

Salient Features

Comprehensive Land Use Plan

City of Bacoor

Presented by:

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Salient Features of the CLUP



- There is a need to update the Comprehensive Land Use Plan (CLUP) of Bacoor that was prepared in 2000
- Revise Plan to consider the Cityhood Charter of Bacoor in 2011
- The City Planning and Development Office started updating information in 2012
- Mayor Strike B. Revilla appointed Consultants to assist in updating the Comprehensive Land Use Plan and incorporate the “Water Use”
- Numerous inspections, key informant interviews, committee hearings; supported by secondary data gathering, and public hearings.

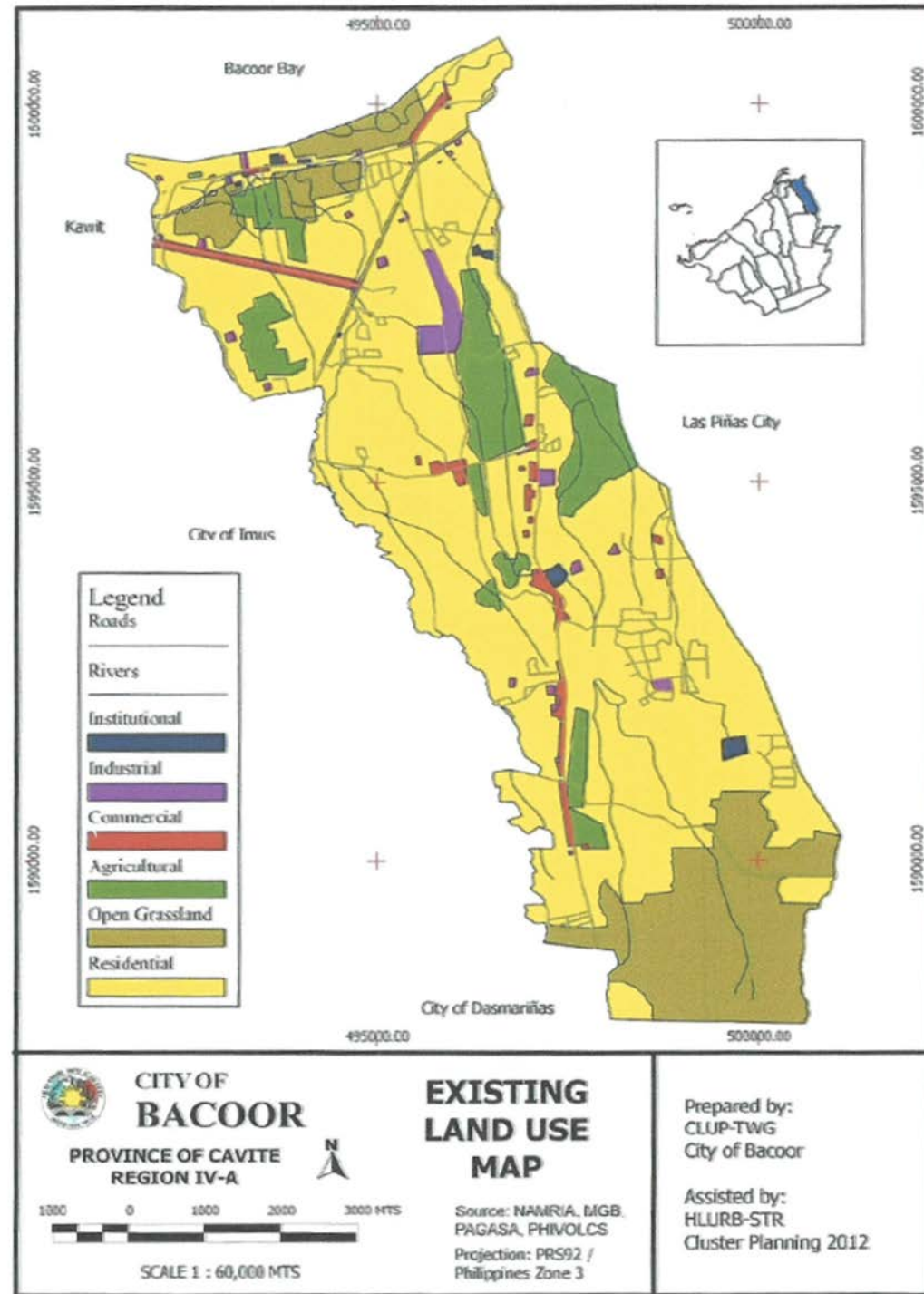
Threats Addressed by the CLUP

- More severe flooding due to climate change
- Heavier motor vehicle traffic due to development pressures resulting from increase in population, increase in number of private vehicles, LRT-1 Extension construction
- Lack of open spaces for use as parks and evacuation site/s
- Urban blight caused by increase in number of informal settlers
- Lack of industrial zone for use in job generation
- Unregulated community development due to non-identification of commercial/residential zones in previous CLUP

Threats Addressed by the CLUP

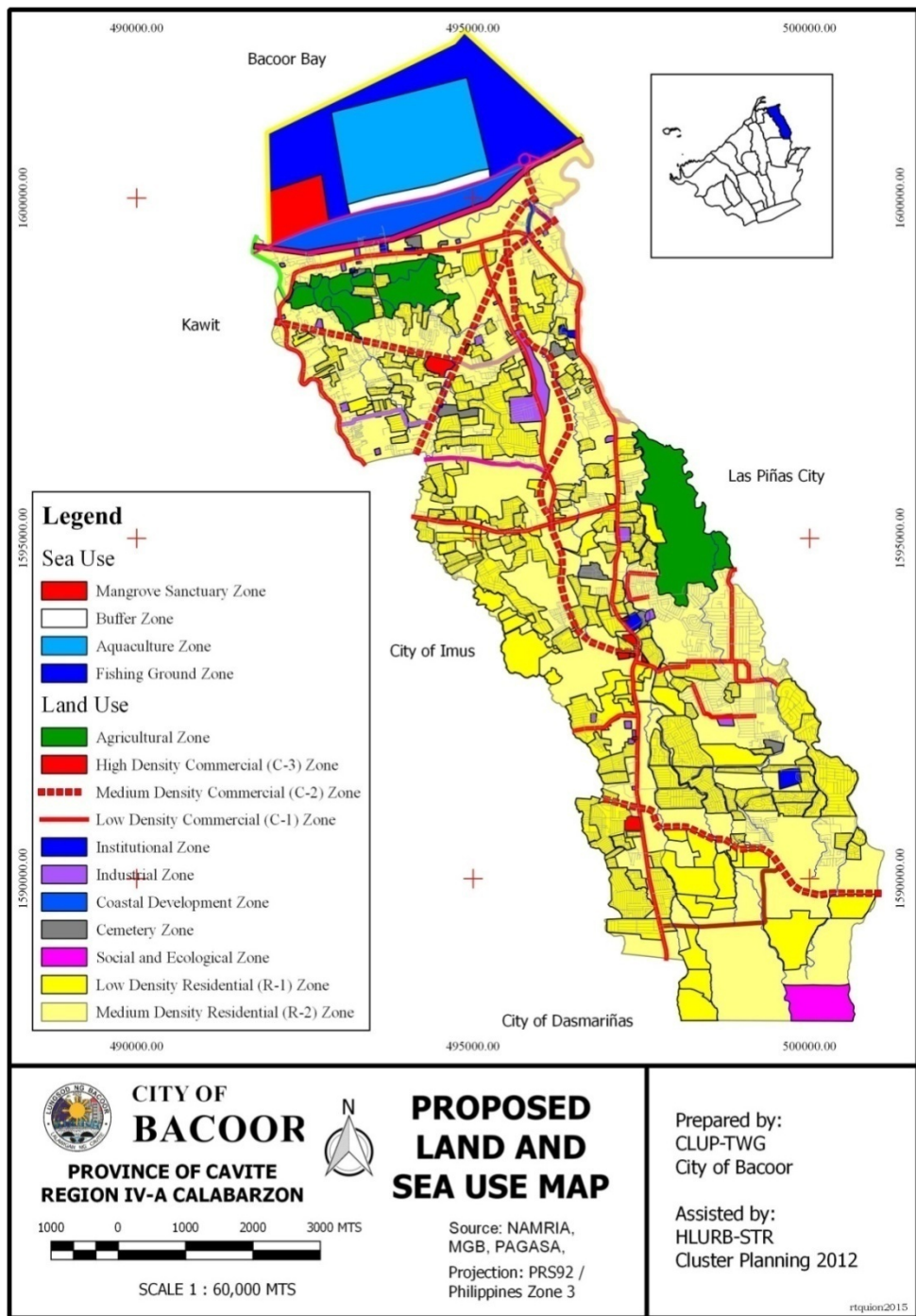
- Non-implementation of zoning regulations
- Erosion of historic character of the poblacion area
- Pollution
- Garbage problem
- Unemployment
- Effects of disasters
- Food security
- Water security
- Lack of pedestrian friendly sidewalks

Existing Land Uses

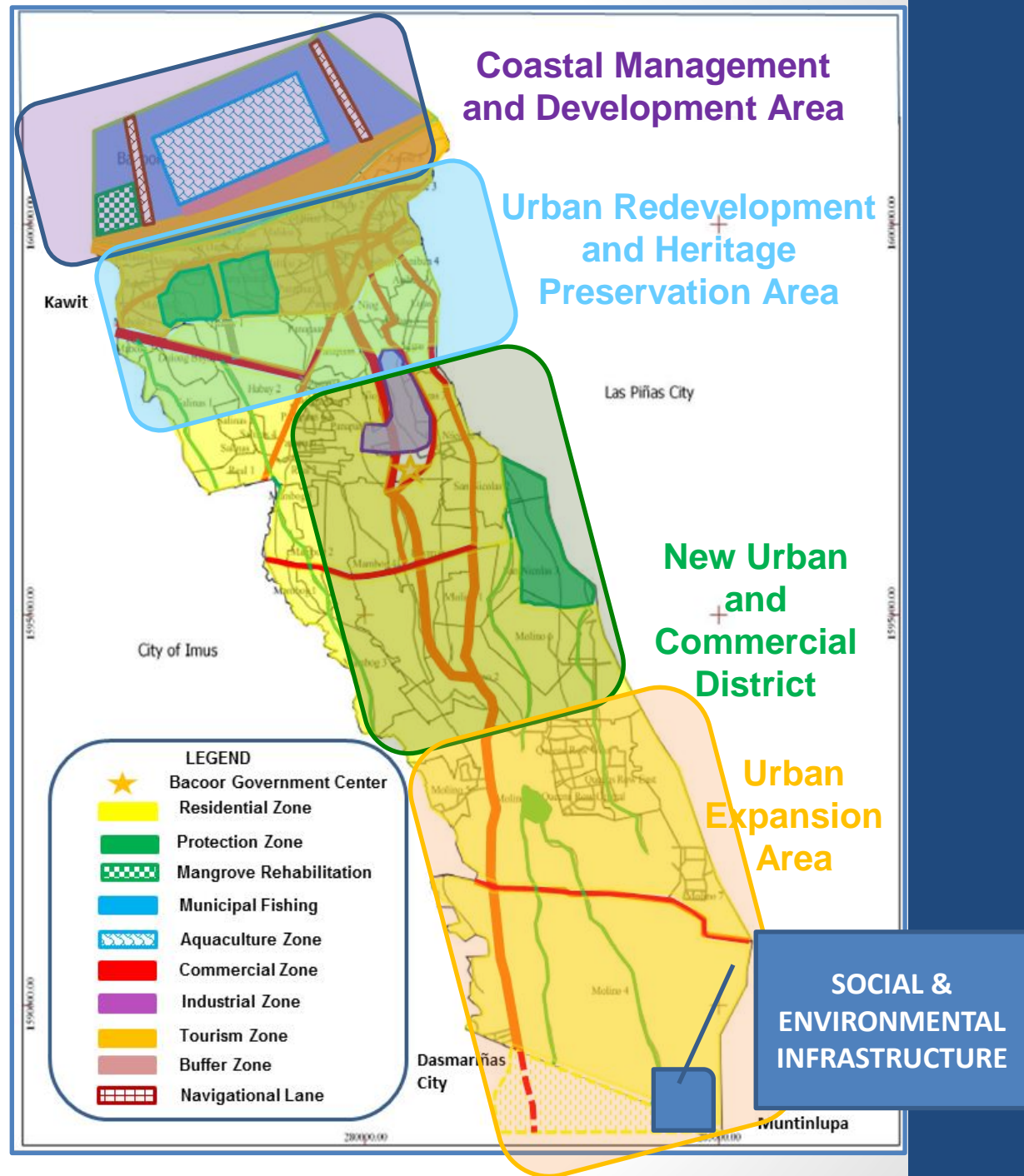


“Enhanced” Comprehensive Land Use Plan

Utilizing the new HLURB Guidelines



“Enhanced” Comprehensive Land Use Plan (Schematic Diagram)



Vision, Mission and Goals



VISION:

Progressive and Livable City with Responsible Citizenry

MISSION:

To Provide Quality of Service

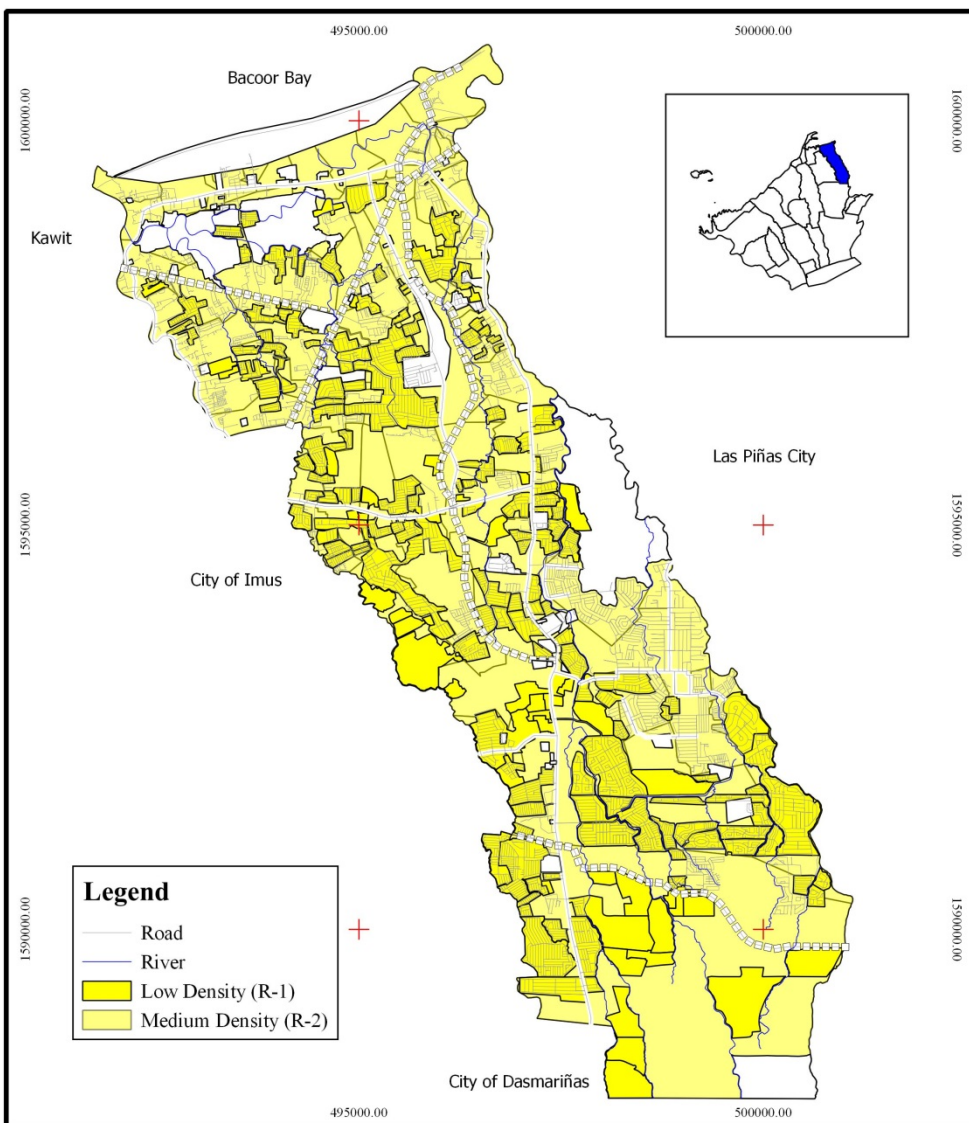
GOALS:

1. Strong sense of community and responsibility, striving for higher quality of life;
2. Transportation efficiency by interconnecting barangays and providing multi-modal terminals and transportation system;
3. Residential housing focus to absorb the rapidly increasing population of the City;
4. Integrated environmental management to address flooding and solid waste concerns and preserve key land and water resources;
5. Key urban design guidelines to promote functional and aesthetic visual appearance, especially in landmark areas;
6. Economic development through sustainable and local-based business activities, highlighting the competitive advantages of the City.

Salient Features of the CLAWUP



- Truly “comprehensive” plan that deliberately included the “municipal waters” and river systems
- Used the newly released HLURB Guidelines
- Intensification of use or promoting “vertical development”
- “Old Bacoor” is designated as the “Urban Redevelopment and Heritage Preservation Area”
- The new Bacoor Government Center is the anchor of the “New Urban and Commercial District”
- The southern portion is designated as the “Urban Expansion Area” with proposed social and environmental infrastructure
- Riverside Development Zone is mandatory to protect and enhance the 3-meter easements of all rivers and creeks.



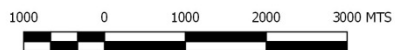
Residential Zone



**CITY OF
BACOR**
PROVINCE OF CAVITE
REGION IV-A CALABARZON



RESIDENTIAL AREA MAP



SCALE 1 : 60,000 MTS

Source: NAMRIA,
MGB, PAGASA,
Projection: PRS92 /
Philippines Zone 3

Prepared by:
CLUP-TWG
City of Bacoor

Assisted by:
HLURB-STR
Cluster Planning 2012

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Residential Zone



- **Low Density Residential Zone (R-1).** An R-1 zone shall be used principally for single detached dwellings with customary ancillary uses, and compatible accessory uses on a neighborhood scale. Typically, low density residential comprises of up to 20 dwellings per hectare. For this CLAWUP, gated subdivisions are classified as low density even if they may breach this density since restrictions in gated sites are usually enforced properly.
- Maximum Building Height: ten (10) meters
- **Medium Density Residential Zone (R-2).** An R-2 subzone shall be used primarily for medium-density housing, with support commercial, service, and institutional uses on a neighborhood or barangay scale. The density is typically 21 to 65 dwellings per hectare.
- Maximum Building Height: R-2: fourteen (14) meters
- **High Density Residential Zone (R-3).** An R-3 zone shall be used primarily for high-density/high-rise dwellings and limited service support activities. The typical density is more 66 dwellings per hectare.
- Maximum Floor Area Ratio for R-3: six (6)

Definition of Floor Area Ratio (FAR)

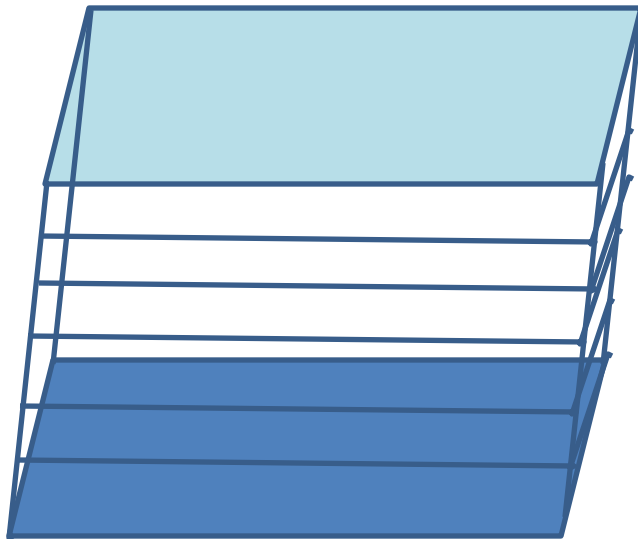
Say, Lot Area: 1,000 square meters

Floor Area Ratio: 6

Maximum Gross floor area = 6,000 sqm

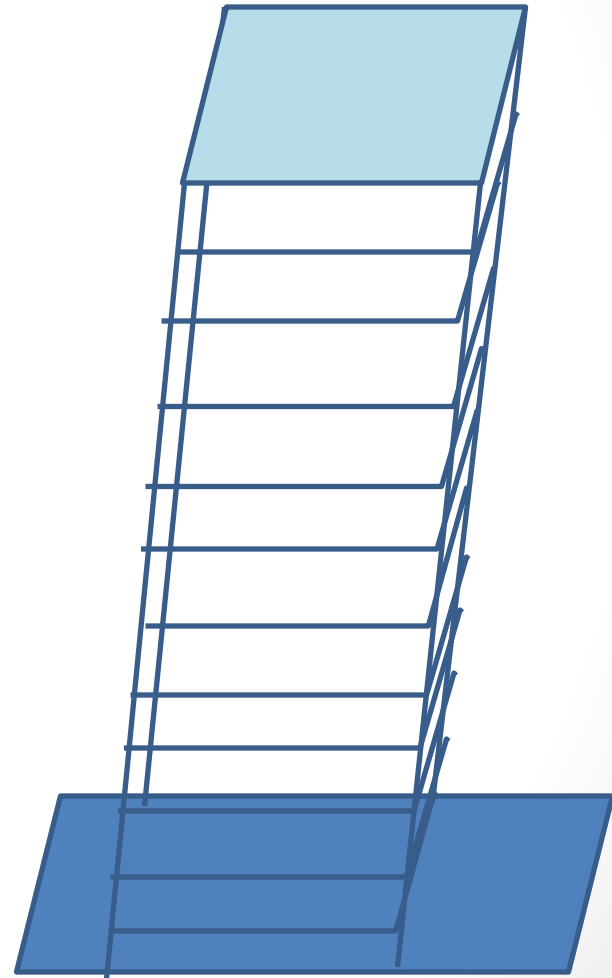
Parking area is not included in the maximum gross floor area.

If the Lot Area of 1,000 square meter is almost fully utilized as footprint of the building, then the maximum height is 6 storeys.

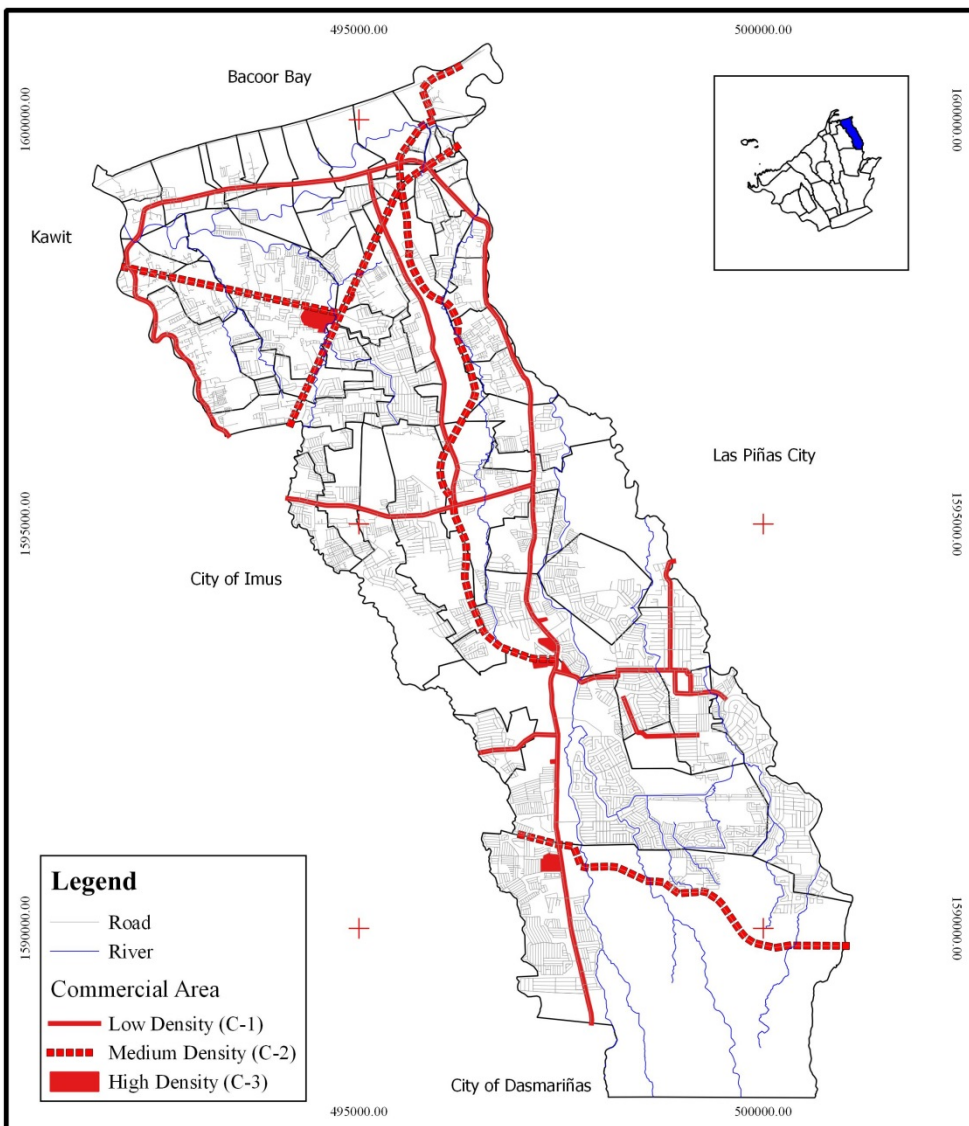


LEGEND:  Lot Area

If the Lot utilized is only 500 square meter as footprint of the building, then the maximum height is 12 storeys. 6,000 sqm divided by FAR).



 Building Footprint



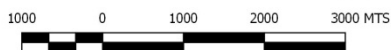
Commercial Zone



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COMMERCIAL AREA MAP



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PAGASA, PHIVOLCS

Projection: PRS92 / Philippines
Zone 3

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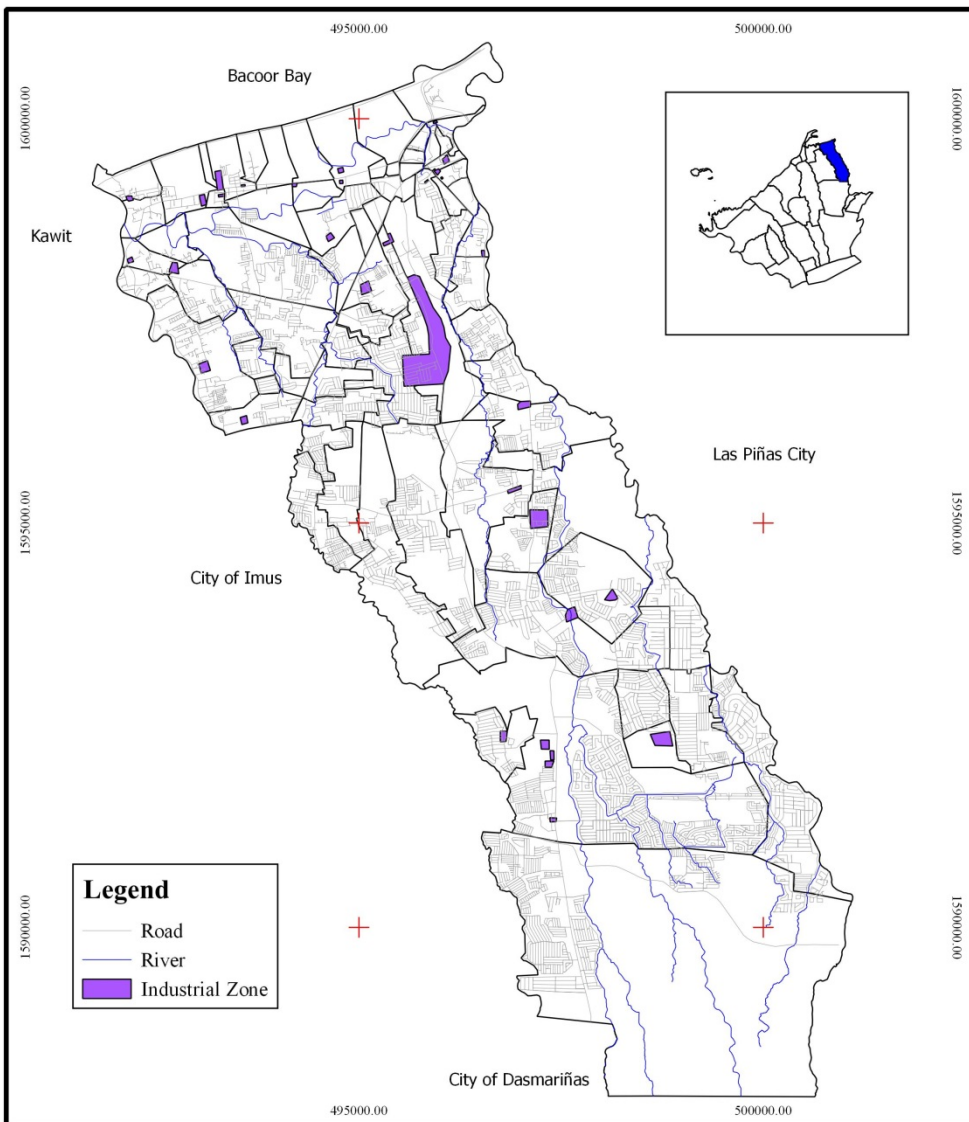
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Commercial Zone



- **Low Density Commercial/Mixed Use Zone (C-1).** This zone shall be used primarily for mixed use and commercial developments on a local scale. The typical density is up to 20 commercial establishments in one hectare.
 - Maximum Floor Area Ratio for C-1: six (6)
- **Medium Density Commercial/Mixed Use Zone (C-2).** This zone shall be used primarily for medium density mixed use and commercial developments. The typical density is 21 to 65 commercial establishments in one hectare.
 - Maximum Floor Area Ratio for C-2: eight (8)
- **High Density Commercial/Mixed Use Zone (C-3).** This zone shall be used primarily for high density mixed use and commercial developments on a metropolitan scale of operations. The typical density is more 66 commercial establishments in one hectare.
 - Maximum Floor Area Ratio for C-3: ten (10)



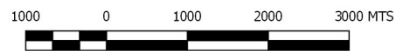
Industrial Zone



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INDUSTRIAL AREA MAP



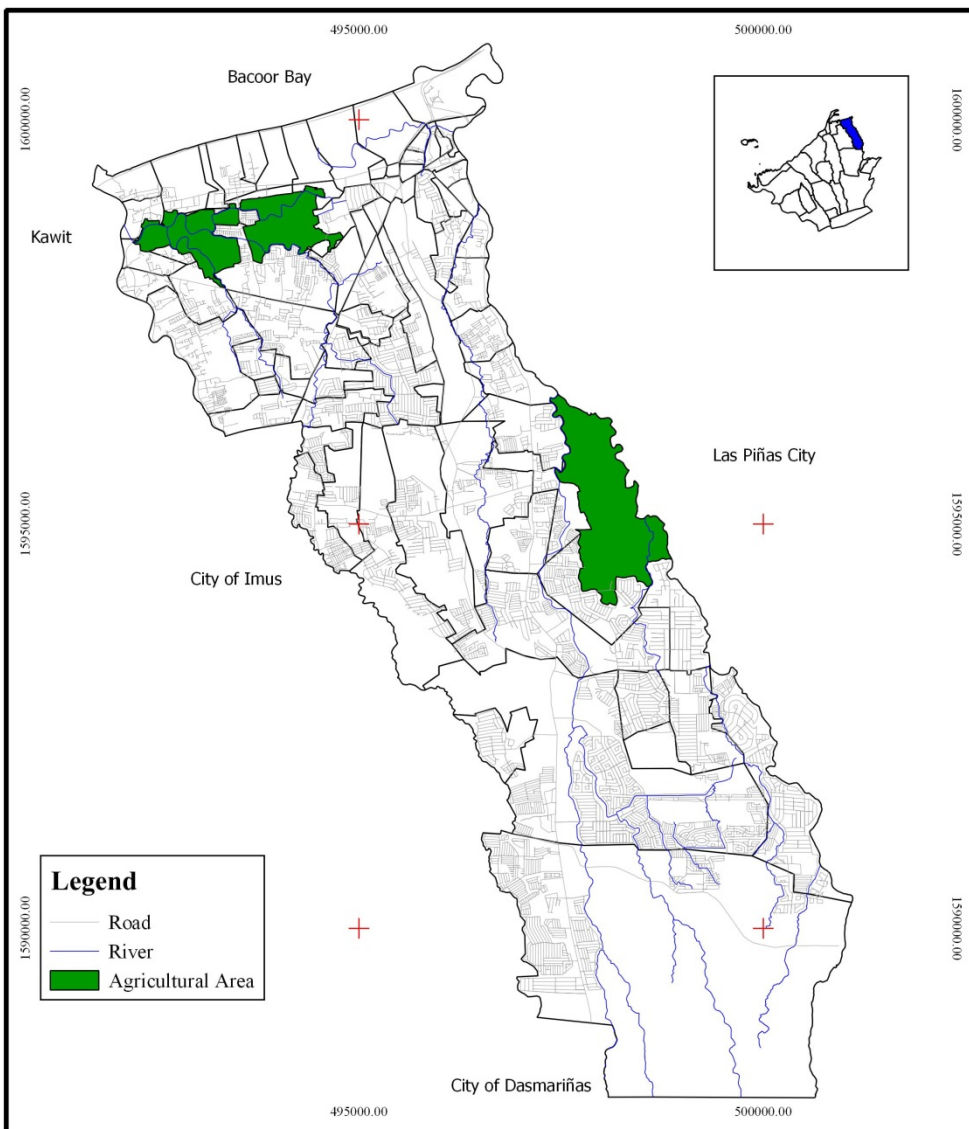
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Projection: PRS92 /
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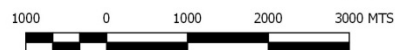
Agricultural Zone



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AGRICULTURAL AREA MAP



SCALE 1 : 60,000 MTS

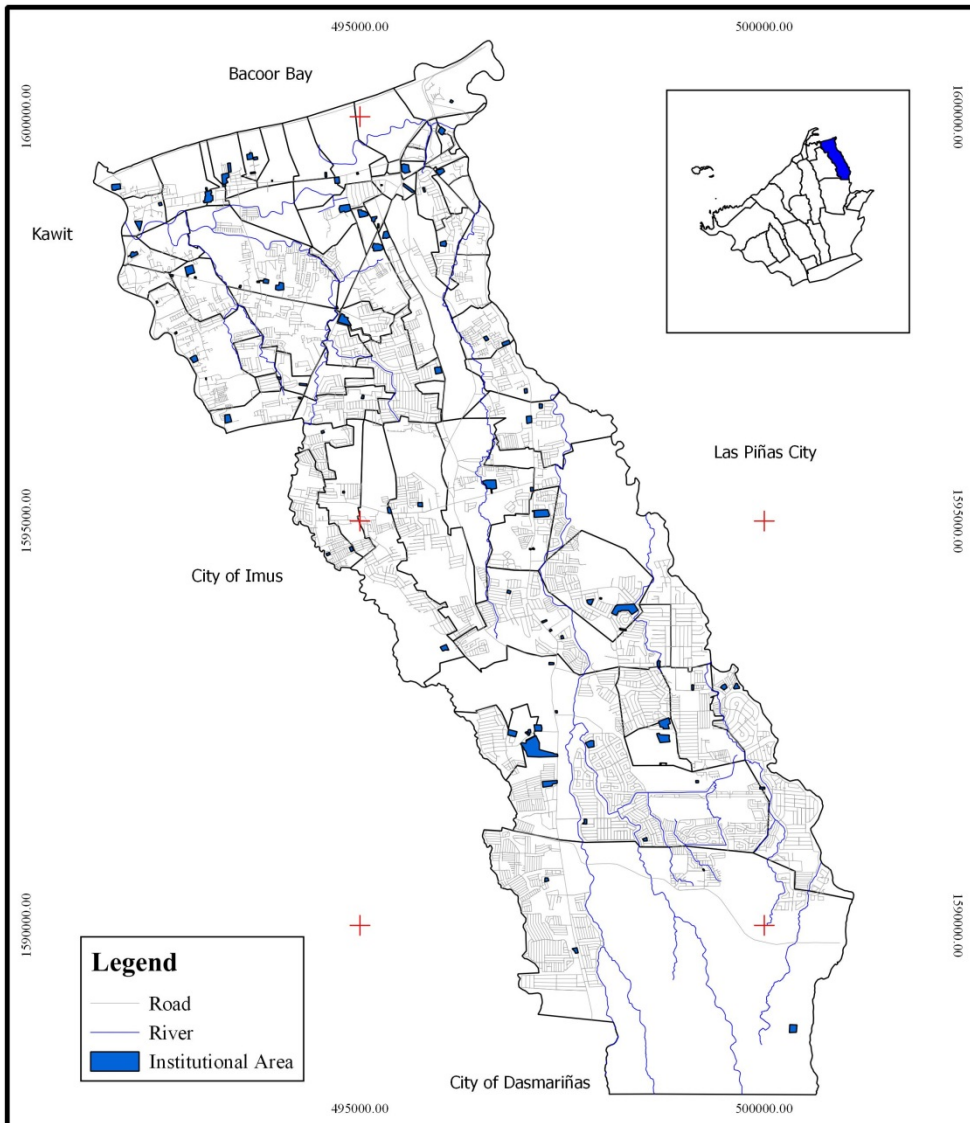
Source: NAMRIA, MGB,
PAGASA, PHIVOLCS

Projection: PRS92 / Philippines
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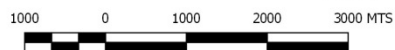
Institutional Zone



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**INSTITUTIONAL
AREA MAP**



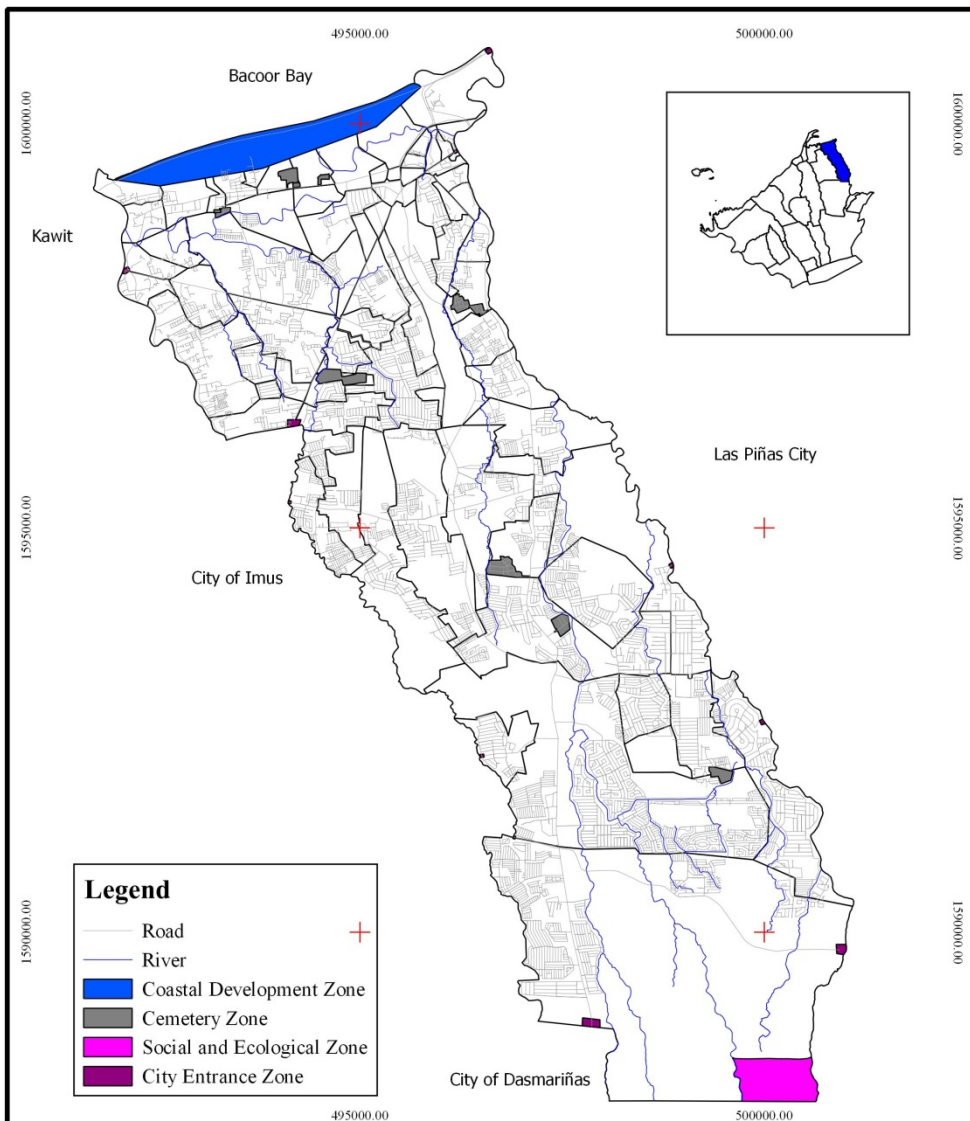
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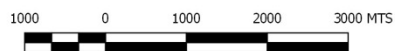
Special Use Zone



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SPECIAL USE AREA MAP



SCALE 1 : 60,000 MTS

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Projection: PRS92 /
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Proposed Zoning Ordinance and Boundaries

- There is a new Proposed Ordinance with Boundaries
- The implementing tool of the Comprehensive Land Use Plan is the Zoning Ordinance.
- Principal and accessory uses are identified for the various zones.
- There is a proposal for new Design Guidelines with the following features:
 - General Guidelines and Regulations
 - Building Designs and Aesthetics
 - Guidelines on Connectivity
 - Guidelines on Parking and Terminals



Proposed Comprehensive Development Plan

- There is a new Comprehensive Development Plan (CDP)
- This is another implementing tool of the Comprehensive Land Use Plan.
- The CDP is categorized into:
 - Social Sector
 - Economic Sector
 - Environmental Sector
 - Institutional Sector
 - Physical/Infrastructure Sector
- The following slides are selected Projects/Programs.

Proposed CDP Projects/Programs



HOUSING

- Low-cost and socialized housing projects for the underprivileged families;
- Toilet campaign to have each house in the city be equipped with sanitary toilets; advocacy groups and the private sector may be mobilized to assist in this campaign;
- Financing packages for existing families through PAG-IBIG to improve the conditions of their houses, whenever applicable, the city government may embark on Community Mortgage Programs;
- Creation of more recreational facilities such as parks and playgrounds; the easements on river banks may be used for these purposes.



Proposed CDP Projects/Programs

HEALTH

- Additional barangay health stations to expand primary health care;
- More medical personnel especially nurses, doctors and dentists;
- Control of communicable diseases;
- Food assistance program for children of poverty-stricken families;
- Health information campaign.

SOCIAL SERVICES

- Community welfare program services.
- Outreach and consultation with the poor and underprivileged families;
- Community-based livelihood programs.



Proposed CDP Projects/Programs

EDUCATION

- Curriculum development project.
- Additional classrooms and teachers in elementary and high school levels;
- Technical/vocational education project;
- School nutrition program;
- Build new school buildings and repair the old ones, whenever applicable, encourage three or four storey buildings;
- Training for advanced and appropriate technology, and strive to link with the economic strategies of the city.

Proposed CDP Projects/Programs



SPORTS AND CULTURE DEVELOPMENT

- Regular sports and culture events;
- Build sports and cultural complex;
- Integrate sports and cultural events with historical tour packages.

PROTECTIVE SERVICES

- Sustain police mobility and visibility;
- Encourage the Barangay Intelligence Network;
- Conduct community-based preparedness programs to build on the “*Ugnayan*” with the barangays.

Proposed CDP Projects/Programs



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Proposed CDP Projects/Programs

AGRICULTURE AND FISHERIES

- Technical assistance to farmers and fisherfolks;
- Entrepreneurial and managerial assistance to farmers and fisherfolks;
- Credit assistance to farmers and fisherfolks.

INDUSTRY

- City should purchase/develop land as City Business District;
- Fast processing of business permits;
- Trade fairs and exhibits;
- Credit financing for micro, cottage and small entrepreneurs;
- Export information and product assistance program;
- Encourage local malls to promote local products.

Proposed CDP Projects/Programs



COMMERCE AND TRADE

- Fiscal Incentives to new investors in commerce and trade;
- Zoning to prevent the indiscriminate proliferation of commercial establishments.

TOURISM

- Link existing historical/tourism sites with existing lodging/restaurant facilities;
- Information campaign through brochures and linkage with tourism agencies/organizations; if possible, create tour packages with Intramuros, Rizal Park, Kawit, Cavite City, Corregidor, and other national historical sites.

Proposed CDP Projects/Programs



SOLID WASTE MANAGEMENT

- Feasibility study on the construction of controlled dumpsite and/or waste to energy facility within the city;
- Based on the feasibility of the controlled dumpsite, after its life cycle, the site may be converted into a golf driving range or a small golf course;
- Increase the capability at the barangay level to do composting, material recovery, and collecting of residual solid wastes.
- Reserve land for development into a waste-to-energy plant

Proposed CDP Projects/Programs



WATER RESOURCES AND WASTEWATER

- Monitor, coordinate and follow-up of water and sewer projects with Maynilad;
- Regular information, education, communication and motivation campaigns;
- Conduct technical and financial support for the upgrading of septic tanks at the household level;
- Massive tree planting along the banks of the rivers and creeks.

Proposed CDP Projects/Programs



URBAN FORESTRY

- Regular monitoring of the city ordinance;
- Evaluate giving tax incentives to households with many trees.

AIR QUALITY

- Joint efforts with DOTC on anti-smoke belching campaigns;
- Joint efforts with DENR on air quality monitoring.



Proposed CDP Projects/Programs

LOCAL FINANCE

- Computerization of collection system, interfaced with geographical information system;
- Explore ways where the city can borrow money/sell bonds for investments in public works and infrastructures;
- Explore the benefits of the new tax code.

PUBIC ADMINISTRATION

- Promotion computer usage and training of personnel;
- Scholarship to advance institutions of key officials;
- Incentive program for outstanding performance.



Proposed CDP Projects/Programs

LAND TRANSPORTATION

- Separation of traffic in major roads in order to help ease congestion by allowing through traffic for motorists having no transaction in the city;
- Widening of main roads such as Molino Road;
- Provide easements for the construction of pedestrian lanes and the laying of drainage pipes;
- Solidarity route;
- Concreting or asphalt paving of existing gravel roads that will ease the flow of city traffic.



Proposed CDP Projects/Programs

POWER

- Regular coordination with MERALCO;
- Feasibility study of the waste-to-energy facility;
- Include conserving electricity in regular information, education, and communication campaigns.

WATER

- Regular coordination with MAYNILAD;
- Include conserving clean water and proper disposal of wastewater in regular information, education, and communication campaigns.
- Storm Water Management Plan (SWAMP)



THANK YOU !