

Appendix 3-3
Brochures for New Ordinances

Flood Impact Fees

- Establishment of BP220 On-Site Flood Regulation Pond Construction Subsidy Fund
- Applied to all new development project smaller than five (5) hectares
- PHP 100 /sq. m
- Exemption on BP220 Projects

The purposes of the flood impact fee are:

1. To encourage equitable cost sharing among all development projects;
2. To subsidize construction of on-site flood regulation const in BP220 projects larger than five (5) hectares.

The on-site flood regulation ponds are required for development projects that have a site equal to or larger than five (5) hectares. The requirement may encourage small development. The flood impact fee sets the fair share for smaller projects. The fee calculated based on a standard construction cost for on-site flood regulation pond. A BP220 project smaller than five (5) hectares is exempt from the fee.

The on-site flood regulation pond is required for a BP220 project which has an area larger than five (5) hectares. The BP220 On-Site Flood Regulation Pond Subsidy Fund supports BP220 projects equal to or larger than five (5) hectares.

On-Site Flood Regulation Pond Requirement for New Development Projects

THE STUDY ON COMPREHENSIVE FLOOD MITIGATION FOR CAVITE LOWLAND AREA IN THE REPUBLIC OF THE PHILIPPINES



Information

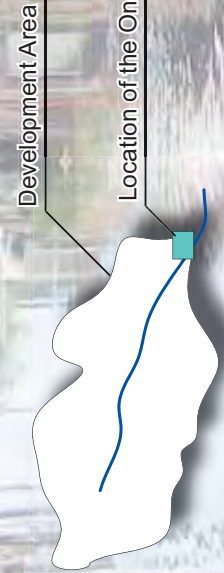
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New Development Project Requires On-Site Flood Regulation Pond For Reducing Flood Damage in the Lowland Areas

Objectives of the Pond

- Offset the increment of peak runoff discharge from new development projects
- Control sediment runoff from development sites



Development Area

Location of the On-site Flood Regulation Pond

Dry Type (Holds water when it rains)



Wet Type



Requirement

Any new development with an area equal to or larger than 5 hectares needs to have an on-site flood regulation pond.

Size

An on-site flood regulation pond shall have an area equal to or larger than three (3) percent of a total area of a project. The allocation of land may be inclusive of the required minimum open space of 30% of a new development project stipulated in PD9957 or BP220. When a part or all functions of basic utilities and other community facilities/services do not satisfy the standards because of the allocation of the on-site flood regulation pond, the developer needs to provide additional areas in addition to the 30% open space requirement within the area of subdivision project. The developer has an option to calculate the area for on-site flood regulation ponds as Excluded Area.

Location

The location of the on-site flood regulation pond shall be at the lowest elevation of a development project area.

Flow Regulation

Flow from the on-site flood regulation pond shall be directed to the available storm water facilities or appropriate water bodies.

Required Documents

The developer shall submit to the authorities concerned of the city/municipality the required copies of the following documents for prior approval.

- Plan and longitudinal profile of the entire structure with a scale of 1/500 or larger
- Plan and longitudinal profile of the outlet structure with a scale of 1/500 or larger
- Front view of outlet structure with a scale of 1/100 or larger
- Plan and longitudinal profile of the spillway with a scale of 1/500 or larger
- Front view of spillway with a scale of 1/100 or larger.

Flood Management Area

- **The Flood Management Areas to be delineated in the Lowland Areas.**
- **The Lowest Floor Height Needs to be 30 cm Higher Than 100-Year Flood Elevation.**

The two-year flood areas are areas of flooding with a probability of every two years--The areas are designated as the flood management area.

A The flood management areas shall be designated by the province and by the cities and municipalities to reduce possible flood damaged.

3 For new building construction and large scale renovation, the lowest floor height needs to be thirty (30) centimeters higher than the 100-year-flood elevation.

The determination of the height, the surveyors in your cities and municipalities conducted leveling and market the level of the 100-year-flood level.

Growth Management Ordinance

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Growth Management Policy Promotes Containment of Development in the Urbanization Promotion Zones.

Objectives of Growth Management

- To Promote Orderly Development by Setting Growth Boundaries
- To Reduce Costs for Public Facilities
- Control Development Activities in Urbanization Control Zones

Urbanization Control Zones require development projects larger than ten (10) hectares.

Sangguniang Panlalawigan issues a provincial development certificate for a development project in Urbanization Control Zone- Ask City/Municipal Development Coordinator for the provincial certificate requirement.

Three Steps for Urban Growth Management

The Provincial Government sets the Built-up Expansion Areas; the Built-up Expansion Areas are subdivided into Urbanization Promotion Zones and Urbanization Control Zones in the Provincial Physical Framework Plan.

The cities/municipalities revise the Comprehensive Land Use Plans as the growth boundaries are being considered.

The cities/municipalities revise zoning ordinances.

The Provincial Land Use Committee reviews the development application and issues an certificate if the development proposal satisfies the provincial development conditions.

The city/municipal governments may make the certificate as a condition of issuing a development permit.

