

## **Executive Summary**

The Cagayan de Oro City Comprehensive Land Use Plan for the period 2019 to 2027 was prepared pursuant to the Local Government Code of 1991 (RA 7160), which mandated the Local Government Units, to “**prepare their comprehensive land use plans and enact them through zoning ordinances**”.

This plan has been prepared by the City Government of Cagayan de Oro with technical assistance from the Housing and Land Use Regulatory Board (HLURB) and National Economic Development Authority (NEDA). The Plan is meant to guide the city’s future physical development and to steer the city’s growth as the business and trading center of Southern Philippines. It provides a framework of goals, objectives, strategies and actions required for the city by the year 2027.

### **I. Vision**

“A city managed through good governance, empowering its citizenry to thrive in a highly competitive economy and a sustainable environment nurturing its diversity and multi-cultural heritage towards a resilient, progressive, and inclusive future.”

### **II. Brief Situationer**

#### ***Demography***

Cagayan de Oro is the 10<sup>th</sup> most populous city in the country with a total population of 675,950 based on August 2015 Census of National Statistics Office now Philippine Statistics Authority (PSA) and constitutes 14.01% of the total population in Region X. Its annual population growth rate (APGR) of 2.23% from 2000-2015 is higher than that of the National and Region X which is 1.68%. The high APGR is mainly due to immigration from adjoining municipalities. The population will double in the span of 31 years or in 2046 (*CdeO SEP, 2015*).

Cagayan de Oro has a population density of 11 persons per hectare. Among the densely populated barangays are as follows: Macabalan, Consolacion, Lapasan, Barangays 10,12,13,15,17,18,19,22,25,26,32,34,35, Nazareth. These barangays are located along Cagayan River and near Macajalar Bay which exposes more people to the risk of overflowing waterways during heavy downpour.

#### ***Local Economy***

The city plays a very important economic role not only in Region X but also in the whole Mindanao Island.

HLURB NMR

HLURB NMR

**Revenue Sources** - The City gets its income and other revenue from the following: taxes; fees, permits & licenses, business and services, subsidies from the national government and other sources. Total revenue generated in 2011 amounted to PhP3.6 Billion. The biggest source of income is Tax Revenue which is 39.47%.

**Agriculture** - 32.43% of the City's total land area (57,851.00 has) is devoted to agriculture in 2017, cover 8,615.68 hectares are devoted to crops. Crops produced are both food and commercial crops. Food crops include rice, corn and vegetables while commercial crops are abaca, banana, cacao and coffee, root crops and fruits and nuts.

**Livestock and Poultry** - Hogs' population is highest among the livestock, comprising 20.45% in 2016 and 18.74% in 2017. Similarly, hogs ranks highest in number which is 87.4% of the total slaughtered animals in 2016 and 88.3% in 2012. All animals slaughtered passed the meat inspection standard.

**Trade and Industry** - Wholesale and retail remain highest in number constituting 47.00% in 2017. The other top Major Industries are Services and Financial. The lowest among industries is Agriculture/Fishery sector.

**Tourism** - Major attractions in the City consist of natural and man-made spots. Accommodations, Dining & Night Life, and Recreational Facilities are comparatively splendid. The whitewater rafting in Cagayan River has been one of the most famous tourism activities in CDO.

### III Urban Development Challenges of Cagayan de Oro City

The availability and accessibility of the City to public services, key facilities, and critical infrastructures serves as a magnet to attract more people towards to City. This urban phenomenon drains the service delivery capacity of the city and poses a lot of urban development issues. Informality, poverty and vulnerability, and slums are increasingly becoming the key social and underdevelopment issues in the city.

Listed below are the general urban development challenges faced by the City.

#### Urban development issues faced by the city

| Key Areas      | Priority Issues  |
|----------------|--|
| Urban Planning | <ul style="list-style-type: none"> <li>• Regulation, planning &amp; management of informal settlers (land Management)</li> <li>• Zoning ordinance enforcement</li> <li>• Development of baseline tool and data base for urban planning</li> <li>• Traffic Congestion</li> <li>• Frequent Flooding</li> </ul> |

|                              |  |
|------------------------------|--|
|                              | <ul style="list-style-type: none"> <li>• Outlying areas still Unserved by water companies</li> <li>• Absence of waste water treatment and sewerage system</li> <li>• Elevated GHG levels</li> </ul>  |
| Urban Economy & Finance      | <ul style="list-style-type: none"> <li>• Livelihood support and employment opportunities for resettlement areas</li> <li>• Income Disparities</li> <li>• Skills and development does not respond to growing industry needs</li> <li>• Low agricultural productivity</li> <li>• Undeveloped and ill-maintained tourism sites</li> </ul> |
| DRRM and CCA                 | <ul style="list-style-type: none"> <li>• Outdated baseline on Vulnerability, impact quantification to enhance the City DRRM Plan</li> <li>• Problem in flooding and drainage system (link to urban planning)</li> <li>• Insufficient strategies for climate adaptation &amp; resilience</li> </ul>                                     |
| Urban Mobility               | <ul style="list-style-type: none"> <li>• Sidewalk encroachment</li> <li>• Inadequate parking</li> <li>• Insufficient mobility option for connecting to centers and major transport hubs</li> <li>• Lack of infrastructure that supports walkability, alternative mobility</li> </ul>   |
| Urban Energy                 | <ul style="list-style-type: none"> <li>• High carbon emissions (stationary and mobile combustion, electricity)</li> <li>• Low capacity of LGU on urban energy standards (guidelines, minimum design, green building, etc.)</li> </ul>  |
| Governance & Land Management | <ul style="list-style-type: none"> <li>• Needs for urban renewal</li> <li>• Increasing demand for social service due to in-migration</li> <li>• Boundary disputes</li> <li>• Outdated land assessment, inventory and administrative policy</li> <li>• Lack expertise in urban expansion development and design</li> </ul>              |

### Comparative/Competitive Advantages

- Gateway to Northern Mindanao
- Center of trade/transshipment point in the region
- Competitive transportation services
- Presence of multi-national investors (SM, Ayala, LKKS)
- Major tourism destination in Northern Mindanao
- 21.062 km coastline potential for coastal tourism
- Presence of fishing grounds
- Modern facilities (health, school, market, terminal...)
- Strong public-private partnership
- Well-developed telecom facilities/power supply/road networks
- Existing natural resources and heritage (rivers, caves, flora and fauna, forest), natural landscapes (plateaus, gorges, terraces)

#### **IV Major Development Goals & Objectives**

- The upliftment of socio-economic condition by empowering the citizenry for a safe, healthy and secured community integrating the principles of DRR-CCA
  - To promote safe, secure, orderly, resilient community
  - To improve education-industry coordination and technology transfer
  - To Implement urban renewal and shelter plan initiatives
  - To promote environmental consciousness, preservation and protection
  - To provide support to MSMEs
  
- Strong and responsive governance
  - To strengthen government-private collaboration
  - To implement P4\*-project guided by local P4 code and selection board
  - To strictly monitor compliance with environmental and other laws and ordinances
  
- Sustainable development for the protection and utilization of natural resources for inclusive growth
  - To preserve natural tourist attractions and cultural heritage sites
  - To protect, maintain and enhance inland and coastal waters
  - To strictly implement the solid waste management and septage ordinances
  - To arrest degradation and rehabilitate denuded forest areas
  - To promote sustainable use of mineral resources
  - To protect flora and fauna and preserve biodiversity
  - To address coastal and urban flooding
  - To implement strategies to minimize air pollution and GHG emission
  - To protect and conserve ground and surface water
  
- Investment Enabling City
  - To maintain good peace and order condition
  - To promote green and disaster resilient infrastructure
  - To provide connectivity through infrastructure and utilities
  - To Increase agricultural productivity
  - To foster business and startup incubation by providing shared services facilities and organizational support
  - To link skills development with industry needs
  - To promote private-public partnership
  - To promote competitive cost of doing business
  - To further improve fiscal management efficiency and promote transparency and accountability in government transactions

## **V Preferred Development Thrust**

### ***Major Spatial Development Strategies***

1. Entice development through the provision of basic and excellent facilities in identified growth areas (Western Urban Development, West-Uptown Urban Development, East-Uptown Urban Development, and Eastern Urban Development).
2. Conservation and protection of natural sites and heritage i.e. gorges landscape, critical habitat, wetlands and river system (Macahambus, Mambuaya, FS Catanico, Malasag, Dansolihon, Bayanga, Cugman, Agusan, Indahag, Balubal)
3. Incorporate provisions of pedestrian (walkways, bicycle lane) on proposed road right- of- way (Divisoria, Poblacion)
4. Identify and legally declare built heritage sites in Divisoria, Taguanao and Poblacion and regulate building heights, architecture and color for historical-cultural tourism
5. Intensify and sustain urban greening in Poblacion, Isla de Oro and along riverbanks
6. Establish new sanitary landfill in Pagatpat/other suitable alternative site
7. Enforce the setback requirements along public roads for yield points/loading-unloading bay
8. Intensify greening and fruit tree growing in sloping areas of Barangays Bayanga, Lumbia, Agusan, Baikingon, Besigan, Camaman-an, Canitoan, Carmen, Taglimao, Pigsag-an, Balulang, Tignapoloan, and Dansolihon
9. Light-Medium Industrial Areas – Tablon, Cugman, Agusan, Bugo, Puerto, Lumbia
10. Mangrove reforestation - Bayabas, Bonbon, Agusan, Tablon, Cugman, Bugo, Puerto, Bulua
11. Provision of structural mitigation measures (special land use planning) for hazard prone areas
12. Provision of housing for settlers in blighted areas

### **Development of Urban Centers**

#### ***Urban Expansion Area # 1 - Western Urban Development***

Serve as major convergence point for goods and products, people and transport service to and from the western part of the region as well as Laguindingan Airport.

House new commercial mixed use medium to high density pedestrian friendly center for CdeO

### ***Urban Expansion Area #2 - West-Uptown Urban Development***

Covering Barangays Carmen, Canitoan, Lumbia and Pagatpat. This will be a medium to high-density, mixed-use pedestrian friendly center with high end, low-density type of development for residential and commercial uses. The Lumbia Airport shall be converted into an industrial area/economic zone now that the Laguindingan Airport is operational.

### ***Urban Expansion #3 - East-Uptown Urban Development Area***

Located in Barangays Gusa, Indahag, Macasandig and Camaman-an. This area will have the same function as that of the West-Uptown Development Area with the presence of high-end subdivisions like the Fil-Estate Subdivision and Alegria Hills. Presence of convention center, presence of government institution (Court of Appeals in Indahag), high end residential, heritage area (Huluga Cave in Indahag).

### ***Urban Expansion #4 - Eastern Urban Development***

This area is composed of the following sub-nodes, namely: Upper Puerto, which is identified as an Agro-Industrial Area; Lower Puerto and Bugo which are existing industrial and residential areas; Agusan and Balubal, which are hosts to high-end subdivisions; Tablon, which is an existing industrial area; and, Palalan, Tablon, which is identified for Agro-Tourism.

### ***Urban Redevelopment #5 - Downtown Development Area***

This area is composed the existing major urban center of the City, the Poblacion/Carmen and its contiguous areas comprising the present Central Business District (CBD) expanding to Lapasan, Gusa, Puntod, Macabalan, Patag, Nazareth, Macasandig and Camaman-an. The Poblacion (CBD) is host to the city government center, major trade businesses and financial facilities serving both the individual and business sector needs of the City.

## **VI Local Climate Change Action Plan (LCCAP)**

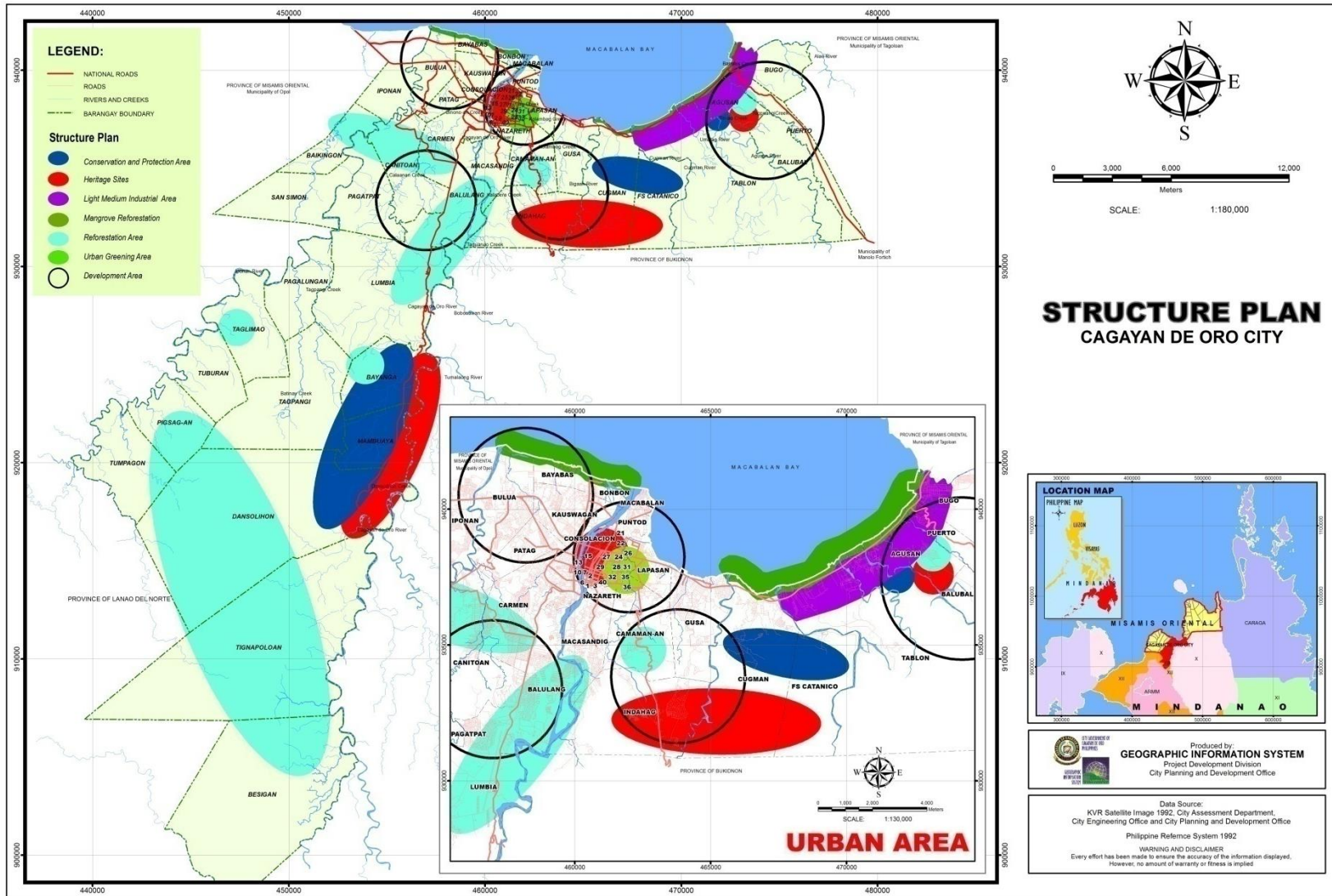
### **Top Five Options**

1. Green and Gold Program: Integrating pocket park/vertical garden design for the three overpasses (CM Recto, Carmen and Puerto); enforcing legal easements on both sides of CDO River and creating pocket parks in the "islas" (De Oro, Bugnaw and Baksan);

2. Sustainable Communities Program: Integrated resettlement, reforestation and conservation, farming of identifies forest growth areas (including river banks) Iponan, Lumbia, Indahag, Dansolihon and Bayanga in continuation of farmlands with cc integration.
3. Green Loop Project: Implementation of Oro Central project in BRGY. 29, Walkability project at Divisoria Area
4. City Sustainable Treefitication Program
5. Integrated Coastal Resource Management (11 Coastal Brgys)
  - a.) Database Management (Utilizing the PCRA Outputs)
  - b.) Master Plan (Coastal Resource Management)
  - c.) Strengthen Marine protective Areas (MPA)
  - d.) Mangrove Forest Development
  - e.) Adoption of the City Comprehensive Coastal & Fisher Development Ordinance

# Cagayan de Oro City Comprehensive Land Use Plan

2019-2027



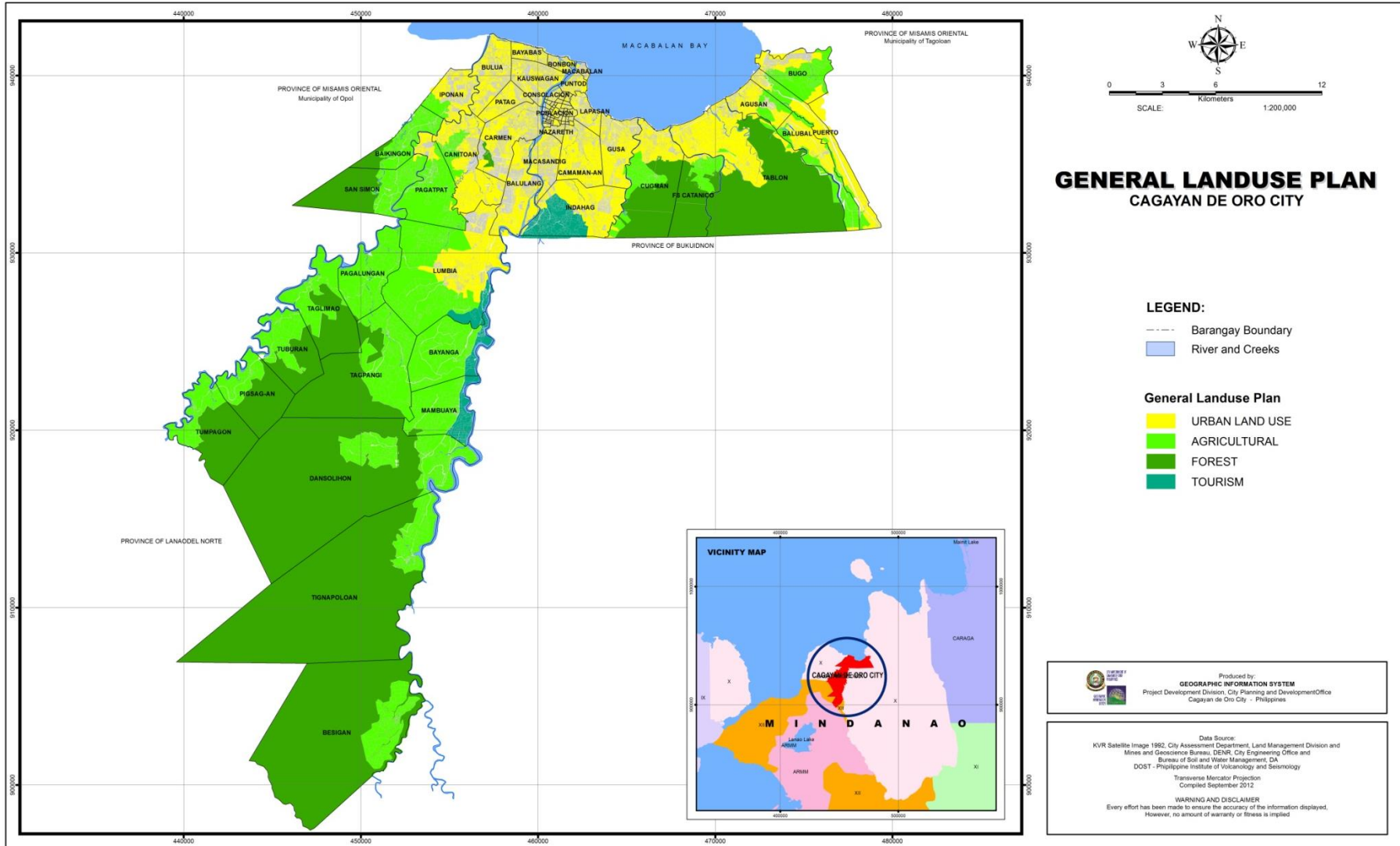


**VI The Land Use Plan****A. General Land and Water Uses*****Proposed General Land Use***

| <b>DESCRIPTION</b>                  | <b>AREA (has)</b> | <b>% to total</b> |
|-------------------------------------|-------------------|-------------------|
| AGRICULTURAL                        | 12,621            | 22%               |
| FOREST                              | 27,906            | 48%               |
| TOURISM                             | 1,305             | 2%                |
| URBAN LAND USE                      | 13,901            | 24%               |
| AREA COVERED BY UTILITIES/ROADS/ETC | 2,118             | 4%                |
| <b>TOTAL LAND AREA</b>              | <b>57,851</b>     | <b>100%</b>       |

# Cagayan de Oro City Comprehensive Land Use Plan

2019-2027



**Urban Land Uses*****Proposed Urban Land Use***

| <b>DESCRIPTION</b> | <b>AREA (has)</b> | <b>% to total</b> |
|--------------------|-------------------|-------------------|
| AGRO-INDUSTRIAL    | 822.55            | 5.92              |
| COMMERCIAL         | 792.03            | 5.70              |
| INDUSTRIAL         | 290.34            | 2.09              |
| INSTITUTIONAL      | 405.93            | 2.92              |
| PARKS/OPEN SPACES  | 332.57            | 2.39              |
| RESIDENTIAL        | 11,177.49         | 80.41             |
| SWAMP/MARSHLAND    | 79.87             | 0.57              |
| <b>TOTAL</b>       | <b>13,900.78</b>  | <b>100%</b>       |

**VII Proposed Major Programs and Projects*****A. Development of Urban Growth Areas***

1. Western Urban Development Plan
  - ✓ Commercial Strip along Western Coastal Highway
  - ✓ Completion and widening of western coastal highway
  - ✓ Main drain (canal)
  - ✓ Waste water treatment for Sewerage Treatment Plant
  - ✓ Preservation of wetlands in Bulua, bonbon and Bayabas.
2. West-Uptown Urban Development Plan
  - ✓ Development Master and Urban Design Plan
  - ✓ Road Network Development
  - ✓ Green belt along more than 18% slope areas
  - ✓ Tree parks in subdivisions
  - ✓ Main drain at Lumbia from airport going to Calaan Creek
  - ✓ Waste water treatment for subdivisions
  - ✓ Retention/Detention basins
  - ✓ Rain Harvesting Facilities for commercial establishments and residential
  - ✓ Retirement community
  - ✓ Provision of multi-purpose and socio-economic centers (reading centers, parks, and regional/government centers)
  - ✓ Provision of terminals ( transport and food)
3. East-Uptown Urban Development Plan
  - ✓ Slope protection/regulated development

- ✓ Green belt areas & tree parks in subdivision projects
- ✓ Retention/Detention Basins
- ✓ Waste water treatment for subdivisions
- ✓ Rain Harvesting for commercial establishments and residential

#### 4. Eastern Urban Development Plan

- ✓ JR Borja Extension shall be connected to Agusan, Balubal and Puerto.
- ✓ Concreting from Agusan to ManoloFortich Highway
- ✓ Waste water treatment for subdivisions
- ✓ Green belt along more than 18% slope areas
- ✓ Tree parks in subdivisions
- ✓ Rain Harvesting Facility for commercial establishments and residential
- ✓ Slope protection/regulated development
- ✓ Regulate/Limit industrial land use along coastal area at Tablon
- ✓ Harmonize the various land uses in Tablon and enhance the ecology (mangrove reforestation)
- ✓ Livelihood improvement for the marginal fisherfolks affected at the same time retain the industrial base
- ✓ Provision of multi-purpose and socio-economic centers (reading centers, parks, and the like)
- ✓ Agro-Industrial development in Tablon
- ✓ Secondary Road (20m) Network for Palalan, Tablon

#### 5. Downtown Urban Development Plan

- ✓ Expanded Downtown Master Plan
- ✓ Provision of sidewalks and pedestrian lanes
- ✓ Green belt areas at Islas de Oro, Bugnaw, Baksan
- ✓ Rain Harvesting facility for commercial establishments and residential
- ✓ Urban renewal
- ✓ River front development project
- ✓ Urban greening of Divisoria
- ✓ Mixed high-density residential and commercial establishments at Poblacion
- ✓ Parking Buildings

B. Natural sites and Heritage Development

C. Pedestrian Network Development

D. Transport Master Plan

- ✓ Downtown check-in and shuttle for airport passengers from Cagayan de Oro to Laguindingan Airport
- ✓ Fast craft to Laguindingan Airport
- ✓ Introduction of new traffic scheme

E. Drainage System Master Plan

F. Urban Greening Program

G. Wastewater Management Plan

1. Septage Management Plan (Septage Treatment Plant)
2. Waste water Interceptor
3. Waste water Treatment Plant

H. Solid Waste Management Plan

1. Sanitary Landfill at Pagalungan
2. Closure/Rehab of Dagong Dumpsite
3. Transfer Station
4. Material Recovery Facility

I. Reforestation Program