

Republic of the Philippines
PROVINCE OF LEYTE
PROVINCIAL LAND USE COMMITTEE

Item No.: 20
Date: 30 2025 JUL



July 15, 2025

THE HONORABLE MEMBERS
The Sangguniang Panlalawigan
Province of Leyte
Palo West Bypass Road, Palo, Leyte

Sangguniang Panlalawigan
Province of Leyte
RECEIVED
Date: JUL 15 2025
By: *[Signature]*

Thru: Hon. LEONARDO M. JAVIER, JR.
Vice Governor and Presiding Officer

Dear Ladies and Gentlemen:

Greetings! This pertains to the Comprehensive Land Use Plan and Zoning Ordinance (ZO) of the Municipality of Tunga, Leyte for Calendar Years 2024-2033 which your good office endorsed to the Provincial Planning and Development Office (PPDO) for review by the Provincial Land Use Committee (PLUC).

Relative thereto, the PLUC deliberated the aforementioned CLUP and ZO on June 20, 2025 at the 3rd Floor of the LGU Multipurpose Hall, Tunga, Leyte. As a result thereof, I wish to respectfully furnish a copy of PLUC Resolution 2025-03, Series of 2025, endorsing the 2024-2033 Comprehensive Land Use Plan (CLUP) and Zoning Ordinance (ZO) of the Municipality of Tunga, Leyte to the Sangguniang Panlalawigan (SP) of the Province of Leyte for appropriate action. Said endorsement is subject to compliance of the comments and recommendations of PLUC by the Municipal Technical Working Group for CLUP Preparation of Tunga, Leyte. Thank you.

Very truly yours,

AGNES C. RAFON
PLUC Chairperson and
OIC-PPDC

encl./ as stated



EXCERPTS FROM THE HIGHLIGHTS OF THE MEETING OF THE PROVINCIAL LAND USE COMMITTEE (PLUC) OF THE PROVINCE OF LEYTE HELD ON JUNE 20, 2025, 9:30 A.M. AT THE 3rd FLOOR, LGU MULTIPURPOSE BUILDING, TUNGA LEYTE

RESOLUTION NO. 2025-03
Series of 2025

RESOLUTION ENDORSING THE COMPREHENSIVE LAND USE PLAN (CLUP) AND ITS ZONING ORDINANCE (ZO) OF THE MUNICIPALITY OF TUNGA, LEYTE FOR CALENDAR YEARS 2024 TO 2033 TO THE SANGGUNIANG PANLALAWIGAN (SP) OF THE PROVINCE OF LEYTE FOR APPROVAL/APPROPRIATE ACTION PENDING COMPLIANCE AND SUBMISSION OF ALL RECOMMENDATIONS OF THE PROVINCIAL LAND USE COMMITTEE (PLUC) BY THE MUNICIPAL TECHNICAL WORKING (MTWG) INVOLVED IN THE CLUP PREPARATION

WHEREAS, Section 20 (a) of Republic Act (RA) 7160, otherwise known as the Local Government Code of 1991, provides that Local Government Units (LGUs) shall, in conformity with existing laws, continue to prepare their respective Comprehensive Land Use Plans (CLUPs) enacted through Zoning Ordinances (ZOs) which shall be the primary and dominant bases for future use of land resources;

WHEREAS, Section 2 (b) of Executive Order No. 72, issued by President Fidel V. Ramos on March 25, 1993, mandates the Provincial Land Use Committee (PLUC) to assist the Sangguniang Panlalawigan (SP) in reviewing the CLUPs of component cities and municipalities;

WHEREAS, the municipality of Tunga, Leyte has prepared its CLUP and ZO for Calendar Years (CY) 2024 to 2033;

WHEREAS, the Department of Human Settlements and Urban Development Regional Office VIII (DHSUD (RO VIII)), reviewed the said Plan and its supporting documents, to determine its completeness in accordance with DHSUD Memorandum Circular 2021-005 on the Revised Review and Approval Processes of Comprehensive Land Use Plans and Zoning Ordinances of Highly Urbanized Cities (HUCs), Independent Component Cities (ICCs), Component Cities and Municipalities (CCMs) and Metro Manila Cities and Municipality (MMCMs) issued on August 06, 2021;

WHEREAS, the CLUP and Zoning Ordinance of the municipality of Tunga, Leyte was forwarded by the DHSUD Regional Office to the Sangguniang Panlalawigan (SP) of the Province of Leyte on May 22, 2025, and same was endorsed to the Provincial Land Use Committee (PLUC) on May 23, 2025 for review;

WHEREAS, on June 20, 2025, the PLUC convened to deliberate the draft CLUP and ZO of the municipality of Tunga, Leyte, wherein the members of the PLUC reviewed and presented the following comments and recommendations on the said draft CLUP and ZO, to wit:

1. Please specify if there are any irrigation facilities which will be affected in the implementation of the CLUP and ensure that affected beneficiaries will be properly compensated;
2. Ensure strict implementation of Building Code and road right of way;
3. Ensure proper observance and issuance of zoning certificates;

- 4. Ensure that map sources are from authorized government entities;
- 5. Review the zoning ordinance to ensure that the zones included in said ordinance are applicable to the municipality;
- 6. Please refer to the attached sheets for the detailed comments and recommendations of the PLUC.

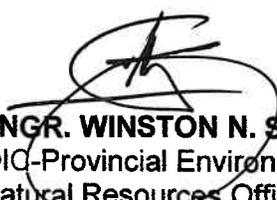
WHEREFORE, on motion of Ms. Shiena B. Acebo of DILG Leyte and duly seconded by Engr. Winston N. Solite of PENRO, Leyte;

RESOLVED, as it is hereby resolved, to endorse the Comprehensive Land Use Plan (CLUP) and its Zoning Ordinance (ZO) of municipality of Tunga, Leyte, for Calendar Years 2024 to 2033 to the Sangguniang Panlalawigan (SP) of the Province of Leyte for approval/appropriate action pending compliance and submission of all recommendations of the Provincial Land Use Committee (PLUC) by the Municipal Technical Working Group (MTWG) involved in the CLUP preparation;

APPROVED UNANIMOUSLY.

WE HEREBY CERTIFY to the correctness of the foregoing resolution.


IMELDA G. SIEVERT
Provincial Agriculturist
Office of the Provincial Agriculture
Province of Leyte


ENGR. WINSTON N. SOLITE
OIC-Provincial Environment and
Natural Resources Office (PENRO)
Department of Environment and
Natural Resources (DENR)
Province of Leyte

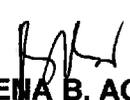
ATTY. MICHAEL VICTOR C. TEZON
Regional Director
Department of Human Settlements
and Urban Development (DHSUD)
Region VIII

ANNABELLE V. DE ASIS, CESE
Provincial Director
Department of the Interior and
Local Government (DILG)
Province of Leyte

By:

By:


ANNA MARIE CAMILLE L. BANTACULO, EnP
Chief, Environmental, Land Use and
Urban Planning & Development (ELUPD) Division


SHIENA B. ACEBO
Local Government Operations
Officer VI

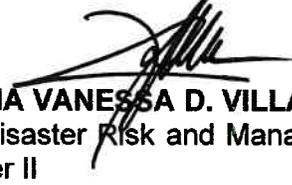
ARACELI D. LARRAGA
Provincial Director
Department of Trade and Industry
Province of Leyte

ENGR. ARVIN M. MONGE
PDRRM Officer
Provincial Disaster Risk and
and Management Office
Province of Leyte

By:

By:


DIANA M. QUIZA
Senior Trade and Industry Specialist

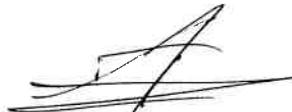

GLORNA VANESSA D. VILLASIN
Local Disaster Risk and Management
Officer II

ENGR. LEO EDWARD L. OPPURA
District Engineer
Leyte 2nd Engineering District
Department of Public Works and Highways

ATTY. DANIEL E. PEN
Provincial Agrarian Reform Program
Officer II
DARPO Leyte

By:

By:


ENGR. CHRISTIAN S. CABOSURA
Engineer II


MARISSA C. ESTOLANO
Acting Chief Agrarian Reform Officer

Attested by:


AGNES C. RAFON
Chairperson, Provincial Land Use Committee and
Officer-in-Charge, Provincial Planning and Development Coordinator



LGU Name: Tunga **Province:** Leyte **Region:** VIII

LGU Contact Person: Engr. Marlon Arintoc **Position:** MPDC **Contact Details:** 09472187931

Planning Period of Submitted Plan: 2024 - 2033

RESPONSIBLE AGENCY (DHSUD)	VOLUME	COMMENTS/FINDINGS	RECOMMENDATIONS
<p><i>Parameters</i></p> <p>a. Checks whether LGU clearly identified its functional role and whether the proposed land use plan and development strategies are consistent with its vision.</p> <p>b. Evaluates if the plan is in harmony with the land use plans of adjacent cities and municipalities, and takes into account existing and potential conflicting land uses, and shared climate and disaster risks, with other municipalities.</p> <p>c. Evaluates the CLUP if it is in accordance with the development policies of the Region and Province.</p> <p>d. Evaluates if the land/space requirements for basic services and facilities are identified, quantified and properly delineated.</p> <p>e. Evaluates if the locations of different land uses are suitable, properly allocated, and delineated, such as forest and coastal/marine ecosystems, including required easements along inland water, coastal and marine bodies; and buffer areas to reduce land use conflicts and risks.</p> <p>f. Evaluates if proposed socio-cultural and other infrastructure support facilities are adequate and supportive of the city's/municipality's functional role and development thrust.</p> <p>g. Checks if sites for socialized housing are identified and properly delineated pursuant to R.A. 7279 (Urban Development and Housing Act of 1992).</p> <p>h. Checks if inventory of potential lands for housing (housing sub-sector table)</p>	<p><u>Volume 1</u></p> <p>The Comprehensive Land Use Plan</p>	<p>Goals and Objectives</p> <p>1. The listed goals and objectives are listed per sector and do not show the relationship of each goal and its corresponding objectives.</p> <p>Existing Land Use</p> <p>1. Existing Land Use Maps per barangay are lacking.</p> <p>Functional Role of the Municipality</p> <p>1. There is no discussion on the role of the municipality based on the PDPFP of the Province of Leyte</p> <p>Development Thrust and Strategies</p> <p>1. The direction of development discussed is Concentric/Multi-</p>	<p>1. Please present your goals and objectives as follows to show how the list of objectives can support each goal:</p> <p>Goal 1: <i>Objective 1.1</i> <i>Objective 1.2</i> <i>Objective 1.3</i></p> <p>Goal 2: <i>Objective 2.1</i> <i>Objective 2.2</i> <i>Objective 2.3</i></p> <p>1. Provide Existing Land Use Maps per barangay.</p> <p>1. Include the role of the municipality to the overall development of the province based on the approved PDPFP.</p> <p>1. Based on the presented growth centers and location of new</p>





RESPONSIBLE AGENCY (DHSUD)	VOLUME	COMMENTS/FINDINGS	RECOMMENDATIONS
<p>are identified and properly delineated pursuant to R.A. 7279 (Urban Development and Housing Act of 1992).</p> <p>i. Checks if the locality has other programs and projects to address the squatting problems.</p> <p>j. Checks consistency with and compliance to MC 54 (...Reclassification of Agricultural Lands to Non-agricultural Uses).</p> <p>k. Checks whether the land use plan is translated into the requisite Zoning Ordinance with clear zone boundaries.</p> <p>l. Checks integration/mainstreaming of biodiversity, heritage conservation, ancestral domain and green growth in the CLUP and ZO.</p> <p>m. Checks integration/mainstreaming of climate change and disaster risk reduction and management in the CLUP and ZO by ascertaining that the following key elements are present:</p> <ul style="list-style-type: none"> Hazard profiling (e.g. flood, storm surge, landslide, severe wind, ground shaking, liquefaction, ground rupture, tsunami and volcanic hazards, among others) including analysis of climate and hazard data and information (e.g. projections, maps, tables, and discussion) from official sources; Identification of decision and/or priority areas in need of intervention based on its risks (high or moderate) on the population, urban and built-up areas, critical facilities, lifeline utilities, production areas, and natural resources/ecosystems; Identification of climate adaptation/risk mitigation strategies and measures of programs and projects; and Land use policies and zoning regulations that will lessen and manage the risks and vulnerabilities on existing land uses and proposed developments. 		<p>Nodal which is two contrasting types of urban form.</p> <p>2. The outward looking indicator in the vision statement include institutional development which is not included in the development thrusts presented.</p> <p>3. Ecotourism is one of the development thrusts identified yet there are only 2 existing ecotourism sites and no proposed ones.</p> <p>Structure Plan Map</p> <p>1. There are some elements in the structure plan map that are missing such as other development thrusts, growth nodes and direction of development.</p> <p>Proposed Land Use</p> <p>1. Proposed land use matrix do not reflect</p>	<p>developments, Multi-Nodal Development is the appropriate urban form for the municipality.</p> <p>2. Include Institutional Development as one of your Development Thrusts and Strategies. List also the spatial strategies to support the development thrust.</p> <p>3. Identify more ecotourism strategies to achieve the proposed development thrust.</p> <p>1. Reflect the development thrusts, growth nodes and direction of development in the structure plan map.</p> <p>1. Present the Proposed Land Use Matrix with the following</p>





RESPONSIBLE AGENCY (DHSUD)	VOLUME	COMMENTS/FINDINGS	RECOMMENDATIONS
n. Evaluates the CLUP vis-à-vis approved agency related policies, plans and programs.	<u>Volume 2:</u> Zoning Ordinance	the area difference from the existing. Zone Classifications 1. There are zone classifications and regulations that are not applicable to the municipality.	columns: Land Use Category, Existing Area, Proposed Area, Area Difference. 1. Omit the zones not applicable to the municipality.
	<u>Volume 3:</u> Sectoral and Special Studies Areas	Physical Features 1. There is no Land Classification Map attached in the sector.	1. Attach Land Classification Map from DENR.

Reviewed by:

ANNA MARIE CAMILLE L. BANTACULO, EnP
 Division Chief
 Environmental, Land Use and Urban Planning
 and Development Division

Noted by:

ATTY. MICHAEL VICTOR C. TEZON
 Regional Director





Republic of the Philippines
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
KAGAWARAN NG KAPALIGIRAN AT LIKAS NA YAMAN
Provincial Environment and Natural Resources Office Leyte



PROVINCE OF LEYTE
PROVINCIAL PLANNING AND DEVELOPMENT OFFICE
PALO, LEYTE
RECEIVED
BY: _____
DATE: 07-02-25 TIME: 1:20 PM

02 July 2025

AGNES C. RAFFON
Chairperson, Provincial Land Use Committee/
OIC, Provincial Planning Development Coordinator
Leyte Provincial Government Complex
Palo West Bypass Road, Palo, Leyte



Dear Ma'am Raffon:

Isang makakalikasang pagbati!

Attached is my comments and recommendations pertaining to the Comprehensive Land Use Plan and Zoning Ordinance of Tunga, Leyte. This is in reference to the recent review conducted on the draft of said document dated 20 June 2025.

The comments submitted herein are intended to enhance the effectiveness and sustainability of the land use planning processes in the aforementioned municipality. We believe that these contributions will be instrumental in guiding the Local Government Unit (LGU) in their efforts to implement a comprehensive and sustainable approach to land use and zoning.

It is expected that the Secretariat shall continue to monitor compliance of said LGU.

Thank you and I look forward to our continued collaboration.

Very truly yours,

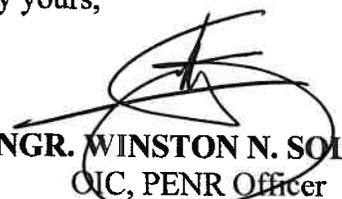

ENGR. WINSTON N. SOLITE
OIC, PENR Officer

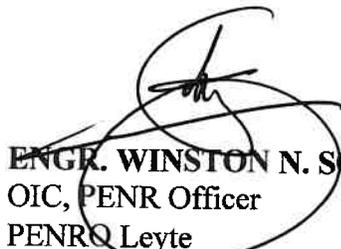


Table 1. Comments on the Draft Comprehensive Land Use Plan (CLUP) and Zoning Ordinance (ZO) of Tunga based on DENR Concerns.

OBSERVATIONS	COMPLIED	NOT COMPLIED	REMARKS
1. Please state the total area of the municipality in hectares as indicated in item 2 on topography.			
2. In item 3, please revise the first sentence stating that the municipality does not have natural resources. Natural resources are those that support life; therefore, the original statement is incorrect. Water, air, plants, birds, flora, and fauna are all considered natural resources.			
3. In item 6 regarding solid waste management, please clarify whether the municipality has already drafted its 10-year solid waste management plan and ordinance.			
4. Under land use policies, it would be helpful to include a map showing the areas in conflict with the adjoining municipality of Jaro.			
5. The conceptual plan of the municipality does not include areas related to biodiversity conservation efforts. This should be considered to achieve a balanced ecosystem that supports ecological services benefiting the community.			
6. The sources of maps should be specified: the DENR Cadastral Map for cadastral information, the MGB for Geo-Hazard Maps, and NAMRIA for Land Classification Maps. This information must be stated on all attached maps, respectively.			
7. In Volume 1, one of the priority issues and concerns involves the lack of identification of Key Biodiversity Areas (KBA). Tunga, being an agricultural area, has no KBA based on DENR records. Instead, the municipality may recommend the establishment of any potential critical habitat area for the Philippine Tarsier if it is found in abundance within the municipality.			
8. Please include provisions for green spaces and the promotion of urban biodiversity in the proposed policy interventions.			
9. Regarding the proper disposal of hazardous waste, the municipality should aim to			

establish a septage treatment plant as an intervention.			
10. Concerning the presence of informal settlers, the MLGU should allocate a relocation site and develop a relocation plan for its illegal settlers.			
11. There was mention of the Philippine Tarsier and White Lauan as endangered species found in Brgy. Astorga. It would be beneficial for the municipality to assess and declare this specific area as a local conservation area to preserve the remaining wildlife, if applicable. Declaring an area as an LCA only requires the enactment of a local ordinance.			
12. Volume 3 did not include a discussion specific to environmental concerns. Solid waste management was somewhat integrated into the water and sanitation concerns. It is suggested that there be a specific discussion on the plans and programs of the LGU regarding the environment, addressing issues related to solid waste management, water, and air pollution accordingly. Lastly, there was no mention of whether the LGU has already enacted its ordinance for a 10-year solid waste management plan and its implementation. This should be highlighted in the CLUP.			
13. Please reconsider the allocation for easements along rivers to be 3 meters wide in urban barangays unless you intend to establish river parks or esplanades, which would require a much wider area. The 20-meter easement can be maintained if that is the preference of the LGU.			

Prepared By:



ENGR. WINSTON N. SOLITE
 OIC, PENR Officer
 PENRO Leyte



Republic of the Philippines
**DEPARTMENT OF TRADE AND
 INDUSTRY**
 Leyte Provincial Office

LGU Name: Tunga Province: Leyte Region: VIII
 LGU Contact Person: Marlon B. Arintoc Position: MPDC Contact Details:
 Planning Period of Submitted Plan: 2024-2033

RESPONSIBLE AGENCY (DTI-Leyte)	VOLUME	COMMENTS/ FINDINGS	REMARKS/RECOMMENDATIONS	
Parameters:				
a. Checks if Special Economic Zones identified by PEZA are delineated in the plan.		No Special Economic Zones in the area	NA	
b. Evaluates if the proposed industrial sites are suitable for industrial development such as not within prime agricultural area, Environmentally Critical Areas, Key Biodiversity Areas and Critical Habitats, etc.	1	1) Buffer zones were considered; 2) measure on proper disposal of industrial wastes were considered.	Compliant	
c. Checks if proposed industrial sites are not located in high-risk areas for climate and disaster risk. For medium-risk areas, check if appropriate mitigation and/or adaptation measures shall be provided for industries to be located in the area.	Volume 1	Appropriate mitigation and/or adaptation measures were considered for industries to be located in the area.	Compliant	
d. Checks if the Small and Medium Enterprise Development Plan, Investment Priority Program sites are identified, quantified and delineated in the CLUP.		No MSME Development Plan and Investment Promotion Plan yet	The LGU may consider the creation of the LGU's MSME Development Plan and Investment Promotion Plan to support the economic development and investment promotion initiatives of the LGU	
e. Checks if the requisite utilities and facilities are adequate and are climate- and disaster-resilient.	Volume 1, CDRA	Appropriate mitigation and/or adaptation measures were considered.	Compliant	
f. Evaluates the CLUP vis-à-vis approved agency's land use-related policies, plans and programs.		No significant findings	Compliant	
Other Comments:				
For improvement	All volumes	Indicate sources of data used in Tables.		

	Volume 1	Page 105, Existing Land and Water Use - There were identified existing agri-industrial activities in Brgy. Astorga and Sto. Niño but upon checking Map 38. Existing Land Use Map, the said agri-industrial areas were not indicated/delineated.	Kindly review the data
Good points:	All volumes	Use of recent data: CY 2023 was used; reflective of the current situation of the municipality prior to CLUP	
	Volume 3	Use of analytical tools like SWOT Analysis and Scalogram Analysis in analyzing the different sectors.	
	All volumes	Comprehensive discussion of topics	

Reviewed by:


DIANA M. QUIZA
 STIQS, DTI Leyte

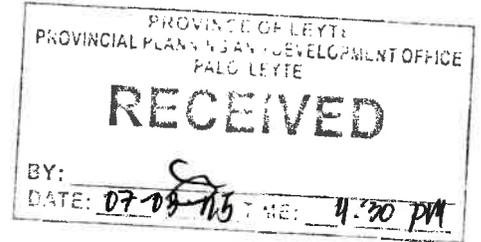


Republic of the Philippines
 Province of Leyte
 Provincial Disaster Risk Reduction and Management Council
PROVINCIAL DISASTER RISK REDUCTION AND MANAGEMENT OFFICE
 Leyte Provincial Government Complex, Guindapunan, Palo Leyte
 0917-707-3787



June 25, 2025

HON. REINBERT C. COSTELO
 Municipal Mayor
 Tunga, Leyte



Dear Mayor Costelo,

Greetings!

The Provincial Disaster Risk Reduction and Management Office, as one of the member of the Provincial Land Use Committee (PLUC) has duly reviewed the **draft Comprehensive Land Use Plan (CLUP) CY 2024-2033** of the **Municipality of Tunga, Leyte** on **June 20, 2025** held at **3rd Floor Multi-purpose Building, Brgy San Antonio, Tunga, Leyte.**

Based on the assessment in the Disaster Risk Reduction and Management (DRRM) criteria, the following observation and recommendations are hereby provided:

Item	Areas to consider
Hazard Maps	➤ Overlay the names of barangays to clearly identify their locations and associated risk levels.

We hope that the aforementioned observation and recommendations will be given due consideration.

Thank you very much.

ENGR. ARVIN M. MONGE
 PLUC Member/Provincial DRRM Officer

OFFICE OF THE PROVINCIAL AGRICULTURE

LGU Name: Tunga

Province: Leyte

Region: VIII

LGU Contact Person: Engr. Marlon B. Arintoc

Position: MPDC

Contact Details:

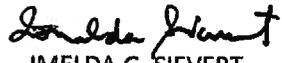
Planning Period of Submitted Plan: 2024-2033

RESPONSIBLE AGENCY (Office of the Provincial Agriculture)	VOLUME & PAGE	COMMENTS/FINDINGS	REMARKS/RECOMMENDATIONS
<i>Parameters:</i>			
<i>a. Checks if irrigated and irrigable lands are identified, quantified and delineated per R.A. 8435 (AFMA)</i>	Exec. Summary, pp. 13 16, and 20	inconsistent - 167.5 has. covered by irrigation (p. 13) vs 75.8466 has. under protection land use/agricultural protection (p. 16, 20)	Pls. be consistent
	Vol. 1, p. 94	same observation on water irrigation systems as to area served - inconsistent with data presented on Vol. 1 p. 105, 154 and p. 194 (protection agriculture), and Vol. 3, p. 65 Table EC-6)	Pls. be consistent
<i>b. Determines if areas identified for urban expansion are outside the identified NPAAD and SAFDZ</i>	Vol. 1, p. 109 Map 38	does not delineate the protection agriculture from production agriculture	Secure maps delineating areas under NPAAD and SAFDZ from BSWM-NAMRIA.
<i>c. Checks consistency with and compliance to MC 54 (Reclassification of Agricultural Lands to Non-Agricultural Uses)</i>	Vol. 1	As there is inconsistency in the number of hectares for protection agriculture and brgy maps of existing land use were not provided, this parameter cannot be checked.	Pls. comply

d. Determines if high-/medium-risk agricultural and fishery areas are delineated and if appropriate, conflict- and gender-sensitive policy options to address climate change and disaster impacts are established	Vol. 1	Complied for the agricultural side	Pls provide an explanation on the non-inclusion of Fisheries
e. Checks compliance to Fisheries Code (R.A. 8550), DAOs and other relevant laws	Vol. 1 & Vol 2	Mentioned 1.51 has. for aquaculture (p. 189) but is not reflected in any of the maps in Vol. 1; mentioned aquaculture sub-zone (p. 6 & 15) and fishery reserve (p. 17) of Vol.2 but not in any of the maps	Pls review and do necessary correction
f. Evaluates the CLUP vis-à-vis approved agency's land use-related policies, plans, and programs	Vol 1, p. 188	There are crops mentioned that are not in line with DA's and PLGUs priority programs. Suitability and adaptability of these crops in Tunga like wheat, barley, lentils, rapeseed, apple, pear, plum, peach, alfalfa need to be studied first.	Pls correct
Other Comments:			
Mentioned GIDAs	Vol 1, p. 127	Can't see which areas are GIDAs in the CLUP	Pls state these areas
Centrality of Index in Agriculture	Vol 1, p. 139	No source of data	Pls state source of data
No. 9 mentioned Ancestral Domain and IPs	Vol 1, p. 214 and 215	Is this applicable to Tunga?	Pls delete if not.
No. 10, discourage charcoal industry	Vol 1, p. 217	Didn't state the issue to clarify the policy.	Pls be more specific because there is market for this, e.g. briquettes.
Mentioned building of sea wall, mangroves as policy intervention	Vol 1, p. 232	Can't see appropriateness of this in Tunga	Pls correct
Invasive species such as tilapia as one of the causes of rapid biodiversity degradation	Vol. 3, p. 45	Opposite to the activity of the MAO in seeding Tilapia fingerlings in rivers in 2016 (Vol. 1, p. 189, Vol 3. p.58 and 65)	Pls justify
Existing situtation: 747.52 hectares agricultural area	Vol. 3, p. 58	Inconsistent to Vol.1, p. 108: 801.2645 has (725.4179 has. production agri & 75.8466 has. protection agri)	Pls be consistent

Food insufficiency stated twice under implications of 1st technical findings/observation	Vol 3, p. 59, Table EC -1	redundant	Pls delete one
Policy option: construction of multi-purpose drying pavement	Vol 3, p. 59, Table EC -1	As we have type 4 climate and with the projected increase in precipitation in the coming years, mechanical dryers will become more needed	Pls consider mechanical dryers
Production Value of cattle	Vol. 3, p. 64	Incorrect sum	Pls correct

Reviewed by:


 IMELDA G. SIEVERT
 (Name and Signature)



Republic of the Philippines
DEPARTMENT OF THE INTERIOR & LOCAL GOVERNMENT
 PROVINCIAL OFFICE, Kanhuraw Hill, Tacloban City

LGU Name: **TUNGA**

Province: Leyte

Region: VIII

LGU Contact Person:

Position:

Contact Details:

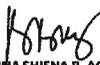
Planning Period of Submitted Plan: 2024-2033

RESPONSIBLE AGENCY (Please Input Name of Office)	VOLUME	COMMENTS/FINDINGS	REMARKS/RECOMMENDATIONS
<p>Parameters:</p> <p>a. Checks the institutional capacity and structure of the LGU to implement the CLUP and enforce the ZO such as presence of offices such as Zoning Office, Building Official, ENRO, Staff/manpower, clearance and permits systems, and monitoring systems/schemes.</p>	<p>Volume 2-ZONING ORDINANCE; Volume 4-CDRA</p>	<p>The provided documents, particularly Volume 2 (Zoning Ordinance), offer some insights into the institutional framework for CLUP Implementation and Zoning Ordinance (ZO) enforcement:</p> <p>Zoning Administrator/Zoning Officer: The Zoning Ordinance explicitly states that it "shall be enforced and administered by the Local Chief Executive through the Zoning Administrator/Zoning Officer who shall be appointed/designated by the former in accordance with existing rules and regulations on the subject". It also mentions the "Qualifications of the Zoning Administrator/Zoning Officer" and their "Powers and Functions". This indicates a designated position for ZO enforcement.</p> <p>Local Zoning Board of Appeals (LZBA): The ZO mentions the creation of a "Local Zoning Board of Appeals (LZBA) – a local special body created by virtue of this Ordinance mandated to, among others, handle appeals for Variances and Exceptions". This body is crucial for addressing disputes and specific cases related to zoning implementation.</p> <p>Other Offices (Building Official, ENRO, etc.): While the Zoning Ordinance refers to "Office of Building Official" in passing within acronyms, it doesn't elaborate on the specific roles, staff, or direct involvement of offices like the Building Official or ENRO (Environmental Natural Resources Office) in the day-to-day implementation, clearance, permitting, and monitoring processes related to the CLUP and ZO. The Sectoral Studies (Volume 3) and CDRA (Volume 4) touch on environmental aspects and infrastructure, but they do not detail the institutional structure or capacity of the ENRO or similar environmental offices in Tunga to implement the environmental provisions of the CLUP.</p> <p>Staff/Manpower and Systems: The documents do not extensively detail the current staff complement or manpower dedicated to CLUP implementation and ZO enforcement beyond the Zoning Administrator/Officer. Information regarding the specifics of clearance and permits systems, or comprehensive monitoring systems/schemes (e.g., for development compliance, environmental impact, or land use changes), is also not clearly outlined in the provided snippets.</p>	<p>The Zoning Ordinance of Tunga, Leyte, can be significantly strengthened by enhancing its provisions in four key areas:</p> <p>Clarifying Office Roles and Staffing: The ordinance should explicitly detail the specific responsibilities and required support from various municipal offices (e.g., MPDO, Engineer, Agriculture, MENRO) in its implementation and enforcement, beyond just the Zoning Administrator, to foster better inter-office collaboration.</p> <p>Detailing Clearance and Permits Systems: It needs more comprehensive provisions on the procedures, documentary requirements, timelines, and responsible departments for processing and issuing all types of clearances and permits to streamline workflows.</p> <p>Establishing Robust Monitoring Systems: The ordinance should mandate concrete mechanisms for compliance monitoring, including regular inspections, clear reporting protocols, and outlined enforcement actions. Crucially, it should also require dedicated budget appropriations for its implementation and the Zoning Office's operations, promote the use of technology like GIS for monitoring, and explicitly involve the Municipal Project Monitoring Committee in its oversight.</p> <p>Elaborating Enforcement Provisions: Section 55 should be expanded to provide more specific details on penalties, graduated fines, and the sequence of enforcement actions for various violations (e.g., cease and desist orders, demolition, legal recourse), ensuring a clearer and more equitable framework.</p> <p>By incorporating these detailed mandates, the Zoning Ordinance will bolster the LGU's institutional capacity, improve operational efficiency, and lead to more proactive monitoring and enforcement of its CLUP.</p>

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b. Checks if the proposed implementing and monitoring schemes are consistent with the Local Government Code.	Volumes 2 -Zoning Ordinance	<p>COMPLIANT. Volume 2 (Zoning Ordinance) explicitly cites the Local Government Code of the Philippines (RA 7160) as a key legal basis for the CLUP and ZO. Specifically, Section 20 of RA 7160, which mandates LGUs to prepare their Comprehensive Land Use Plans and enact Zoning Ordinances, is referenced. Other relevant sections like 447 A.2, 448 A.2, and 458 A.2 of RA 7160 are also cited.</p> <p>Legal Basis: The ZO's foundation is rooted in RA 7160, indicating an intent for consistency with the Local Government Code. The ordinance's provisions for its enforcement by the Local Chief Executive through a Zoning Administrator/Officer align with the general administrative framework of LGUs under the Code.</p> <p>Implementation and Monitoring Schemes: While the ZO establishes the framework for enforcement through the Zoning Administrator and the LZBA, the specific details of ongoing monitoring schemes for compliance, violations, and the overall impact of the CLUP are not comprehensively laid out in the provided sections. The extent to which these schemes are "consistent" would depend on their operational details, which are not readily available in the snippets. However, the legal basis being RA 7160 suggests that the underlying principles are consistent.</p>	The ideal Zoning Office consists of a Zoning Administrator, Zoning Officers, Planning and Zoning Division Head, Senior Zoning Officers, Zoning Enforcement Officer, GIS/Mapping Specialist, Administrative Assistants, Technical Staff (Urban Planners/Architects), Public Relations Officer, and Legal Adviser, collaboratively overseeing land use planning, zoning enforcement, public engagement, and legal adherence.
c. Evaluates the CLUP vis-à-vis approved agency's land use-related policies, plans and programs.	Volumes 3 and 4	<p>COMPLIANT. CLUP and ZO were prepared with DHSUD's oversight and guidelines in mind. Volume 4 (CDRA) further states that its formulation is based on the "HLURB Guidebook for mainstreaming climate change and disaster risk in comprehensive land use planning (2015)". This shows adherence to a key national guideline for integrating climate and disaster considerations into land use plans.</p> <p>Other Agencies: While the documents focus on the land use and disaster risk aspects, explicit detailed evaluations against specific land use-related policies, plans, and programs of other agencies like the Department of Environment and Natural Resources (DENR) for environmental management, or the Department of Agriculture (DA) for agricultural land use, are not explicitly detailed in the provided snippets. The "Sectoral Studies" (Volume 3) covers various sectors like agriculture and environment, implying that relevant policies were considered in the analysis, but the extent of their integration and evaluation against specific agency programs is not fully evident from the given information.</p>	Since the LDIP serves as the basis from which the AIP is ideally derived, it is essential to align proposed implementation with both to ensure consistency between planning and budgeting, enabling effective prioritization and funding of PPAs identified in the CLUP and CDP. Equally important, the CDP integrates sectoral concerns—including the MDRRM Plan, LCCAP, and other related plans—with a strong focus on vulnerable sectors and active participation of CSOs to ensure inclusive and responsive development.
<i>Other Comments:</i>		Overall, the CLUP for Tunga, Leyte, appears to be legally grounded and makes efforts to align with key national guidelines for land use planning and disaster risk assessment. However, the operational details of institutional capacity, comprehensive monitoring systems, and explicit cross-referencing with specific, granular policies of all relevant national agencies are not fully elaborated in the provided document snippets.	Other concerns: in the CLUP Implementation, the strategies are good, but enforcement needs enactment of ordinances by the Sanggunian.

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