

**ORDINANCE NO. 22-003 S. 2025**

**AN ORDINANCE FOR CHANGE OF LAND USE AND REZONING OF PARCELS OF LAND WITH AN AREA OF 61,038.00 SQM, 25,825.00 SQM AND 38,656.00 SQM FROM FOREST ZONE: MULTIPLE USE SUB-ZONE (MU-SZ) TO RESIDENTIAL-4 MIXED USE ZONE (R4MX-Z) WHICH WILL BE THE SITE FOR THE PROPOSED SUBDIVISION PROJECT TO BE LOCATED IN BARANGAY STO. DOMINGO, BATANGAS CITY**

**SPONSOR: SP MEMBER ARMANDO C. LAZARTE  
Chairman, Committee on Environment and Urban  
Development, Land Use and Zoning**

First Reading : January 20, 2025 - Resolution No. 22-022 S. 2025

Concerned Committees: Committee on Environment and Urban Development, Land Use and Zoning

Committee Hearing: January 27, 2025 @ 10:00 in the morning

Committee Report: February 3, 2025 – Resolution No. 22 – 048 S. 2025

Second Reading: \_\_\_\_\_

Final Reading: February 3, 2025 – Resolution No. 22 – 048 S. 2025

Ordinance No. Ordinance No. 22-003 S. 2025

Date Enacted: February 3, 2025

Date Approved : February 11, 2025

Date Submitted to  
Sangguniang Panlalawigan February 12, 2025

Date Posted February 12, 2025

Date Published with Publication \_\_\_\_\_

JAYVEE BABIERRA  
LOCAL LEGISLATIVE STAFF  
DATE: 02-17-2025  
TIME: 3:30 PM



ORDINANCE NO. 22-003 S. 2025

AN ORDINANCE FOR CHANGE OF LAND USE AND REZONING OF PARCELS OF LAND WITH AN AREA OF 61,038.00 SQM, 25,825.00 SQM AND 38,656.00 SQM FROM FOREST ZONE: MULTIPLE USE SUB-ZONE (MU-SZ) TO RESIDENTIAL-4 MIXED USE ZONE (R4MX-Z) WHICH WILL BE THE SITE FOR THE PROPOSED SUBDIVISION PROJECT TO BE LOCATED IN BARANGAY STO. DOMINGO, BATANGAS CITY

SPONSOR : SP MEMBER ARMANDO C. LAZARTE  
Chairman, Committee on Environment and Urban Development, Land Use and Zoning

WHEREAS, STO. DOMINGO HIGHLANDS REAL ESTATE CORPORATION represented by Ms. Bernadette Anne Faltado applied for the change of land use and rezoning of parcels of land with an area of Sixty-One Thousand Thirty-Eight (61,038.00) square meters, Twenty-Five Thousand Eight Hundred Twenty-Five (25,825.00) square meters and Thirty-Eight Thousand Six Hundred Fifty-Six (38,656.00) square meters which will be the site for the proposed subdivision to be located in Barangay Sto. Domingo, Batangas City;

WHEREAS, the properties are covered with the Zoning Classification of Forest Zone: Multiple Use Sub-Zone (MU-SZ);

WHEREAS, the proposed project is seen to further boost the industrial development of the city, create more job opportunities for Batangueños and local revenue generation;

WHEREAS, public consultations and environmental impact assessments have been conducted to evaluate the potential effects of rezoning and change of land use on the local community and environment, ensuring that all concerns are properly addressed;

WHEREAS, the protection of the environment is assured through compliance by the applicant of the recommendation stated in the Evaluation Report of the City Planning and Development Office;

WHEREAS, the Sangguniang Panlungsod finds no legal impediment for the approval of the application;

NOW THEREFORE, be it enacted, by the Sangguniang Panlungsod of Batangas in session assembled:

SECTION 1. TITLE. - This Ordinance shall be known as "AN ORDINANCE FOR CHANGE OF LAND USE AND REZONING OF PARCELS OF LAND WITH AN AREA OF 61,038.00 SQM, 25,825.00 SQM, AND 38,656.00 SQM FROM FOREST ZONE: MULTIPLE USE SUB-ZONE (MU-SZ) TO RESIDENTIAL-4 MIXED USE ZONE (R4MX-Z) WHICH WILL BE THE SITE FOR THE PROPOSED SUBDIVISION PROJECT TO BE LOCATED IN BARANGAY STO. DOMINGO, BATANGAS CITY".

HON. NELSON J. CHAVEZ  
HON. ARMANDO C. LAZARTE  
HON. OLYVER Z. MACALANGAY  
HON. NESTOR E. DIMACUHA  
HON. ANDREA VOISE F. MACARANIG  
HON. KARLOS EMMANUEL A. BUTED  
HON. HAMILTON G. BLANCO  
HON. ALYSSA RENEE A. CRUZ

HON. MARCUS MANUEL D. CASTILLO  
HON. MACARIO T. MACALALAD  
HON. MICHAEL C. VILLENA  
HON. JORENZO A. GAMBORA JR.  
HON. ISIDRA M. ATIENZA  
HON. ZESTER CARLO M. HERNANDEZ  
HON. JOSE JONASH LUIS F. TOLENTINO



Continuation of Ordinance No. 22-003 S. 2025

**AN ORDINANCE FOR CHANGE OF LAND USE AND REZONING OF PARCELS OF LAND WITH AN AREA OF 61,038.00 SQM, 25,825.00 SQM AND 38,656.00 SQM FROM FOREST ZONE: MULTIPLE USE SUB-ZONE (MU-SZ) TO RESIDENTIAL-4 MIXED USE ZONE (R4MX-Z) WHICH WILL BE THE SITE FOR THE PROPOSED SUBDIVISION PROJECT TO BE LOCATED IN BARANGAY STO. DOMINGO, BATANGAS CITY**

**SECTION 2. COMPLIANCE.** - Strict compliance to all applicable city ordinances, resolutions and executive orders, circulars and implementing rules and regulations issued by the National Government and its agencies are hereby mandated.

**SECTION 3. APPROVAL.** - The application of STO. DOMINGO HIGHLANDS REAL ESTATE CORPORATION, represented by Ms. Bernadette Anne P. Faltado for the change of land use and rezoning of parcels of land with an area 61,038.00 square meters, 25,825.00 square meters, and 38,656.00 square meters from Forest Zone: Multiple Use Sub-Zone (MU-SZ) to Residential-4 Mixed Use Zone (R4MX-Z) which will be the site for the proposed subdivision project to be located in Barangay Sto. Domingo, Batangas City is hereby approved.

**SECTION 4. VALIDITY OF CHANGE OF LAND USE AND REZONING OF PARCELS OF LAND WITH AN AREA OF 61,038.00 SQM, 25,825.00 SQM, AND 38,656.00 SQM FROM FOREST ZONE: MULTIPLE USE SUB-ZONE (MU-SZ) TO RESIDENTIAL-4 MIXED USE ZONE (R4MX-Z) WHICH WILL BE THE SITE FOR THE PROPOSED SUBDIVISION TO BE LOCATED IN BARANGAY STO. DOMINGO, BATANGAS CITY.** - The proposed change of land use and rezoning of the aforementioned title be valid in one (1) year, without prejudice to the Ordinance, without any development, the change of land use and rezoning of the said property shall be revoke and back to its original land use as provided in Batangas City Comprehensive Land Use Plan (CLUP) of 2019.

**SECTION 5. REPEALING CLAUSE.** - All provisions of City Ordinances, Executive Orders or Resolution inconsistent herewith are hereby repealed and/or modified accordingly.

**SECTION 6. SEPARABILITY CLAUSE.** - If for any reason or reasons any part of this Ordinance shall be held unconstitutional or invalid, other parts hereof which are not affected thereby shall continue to be in full force and effect.

**SECTION 7. EFFECTIVITY.** - This Ordinance shall take effect upon approval by the City Mayor.

HON. NELSON J. CHAVEZ

HON. ARMANDO C. LAZARTE

HON. OLIVER M. MACATANGAY

HON. NESTOR E. DIMACUHA

HON. ANDREA LOISE F. MACABIG

HON. CARLOS EMMANUEL A. BUTED

HON. HAMILTON G. BLANCO

HON. ALYSSA TENESE A. CRUZ

HON. MARCUS MANUEL D. CASTILLO

HON. MACARIO L. MACALALAD

HON. MICHAEL C. VILLENA

HON. JORENZO A. GAMBOA JR.

HON. ISIDORO M. ATIENZA

HON. FOSTER CARLO M. HERNANDEZ

HON. JOSE JONASH LUIS TOLENTINO



Republic of the Philippines  
**BATANGAS CITY**  
**Office of the Sangguniang Panlungsod**  
 Tel. No. 722-0304



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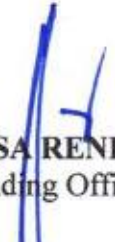
Continuation of Ordinance No. 22-003 S. 2025

**AN ORDINANCE FOR CHANGE OF LAND USE AND REZONING OF PARCELS OF LAND WITH AN AREA OF 61,038.00 SQM, 25,825.00 SQM AND 38,656.00 SQM FROM FOREST ZONE: MULTIPLE USE SUB-ZONE (MU-SZ) TO RESIDENTIAL-4 MIXED USE ZONE (R4MX-Z) WHICH WILL BE THE SITE FOR THE PROPOSED SUBDIVISION PROJECT TO BE LOCATED IN BARANGAY STO. DOMINGO, BATANGAS CITY**

ENACTED by the Sangguniang Panlungsod this 3<sup>rd</sup> day of February, 2025.

  
**ATTY. OLIVA D. TELEGATOS**  
 Secretary

ATTESTED:

  
**ATTY. ALYSSA RENEE A. CRUZ**  
 Presiding Officer

APPROVED:

  
**BEVERLEY ROSE A. DIMACUHA**  
 City Mayor

Date Approved: FEB 11 2025

  
 HON. NESTOR E. DIMACUHA

  
 HON. NESTOR J. CHAVEZ

  
 HON. ARMANDO C. LAZARTE

  
 HON. OLIVER M. MACATANGAY

  
 HON. NESTOR E. DIMACUHA

  
 HON. ANDREA LOISE F. MACARAIG

  
 HON. KARLOS EMMANUEL A. BUTED

  
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 HON. SIDRA M. ATIENZA

  
 HON. ZESTER CARLO M. HERNANDEZ

  
 HON. JOSE JONASH LUIS F. TOLENTINO



**REPUBLIC OF THE PHILIPPINES  
BATANGAS CITY**

**OFFICE OF THE SANGGUNIANG PANLUNGSOD**

**EXCERPT FROM THE MINUTES OF THE REGULAR SESSION HELD BY THE  
MEMBERS OF THE SANGGUNIANG PANLUNGSOD OF BATANGAS CITY  
ON FEBRUARY 3, 2025 AT THE SANGGUNIAN SESSION HALL**

**PRESENT:**

Hon. Alyssa Renee A. Cruz,	Presiding Officer
Hon. Hamilton G. Blanco,	Sangguniang Panlungsod Member
Hon. Karlos Emmanjuel A. Buted,	”
Hon. Andrea Loise F. Macaraig,	”
Hon. Nestor E. Dimacuha,	”
Hon. Oliver Z. Macatangay,	”
Hon. Armando C. Lazarte,	”
Hon. Nelson J. Chavez,	”
Hon. Jose Jonash Luis F. Tolentino,	”
Hon. Zester Carlo M. Hernandez,	”
Hon. Isidra “Ched” M. Atienza,	”
Hon. Lorenzo A. Gamboa, Jr.,	”
Hon. Michael C. Villena,	”
Hon. Macario L. Macalalad,	Liga ng mga Barangay President
Hon. Marcus Manuel D. Castillo,	SK Pederasyon President

“On motion of SP Member Lazarte duly seconded, the following Resolution was Adopted:

**RESOLUTION NO. 22-048 S. 2025**

**ADOPTING THE REPORT OF THE COMMITTEE ON ENVIRONMENT AND  
URBAN DEVELOPMENT, LAND USE AND ZONING REGARDING THE REQUEST  
OF STO. DOMINGO HIGHLANDS REAL ESTATE CORPORATION AND  
APPROVING THE ORDINANCE FOR CHANGE OF LAND USE AND REZONING OF  
PARCELS OF LAND FROM FOREST ZONE: MULTIPLE USE SUB-ZONE (MU-SZ)  
TO RESIDENTIAL-4 MIXED USE ZONE (R4MX-Z) LOCATED IN BARANGAY  
STO. DOMINGO, BATANGAS CITY**

**RESOLVED**, to adopt the report of the Committee on Environment and Urban Development, Land Use and Zoning regarding the request of Sto. Domingo Highlands Real Estate Corporation and to approve the ordinance entitled: “An Ordinance for Change of Land Use and Rezoning of Parcels of Land with an Area of 61,038.00 SQM, 25,825.00 SQM, and 38,656.00 SQM from Forest Zone: Multiple Use Sub-Zone (MU-SZ) to Residential-4 Mixed Use Zone (R4MX-Z) which will be the site for the proposed subdivision project to be located in Barangay Sto. Domingo, Batangas City .

**UNANIMOUSLY APPROVED.”**

**Continuation of Resolution No. 22-048 S. 2025**


**ADOPTING THE REPORT OF THE COMMITTEE ON ENVIRONMENT AND URBAN DEVELOPMENT, LAND USE AND ZONING REGARDING THE REQUEST OF STO. DOMINGO HIGHLANDS REAL ESTATE CORPORATION AND APPROVING THE ORDINANCE FOR CHANGE OF LAND USE AND REZONING OF PARCELS OF LAND FROM FOREST ZONE: MULTIPLE USE SUB-ZONE (MU-SZ) TO RESIDENTIAL-4 MIXED USE ZONE (R4MX-Z) LOCATED IN BARANGAY STO. DOMINGO, BATANGAS CITY**

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I hereby certify that the foregoing Resolution No. 22-048 S. 2025 was approved by the Sangguniang Panlungsod of Batangas City during its Regular Session held on February 3, 2025.

  
**ROSEMARIE D. HERNANDEZ**  
Board Secretary IV

**NOTED:**

  
**ATTY. OLIVAD. TELEGATOS**  
Secretary

**ATTESTED:**

  
**ATTY. ALYSSA RENEE A. CRUZ**  
Presiding Officer



Republic of the Philippines  
Batangas City  
Office of the Sangguniang Panlungsod  
**From the Desk of: HON. ARMANDO C. LAZARTE**  
(043) 233 – 2857    [aclazarte1201@gmail.com](mailto:aclazarte1201@gmail.com)

**COMMITTEE ON ENVIRONMENT AND URBAN DEVELOPMENT, LAND USE AND ZONING**

**COMMITTEE REPORT**

**SUBJECT:** Letter from the City Mayor Beverley Rose A. Dimacuha endorsing the request of Sto. Domingo Highlands Real Estate Corporation for the land use rezoning of the parcels of lot located in Barangay Sto. Domingo, Batangas City as follows:

- a. 61,038.00 square meters Forest Zone: Multiple Use Sub-Zone (MU-SZ)
- b. 25,825.00 square meters Forest Zone: Multiple Use Sub-Zone (MU-SZ)
- c. 38,656.00 square meters Forest Zone: Multiple Use Sub-Zone (MU-SZ)

**BACKGROUND**

The aforementioned subject was referred to the Committee on Environment and Urban Development, Land Use and Zoning on January 20, 2025 under Resolution No. 22-022 S. 2025 during the Regular Session of the Sangguniang Panlungsod ng Batangas. The Committee Hearing was conducted by the aforementioned Committee on January 27, 2025 at 10:00 in the morning at the Sangguniang Panlungsod Session Hall, Batangas City.

In attendance were the following:

Hon. Alyssa Renee A. Cruz	SP/VM
Hon. Armando C. Lazarte	Committee Chairman
Hon. Nestor E. Dimacuha	SP/Committee Member
Hon. Nelson J. Chavez	SP/Committee Member
Hon. Lorenzo A. Gamboa, Jr.	SP/Committee Member
Hon. Isidra "Ched" M. Atienza	SP/Committee Member
Hon. Karlos Emmanjuel A. Buted	SP/Committee Member
Hon. Oliver Z. Macatangay	SP/Committee Member
Hon. Macario L. Macalalad	ABC Pres./Committee Member
Hon. Marcus Manuel D. Castillo	SK Fed. Pres./Committee Member
Hon. Hamilton G. Blanco	SP Member
Hon. Andrea Loise F. Macaraig	SP Member
Hon. Jose Jonash Luis F. Tolentino	SP Member
Hon. Zester Carlo M. Hernandez	SP Member
Hon. Michael C. Villena	SP Member

Representatives from other relevant offices were:

Ms. Annalyn G. Faytaren	SAO/City Administrator's Office
Engr. Edgar G. Festijo	ACPDC/CPDO
Engr. Ruel B. Bool	City Assessor's Office
Engr. Aileen Paglicauan	Supv.EMS/City ENRO
Engr. Dwight Virgilio C. Arellano	CEO
Gemina F. Buenafior	Metro Batangas Business Club
Marie Charmaine M. Dimailig	CPDO/Zoning Officer I
Carlo Angelo G. Reyes	Taxmapper/Assessor

ROSEMARIE D. HERNANDEZ  
Board Secretary IV  
08/03/2025 9:00am



Republic of the Philippines  
Batangas City  
Office of the Sangguniang Panlungsod  
***From the Desk of: HON. ARMANDO C. LAZARTE***  
(043) 233 - 2857      [aclazarte1201@gmail.com](mailto:aclazarte1201@gmail.com)

Charmaine Landicho  
Atty. Joana Grace Garing  
Hon. Casiano Almaraz  
Simon M. Magbuhos

City Enro  
City Legal Office  
Barangay Captain/Sto. Domingo  
Kagawad/Brgy. Sto. Domingo

Proponents present were:

Bernadette Anne P. Faltado  
Sharina Q. Tañas  
Engr. Roniel De Mesa  
Engr. Juard Badillo  
Romeo Marasigan  
BM Arthur Blanco

Head Coordinator/SDH Real Estate Corp.  
Financial Head/SDH Real Estate Corp.  
Civil Engineer/ SDH Real Estate Corp.  
Geodetic Engineer  
Sanitary/Design/Plan/ SDH Real Estate Corp.  
Committee on Public Works

**DISCUSSIONS AND OBSERVATIONS**

The following observations resulted after extensive discussions and deliberation of all present during the Committee hearing, to wit:

1. The Sto. Domingo Highlands Project is an initiative aimed at establishing an orphanage and residential development, including infrastructure like roads and other facilities to enhance tourism and community well-being. The project was introduced by Mr. Arthur Blanco who shared the vision of creating a facility for both children and elderly individuals. The project's objectives include not only helping vulnerable populations but also boosting tourism in the City of Batangas. A significant part of the project involves the donation of land for its construction. The Sto. Domingo Highlands was granted 3 hectares for the proposed orphanage that will cater not only for the abandoned children but also for the elderly and additional 2 hectares land donation to facilitate the construction of a road. The development aims to cater not only to domestic tourists but also to foreign tourists, thereby increasing the area's economic potential. There will be a focus on ensuring that the development is ecologically viable, with proper planning for land, water, and air conservation.
2. The project aims to convert this land to residential and public facility purposes, which will contribute to job creation, community development, local economic growth and tourism. The government and stakeholders have expressed their support for this transition, emphasizing its potential for long-term community benefits.
3. A public consultation and environmental impact assessments was held prior to the project's permit issuance to evaluate the potential effects of rezoning and change of land use where the Barangay Captain confirmed that a meeting was conducted ensuring that all concerns are properly addressed. As part of the discussion, a resolution was made to approve Sto. Domingo Highlands Real Estate Corporation's application.



Republic of the Philippines  
Batangas City  
Office of the Sangguniang Panlungsod  
**From the Desk of: HON. ARMANDO C. LAZARTE**  
(043) 233 - 2857      [aclazarte1201@gmail.com](mailto:aclazarte1201@gmail.com)

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4. The protection of the environment is assured through compliance by the applicant of the recommendation stated in the Evaluation Report of the City Planning and Development Office.

The Sto. Domingo Highlands Project presents a promising opportunity for both community development and tourism enhancement in the City of Batangas. With support from various stakeholders and continued attention to environmental and social considerations, the project has the potential to become a model for sustainable development in the region.

### **RECOMMENDATIONS**

Several issues and cascades of inquiries were raised during the said hearing. Enlightenment was collaboratively appreciated by the Committee, finding the veracity of the subject discussed, the Committee recommends the following:

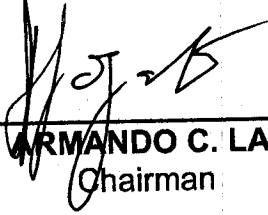
1. The approval of the Ordinance hereto attached, and;
2. The adoption of this Committee report.



Republic of the Philippines  
Batangas City  
Office of the Sangguniang Panlungsod  
From the Desk of: **HON. ARMANDO C. LAZARTE**  
(043) 233 - 2857      [aclazarte1201@gmail.com](mailto:aclazarte1201@gmail.com)

Respectfully submitted, February 3, 2025.

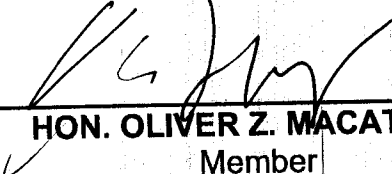
**Committee on Environment and Urban Development,  
Land Use and Zoning**

  
\_\_\_\_\_  
**HON. ARMANDO C. LAZARTE**  
Chairman

  
\_\_\_\_\_  
**HON. NESTOR E. DIMACUHA**  
Member

  
\_\_\_\_\_  
**HON. KARLOS EMMANJUEL A. BUTED**  
Member

  
\_\_\_\_\_  
**HON. NELSON J. CHAVEZ**  
Member

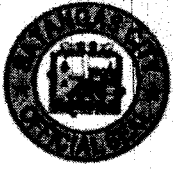
  
\_\_\_\_\_  
**HON. OLIVER Z. MACATANGAY**  
Member

  
\_\_\_\_\_  
**HON. LORENZO A. GAMBOA JR.**  
Member

  
\_\_\_\_\_  
**HON. MACARIO L. MACALALAD**  
Member

  
\_\_\_\_\_  
**HON. ISIDRA M. ATIENZA**  
Member

  
\_\_\_\_\_  
**HON. MARCUS MANUEL D. CASTILLO**  
Member



Republic of the Philippines  
Batangas City  
**CITY PLANNING AND DEVELOPMENT OFFICE**  
City Hall Complex, P. Burgos Street, Batangas City 4200  
Tel. Nos.: (043) 723-1832 / 723-4146  
email add: [cpdobatangacity@yahoo.com](mailto:cpdobatangacity@yahoo.com)



**EVALUATION REPORT**  
December 17, 2024

**REQUEST FOR THE CHANGE OF LAND USE THROUGH A RESOLUTION FROM FOREST PROTECTION USE TO RESIDENTIAL USE AND REZONING THROUGH AN ORDINANCE FROM FOREST ZONE (FZ): MULTIPLE USE SUB-ZONE (MU-SZ) TO RESIDENTIAL-4 MIXED USE ZONE (R4MX-Z) OF THREE (3) PARCELS OF LAND WITH AN AREA OF THIRTY EIGHT THOUSAND SIX HUNDRED FIFTY-SIX (38,656.00) SQUARE METERS MORE OR LESS, TWENTY FIVE THOUSAND EIGHT HUNDRED TWENTY-FIVE (25,825.00) SQUARE METERS MORE OR LESS AND SIXTY ONE THOUSAND THIRTY-EIGHT (61,038.00) SQUARE METERS MORE OR LESS WHICH WILL BE THE SITE FOR THE PROPOSED RESIDENTIAL SUBDIVISION LOCATED IN BARANGAY STO.DOMINGO, BATANGAS CITY**

**I. PROJECT BRIEF**

<b>NAME OF APPLICANT</b>	:	<b>Sto. Domingo Highlands Real Estate Corporation</b>
<b>ADDRESS OF APPLICANT</b>	:	<b>Barangay Banaba Silangan, Batangas City</b>
<b>CONTACT NO.</b>	:	<b>09472432502</b>
<b>LOCATION OF SUBJECT PROPERTY</b>	:	<b>Brgy. Sto. Domingo Batangas City</b>
<b>LOT OWNERS</b>	:	<b>Anthony Z. Sanguyo, Cristy Z. Sanguyo and Erma Z. Sanguyo</b>
<b>RIGHT OVER LAND</b>	:	<b>Joint Venture Agreement</b>
<b>TOTAL LOT AREA TO BE RE-ZONED</b>	:	<b>Three (3) lots with a total lot area of 125,519.00 sq.m. more or less /12.519 Has.</b>
<b>PRESENT LAND USE CLASSIFICATION (CLUP 2019-2028)</b>	:	<b>Forest Protection Use /Multiple Use with an area of 38, 656.00 sq.m.</b>
	:	<b>Forest Protection Use /Multiple Use with an area of 25,825.00 sq.m.</b>
	:	<b>Forest Protection Use /Multiple Use with an area of 61,038.00 sq.m.</b>
<b>PROPOSED LAND USE</b>	:	<b>Residential Use</b>

**CLASSIFICATION  
PRESENT ZONING  
CLASSIFICATION (IZO 2019)**

**Forest Zone (FZ): "Multiple Use  
Sub-Zone (MU-SZ) with an area of  
38, 656.00 sq.m.**

**Forest Zone (FZ): "Multiple Use  
Sub-Zone (MU-SZ) with an area of  
25,825.00 sq.m.**

**Forest Zone (FZ): "Multiple Use  
Sub-Zone (MU-SZ) with an area of  
61,038.00 sq.m.**

**PROPOSED ZONING  
CLASSIFICATION**

**Residential-4 Mixed Use Zone  
R4MX-Z**

**II. SITE DESCRIPTION**

1. The project site is situated on a sloping to moderately undulating terrain with a total land area of 12.519 hectares and approximately 389.60 meters above sea level giving it a cooler temperature compared to its surrounding barangays.
2. The entrance to the project site is located on the southwest corner of the property constructed with a 10.00 meter wide road-right-of way accessible from the existing barangay road.

3. The project site is bounded by the following:

North = Private land/Vacant Land- Forest Zone: Multiple Use Sub-Zone(MU-SZ)

East = Private land & creek - Forest Zone: Multiple Use Sub-Zone(MU-SZ)

South = Private land & creek - Forest Zone: Multiple Use Sub-Zone(MU-SZ)

West = Barangay Road, Residential Area & creek- Forest Zone: Multiple Use Sub-Zone(MU-SZ)

3. The project site will cover a total project area of 125,519.00 sq.m. square meters consisting of three (3) parcels of land and covered by two (2) Tax Declarations with Original Certificate of Title and one (1) Tax Declaration only as follows:

Lot	TD No./ OCT No.	Owners	Area (square meter)
1	TD No. 0093-01475 OCT No. 2014000011	Anthony Z. Sanguyo	38,656.00
2	TD No. 0093-01474 OCT No. 2014000028	Cristy Z. Sanguyo	25,825.00
3	TD No. 0093-00106	Cristy Z. Sanguyo and Erma Z. Sanguyo	61,038.00
<b>Total</b>			<b>125,519.00</b>

4. Based on the submitted project description, groundwater deep wells and springs exist within the site.
5. Kaong, coconut, langka, buli, malaruhay, bamboo, kupang, mango, abocado and ipil-ipil comprise the majority of flora within the property based on the submitted feasibility study and project description.

### **III. EVALUATION OF FACTS**

1. The abovementioned property is within the designated Forest Protection Use as per the approved Batangas City Comprehensive Land Use Plan 2019-2028.
2. Per the Batangas City Integrated Zoning Ordinance CY 2019, the aforementioned properties with a total land area to be re-zoned of one hundred twenty-five thousand five hundred nineteen (125,519.00) square meters more or less are within the designated Forest Zone: Multiple Use Sub-Zone (MU-SZ)
3. The Sangguniang Barangay of Sto. Domingo issued barangay certification dated June 7, 2024 that interposes no objection on the application for rezoning of land of Sto. Domingo Highlands Real Estate Corporation.
4. The Sangguniang Barangay of Sto. Domingo issued Barangay Council Resolution No. 17 Series of 2024 dated June 7, 2024 allowing Sto. Domingo Highlands Real Estate Corp. for the application of rezoning of land with original certificate of title numbers 2014000011, 2014000028 and tax declaration number 0093-00106.
5. The Sangguniang Barangay of Sto. Domingo conducted a public hearing for the rezoning of land of the abovementioned project site from Forest Protection/Multiple Use to a Residential Use dated June 7, 2024.
6. The Sangguniang Barangay of Sto. Domingo issued Barangay Council Resolution No. 03 Series of 2022 substantiating voluntary donation of land owned by Cristy Z. Sanguyo, Erma Z. Sanguyo and Anthony Z. Sanguyo with a length of one thousand (1,000.00) meters with a ten (10.00) meter wide road construction project of the Provincial Government dated February 11, 2022.
7. In support with the abovementioned Barangay Resolution, a deed of donation dated February 04, 2011 was made and executed between the said land donors and the Provincial Government of Batangas represented by Provincial Governor, Hon. Hermilando I. Mandanas for the portion of land constructed with a ten (10.00) meter wide concrete road with original certificate of title numbers 2014000011, 2014000028 and tax declaration number 0093-00106 for the road construction project.
8. The land owners issued a notarized affidavit of non-tenancy for the abovementioned project site where in the three (3) parcels of land is not tenanted nor worked by an agricultural/residential lessee and not covered by Comprehensive Agrarian Reform Program (CARP) of RA 6657.
9. The Department of Agriculture-Regional Field Office IV-A has issued a certification dated August 28, 2024 for soil suitability on the three (3) parcels of land registered in the name of Anthony Sanguyo, Cristy Z. Sanguyo & Erma Z. Sanguyo located in Brgy. Sto. Domingo, Batangas City.
10. The Department of Agrarian Reform (DAR) has issued a Certification of Non-Issuance of Notice of Coverage dated May 10, 2024 for the three (3) parcels of land with a lot area of approximately sixty one thousand thirty-eight (61,038.00) square meters, approximately

thirty eight thousand six hundred fifty-six (38,656.00) square meters and approximately twenty five thousand eight hundred twenty five (25,825.00) square meters respectively.

11. The project site through its proponent was granted NIPAS Certification No. 2024-096 issued on June 21, 2024 by the Regional Office No. IV-A CALABARZON of the Department of Environment and Natural Resources (DENR).

#### IV. RECOMMENDATION/S

The request for change of land use through a resolution from Forest Protection Use to Residential Use and rezoning through an ordinance of three (3) parcels of land with an area of thirty eight thousand six hundred fifty-six (38,656.00) square meters more or less, twenty five thousand eight hundred twenty-five (25,825.00) square meters more or less and sixty one thousand thirty-eight (61,038.00) square meters more or less which are within the designated Forest Zone: Multiple Use Sub-Zone (MU-SZ) to Residential-4 Mixed Use Zone (R4MX-Z) located in barangay Sto.Domingo, Batangas City, this city is being submitted with the endorsement of the Honorable City Mayor to the Honorable members of the Sangguniang Panlungsod for appropriate action but not limited to the following considerations:

1. The project was presented to the City Zoning Review Committee for evaluation and the corresponding report is attached for reference and consideration of the Honorable Members of the Sangguniang Panlungsod;
2. A public hearing shall be conducted by the proponent in the barangay as a pre-requisite in the process of change of land use and rezoning of the subject lot;
3. The proponent shall comply with all the other necessary requirements of the concerned national and local government agencies and all applicable provisions of the existing laws and ordinances prior to the complete development of the project whenever the above said request for the change of present land use/rezoning shall be granted by the city government.

Prepared by:

  
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Zoning Officer I

  
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Zoning Officer III

Noted by:

  
**GILDA L. GODOY, EnP**  
City Planning and Development Coordinator