

ORDINANCE NO. 25- 039 S. 2025

AN ORDINANCE APPROVING THE RECLASSIFICATION OF PARCEL OF LAND LOCATED IN BARANGAY SAN PEDRO, BATANGAS CITY, FROM AGRICULTURAL ZONE (AGZ): PRODUCTION AGRICULTURAL SUB-ZONE (PDA- SZ) TO GENERAL INSTITUTIONAL ZONE (GI-Z), FOR THE ESTABLISHMENT OF THE PROPOSED BATANGAS MEDICAL CENTER

SPONSOR	SP MEMBER LORENZO A. GAMBOA JR.
FIRST READING	11/11/2025
CONCERNED COMMITTEES	CHAIRMAN, COMMITTEE ON ENVIRONMENT, AND URBAN DEVELOPMENT, LAND USE AND ZONING
COMMITTEE HEARING	11/14/2025
COMMITTEE REPORT	11/17/2025
SECOND READING	RESOLUTION NO.25-584 S. 2025
FINAL READING	11/17/2025
DATE ENACTED	11/17/2025
DATE APPROVED	11/20/2025
DATE SUBMITTED TO	
SANGGUNIANG PANLALAWIGAN	11/21/2025 12:04 PM
DATE POSTED	11/21/2025
DATE PUBLISHED	

JAYCEE V. SABIERRA
12-07-25
10:00 AM



Republic of the Philippines
 BATANGAS CITY
 Office of the Sangguniang Panlungsod

ORDINANCE NO. 25-039 S. 2025

AN ORDINANCE APPROVING THE RECLASSIFICATION OF A PARCEL OF LAND LOCATED IN BARANGAY SAN PEDRO, BATANGAS CITY, FROM AGRICULTURAL ZONE (AGZ): PRODUCTION AGRICULTURAL SUB-ZONE (PDA-SZ) TO GENERAL INSTITUTIONAL ZONE (GI-Z), FOR THE ESTABLISHMENT OF THE PROPOSED BATANGAS MEDICAL CENTER

**SPONSOR : SP MEMBER LORENZO A. GAMBOA, JR.
 Chairman, Committee on Environment, and Urban Development, Land Use and Zoning**

WHEREAS, Section 20 of Republic Act No. 7160, otherwise known as the Local Government Code of 1991, authorizes cities to reclassify agricultural lands within their jurisdiction when the land ceases to be economically feasible and sound for agricultural purposes, and where the reclassification is necessary to meet the public interest;

WHEREAS, the Department of Health (DOH), through Batangas Medical Center (BATMC), has received a donation of a parcel of land with an approximate area of twenty thousand (20,000.00) square meters located in Barangay San Pedro, Batangas City, intended for the construction of a legacy hospital consisting of specialty centers;

WHEREAS, the proposed development is part of the DOH's national directive to expand healthcare infrastructure and address congestion at the existing BATMC site in Kumintang Ibaba;

WHEREAS, the Committee on Environment and Urban Development, Land Use and Zoning conducted a hearing on November 14, 2025, and found that the reclassification is technically feasible, environmentally sound, and socially beneficial, with full support from the Barangay and no objection from the City Assessor's Office;

WHEREAS, the proponent has assured the Committee of full compliance with all environmental and regulatory requirements, including the installation of supporting facilities such as treatment and incineration plants.

NOW THEREFORE, be it ordained by the Sangguniang Panlungsod of Batangas City, in session duly assembled:

SECTION 1. TITLE. - This Ordinance shall be known as: "An Ordinance Approving the Land Use Reclassification of a Parcel of Land Located in Barangay San Pedro, Batangas City, for the Establishment of the Proposed Batangas Medical Center."

SECTION 2. CONDITIONS FOR IMPLEMENTATION. - The approval granted herein pertains exclusively to land use reclassification and shall be subject to the following conditions:

1. Submission of verified land titles and updated tax declarations for the subject property;
2. Compliance with all applicable national and local laws governing land use and zoning;

HON. ARMANDO C. LAZARTE
 HON. GERRONDO A. DELA ROSA
 HON. ANDREA F. MACARAIG
 HON. ARTHUR BART G. BLANCO
 HON. AILEEN GRACE MONTALBO
 HON. CLAUDETTE A. AMBUBA
 HON. ALYSSA RENEE A. CRUZ
 HON. MARIO VITTORIO A. MARIÑO
 ATTY. OLIVA D. TELEGATOS

HON. SHERWIN C. TEJADA
 HON. MACARIO L. MACALALAD
 HON. MICHAEL C. VILLENA
 HON. ISIDIA M. ALENZA
 HON. JOSE JONASH LUIS F. TOLENTINO
 HON. ZEFER CARLO M. HERNANDEZ
 HON. ALIN GRACE O. DIMACUHA
 HON. LORENZO A. GAMBOA JR.



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Continuation of Ordinance No. 25-039 S. 2025

AN ORDINANCE APPROVING THE RECLASSIFICATION OF A PARCEL OF LAND LOCATED IN BARANGAY SAN PEDRO, BATANGAS CITY, FROM AGRICULTURAL ZONE (AGZ): PRODUCTION AGRICULTURAL SUB-ZONE (PDA-SZ) TO GENERAL INSTITUTIONAL ZONE (GI-Z), FOR THE ESTABLISHMENT OF THE PROPOSED BATANGAS MEDICAL CENTER

3. Coordination with the City Planning and Development Office for proper updating of zoning maps and records;
4. Any future development on the reclassified property shall be subject to separate applications for locational clearance, environmental permits, and building permits, in accordance with existing regulations;
5. This reclassification shall not be construed as automatic approval of any development activity or project implementation.

SECTION 3. MONITORING AND COMPLIANCE. - The City Planning and Development Office and the City Environment and Natural Resources Office shall monitor the implementation of this ordinance and ensure compliance with all stipulated conditions.

SECTION 4. APPROVAL. - The application of Batangas Medical Center for the reclassification of a parcel of land located in Barangay San Pedro, Batangas City, from Agricultural Zone (AGZ): Production Agricultural Sub-zone (PDA-SZ) to General Institutional Zone (GI-Z) is hereby formally approved.

SECTION 5. VALIDITY OF RECLASSIFICATION. - The reclassification granted under this Ordinance shall be valid for a period of one (1) year from its approval. If no actual development or implementation of the project occurs within said period, the land classification shall automatically revert to its original designation in accordance with the 2019 CLUP of Batangas City.

SECTION 6. SEPARABILITY CLAUSE. - If any provision of this Ordinance is declared unconstitutional or invalid, the remaining provisions shall remain in full force and effect.

SECTION 7. REPEALING CLAUSE. - All ordinances, resolutions, or parts thereof inconsistent with this Ordinance are hereby repealed or modified accordingly.

SECTION 8. EFFECTIVITY. - This Ordinance shall take effect immediately upon its approval and compliance with posting and publication requirements.

HON. ARMANDO C. LAZARTE
 HON. GERARDO A. DELA ROCA
 HON. ANDREA F. MACARAIG
 HON. ARTHUR BART G. BLANCO
 HON. MILEEN GRACE MONTALBO
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Continuation of Ordinance No. 25-039 S. 2025

AN ORDINANCE APPROVING THE RECLASSIFICATION OF A PARCEL OF LAND LOCATED IN BARANGAY SAN PEDRO, BATANGAS CITY, FROM AGRICULTURAL ZONE (AGZ): PRODUCTION AGRICULTURAL SUB-ZONE (PDA-SZ) TO GENERAL INSTITUTIONAL ZONE (GI-Z), FOR THE ESTABLISHMENT OF THE PROPOSED BATANGAS MEDICAL CENTER

ENACTED by the Sangguniang Panlungsod this 17th day of November, 2025.

ATTY. OLIVAD. TELEGATOS
 Secretary

ATTESTED:

ATTY. ALYSSA RENEE A. CRUZ
 Presiding Officer

APPROVED:

MARIO VITTORIO A. MARIÑO
 City Mayor

Date Approved: NOV 20 2025

HON. GERARDO A. DELA POCA

HON. ARMANDO C. LAZARTE

HON. JORENZO A. GAMBAA JR.

HON. ANDREA F. MACARAIG

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HON. AILIN GRACE O. DIMACUHA



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 NOVEMBER 17, 2025 AT THE SANGGUNIAN SESSION HALL

PRESENT:

Hon. Alyssa Renee A. Cruz,	Presiding Officer
Hon. Maria Claudette U. Ambida,	Sangguniang Panlungsod Member
Hon. Aileen Grace A. Montalbo,	“
Hon. Arthur G. Blanco,	“
Hon. Andrea Loise F. Macaraig,	“
Hon. Gerardo A. Dela Roca,	“
Hon. Armando C. Lazarte,	“
Hon. Lorenzo A. Gamboa, Jr.,	“
Hon. Ailin Grace O. Dimacuha,	“
Hon. Zester Carlo M. Hernandez,	“
Hon. Jose Jonash Luis F. Tolentino,	“
Hon. Isidra “Ched” M. Atienza,	“
Hon. Michael C. Villena,	“
Hon. Macario L. Macalalad,	Liga ng mga Barangay President

LATE:

Hon. Sherwin C. Tejada,	SK Pederasyon President
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“On motion of SP Member Gamboa seconded by SP Member Tolentino, the following Resolution was Adopted:

RESOLUTION NO. 25-584 S. 2025

ADOPTING THE REPORT OF THE COMMITTEE ON ENVIRONMENT, AND URBAN DEVELOPMENT, LAND USE AND ZONING AND APPROVING THE ORDINANCE ENTITLED: “AN ORDINANCE APPROVING THE RECLASSIFICATION OF A PARCEL OF LAND LOCATED IN BARANGAY SAN PEDRO, BATANGAS CITY, FROM AGRICULTURAL ZONE (AGZ): PRODUCTION AGRICULTURAL SUB-ZONE (PDA-SZ) TO GENERAL INSTITUTIONAL ZONE (GI-Z), FOR THE ESTABLISHMENT OF THE PROPOSED BATANGAS MEDICAL CENTER”


RESOLVED, to adopt the report of the Committee on Environment, and Urban Development, Land Use and Zoning and to approve the Ordinance entitled: “An Ordinance Approving the Reclassification of a Parcel of Land Located in Barangay San Pedro, Batangas City, from Agricultural Zone (AGZ): Production Agricultural Sub-Zone (PDA-SZ) to General Institutional Zone (GI-Z), for the Establishment of the Proposed Batangas Medical Center”.

UNANIMOUSLY APPROVED .”

Continuation of Resolution No. 25-584 S. 2025

ADOPTING THE REPORT OF THE COMMITTEE ON ENVIRONMENT, AND URBAN DEVELOPMENT, LAND USE AND ZONING AND APPROVING THE ORDINANCE ENTITLED: "AN ORDINANCE APPROVING THE RECLASSIFICATION OF A PARCEL OF LAND LOCATED IN BARANGAY SAN PEDRO, BATANGAS CITY, FROM AGRICULTURAL ZONE (AGZ): PRODUCTION AGRICULTURAL SUB-ZONE (PDA-SZ) TO GENERAL INSTITUTIONAL ZONE (GI-Z), FOR THE ESTABLISHMENT OF THE PROPOSED BATANGAS MEDICAL CENTER"

I hereby certify that the foregoing Resolution No. 25-584 S. 2025 was approved by the Sangguniang Panlungsod of Batangas City during its Regular Session held on November 17, 2025.


ATTY. OLIVA D. TELEGATOS
Secretary

ATTESTED:


ATTY. ALYSSA RENEE A. CRUZ
Presiding Officer



Republic of the Philippines
Batangas City
Office of the Sangguniang Panlungsod

Code: QM-SPB-RR-2 11
Effectivity: March 1, 2024
Revision No. 0
Tracking No. CEULZ 006

COMMITTEE ON ENVIRONMENT AND URBAN DEVELOPMENT, LAND USE AND ZONING

COMMITTEE REPORT

TO : THE HONORABLE PRESIDING OFFICER
THE HONORABLE MEMBERS, SANGGUNIANG PANLUNGSOD

CC : THE SECRETARIAT DIVISION, SANGGUNIANG PANLUNGSOD

FROM : THE COMMITTEE ON ENVIRONMENT AND URBAN DEVELOPMENT,
LAND USE AND ZONING

SUBJECT : THE REQUEST OF THE DEPARTMENT OF HEALTH/ BATANGAS MEDICAL CENTER FOR LAND USE AND ZONING RECLASSIFICATION OF A PORTION OF LAND WITH A TOTAL AREA OF 20,000 SQM. MORE OR LESS LOCATED IN BARANGAY SAN PEDRO, BATANGAS CITY FROM AGRICULTURAL ZONE (AGZ): PRODUCTION AGRICULTURAL SUB-ZONE (PDA-SZ) TO GENERAL INSTITUTIONAL ZONE (GI-Z) WHICH WILL BE THE SITE FOR PROPOSED BATANGAS MEDICAL CENTER

DATE : NOVEMBER 17, 2025

I. Background

During the Regular Session of the Sangguniang Panlungsod held on November 11, 2025, a letter of endorsement from City Mayor Mario Vittorio "Marvey" A. Mariño was formally referred to the Committee on Environment and Urban Development, Land Use and Zoning. The letter pertains to the request of the Department of Health/Batangas Medical Center for the reclassification of a parcel of land located in Barangay San Pedro, Batangas City.

The subject property, with a total area of approximately twenty thousand (20,000.00) square meters, is proposed to be reclassified from **Agricultural Zone (AGZ): Production Agricultural Sub-zone (PDA-SZ)** to **General Institutional Zone (GI-Z)**. The reclassification is intended to facilitate the establishment of the proposed Batangas Medical Center.

In accordance with standard procedures, the Committee scheduled a hearing on November 14, 2025 at 11:08 A.M., held at the Session Hall of the Sangguniang Panlungsod ng Batangas, to deliberate on the matter and gather inputs from relevant stakeholders and technical offices. Said hearing was attended by committee members, other Sangguniang Panlungsod Members, Representatives from concerned departments and attached agencies, representative from Sangguniang Barangay of San Pedro, the proponent and other stakeholders.

II. Discussions and Findings

Based on the committee hearing conducted on November 14, 2025, the following findings were established:

- **Project Overview and Necessity of Reclassification.** The Department of Health (DOH), through Batangas Medical Center (BATMC), received a donation of a 20,000 square meter parcel of land in Barangay San Pedro in January 2024. The budget for construction has already been secured under the General Appropriations Act. However, the reclassification of the land from Agricultural Zone (AGZ): Production Agricultural Sub-zone (PDA-SZ) to General Institutional Zone (GI-Z) remains pending and is deemed crucial for the project to proceed.
- **Purpose and National Mandate.** BATMC clarified that the proposed development is part of the DOH's directive to establish "legacy hospitals" consisting of specialty centers. The current BATMC



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COMMITTEE ON ENVIRONMENT AND URBAN DEVELOPMENT, LAND USE AND ZONING

site in Kumintang Ibaba is overcrowded, and the new site in San Pedro is intended to decongest the existing facility and expand healthcare services.

- **Environmental and Technical Considerations.** BATMC is in the process of securing geohazard clearance from the Mines and Geosciences Bureau. The proponent assured the committee that all environmental compliance requirements, including supporting facilities such as treatment and incineration plants, will be addressed accordingly.
- **Assessor's Evaluation.** Engr. Bool from the City Assessor's Office expressed no objection to the development of the unsegregated 20,000 square meter property.
- **Barangay Support.** The Sangguniang Barangay of San Pedro expressed full support and pride in hosting the new BATMC facility. They confirmed coordination with the proponent and welcomed the development.
- **Civil Society Perspective.** Engr. Simeon Perez, representing a civil society organization, expressed support for the project, noting its potential to spur development in the surrounding area. He raised concerns regarding environmental safeguards, particularly the proximity to the Calumpang River, and emphasized the need for proper sanitation infrastructure.
- **Compliance and Documentation.** BATMC confirmed that all required documents for reclassification have been duly submitted for evaluation. The committee acknowledged the completeness of the submission and the proponent's commitment to regulatory compliance.

III. Conclusion

The Committee finds that the proposed reclassification of the subject property in Barangay San Pedro is justified, necessary, and aligned with national health priorities. The project is expected to significantly enhance public health infrastructure in Batangas City and address the congestion at the existing BATMC site.

The Committee recognizes the proactive coordination of BATMC with local stakeholders and its commitment to comply with environmental and zoning regulations. While concerns regarding sanitation and environmental impact were raised, the proponent's assurance to implement appropriate mitigation measures is duly noted.

The Committee concludes that the reclassification is meritorious and recommends its approval, subject to continued monitoring and compliance with all applicable laws and standards.

IV. Recommendation

In view of the foregoing and after due consideration, the committee hereby recommends the following:

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



Code: QM-SPB-RR-2.11
Effectivity: March 1, 2024
Revision No. 0
Tracking No. CEULZ 006

Republic of the Philippines
Batangas City
Office of the Sangguniang Panlungsod

COMMITTEE ON ENVIRONMENT AND URBAN DEVELOPMENT, LAND USE AND ZONING

Respectfully submitted this 17th day of November, 2025.

COUN. LORENZO A. GAMBOA, JR.
Chairperson

Committee on Environment and Urban Development, Land Use and Zoning

COUN. ARMANDO C. LAZARTE
Vice Chairman

COUN. JOSE JONASH LUIS F. TOLENTINO
Member

COUN. MICHAEL C. VILLENA
Member

COUN. ZESTER CARLO M. HERNANDEZ
Member

SK FED. PRES. SHERWIN C. TEJADA.
Member

COUN. ISIDRA M. ATIENZA
Member



EVALUATION REPORT

October 20, 2025

REQUEST FOR CHANGE OF LAND USE FROM AGRICULTURAL PRODUCTION USE TO INSTITUTIONAL USE THROUGH A SANGGUNIANG PANLUNGSOD RESOLUTION AND RECLASSIFICATION THROUGH AN ORDINANCE FROM AGRICULTURAL ZONE (AGZ): "PRODUCTION AGRICULTURAL SUB-ZONE" (PDA-SZ) TO GENERAL INSTITUTIONAL ZONE (GI-Z) OF A PARCEL OF LAND WITH AN AREA OF TWENTY THOUSAND (20,000.00) SQUARE METERS MORE OR LESS LOCATED IN BARANGAY SAN PEDRO, BATANGAS CITY WHICH WILL BE THE SITE FOR THE PROPOSED BATANGAS MEDICAL CENTER

I. PROJECT BRIEF

NAME OF APPLICANT	:	Batangas Medical Center (BATMC)/ Department of Health (DOH)
ADDRESS OF APPLICANT	:	Bihi Road, Brgy. Kumintang Ibaba, Batangas City
NAME OF AUTHORIZED REPRESENTATIVE	:	Ms. Maritess Teresita M. Torio, MD, FPSP, MHA, MPH CEO/COO, BATMC-San Pedro Ms. Marichu B. Sanvictores, Planning Officer I, BATMC
ADDRESS/CONTACT NO.	:	Brgy. Kumintang Ibaba, Batangas City 09257084226
LOCATION OF SUBJECT PROPERTY	:	Brgy. San Pedro, Batangas City
RIGHT OVER LAND	:	Deed of Donation
TOTAL PROJECT AREA	:	20,000.00 sq.m more or less/ 2.0 has.
PRESENT LAND USE CLASSIFICATION (CLUP 2019-2028)	:	Agricultural Production Use
PROPOSED LAND USE CLASSIFICATION	:	Institutional
PRESENT ZONING CLASSIFICATION (IZO 2019)	:	Agricultural Zone (AGZ): Production Agricultural Sub-Zone (PDA-SZ)
PROPOSED ZONING CLASSIFICATION	:	General Institutional Zone (GI-Z)

II. SITE DESCRIPTION

1. The entrance of the project site is accessible through an existing barangay road located on the southern portion of the proposed project site.
2. The project site is irregularly shaped with a relatively flat to a rolling terrain near Sitio Baldeo Chapel located on the southern portion of the site and a steeply sloping area towards the Calumpang River on the northern side.
3. The project site is bounded by the following:

North	=	Calumpang River Production Agricultural Sub-Zone (PDA-SZ)
East	=	Vacant lot and Residential Area Production Agricultural Sub-Zone (PDA-SZ)
South	=	Access Road to Barangay Road, Vacant Lot and Residential Areas/ Production Agricultural Sub-Zone (PDA-SZ)
West	=	Vacant lot, Production Agricultural Sub-Zone (PDA-SZ)
4. The donated project site will cover a total area of twenty thousand (20,000) square meters. It is a portion of land containing an area of three hundred twenty-eight thousand one hundred thirty six (328,136.00) square meters more or less, covered by Original Certificate of Title No. T-R0-259 (2355) and Tax Declaration No. 0084-00407.

III. EVALUATION OF FACTS

1. The abovementioned property located in Barangay San Pedro, this city, are within the designated Agricultural Land 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 property with a total land area of twenty thousand (20,000.00) square meters more or less which are being proposed for reclassification are within the designated Agricultural Zone (AGZ): "Production Agricultural Sub-Zone" (PDA-SZ).
3. The Sangguniang Barangay of San Pedro issued Barangay Council Resolution No. 12 Series of 2025 dated October 6, 2025 stating no objection for the establishment of hospital in Brgy. San Pedro, Batangas City.
4. The Sangguniang Barangay of San Pedro issued barangay clearance dated October 7, 2025 that interposes no objection on the proposed extension project of Batangas Medical Center within the jurisdiction of Barangay San Pedro.
5. The land owners issued a notarized affidavit of non-tenancy for the abovementioned project site where in land is not tenanted or leased dated October 3, 2025.
6. The Department of Agrarian Reform (DAR) issued a memorandum for Certification of Non-Issuance of Notice of Coverage dated November 27, 2024 for the abovementioned property. However, the landowners applied for Exemption from CARP Coverage and was approved and issued Certificate of Finality dated May 18, 2022 by the Office of the President (OP Case No. 07-B-067) the DARCO Order No. EX-0701-008, Series of 2007.

7. The Office of the City Agriculturist issued certification dated August 14, 2025 stated that the above cited parcel of land is currently unutilized for any form of crop production. Also the land has been observed presently being used primarily as a grazing area for livestock with no active cultivation of agricultural crops. The certification certifies that the abovementioned property was not cover nor included in the Farm-to-Market Road (FMR) Network Plan formulated/approved by the City Government of Batangas.
8. Based on the submitted Project Profile, the proposed facilities will consist of five (5) storey OPD Clinics, twelve (12) storey Specialty Centers and support facilities such as parking building, Sewage Treatment Plant, Waste Holding Area and outside Plants and Machineries.


IV. RECOMMENDATIONS

The request for change of land use from Agricultural Production Use to Institutional Use through a Sangguniang Panlungsod Resolution and reclassification through an Ordinance from Agricultural Zone (AGZ): Production Agricultural Sub-Zone (PDA-SZ) to General Institutional Zone (GI-Z) of a parcel of land with a total land area of twenty thousand (20,000.00) square meters more or less located in Barangay San Pedro, this city is being submitted together 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:

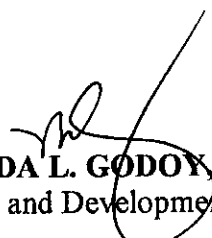
1. The request for land use and zoning reclassification was presented to the City Zoning Review Committee for evaluation and the corresponding report is attached for reference and consideration of the Honorable Members of the Sangguniang Panlungsod;
2. A public hearing shall be conducted by the proponent in the barangay as a pre-requisite in the process of change of land use and zoning reclassification 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 intended project whenever the above said request for the change of its present land use and zoning classification shall be granted by the city government.

Prepared by:


MARIE CHARMINE M. DIMAILIG
 Zoning Officer I


MICHELLE A. FESTIJO
 Zoning Officer IV

Noted by:


GILDA L. GODOY, EnP
 City Planning and Development Coordinator