

ACHIEVING SUSTAINABLE URBAN DEVELOPMENT (ASUD)

ILOILO CITY

PLANNED CITY EXTENSION

Sustainable urbanization: planning for urban growth, resilience, and economic development

Urbanization Scenario

Iloilo City is highly urbanized and is the government center of the Western Visayas region, providing an important function in trade and commerce, education and research, and tourism. All *barangays* (districts) in Iloilo have been classified as urban. Since this intermediate city is a fast-growing one, a planned city extension (PCE) approach plays a crucial role in managing its anticipated growth and urban development, making it more livable, attractive, competitive, and sustainable.

Challenges In City Planning & Management

- Limited availability of public land to absorb projected growth in population and economy
- Gaps in integrated planning and local legislation to regulate urban expansion and infills
- Need to find a way to influence or regulate land owners and developers in following a guided city extension process when development is largely driven by the private sector
- Limited financial and technical capacity of city in planning and implementation
- Lack of implementation mechanisms
- for existing planning tools like the Comprehensive Land Use Plan and Zoning Ordinance
- Unmaximized participation of the urban poor in development planning
- Need to strengthen the city's overall urban fabric and the old and existing town centers
- Uncontrolled sprawling development
- Absence of a comprehensive transport plan
- Absence of land speculation management

Strategic Response: Planned City Extensions

UN-Habitat's **Achieving Sustainable Urban Development (ASUD)** programme seeks to address urban development issues affecting today's cities. It integrates three pillars—governance and legislation, finance and economy, and planning and design—in developing planned city extensions (PCEs). PCEs represent an alternative to unplanned urban expansion characterized by sprawling, segregated, and poorly connected developments. The PCE for Iloilo pursues and promotes the following:

- adequate space for streets and mobility
- expansion of mixed housing
- disincentivization of exclusionary (gated) developments
- sustainable density
- engagement of city stakeholders in planning
- a shared vision for the development of the extension site by all stakeholders
- synergy and connectivity of the site with the existing city
- policy advocacy for the protection of public spaces and land management
- improved social integration.



Iloilo City Profile

LAND AREA: 78.34 square kilometers

POPULATION: 424,619 (2010)

ANNUAL POPULATION GROWTH RATE: 1.86%

NUMBER OF HOUSEHOLDS: 90,681

DENSITY (CITYWIDE): 5,420 persons per square kilometer

DENSITY CONTINUOUS URBAN ZONE: 10,489 persons per square kilometer

STREET DENSITY: 18.06 kilometers per square kilometer

INTERSECTION DENSITY: 78 per square kilometer

NUMBER OF BARANGAYS (DISTRICTS): 180

ECONOMY: Commercial, service centers, tourism, BPOs, industrial

INTERNAL REVENUE ALLOCATION SHARE: PHP 525.2 million (USD 12 million)

LOCAL SOURCED REVENUE: PHP 849.6 million (USD 19.3 million)

TOTAL REVENUE (2012): PHP 1.4 billion (USD 31.3 million)

CITY EXPENDITURE PER PERSON PER YEAR: PHP 3,263 (USD 74.72)

INTERNAL REVENUE ALLOCATION DEPENDENCY RATE: 38%

ECOSYSTEM TYPE: Ridge to reef with river system

CITY/REGIONAL ROLE: Government center, education hub, trading center, employment, convention area, cultural heritage

City Extension Site Profile



Iloilo Province



Iloilo City



City Extension Site: Jaro

SITE: Jaro District

LOCATION: Northeastern part of the city, 6.5 kilometers from the core of the city; adjacent to Leganes municipality on the north

LAND AREA: 360 hectares (mostly privately owned)

CURRENT LAND USE: Residential and commercial as per city zoning ordinance

CURRENT ZONING: Residential and commercial

ROAD NETWORK: Traversed by four major roads which include the Circumferential Road and three radial roads that run in a north-south direction

TERRAIN: Generally flat, not flood-prone, with a number of small creeks; adjacent to a coastal area (Guimaras Strait)

EXISTING INFRASTRUCTURE: Residential subdivisions, a few schools, some commercial establishments (mostly along MacArthur Road), a city slaughterhouse, grains warehouse, and a few memorial parks

VISION:

- Mixed-use community to include residential subdivisions for low-income families
- Reclamation of the coastal area on the eastern side of the site fronting Guimaras Strait to accommodate light industrial and warehousing facilities
- Development of a special economic zone with the support of public-private partnerships.

Benefits of Planned City Extensions



- Improves local revenue generation and local economic development
- Improves efficiency of services and avoids unregulated sprawling development
- Introduces a good entry point for long-term climate change planning and disaster preparedness



- Better regulates land development and optimizes land value through mixed-use development
- Enhances technical and institutional capacities of cities
- Increases city wealth and identity and provides sustained growth for local economic development



- Connects the old city with the extension site, resulting in better economic development and social mix
- Addresses the housing backlog
- Supports the city's vision of attaining a "livable city"
- Provides services for Metropolitan Iloilo
- Addresses congestion within the old city center

Activities & Milestones

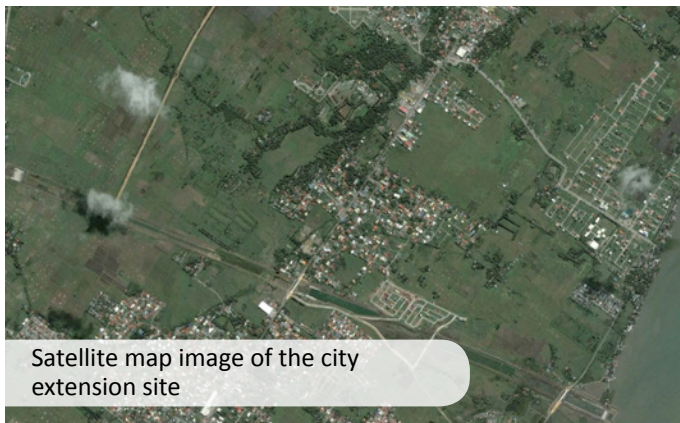
- Created the local project management structure
- Completed city data profiling and mapping
- Completed the city's climate change and vulnerability and adaptation assessment report
- Built partnerships with government line agencies
- Conducted policy/legal mapping and assessment
- Assessed municipal finances and financial capacity
- Facilitated knowledge sharing with other pilot cities



- Conducted technical coaching and mentoring
- Facilitated planning workshops on city extensions



- Managed boundary mapping and land owner inventory listing within the city extension site (ongoing)



Satellite map image of the city extension site



Scenario if urbanization continues at current rate and direction (business as usual)



Scenario of urbanization with guided development from the city extension plan

THE CITY EXTENSION AREA CAN ABSORB

56%

OF THE GROWTH & BACKLOG
(13,000 HOUSEHOLDS) OVER THE NEXT
30 YEARS WITH A DENSITY OF A FLOOR
AREA RATIO OF 2.0

- Residential
- Greenbelts and parks
- Low-cost housing
- Commercial
- Waterways
- Road network
- Major roads



What We Have Accomplished

- **Introduced ASUD concepts and approaches** which the city embraced to guide their development plans henceforth
- **Inculcated ownership** of ASUD principles and standards in local leaders
- **Saw through the passage of Executive Order** (EO No. 49 Series of 2014) creating the Project Steering Committee and the Technical Working Group charged with the implementation of the ASUD project
- **Enhanced the capacities** of technical working groups for urban planning, urban economy, and municipal finance and legal support through sustained technical mentoring and coaching
- **Completed climate change vulnerability and adaptation** assessment
- **Formulated the city extension conceptual plan** with the city team, which was then presented to the city mayor and local partners
- **Assessed the financial capacity** of the city
- **Scaled up advocacies for mixed land uses**, especially among land owners
- **Extended the urban planning horizon** to 30 years from the current 5- to 10-year paradigm among city planners

Next Steps: Moving the PCE Forward

- City stakeholder consultations and consensus building
- Completion of the legal and local legislative framework assessment to provide specific



recommendations on how to enforce and regulate the development of the site

- Financial modeling to identify investment options and programmes



- Capacity building for the local city planners
- Enhancement of the city extension conceptual plan



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