pair-A-Dice, Simon's Place and Cabalian Point. These resorts have their accommodation facilities, swimming pool, dining areas and open space.

Activities: Swimming, Picnics, Grilling, Parties, Scuba Diving, Snorkeling

Future Development: Kite surfing, wind surfing, concreting of access roads to these resorts

E. CULINARY-SUPPORT TOURISM FACILITIES

1. ***Pasalubong Center.*** A centralized market selling all local tourism products shall be established in participation with Samahan ng mga Mangingisda sa Kulasi at Sabang (SAMKUTSA) Danao Norte and Guinbirayan, KALIPI in Poblacion and handicraft makers in Magsaysay. Aside from selling Romblon branded commodities and merchandise, food made

and manufactured in Santa Fe will also be sold. Products include sea weed snacks and noodles, *balitsaw (alamang and bagoong)*, *ulang*, and first class *lato*.

Activities: Shopping

Future Development: Establishment of centralized Pasalubong Center

F. EVENT TOURISM

Several festivals and cultural occasions are celebrated around the whole municipality which are given below.

Table 8. Inventory of Festivals Celebrated in Santa Fe

ACTIVITY	FREQUENCY OF ACTIVITY	DURATION
<i>Bugsayan Festival</i>	Annually	1 day
Street Dancing	Annually	1 day
Tianggehan Contest	Annually	1 day
Carabao Festival/Display	Annually	1 day
Fluvial Parade	Annually	1 day
Boat racing	Annually	1 day
Biggest Fish Catch	Annually	1 day
Barangay	Name of Festival	
Agmanic	Civic and Religious Fiesta	
Canyayo	Civic and Religious Fiesta	
Danao Norte	Civic and Religious Fiesta	
Danao Sur	Civic and Religious Fiesta	
Guinbirayan	Carabao Festival; Civic and Religious Fiesta	
Guintigbasan	Engkanto Festival; Civic and Religious Fiesta	
Magsaysay	Civic and Religious Fiesta	
Mat-i	Civic and Religious Fiesta	
Pandan	Civic and Religious Fiesta	
Poblacion	Bugsayan Festival; Civic and Religious Fiesta	
Tabugon	Civic and Religious Fiesta	

Source: Municipal Planning and Development Office/Municipal Tourism Office

Aside from the scenic landscape and seascape found in the area, diverse products and festivals are also considered as tourism assets. Listed below are some of these:

Table 9. Inventory of Products Manufactured in Santa Fe

LOCATION	PRODUCTS	PRODUCER
Agmanic	Nito	Individual residents
Danao Norte	Souvenir items, balitsaw	Samahan ng mga Mangingisda sa Kulasi at Sabang
Guinbirayan	Seaweed products (snacks, noodles, etc), Ulang	Individual residents
Guintigbasan	Souvenir items	Samahan ng mga Mangingisda sa Kulasi at Sabang
Magsaysay	Handicraft products; Suman and Puto; Paraw	Individual residents
Mat-i	Lato	Individual residents
Pandan	Ulang, Nito	Individual residents
Poblacion	Bamboo Furnitures	Individual residents
Tabugon	Seaweeds	Individual residents

Source: Barangay Captains, TWG

PROTECTION AND CONSERVATION AREA

Santa Fe intends to protect and conserve its physical environment mainly for purposes of sustaining vital life support system and to improve aesthetic and economic value for future generation. In this regard, the following was designated as protected areas (ecosystem and buffer protection area):

I. ECOSYSTEMS AND BUFFER PROTECTION AREA:

Mangrove Ecosystem: There are approximately 20.41 hectares existing mangrove areas located in Tabugon and Magsaysay. These may be utilized for eco-tourism activities where construction of support facilities like boardwalk and other related development may be allowed, provided that there shall be no cutting of mangrove species nor alteration of the general character will take place in the course of development. The entire mangrove areas shall not be converted into fishponds. As a general rule, all mangrove areas are non-buildable with controlled eco-tourism activities, if suitable, and minimum utilization for economic gain.

Swamp Ecosystem: A total of 57.26282-hectare swamp scattered in Barangays Mat-I, Canyayo, Pandan, Poblacion, Agmanic, and Magsaysay shall be maintained as it is. Conversion into fishpond shall be prohibited. Low impact economic activities like eco-tourism may be allowed with proper coordination to concerned agency like the Municipal Tourism Office and Municipal Planning and Development Office.

Marine Protected Area (MPA): The only mandated MPA in the area is the Fish Sanctuary surrounding the Manunga Island established in 2009 and is located in Barangay Guinbirayan which has an approximate aggregate area of 225 hectares. This intends to sustain the natural habitat of demersal

species and as a protected area, this shall be a no take zone and closed for human activities until the ecosystem is ready to accommodate controlled human activities.

River Systems Protection Buffer: Pursuant to the water code of the Philippines, protection buffer in the entire length of all the river systems shall be established. To protect life and property, the entire length of the perennial rivers shall have a 3-meter protection buffer on both sides if it traversed urban use; 20 meters on agricultural use and 40 meters on forest use. The total land area accounted for this purpose is hectares which shall be treated as open space for public consumption. These areas may be further developed as functional open space.

II. AGRICULTURAL PROTECTION AREAS:

Prime Agricultural Areas: All irrigated agricultural areas shall be protected from conversion, hence, continuously utilized for food production. Only marginal agricultural areas will be subjected to reclassification for urban development. Protected agricultural areas excluding CARP lands were accounted at 55.39777 hectares distributed in Barangay Magsaysay, Danao Sur, and Pandan.

OTHER LAND USES

SANITARY WASTE DISPOSAL (SWD): Development requires allocation of sanitary waste disposal. Other than compliance to RA 9003, it is a vital element to attain sustainable development. For this purpose, about 2.50 hectares in Magsaysay will be allocated as a sanitary landfill category 1 subject to MGB assessment. The SWD site shall be developed to provide facilities intended to reduce residual waste.

TRANSPORT TERMINAL. Sea and land terminal will be centralized in Barangay Poblacion and Agmanic.

PROPOSED LAND USE POLICIES

Residential

1. Backyard farming (livestock and poultry)
 - a. Outside residential areas/ barangay proper
2. Videoke/karaoke/use of sound system until 10PM (existing ordinance)
 - a. Occasion (i.e. parties) should secure Mayor's permit (until 12mn)
3. Burning of garbage is not allowed.
 - a. (RA 9003— for strict implementation)
4. Warehouses of coconuts are not allowed in residential areas.
 - a. 200 meters from nearest residential area, 20 meters from main road.
 - b. Enclosed with perimeter fence.
5. Hardware in residential areas are for display only, no stocks inside.
 - a. Warehousing of powdered products are not allowed (cement, flour, feeds, etc.) within the residential areas.
6. Warehousing of flammable and combustible products (LPG) are not allowed in residential areas. (In accordance with IRR of fire code and municipal revenue code)

7. Stationary Rice Mills are not allowed in residential areas. Mobile rice mills should have designated areas for milling, at least 200 meters from residential areas, not within the main road especially in danger curves and street corners.
8. Drying of *palay* must be in designated areas only and is not allowed in residential areas.
9. Drying of clothes along the road and in public places (perimeter fence) is not allowed.
10. *Talyer*, welding shops, vulcanizing shops and the likes must have own parking space, not occupying or obstructing roads —vehicles must not obstruct roads, road right of way must be free from any form of obstruction.
 - a. Welding shops must have own transformers and fire extinguishers.

COMMERCIAL

1. Commercial area within the town proper is not allowed to have warehouse with powderized products that are hazardous to health.
2. Commercial establishments should follow a height restriction of up to three floors, including roof deck.
 - a. Must have ample parking space, boring test or load bearing capacity test from MGB, structural design signed by structural engineer, etc.
 - b. With proper loading and unloading space.
 - c. Setback compliance to national building code (see section 1002).
3. Commercial establishments should follow health and sanitary measures imposed by the LGU. (enumerate establishments)
 - a. Health certificate and sanitary permits must be secured.
 - *Computer shops, billiard hall, cockpit — see existing zoning
 - *Cockpit (at least 0.5 hectare) – must be 500 meters away from residential or commercial areas, schools, churches, hospitals and other public buildings (see PD 449); must have own parking space
4. Establishment of *talipapa* must be 2 kilometers away from the existing public markets or any existing barangay *talipapa*.

TOURISM

Beach

1. Tourism establishments (in beaches) must observe 20-meter setback.
2. In every 50 meters, there must be accessible alleys (3 meters), roads (8 meters)
3. When bisecting a property, the access roads must be adjusted to property line.
4. Height limits of buildings/establishments:
 - a. Development within the 30 meters from the protection buffer (25 meters from the highest tide) shall be limited to bungalow type structural design only
 - b. From 35 meters to 65 meters, reckoning from the same reference stated above, two (2) storey structural building will be allowed
 - c. Seventy meters (70m) thereafter, more than three floors will be allowed, provided that, if more than three (3) floors the height limit stipulated in section 13.3 shall be applied
 - d. The distance or interval between the edge of the roof shall be minimum of five (5) meters

5. Circumferential local access roads going to tourism sites shall be at least 10 meters.
 - a. Circumferential local access roads traversing Poblacion, Agmanic, Magsaysay, Tabugon, Guinbirayan, Guintigbasan, and Danao Norte
6. Water sports activities shall be within 300 to 1000 meters seaward from the lowest tide.
7. Bonfire should be regulated

Parks and open spaces

1. Roads, grand terminal, souvenir shops, commercial spaces

IMPLEMENTATION AND MONITORING SCHEME

Building alliance and developing linkages with partner agencies and stakeholders seems to be the most sensible solution to the development thrusts identified. Though this option will render the local government unit vulnerable to external forces, like deviations from the original plans brought about by certain terms and conditions, it could still pave a way in the realization of its future endeavors.

Considering the meager financial resources present in its copher, soliciting assistance from national government agencies whose involvement may directly or indirectly coincide with the municipality's vision would be of great value. On the other hand, involving locals that have the means to finance economic ventures should be welcomed, and in the process, promote community participation relevant to any form of development.

For tourism, in order to showcase existing tourist sites, instituting connections with nearby established tourist destinations should be a factor to be considered.

APPENDICES

Annex 1. Success Indicators of Santa Fe, Romblon

DESCRIPTOR	SUCCESS INDICATOR
PREMIER AGRI-TOURISM DESTINATION	<ul style="list-style-type: none"> • Unique agricultural products (sea weeds) <ul style="list-style-type: none"> ❖ Seaweed farming and harvesting in 2,000 hectares ❖ Presence of operational Seaweed processing center ❖ Available dry and fresh seaweed products ❖ Sustainable market of seaweed products • diving sites (fishery sector) on marine habitat as tourist destination with tourist arrival • Produced unique agri-tourism product (seaweeds and agricultural learning center) • Development of native chicken multiplier farm into a tourism product • Presence of two-hectare organic agriculture learning center with complete learning equipment and facilities <ul style="list-style-type: none"> ❖ With recorded visitors or tourist arrival ❖ conducted trainings and tourist studies • Fish sanctuary (Charles' Islet) as tourist destination • Identified tourism destinations have physical development • Mangrove Forest are protected
SECURED	<ul style="list-style-type: none"> • Sustained drug cleared municipality • Smoke free public areas • Zero index crime rate • Presence of CCTV in public places • Sufficient streetlights within Poblacion • Police visibility • No sightings or cases of insurgency
HEALTHY	<ul style="list-style-type: none"> • Decreased malnutrition prevalence to 5% in 10 years • Decreased in mortality and morbidity to 5% • Well-equipped and well manned health facilities • Use of Organic Agricultural Products

	<ul style="list-style-type: none"> • Proper implementation of ecological waste management program
GOD-FEARING	<ul style="list-style-type: none"> • Zero index crime rate • Decreased cases of domestic and non-domestic violence
EMPOWERED	<ul style="list-style-type: none"> • Increased functional literacy rate (5 yrs old- above) • Decreased number of out of school youth • Increased functional people's organization
SELF-RELIANT	<ul style="list-style-type: none"> • Employed at least one member of the family (All HH) • Increased locally produced food supply by at least 15% in all locally produced products <ul style="list-style-type: none"> ❖ Maximized land utilization by practice of integrated farming system • Decreased number of population living below food threshold/poverty threshold • Decreased member beneficiaries of <i>Pantawid Pamilyang Pilipino Program</i> (PPPP)
ECOLOGICALLY-BALANCED	<ul style="list-style-type: none"> • Adaption of integrated pest and nutrient management • Increase in organically produced food supply • Zero illegal activities in utilization of natural resources • Watershed, mangroves, and marine ecosystem are expanded, protected and conserved
RESILIENT	<ul style="list-style-type: none"> • Standard building design compliance to building and fire codes • Zero fatality during calamity and reduced casualty • Use of climate resilient crop varieties • Presence of standard evacuation centers per barangay • Availability of complete response and rescue equipment and vehicle • Organized and trained search and rescue team • Early warning signage installed to all hazard prone areas

	<ul style="list-style-type: none"> • Functional early warning system is in placed
COMPETENT	<ul style="list-style-type: none"> • Number of resolutions and ordinances crafted and implemented per year • Computer literate/ technological literacy • Minimal negative feedback • Consistently awarded of SGLG or its equivalent award • Increase locally generated revenue • Absence of unsatisfactory performance rating
SERVICE ORIENTED	<ul style="list-style-type: none"> • Engaged in community undertakings and charity works



Republic of the Philippines
PROVINCE OF ROMBLON
ROMBLON

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OFFICE OF THE SANGGUNIANG PANLALAWIGAN

EXCERPTS FROM THE MINUTES OF THE 15TH REGULAR SESSION OF THE SANGGUNIANG PANLALAWIGAN OF ROMBLON HELD AT THE SP SESSION HALL, CAPITOL BUILDING, ROMBLON, ROMBLON ON OCTOBER 15, 2019 AT 9:30 O'CLOCK IN THE MORNING

ATTENDANCE:

Hon. Felix F. Ylagan - Vice Governor/Presiding Officer (Present)

For the 1st District

Hon. Maria Rhosarean A. Solis - SP Member (Present)
Hon. Rachel S.M. Bañares - SP Member (Present)
Hon. Narciso R. Bernardo, Jr. - SP Member (Present)
Hon. Herminio R. Mortel - SP Member (Present)

For the 2nd District

Hon. Fred R. Dorado - SP Member (Present)
Hon. Robert F. Maulion - SP Member (Present)
Hon. Rubelyn S. Solis - SP Member (Present)
Hon. Jose M. Madrid - SP Member (Present)

Ex-Officio Members

Hon. Daphne R. Robiso - SP Member/PFSK President (Present)
Hon. Asher C. Visca - SP Member/Liga ng mga Barangay President (Present)
Hon. Marvin R. Ramos - SP Member/PCL President (Present)

RESOLUTION NO. 10-2019-87

A RESOLUTION APPROVING/RATIFYING THE COMPREHENSIVE LAND USE PLAN, SOCIO-ECONOMIC PROFILE AND ZONING ORDINANCE OF THE MUNICIPALITY OF SANTA FE, THIS PROVINCE

WHEREAS, submitted for appropriate action of the august body was the Comprehensive Land Use Plan, Socio-Economic Profile and Zoning Ordinance together with a set of presentation maps of the Municipality of Santa Fe, Romblon;

WHEREAS, pertinent documents that support the Comprehensive Land Use Plan, Socio-Economic Profile and Zoning Ordinance of the aforesaid municipality were forwarded to the Provincial Land Use Plan (PLUC) for the conduct of proper initial and technical review process;

WHEREAS, the aforementioned Comprehensive Land Use Plan, Socio-Economic Profile and Zoning Ordinance had undergone the technical study and review by the PLUC of the Province of Romblon pursuant to the Local Government Code of 1991 (R.A. 7160),

WHEREAS, PLUC certified that the municipality through its planning team had made the necessary corrections and had integrated the PLUC recommendation, suggestions and comments into the Comprehensive Land Use Plan, Socio-Economic Profile and Zoning Ordinance;

WHEREAS, PLUC endorses the same for approval/ratification by the Sangguniang Panlalawigan;

WHEREAS, the body, after final evaluation, finds the subject Comprehensive Land Use Plan, Socio-Economic Profile and Zoning Ordinance to be in conformity with the existing Land Use Planning guidelines, laws and regulations and other development plans of the province,

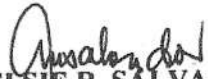
NOW THEREFORE, after due deliberation and thorough perusal of the submitted documents, on motion of Hon. Jose M. Madrid, unanimously seconded by all the other members present in session assembled, the body has –

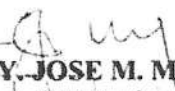
RESOLVED AS IT IS HEREBY RESOLVED to approve/ratify the Comprehensive Land Use Plan, Socio-Economic Profile and Zoning Ordinance of the Municipality of Santa Fe, this Province.

Let copies hereof be furnished the Honorable Regional Director of the Housing and Land Use Regulatory Board (HLURB), Atty. Richard L. Manila at Dencris Business Center, National Highway, Brgy. Halang, Calamba City, the Municipal Mayor of Santa Fe, Romblon, and other offices concerned for their information and guidance.


APPROVED UNANIMOUSLY.

I HEREBY CERTIFY to the correctness of the foregoing resolution.


ELSIE R. SALVADOR
Secretary to the Sanggunian


ATTY. JOSE M. MADRID.
SP Member
Vice Chairman, Committee on Urban Planning, Zoning and Rural Development

ATTESTED:


FELIX F. YLAGAN
Vice Governor
Presiding Officer