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Republic of the Philippines
Province of Cagayan
TUGUEGARAO CITY

NINTH CITY COUNCIL

COMMITTEE REPORT

June 20, 2025

Submitted by:

**COMMITTEE ON LAND USE, ZONING, RECLASSIFICATION, PLANNING AND
SUBDIVISION APPROVAL**

PRESENT:

HON. JUDE T. BAYONA	- Chairman
HON. GILBERT S. LABANG	- Vice Chairman
HON. MARK ANGELO B. DAYAG	- Member
HON. KARINA S. GAUANI-VIERNES	- Member (via zoom)

GUEST:

HON. RONALDO S. ORTIZ	- City Councilor
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RESOURCE PERSON:

MR. JOHNY AGABIN	- Applicant Representative
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COMMITTEE REPORT NO. 148-2025

SUBJECT:

Indorsement of the City Mayor, Hon. Maila Rosario S. Ting-Que, on the application of Mr. Vicente P. Agabin for Reclassification of land from Agriculture Zone to Commercial Zone containing an area of 0.1 hectares situated at Namabbalan Norte.

FOR THE PRESIDING OFFICER:

The members of the committee met and reviewed the referred application for the rezoning of land from Agriculture Zone to Commercial Zone.

FINDINGS:

1. Hon. Maila Rosario S. Ting-Que indorsed to the Ninth City Council the application of Mr. Vicente P. Agabin for Reclassification of land from Agriculture Zone to Commercial Zone containing an area of 0.1 hectares situated at Namabbalan Norte.
2. Mr. Juan Agabin representative of Mr. Vicente P. Agabin has applied for the reclassification of his parcel of land from agriculture zone to commercial zone located at Namabbalan Norte, Tuguegarao City.
3. Engr. Manolo M. Barreo, Zoning Officer II, issued a Certification that the subject lot are classified as agriculture zone under the Approved Comprehensive Land Use Plan (CLUP)

CY 2019-2028 under City Ordinance No. 25-08-2021 dated April 20, 2021 and ratified by Sangguniang Panlalawigan Resolution No. 2021-10-368 dated June 16, 2021.

- 4. A public hearing was conducted last December 13, 2024 as required by law;
- 5. The Department of Agriculture issued a Certification indicating that the entire area falls within the Strategic Agricultural and Fisheries Development Zone and is classified as alluvial plain land highly suitable for agriculture.

RECOMMENDATION:

After thorough discussion and careful deliberation, the Committee favorably recommends the denial of the application, in accordance with the findings and recommendations of the Department of Agriculture stating that the subject lot shall remain classified as agricultural.

Respectfully submitted:


HON. JUDE T. BAYONA
Chairman


HON. GILBERT S. LABANG
Vice Chairman


HON. MARK ANGELO B. DAYAG OS
Member


HON. KARINA G. VIERNES OS
Member



Republic of the Philippines
DEPARTMENT OF AGRICULTURE
Regional Field Office No. 02
Diversion Road, San Gabriel
Tuguegarao City, Cagayan 3500

Annex B

LUR FORM No. 02
Series of 2022

CERTIFICATION FOR LAND USE RECLASSIFICATION OF AGRICULTURAL LANDS

Name of Applicant (Municipality/City) : CLGU TUGUEGARAO CITY, CAGAYAN
Name of representative : HONORABLE JUDE T. BAYONA

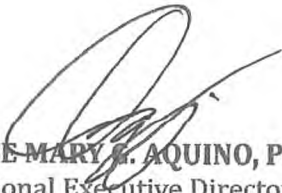
Contact Information
Mobi e : 0917-799-2038/0917-554-5500
Landline : _____
Email : officeofhonjudetbayona@gmail.com
Mailing Address : Room 307, City Hall Building, Carig Sur, Tuguegarao City, Cagayan

Location / Registered Owner (Brgy./Municipality /Province)	Geographical Coordinates (longitude; latitude)	Proposed Use for Reclassification (Please Specify)	Area Applied (Ha.)	Recommendation
Namabbalan Norte, Tuguegarao City, Cagayan/Mr. Vicente P. Agabin	121.7817018 17.55715383 121.7820808 17.5571684 121.7817671 17.55691185 121.782086 17.55692307	Commercial	0.1	Remain as Agricultural

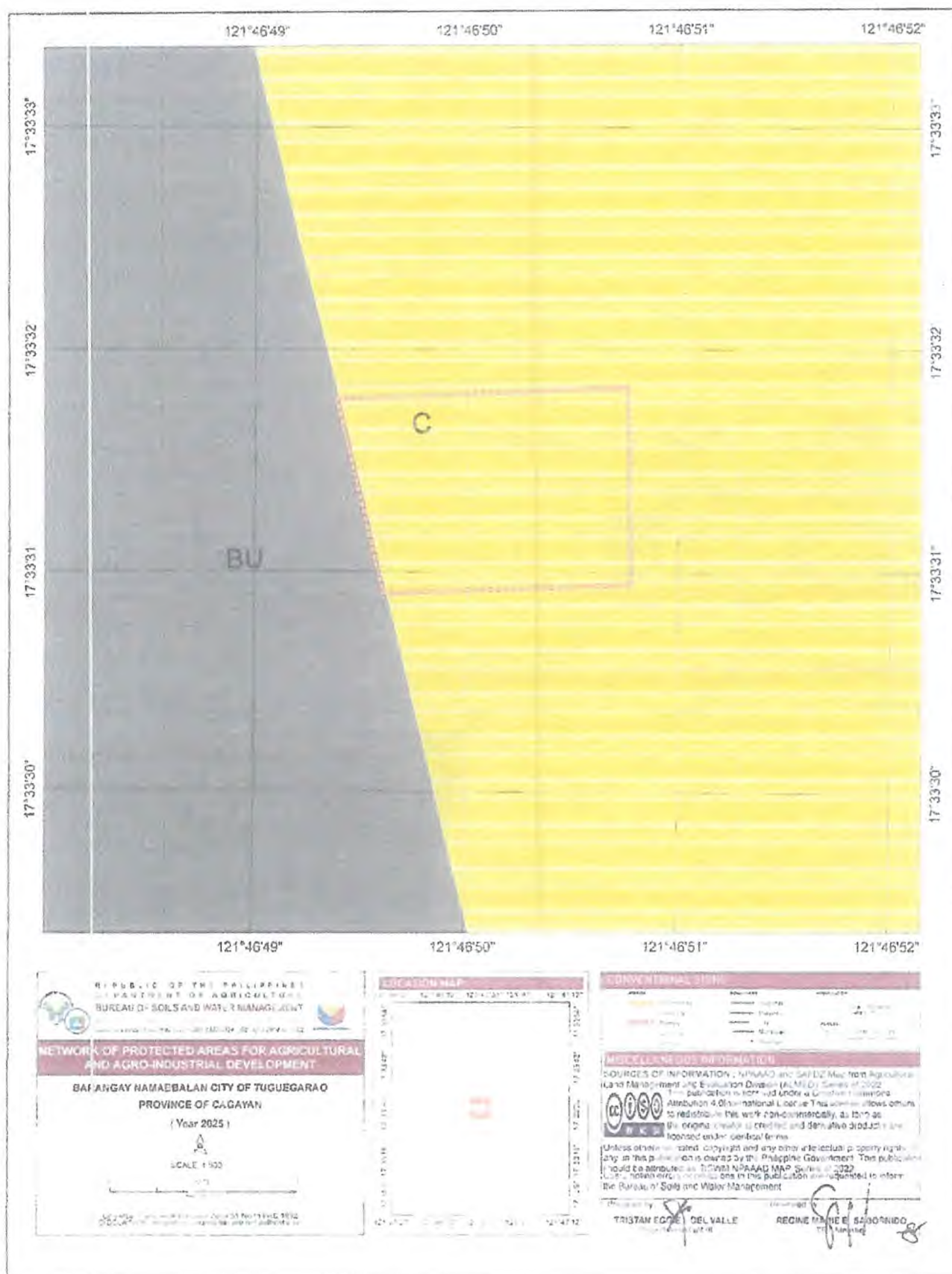
Reason/s for the recommendation:

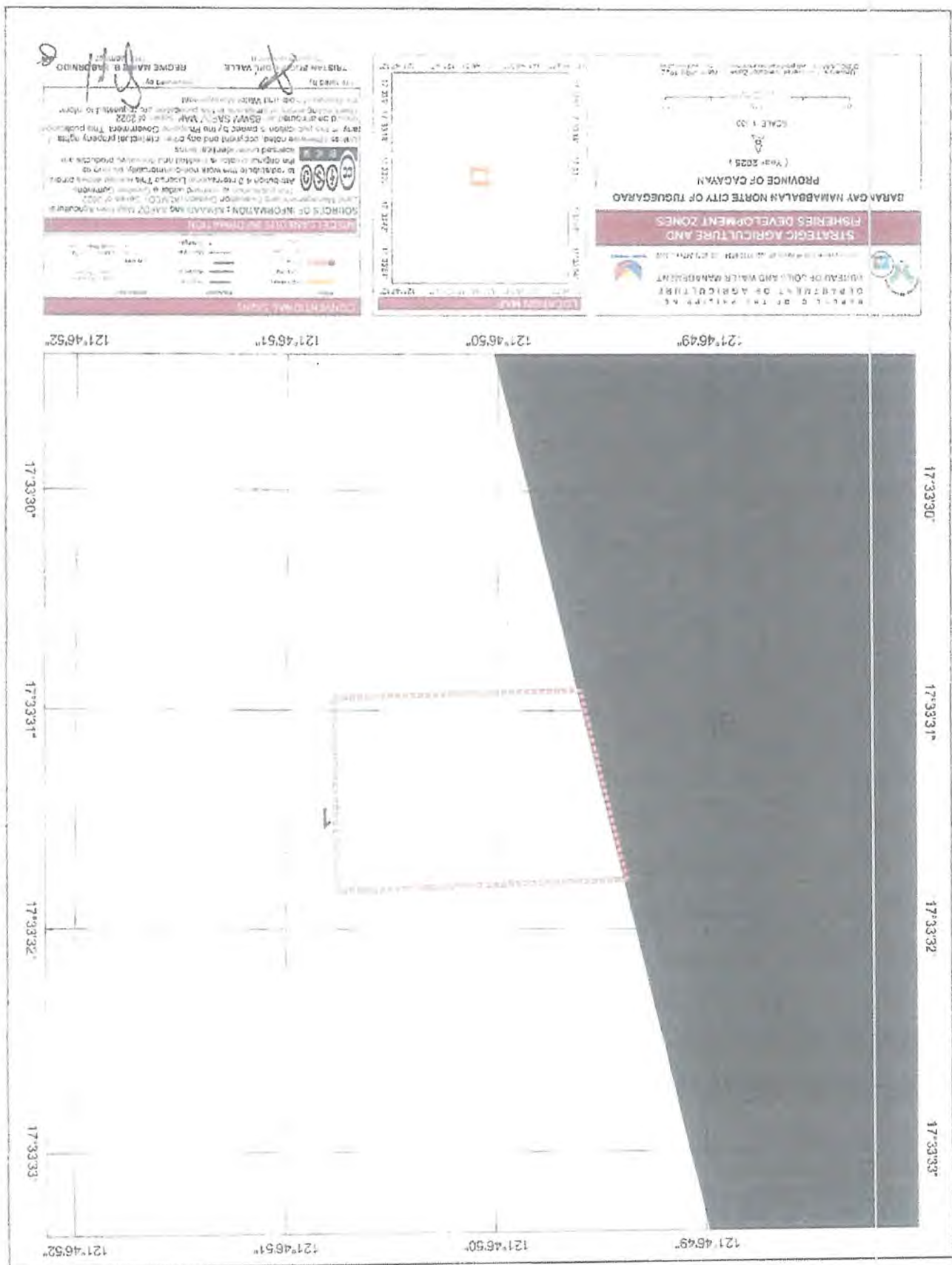
The total area applied for land use reclassification is within the Strategic Agricultural and Fishery Development Zones, under the alluvial plain lands highly suitable for agriculture. Therefore, the **total area should remain as agricultural.**

Given this 21st day of May 2025.


ROSE MARY E. AQUINO, Ph.D.
Regional Executive Director

LEGEND			
MAPPING SYMBOL	DESCRIPTION	HA	AREA (%)
PRIME AGRICULTURAL LANDS			
A	All irrigated lands/areas	-	-
B	All irrigable lands already covered by irrigation projects with firm funding commitments	-	-
C	All alluvial plain lands highly suitable for agriculture, not irrigated	0.1	100
D	Agro-industrial croplands or lands presently planted to industrial crops that support the viability of existing agricultural infrastructure and agro-based enterprises	-	-
E	Highlands or areas located at an elevation of five hundred (500) meters or above highly suitable for growing semi-temperate and high-value crops	-	-
G	All fishery areas as defined pursuant to Fisheries Code of 1998	-	-
FRAGILE AGRICULTURAL LANDS			
F	All agricultural lands that are ecologically fragile, the conversion of which will result in serious environmental degradation that will effect mangrove areas and fish sanctuaries	-	-
MISCELLANEOUS LAND TYPES (Not Relevant for Agriculture)			
H	Forest/Watershed areas (critical watersheds including mangroves)	-	-
I	Built-up areas, urban land, airport, roads and bridges	-	-
Others	Quarry, mine pit, barren land, rock land, river wash, beach sand, sand dunes, landfill	-	-
V/B	Water Bodies	-	-
TOTAL		0.1	100





Barangay Namabbalan Norte City of Tuguegarao, Province of Cagayan

LEGEND				
MAPPING SYMBOL		DESCRIPTION	AREA	
			HA	(%)
SAFDZ				
1		Strategic Crop Sub-Development Zone	0.1	100
2		Strategic Livestock Sub-Development Zone	-	-
3		Strategic Fishery Sub-Development Zone	-	-
4		Strategic Integrated Crop/Livestock Sub-Development Zone	-	-
5		Strategic Integrated Crop/Fishery Sub-Development Zone	-	-
6		Strategic Integrated Crop/Livestock/Fishery Sub-Development Zone	-	-
7		Strategic Integrated Fishery and Livestock Sub-Development Zone	-	-
FUTURE SAFDZ				
8		Remaining; NPAAAD	-	-
NC N-SAFDZ				
9		Agro-Forestry Zone	-	-
10		Forest/Watershed areas (critical watersheds including mangroves)	-	-
		Built-up areas, urban land, airport, roads and bridges	-	-
Others		Quarry, mine pit, barren land, rock land, river wash, beach sand, sand dunes, landfill	-	-
WB		Water Bodies	-	-
TOTAL			0.1	100

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OFFICE OF THE SP SECRETARY

MINUTES OF THE PUBLIC HEARING CONDUCTED BY THE COMMITTEE ON LAND USE, REZONING, RECLASSIFICATION, PLANNING AND SUBDIVISION APPROVAL ON DECEMBER 13, 2024, 8:00 A.M., AT THE NAMABBALAN NORTE BARANGAY HALL, TUGUEGARAO CITY, CAGAYAN

PRESENT:

HON. JUDE T. BAYONA
HON. ARNEL T. ARUGAY

Chairman
Member

EMPLOYEES/GUESTS: (SEE ATTACHED ATTENDANCE SHEET)

SUBJECT:

A. APPLICATION OF MR. VICENTE P. AGABIN FOR RECLASSIFICATION OF LOT FROM AGRICULTURAL ZONE TO COMMERCIAL ZONE CONTAINING AN AREA OF 1,000 SQUARE METERS SITUATED AT NAMABBALAN NORTE, TUGUEGARAO CITY, CAGAYAN

Hon. Jude T. Bayona, Chairman of the Committee on Land Use, Zoning, Reclassification, Planning and Subdivision Approval emphasized that the conduct of a public hearing is a mandatory requirement for reclassification and rezoning applications, giving residents the opportunity to raise concerns or ask questions related to the matter.

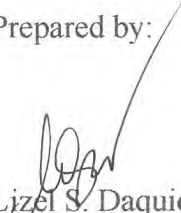
Hon. Bayona clearly explained the matter at hand, including the benefits of reclassification such as local economic growth and additional tax revenue for the barangay.

The applicant, Mr. Vicente P. Agabin, presented his plan to convert the subject land into a panciteria.

The Committee, having found no opposition and recognizing the project's potential to bring positive development to the community, issued a favorable recommendation to reclassify the subject land from agricultural to commercial use.

With no further matters to discuss, the Chair thanked the applicant, participants, and residents of Barangay Namabbalan Norte for attending the public hearing, and adjourned the session at 8:15 A.M.

Prepared by:


Lizel S. Daquioag
LLSA II