

Executive Summary

Section 20 of the Local Government Code of 1991 mandates Local Government Units (LGUs) to prepare a Comprehensive Land Use Plan (CLUP) that shall be enacted through a Zoning Ordinance (ZO). The CLUP shall guide its long term physical, socio-economic and institutional development and shall serve as the principal blue print and management tool for the long-term physical development of the City of San Fernando. The updated CLUP and the accompanying zoning ordinance will provide the necessary mechanisms that will guide future development and investment initiatives in the city especially in the efficient allocation and usage of natural resources, particularly land assets.

The Highlights of the 2012-2021 Comprehensive Land Use Plan are as follows:

City of San Fernando Pampanga's (CSFP) Vision:

- By 2015 – Gateway to North Philippines;
Regional Center of Central Luzon;
Champion of Good Urban Governance
- By 2020 – Global Gateway
- By 2030 – Habitat of Human Excellence

Long Term Goals

A City governmental structure characterized by transparent, relevant and people-centered policy infrastructure framework

A healthy and livable urban environment characterized by equal access to opportunities for growth and development

A relevant transport system characterized by physical inter-connectivity, access and mobility

A diverse, sustainable and vibrant economy fuelled by a strong msme of light industries, trade and services

Fernandinos distinctly known for their change mindset and attitude towards higher and long-term social goals.

Long-Term Development Goals, Land use Related Issues and Objectives:

- (1) Habitat for Human Excellence and Center of Central Luzon (Healthy and Livable Urban Environment)

(a) Land Use Related Issue(s)

- (a.1) High in-migration
- (a.2) Young population but high literacy
- (a.3) Strong and Large Middle Class

Land Use Objective

- (a.1-a.3) Provision of adequate land for residential development

(b) Land Use Related Issue(s)

- (b.1) Accessible and adequate health care facilities and basic and higher education services and facilities
- (b.2) Regional Administrative Center
- (b.3) Long response time for fire and emergency incidents

Land Use Objective

- (b.1-b.3) Ensure short travel times between residential areas and social service centers, commercial centers, employment centers, or emergency responders

(a) Land Use Related Issue(s)

- (c.1) Deteriorating ground water quality resulting from increased coliform and other microorganisms
- (c.2) Unavailability of air quality information
- (c.3) Absence of solid waste final disposal site

Land Use Objectives

- (c.1) Improve the quality of sewerage and septage before releasing to the ground
- (c.2) Increase carbon fixing capacity of the city's land resources
- (c.3) Identification of site of sanitary land fill

(b) Land Use Related Issue(s)

- (d.1) Crowded public cemetery
- (d.2) Low opportunities for communing with the environment especially in built-up areas
- (d.3) Incompatible land uses, e.g. agri-industries operating adjacent to residential areas
- (d.4) Flash-flood prone areas in the southern part

Land Use Objectives

- (d.1) Redevelopment of the public cemetery
- (d.2) Provide for green areas or lanes
- (d.3) Discourage expansion of agri-industries adjacent to residential areas;
Encourage clustered agri-industrial development
- (d.4) Minimize or Discourage residential development in the southern part of the city;
Improve surface run-off and water flows in natural drainage ways.

(2) Gateway to North Philippines and Global Gateway (Relevant Transport System)

(c) Land Use Related Issue(s)

- (e.1) Inadequate alternative routes (east-west and north-south)
Low level of service (LOS) of feeder and access roads
- (e.2) Long travel time during rush hours between the city and Clark, SCTEx

Land Use Objectives

- (e.1) Improve the level of service of key east-west and north-south routes;
Complete an eastern north-south and a western north-south alternative routes;
- (e.2) Increase access between any point in the city and the FVR
Mega dike for light vehicles;
Complete a north-south road parallel to the East Mega dike

(3) Global Gateway #2 (Diverse, Sustainable and Vibrant Economy)

(a) Land Use Related Issue(s)

- (f.1) Demand-driven reclassification of agricultural lands to other uses and land conversion
- (f.2) Extensive residential area development
- (f.3) Low occupancy rates of developed subdivisions
- (f.4) Limited access between existing industrial zones and the NLEx, SCTEx or Clark Special Economic and Freeport Zone (CSEFZ)
- (f.5) Extensive swampy lands

Land Use Objectives

- (f.1) Provision of land for higher value adding economic activities especially in the secondary and tertiary sectors
- (f.2) Encourage higher value economic activities;
Provision of adequate land for commercial uses
- (f.3) Increase residential building construction in existing planned unit development areas
- (f.4) Shorten travel time between high value adding economic activities and the NLEx, SCTEx or CSEFZ
- (f.5) Encourage the development of more productive activities on existing swampy lands such as tourism or primary agricultural production

(4) Champion of Good Governance (Relevant Government Structure)

(b) Land Use Related Issue(s)

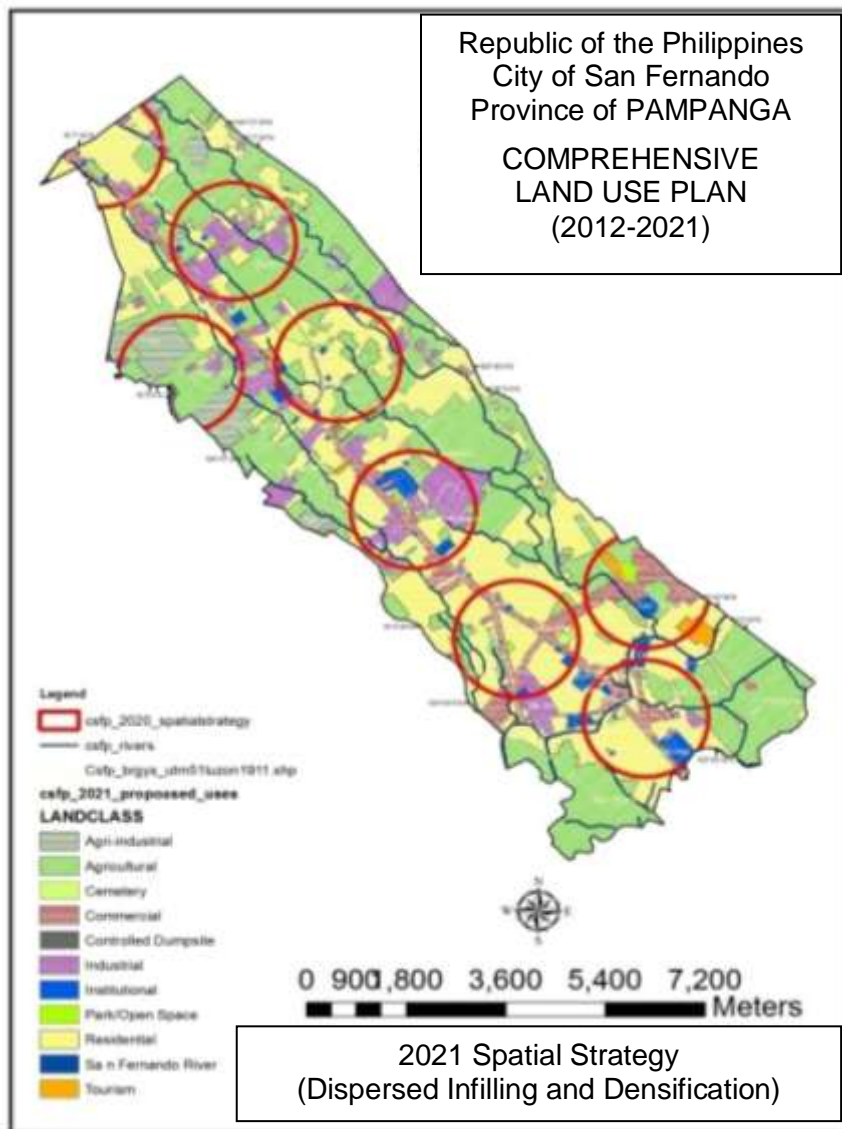
- (g.1) Mismatch between the capability of the Office of the Deputized Zoning Administrator and the demand for zoning clearances
- (g.2) Poor coordination of land management efforts among key city government departments or offices

Land Use Objectives

- (g.1) Improve the capability of the Deputized Zoning Officer to monitor and enforce compliance to the zoning ordinance
- (g.2) Organize, activate and capacitate a land management cluster under the Office of the City Mayor (The Environment Code provides the organization of the City Land use Committee)

The MacArthur Highway, Jose Abad Santos Avenue, NLEX and the FVR Mega Dike are major infrastructures that can be used to define the physical development of the City along a compact development through dispersion and infilling spatial strategy.

Figure I: Special Development Areas Map



As may be seen in Figure I, the City's built-up areas shall be encouraged to develop on both sides of MacArthur Highway and the JASA. The dispersion that

is referred to in this spatial strategy emphasizes the need for simultaneous physical development of several but adjacent nodes to meet the high demand for buildable lands. The dispersed infilling strategy recognizes the inter-relationship of physical infrastructures, land resource characteristics and the land use demands. Thus, eight (8) areas are recognized to have comparative advantages on specific land uses. Within each development area, despite it having a comparative advantage on a specific land use, related land uses can also be found.

The dispersed infilling strategy further emphasizes the need to develop first those areas that are vacant within the special development areas prior to considering the reclassification of the agricultural areas in the peripheries. This is the essence of the infilling component of the strategy. In some instances, such infilling may consider densification or redevelopment of existing areas to more dense uses. This is especially true for residential areas. The demand for residential areas especially near or adjacent to industrial zones shall increase significantly.

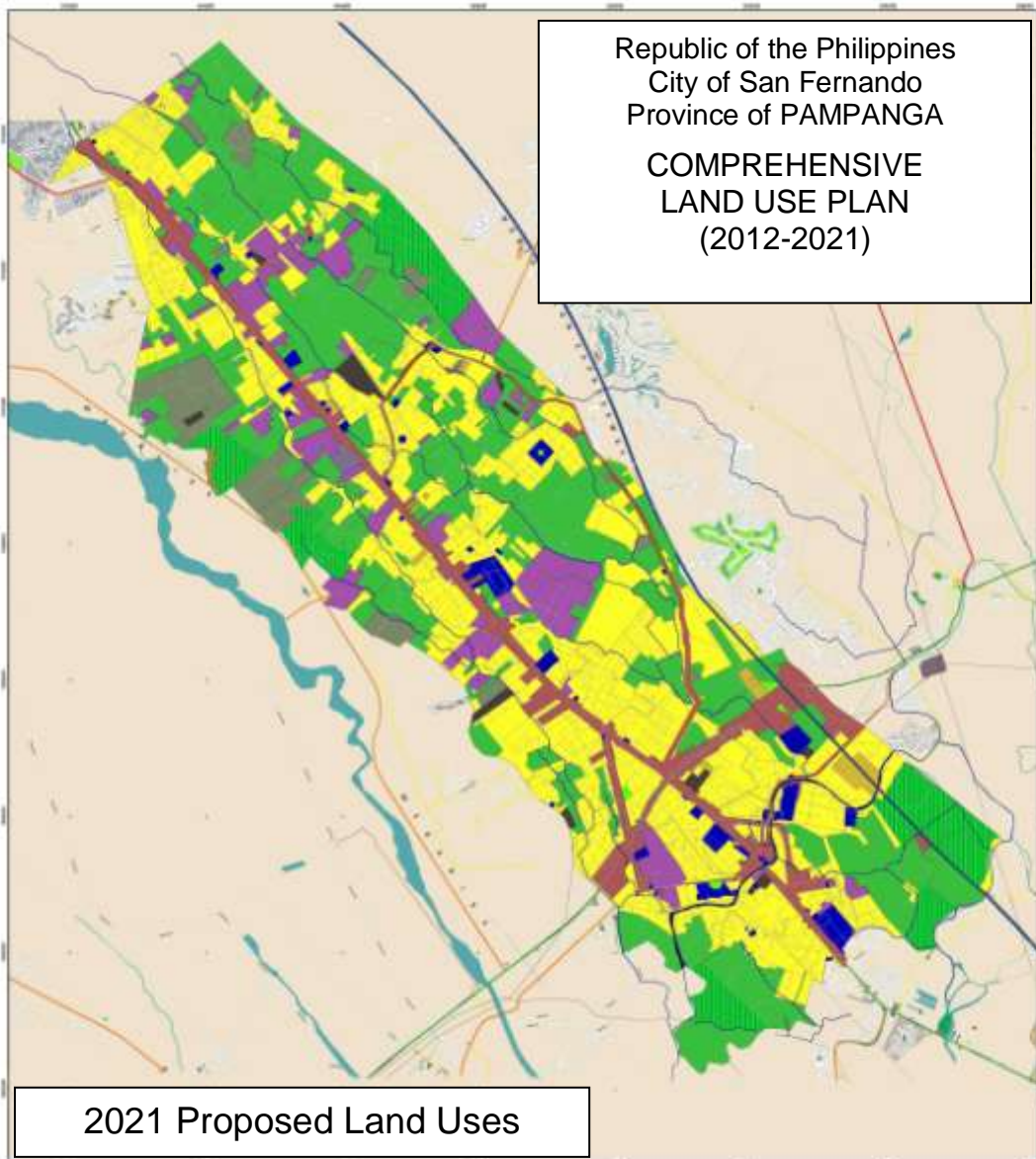
The eight (8) special development areas that form the dispersion strategy are presented below (Table-A) and are reflected in Figure I: Special Development Areas Map conceptually defined by the red circular lines.

Table-A: Coverage and Land Uses in Special Development Areas, CSFP CLUP 2021

Special Development Area	Barangays Covered	Major Land Use	Other Land Uses
Old CBD		Commercial, Institutional, City Government Center	Residential
Dolores-San Agustin SDA		Commercial	Residential, Institutional, Agricultural
San Jose SDA		Commercial	Residential, Institutional, Agricultural
Maimpis-Quebiawan-San Isidro SDA		Regional Government Center, Industries	Commercial, Residential, Agricultural
Sindalan-Calulut SDA		Residences	
Lara-Saguin-dela Paz Norte SDA		Agri-Industries	Residences, Commercial, Agricultural
Baliti SDA		Industries	Residential, Commercial, Institutional
Telabastagan SDA		Residences	Commercial, Institutional

Proposed General Land Uses

The proposed land uses up to the year 2021 for the City of San Fernando is envisioned to achieve the land use objectives and directly supports the City's long term development vision of becoming a "Habitat for Human Excellence". It is a land use mix that provides for the development needs for sustained urban development without unduly sacrificing its food production capability.



Republic of the Philippines
Province of Pampanga
CITY OF SAN FERNANDO
COMPREHENSIVE
LAND USE PLAN
2012-2021

PROPOSED LAND USES



CRS: UTM Zone 51 Luzon Horizontal Datum



- Agri-industrial
- Agricultural
- Cemetery
- Commercial
- Material Recovery Facility
- Industrial
- Institutional
- Park/Open Space
- Residential
- RAFDZ
- Resort/Sports

The resulting land use mix as presented in the 2021 Proposed Land Uses recognizes the opportunities offered by the industrial development in neighboring Clark Special Economic and Freeport Zone, the Subic Bay Economic and Freeport Zone in Bataan, Olongapo City and Zambales, and the Hacienda Luisita Special Economic Zone in Tarlac City. It also recognizes the role of the City of San Fernando with respect to the realization of an East Coast-West Coast land connection. As the regional government center, the City not only plays a significant role in regional governance but also in attaining Central Luzon’s socio-economic goal of sustained inclusive growth and poverty alleviation.

Despite the high demand for buildable lands resulting from the above external developments, the proposed land use mix of CSFP by 2021 provides for a continuing agricultural production supported by agri-industrial production areas, residential and institutional land uses. It shall have a significant increase in industrial (32%) and commercial (22%) land uses. The extent of the above general land uses and proposed land uses by barangay is shown in Table B below;

Table B: Extent of Proposed Land Uses

Proposed Land Use	2021 Proposed Uses		% Change (2012 to 2021)
	Area (sq.m.)	% Share	
Agricultural	31,269,918	45.14	-6.42
Agri-Industrial	2,770,804	4.05	69.28
Crop Production	27,736,106	40.52	40.85
Park/ Open Space	143,636	0.21	
San Fernando River (MRF) Controlled Dumpsite	181,991	0.2	
	66,114	0.10	
Residential	25,652,140	37.48	
Commercial	4,550,975	6.65	21.74
Tourism	522,494	0.76	
Industrial	4,888,770	7.14	32.00
Institutional	1,698,209	2.48	9.40
Cemetery	232,983	0.34	
T o t a l	68,947,637	100.00	

Proposed Major Projects, 2012-2021

1. Roads Development Project

- To improve internal circulation and access between and among the built-up areas and also to provide alternative routes during emergencies.
- To improve travel time between the industrial/manufacturing areas to the inter-regional trunkline roads especially to the North Luzon Expressway and the Subic-Clark-Tarlac Expressway

2. Environment Management Project

- To improve the conveyance capacity of the creeks and San Fernando river;

- To provide venues for residents to commune with nature;
- To stabilize the banks of creeks;
- To ensure groundwater availability; and
- To improve surface water quality on creeks and the San Fernando river.

3. Agricultural productivity Enhancement to increase and maintain the productivity of the areas reserved for agricultural production
4. Urban Development Program to improve the overall urban environment especially in the proposed built-up areas and in the existing and proposed business districts
5. Governance Enhancement Project to upgrade the capability of the Office of the Deputized Zoning Administrator (DZA)

Priority Road Sections under the Roads Development project

Road Name/ Section	Classification	Responsible Agency	Indicative Works	Remarks
MacArthur Highway	National	DPWH	Widening	On-going but const'n temporarily stopped due to environmental issues re cutting of century old trees
			Drainage Construction	Same as above
Jose Abad Santos Ave.	National	DPWH	Widening, drainage canal construction	On-going thru GSO II Project
			Pedestrian Overpass	On-going thru GSO II Project
Jct. Lazatin Blvd			Fly-over	On-going thru GSO II Project
Bacolor-Sn Fdo-Mexico Old National Road	National	DPWH	Concreting Drainage Canal Improvement	Continuing
MacArthur Old Road	National	DPWH	Widening and Drainage Canal Construction	Continuing
San Pedro-Lara Rd	City/Local	CEO		
Pandaras-Malino Road	Provincial	PG Pampanga		
Lara-Baliti-Panipuan Rd	City/Local	CEO		
San Pedro-Pandaras Road	City/Local	CEO		
San Isidro-Alasas-Quebiawan Road	City/Local	CEO		
Del Rosario-Sindalan Road	City/Local	CEO		
Sindalan-Calulut Road	National	DPWH		

Proposed Land Use Management Policies, 2012-2021

- Bias towards higher value land uses
- Moratorium on agricultural land reclassification for horizontal residential development
- Reduce sources of ground water pollution
- Reclamation of Roads Rights of Way
- Full implementation of Solid Waste Management Act of 2003
- Reclamation of River/Creeks easements
- Maximize participation of barangays in river/Creek water quality maintenance
- Intensify Public-Private partnership in implementing projects
- Promotion of low-cost high density residential development
- Moratorium on Agri-Industrial development immediately adjacent to residential areas
- Implementation of air pollution policies
- Increased participation of City Government in monitoring groundwater extraction
- Increased utilization of surface water for domestic and industrial purposes