



Part II

Existing Land Use and Land Use Trend

1. Historical Settlement Development

During the Spanish era, Teresa was designated as a barrio annexed to the province of Morong and Antipolo. Its landscape followed the church-plaza complex, whereby its major features include the church, an open park and the municipal hall. Residences and major streets converged around this area.

Most of the town's land area then is sloping and mountainous and only a small portion of the land is suitable for urban development and agriculture. Agriculture is a major driver of its economy.

The built-up areas are concentrated along the national highways. Settlements were built around the town center or poblacion. Residences were clustered in the town center or poblacion and along streets.

The uplands are used for planting fruit trees such as mango, langka, and banana. Farming settlements are isolated from one another and mostly located along Teresa Pinugay Road, Pantay Buhangin Road, and Filipinas Avenue.

In 1946, 56.5% of the total land area (16,198 hectares based on old municipal records) of Teresa are mostly grasslands where accessibility was relatively difficult (Table 106). Forestlands accounted for 36%, agricultural lands at 7.3% and built-up area at 0.03%

Table 106. Land Uses, 1946

Land Use	Land Area (hectares))	Percent to Total(%)
Grasslands	9,148.04	56.5
Forestlands	5,816.47	36.0
Agricultural Lands	1,183.35 50.14	7.3 0.03
Built-up Area	16,198	100.00
Total		

Source: Teresa Comprehensive Development Plan, 1984

In 1984, grasslands still dominated the land use in Teresa with 54.4 % of the total land area (Table 107) followed by forest lands at 31.7%, agricultural areas at 7.25%, built-up area/urban land uses at 6.52%, cemetery/cockpit at 0.06% and other uses at 0.03%. Comparing land use in 1946, grasslands, forest lands and agricultural lands decreased considerably. Built-up areas on the other hand increased primarily due to the increase in population brought about by the entry of mining, manufacturing and agro-industrial activities in the municipality. Large scale livestock and poultry firms are located along Pantay-Buhangin Road, Pinugay Road and Roman-Rojas Road. Teresa became a major supplier of meat and poultry products in Metro Manila. Likewise, mining firms such as Teresa Marble Corporation, Nin-Bay Mining Corp. are



already operating. Manufacturing companies also started operating such as Allgemine Bau Chemie (ABC) Phil. Inc. and Filipinas Cement (Republic Cement Corp). These companies located near the source of raw materials specifically mineral resources.

Table107. Land Uses, 1984

Land Use	Land area(hectares)	Percent to Total (%)
Grasslands	8,814.41	54.42
Forestlands	5,138.81	31.72
Young growth forest	547.08	
Agricultural Lands	1,174.05	7.25
Rice Lands	825.00	
Tree Crops	80.00	
Horticulture	269.05	
Built-up Area/Urban Land Uses	1,056.98	6.52
Residential	104.32	
Commercial	1.92	
Institutional Industrial	122.28	
Agro-Industrial / Agri-Business	117.77	
Cemetery/ Cockpit	710.69	
Other Uses (roads, Waterways)	9.05	0.06
	4.70	0.03
TOTAL	16,198.00	100.00

Source: Teresa Comprehensive Development Plan, 1984

It can be observed that urban uses of land were beginning to expand while the non-urban land uses, specifically grasslands and forestlands were slowly declining in terms of land area in the past decades.

2. Existing Land Use and Land Use Trend

Based from the 2006 ENR Profile of DENR and the Provincial Development & Physical Framework Plan (2008-2013, the total land area of Teresa is 1,860 hectares. This represents the land area that is not disputed by contiguous municipalities. This is also the figure being used in the Internal Revenue Allocation (IRA). Nevertheless, the local officials are continuously making representations to the proper authorities with the end view of reclaiming a great part of its former territory. The lack of a cadastral map made it more difficult to determine the boundary of Teresa with its adjoining municipalities.



Urban Land Use

The land area of Teresa (1,860 hectares) which is not disputed by contiguous municipalities represents the urban area of the municipality. This area is in the lower end of the bolo-shaped map of the municipality. NSO has already classified the whole area of Teresa as urban area.

For the existing urban land use as of 2013, agriculture areas are the most dominant land use with 674.106 hectares and Strategic Agriculture and Fishery Development Zone (SAFDZ) with 365.131 hectares (Table 108 and Figure 33). This is followed by grassland/open space with 286.91 hectares, residential areas covering 242.403 hectares, production forest with 201.333 hectares, agro industrial areas accounting for 156.482 hectares, quarry and mining areas with 75.99 hectares, water use with 35.944 hectares, institutional with 12.058 hectares, commercial with 9.595 hectares, socialized housing with 7.448 hectares , parks and playground with 6.206 hectares, cemetery with 4.859 hectares and MRF with 0,393 hectares.

Table 108. Existing Urban Land Use, 2013

Category	Area_Has
Residential	242.403
Socialized Housing	7.448
Commercial	9.595
Institutional	12.058
Agricultural	674.106
Agricultural- SAFDZ	365.131
Agro-industrial	156.482
Industrial	42.923
Production Forest	201.333
Quarrying/Mining	75.99
Grassland/Open Space	286.91
Parks/Playgrounds	6.206
Cemetery	4.859
MRF	0.393
Water Use	35.944
Total	2,121.852

Source: Digitized Map

Residential Land Uses

Residential areas follow the national roads from E. Rodriguez, Quezon Avenue, Magsaysay and Sumulong Avenues. Secondary and barangay roads are connected to these national roads whereby more residential areas are located.

There are now 18 subdivisions in the municipality mostly located in Barangays Bagumbayan, Prinza, Dalig and Dulumbayan. The emergence of subdivisions such as Carissa Homes East I, Carissa Homes East II, Green View Isle, La Hacienda, La Montagna and Townland started in the 2000. High occupancy rate can be observed in low cost housing specifically Carissa Homes East I & II compared to other subdivisions.



There is also socialized housing projects located in Barangay May-iba and Barangay Another one is currently being developed in Barangays San Gabriel and Dalig for police and military personnel .

Commercial Land Uses

Commercial and business activities are located at the central portion of Teresa where the Municipal Hall, Church and the Teresa Public Market are located. As expected, the commercial strip developed along the National Highway starts from the corner of Quezon Avenue, a major road that traverses the town center towards Magsaysay Avenue up to the corner of Brigido Cruz Street.

The commercial area is where one will find the public market, eateries, drugstore, banks, hardware, retail and wholesale stores and other commercial establishments. Institutional and recreational areas.

Being the center, this is where the most important economic activities of the population are carried out. It provides the goods and services needed by the public. This is a traffic generator specifically during Thursdays or the “Tiangge” day and on Sundays before and after the masses.

Minor commercial areas are also located in the rest of the strips of the national highway from Rodriguez, Quezon, Magsaysay and Sumulong Avenues. There are also minor commercial areas in the innermost parts of the municipality particularly near and within the subdivisions in the municipality.

Institutional Land Uses

Institutional land uses are located throughout the municipality. These include the sites of public and private schools, churches, hospital barangay halls, barangay day care centers and barangay health centers.

Agricultural Land Uses

There are tracts of productive agricultural lands which are for cultivation, raising and growing of staple crops such as rice, corn camote, cassava and vegetables. They are mostly in flat-lying areas in the municipality. These agricultural lands are particularly located in Barangays May-iba, Bagumbayan, Dulumbayan, Dalig, San Gabriel, San Roque and Prinza. Irrigated agricultural areas can also be found in these barangays

Agro-Industrial Land Uses

Livestock and poultry are major activities in the municipality. There are several large-scale commercial producers of hogs/swines and poultry like Foremost Farms, Inc, Coral Farms, Golden Farm, Cosmos Farm, New Goodwill Farm, Robina 14, Girlie's Farm, CDY Farm , QPLC, Acme Farm, Yalung and Teresa Farm. These piggery and poultry farms are concentrated in the sloping areas near Dalig, May-iba and Bagumbayan. There are also residential areas around these farms. Some farms are already there before the establishment of other residential areas.



Industrial Land Uses

The municipality is host to manufacturing industries which are mostly resource based. They are mostly located within the source of raw materials used in their production. Mining or quarrying firms and manufacturing plants which process the raw materials extracted in the locality are situated near the location of the raw materials

Along Roman-Rojas Road is a cluster of extractive and manufacturing industries. The road provides easy access to and from Metro Manila to industrial firms in this area such as ABC Corporation, Teresa Marble Corporation, First Philippine Teresa Rubber Corporation, Teresa Manufacturing & Trading Corporation, Auric Mineral Products, and Earth Management Recycling Technology Inc.

Republic Cement Corporation is located in Barangay Dulumbayan. Phillipine Granite Stone Corporation and Rapid City are located along Pantay-buhangin Road in Brgy. Dalig.

Other industrial firms include PNR Parts & Machineries located in Barangay Bagumbayan, Philippine Colt Metal Craft in Barangay Prinza and Mandarin Int'l Apparel, Inc. in Barangay Dalig.

Production Forests

Production forest areas are located in the elevated portion of Barangays Poblacion and Dulumbayan. Agroforestry, grazing and pastures are located in these areas.

Mining/Quarry Areas

Non-metallic mineral deposits abound in the municipality. They can be found in Barangay May-iba, Dulumbayan, and Dalig where mining/quarrying companies are located. These companies include South Pacific Chemical Industries, Republic Cement Corporation, Rapid City Realty Development Corporation, and TMTC International Corporation.

Grasslands/Open Space

These are open, idle areas in the flatlands that are not yet built-up. Shrubs, grasses characterize these areas.

Water Use

These are the bodies of water present in the municipality and mostly include the river system.

Parks and Recreation

These are the existing multipurpose covered courts used for recreational activities.



Cemetery

There are five (5) cemeteries in the municipality. Four (4) of these are privately owned and one (1) public cemetery.

MRF

Located in Sitio Pantay, Barangay Dalig is the multi-awarded central Material Recovery Facility of the municipality.

General Land Use

Settlement Areas

Settlements are the built-up areas in the municipality that are not used for production purposes. These are mostly concentrated along the national highway and the secondary provincial, municipal and barangay roads linked with it. These also include urban expansion areas like vacant lands near the existing residences and those interspersed with the existing built-up areas.

The settlement areas are concentrated in the low-lying areas of the municipality along the Rodriguez-Quezon-Magsaysay-Sumulong Avenues. It is expected that people tend to build their houses near access roads and transport facilities.

Developed and still developing subdivisions also form part of the settlement areas.

Production Areas

Production areas are those that are taken up for making a living. These are commercial, office, industrial, agricultural, agro-industrial, agro-forestry, tourism and similar activities.

The commercial areas are located at the town center, specifically in the vicinity of the Municipal Hall, the Catholic Church and the public market. Restaurants, banks, offices, professional services and other functions shall be located in this area. Agricultural areas are those located in the flat lying areas in the municipality, irrigated and non-irrigated, and planted to various crops such as rice, corn, root crops, vegetables and fruit trees. These tracts of land are bounded by Teresa-Pinugay Road and Rodriguez and Quezon Avenues, Filipinas Avenue, Magsaysay Avenue, and Pantay-Buhangin Road. Industrial lands used for the processing and manufacturing industrial products are those located in Dulumbayan (Republic Cement), May-iba (Teresa Marble Corporation, Allgemeine Bau Chemie, First Philippine Teresa Rubber Corporation), Dalig (Philippine Granite Stone Corporation), Prinza (Philippine Colt Metal Craft) and Bagumbayan (PNR Parts & Machineries). Agro-industrial areas are those taken up by commercial livestock and poultry operations found in Dalig (Girlye Farm, Coral 1 & 3, Cross farm, Acme Farm, Teresa Farm & Foremost Farms), Bagumbayan (Cosmos Farm & Goodwill Farm), May-iba (Robina Farms). Agroforestry areas are part of the production forest lands with slopes 18 to 30%. Areas above 30% slope are constrained and must be treated with utmost care.



Protected Areas

The protected areas of the municipality are the SAFDZ areas which are key production areas contributing to the attainment of food sufficiency. These areas are protected from land conversion.

The disputed lands located at mountainous portions of Teresa with slopes of 50% above are part of the watershed reservations and therefore form part of the protected areas (Figure 34).

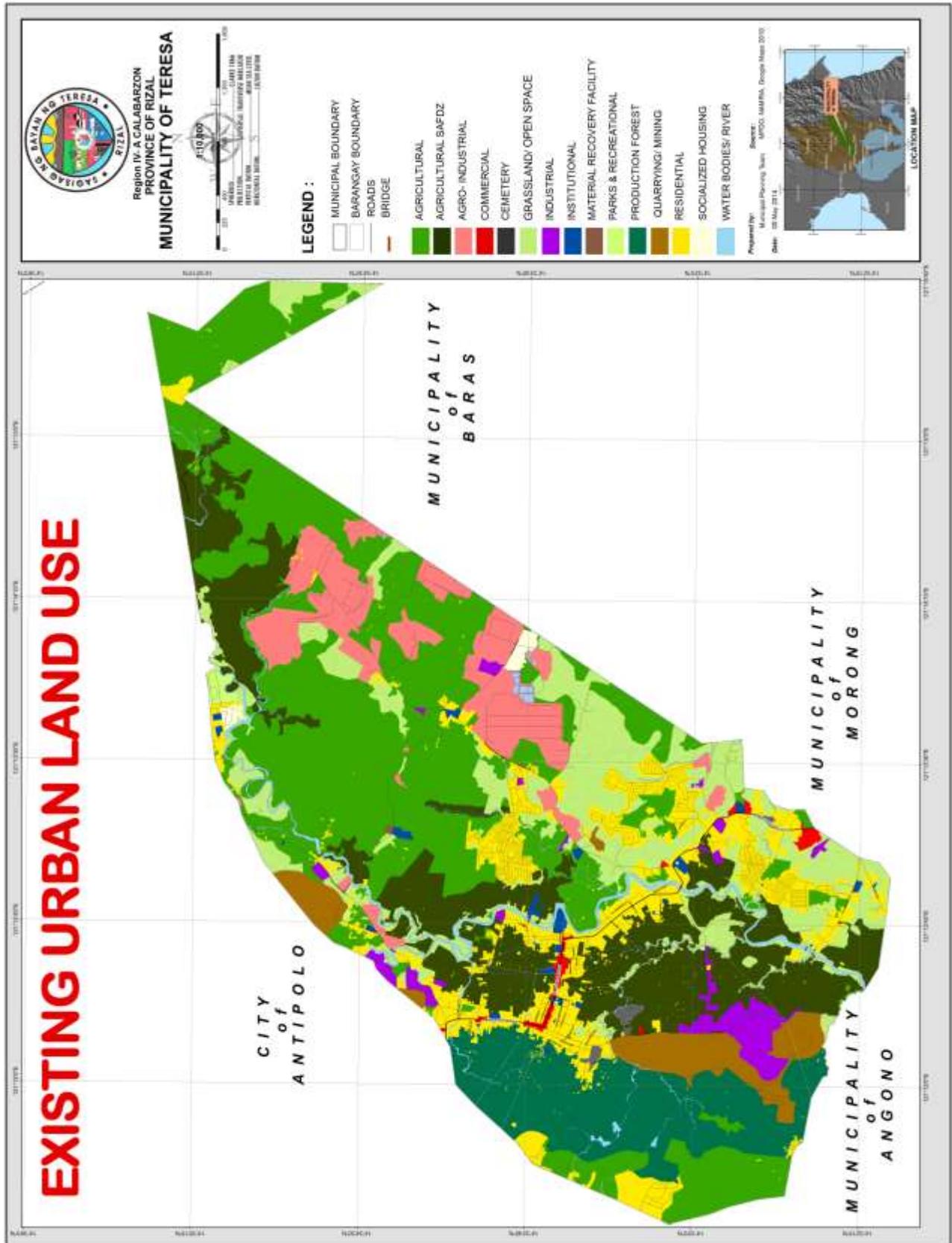


Figure 33. Existing Urban Land Use

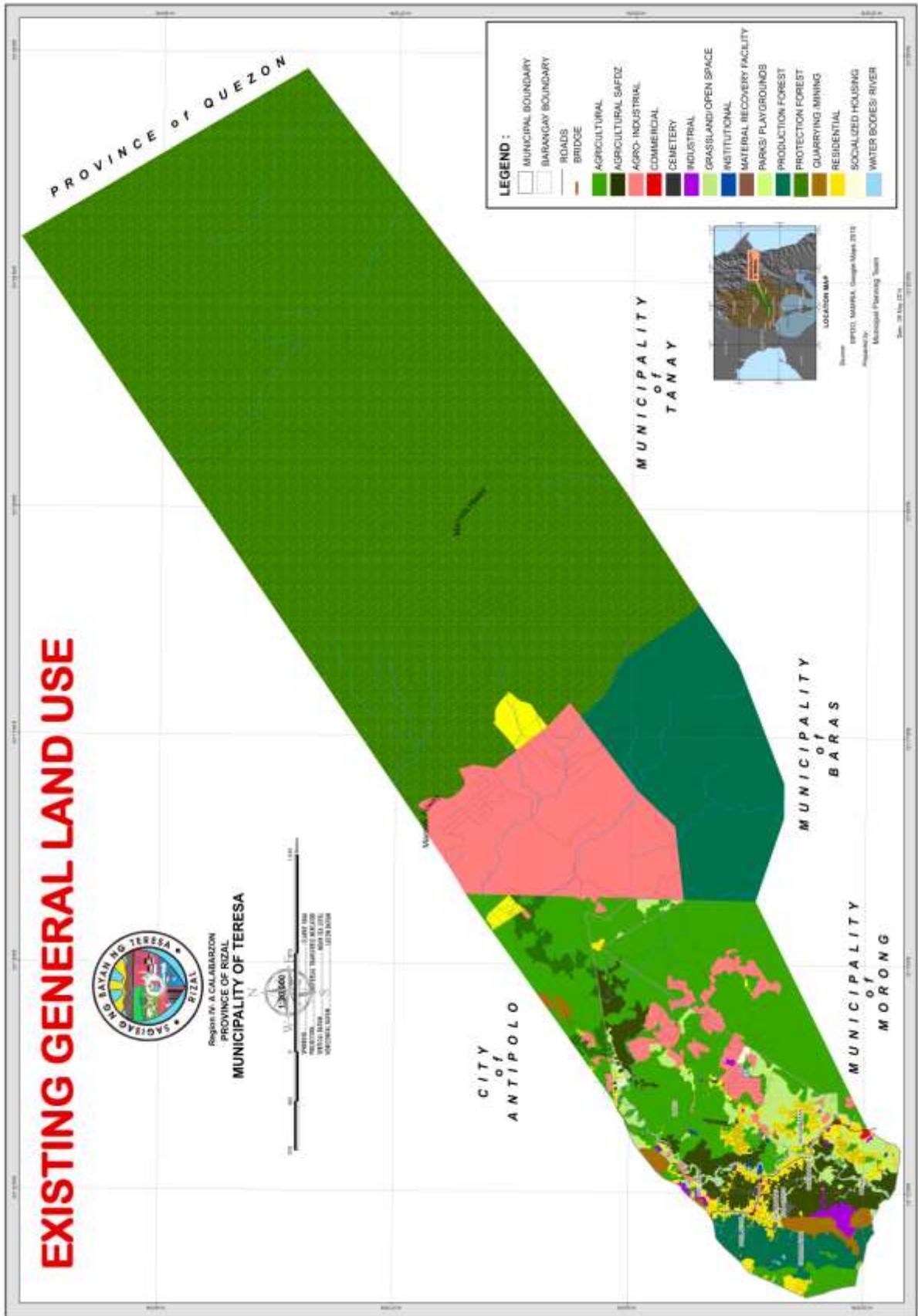


Figure 34. Existing General Land Use