



## ACHIEVING SUSTAINABLE URBAN DEVELOPMENT (ASUD)

# SILAY CITY

### PLANNED CITY EXTENSION

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

### Urbanization Scenario

Located on the central-western side of Negros Island, Silay City hosts the newly built international airport servicing the island's air transport requirements. With this development in place, the city is currently evolving from being a laid-back, dormitory community to being a tourism and transport node, and potentially the region's biofuel center and economic zone. The planned city extension (PCE) seeks to address this potential and lead the city to more sustainable and inclusive urban development.

### Challenges In City Planning & Management

- Limited availability of public land to absorb projected growth in population and economy
- Lack of synergy between existing planning tools like the Comprehensive Land Use Plan, Comprehensive Development Plan, and provincial plans
- Need for validation and rectification of the city base map
- Underdeveloped resilience to climate change and natural disasters
- Limited technical know-how and capacity among many city planners
- Lack of harmonization of site design with the existing built-up area and cultural dimensions of the city
- Low revenue generation, limited formal employment, and limited financial capacity of the city
- Need to influence or regulate land owners and developers in following a guided city extension process especially when it comes to road development
- Limited financial capacity of the land owners to develop property
- Resistance from some land owners to give up property
- Needed guidance in the phasing of development within residential/mixed-use zones (control on issuing of permits)
- Lack of land readjustment tools needed to lay out the desired plotting design and road network.

### 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 Silay pursues and promotes the following:

- adequate space for streets and mobility
- expansion of mixed housing
- sustainable density

- disincentivization of exclusionary (gated) developments
- engagement of the city and 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
- improved linkage with the eco-tourism potential of the city
- maximization of the airport for trading and other economic activities.

### Silay City Profile

**LAND AREA:** 214.8 square kilometers

**POPULATION:** 128,741

**ANNUAL POPULATION GROWTH RATE:** 1.70%

**NUMBER OF HOUSEHOLDS:** 23,725

**DENSITY (CITYWIDE):** 600 persons per square kilometer

**DENSITY CONTINUOUS URBAN ZONE:** 1,055 persons per square kilometer

**NUMBER OF BARANGAYS (DISTRICTS):** 16

**ECONOMY:** Sugar, fishing and agriculture, local tourism (ancestral houses and forest eco-tourism)

**INTERNAL REVENUE ALLOCATION SHARE:** PHP 309.90 million (USD 7.04 million)

**LOCAL SOURCED REVENUE:** PHP 74.28 million (USD 1.68 million)

**TOTAL REVENUE:** PHP 384.18 million (USD 8.72 million)

**CITY EXPENDITURE PER PERSON PER YEAR:** PHP 3,302 (USD 75.62)

**INTERNAL REVENUE ALLOCATION DEPENDENCY RATE:** 80%

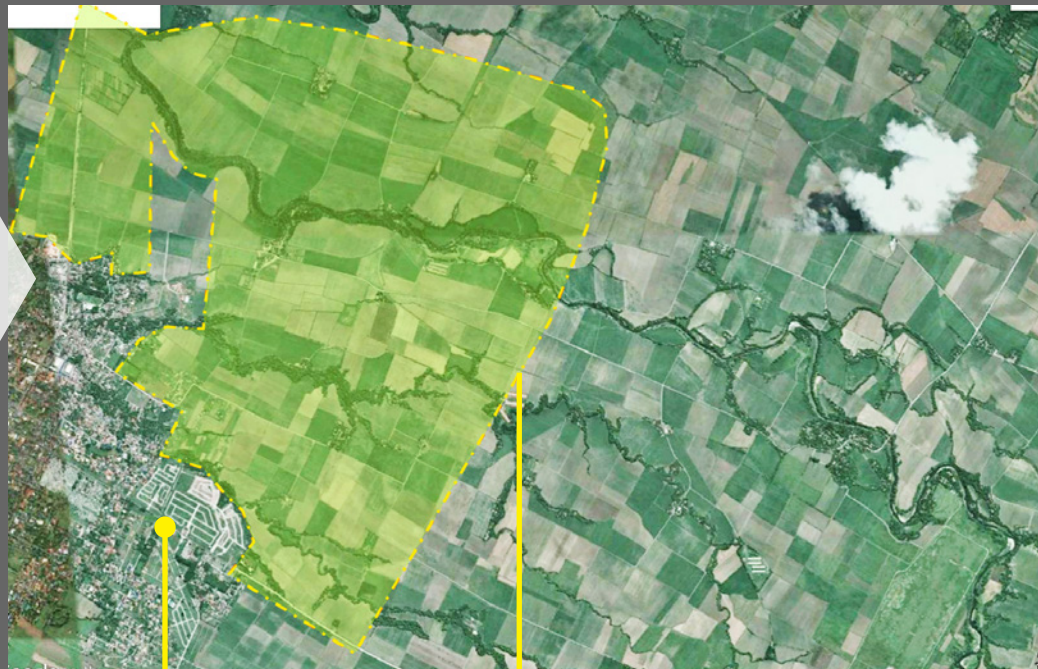
**ECOSYSTEM TYPE:** Ridge to reef with forest

**CITY/REGIONAL ROLE:** International airport site, sugar capital, tourism (heritage and ancestral houses)

# City Extension Profile



Silay City



Silay City Built-up Area

City Extension Site

- **SITE:** The extension site wraps around the northeastern side of the Silay City built-up area
- **LOCATION:** The site is 14 kilometers from Bacolod City, which is the current regional economic center. Silay City is part of the envisioned Metropolitan Bacolod area. The site is also about 5 kilometers from the

- airport and 4 kilometers from the Silay City center.
- **LAND AREA:** 658 hectares (almost as big as the existing built-up area of the city)
- **TERRAIN:** Generally flat with creeks, which is ideal for existing sugarcane plantations
- **ROAD NETWORK:** Three major roads providing access: 1) the National

- Highway (also known as Rizal Street); 2) the Silay-Patag Road; and 3) the Pitong Ledesma Street (also known as McKinley Road)
- **CURRENT ZONING:** 50% for residential and commercial, 36% for agricultural, and 18% for roads, government facilities, and waterways. The zoning ordinance of the city is currently being updated.

## Benefits of Planned City Extensions



- **Improves efficiency** and mobility of services and **avoids unregulated** sprawling development of converted plantation lands
- **Introduces a good entry point** for long-term climate change planning and disaster preparedness
- **Enhances technical and institutional** capacity of the city

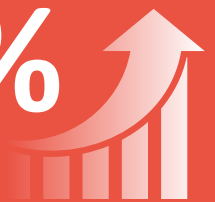


- **Integrates the cultural heritage asset** of the city and **improves tourism** development
- **Maximizes the strategic location** of the city as a transport hub of Negros Island (airport site)
- **Addresses the challenges** of local economic development, supporting the needed economic transition in

THE CITY EXTENSION AREA CAN ABSORB

**156%**

OF THE GROWTH OVER THE NEXT 30 YEARS

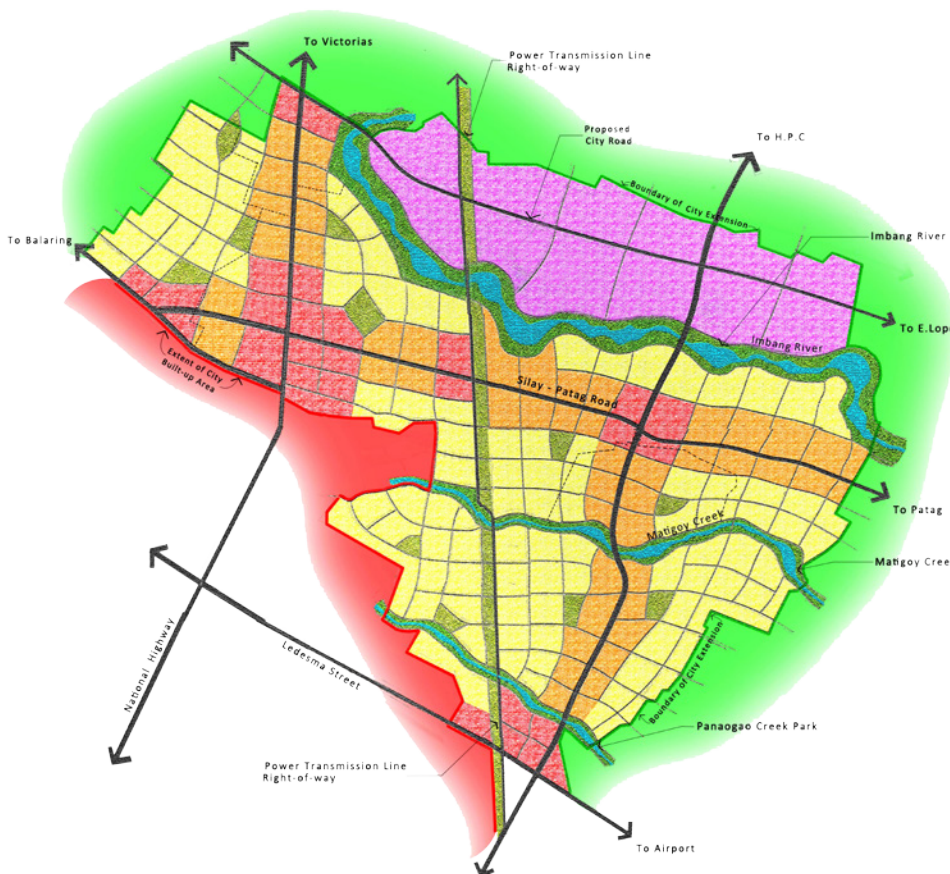
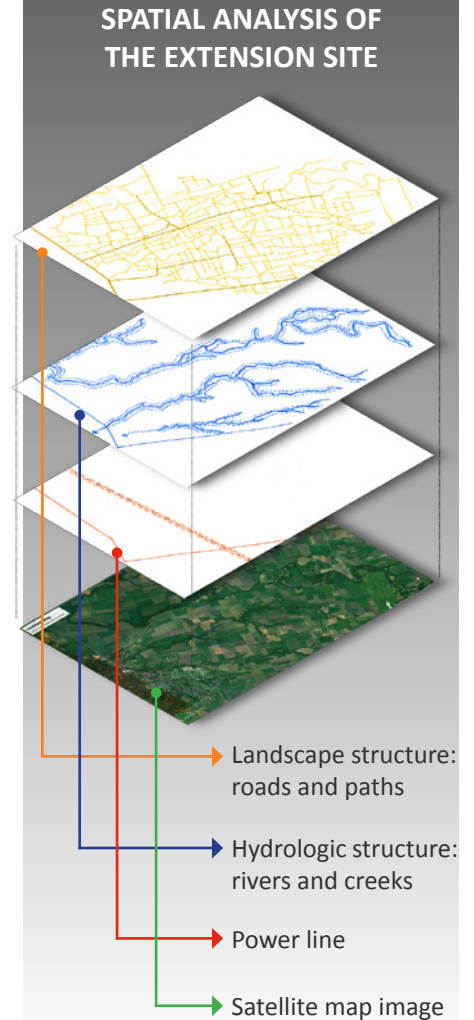


- anticipation of trade liberalization and lifting of protective sugar tariffs by 2015
- **Improves the revenue generation** capacity of the city
- **Provides strategic and planned** interventions for land owners who are looking for alternative land uses
- **Enables mixed** housing programmes

# Activities & Milestones



- Created the local project management structure
- Completed city data profiling and mapping
- Assessed the city's vulnerability to climate change and disasters
- Facilitated partnerships with government line agencies
- Assessed the policy and legal environment
- 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)
- Established and supported the active functioning of the Landowners' Forum
- Developed the conceptual plan
- Strengthened the city's GIS capacity through inter-city knowledge exchange



## Conceptual Plan Map

- PARKS & OPEN SPACE**
- RESIDENTIAL**
- MIXED USE**
- COMMERCIAL**
- AGRO-INDUSTRIAL (FOOD PROCESSING)**



## What We Have Accomplished

- **Introduced ASUD concepts and approaches** which the city embraced to guide their development plans henceforth
- **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 land development** synchronized with city plans and 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 through the Landowners' Forum and other planning platforms and mechanisms 
- Enhancement of the city extension conceptual plan
- 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 the most appropriate option for financing
- Conduct economic impact assessment and formulation of local economic development strategy that is strongly linked with the city extension development plan 
- Capacity building for the local/city planners including GIS technical assistance

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