

# Chapter 6

## Station 1: Wharf Redevelopment

Iloilo River wharf was constructed in the 1800's with the rise of sugar trade in Negros. Majority of the earlier developments in Station 1 are attributed to the efforts of Nicolas Loney, a British Consul, who campaigned for support from among the overseas mercantile community without the help from the Spanish government. Stone warehouses sprouted along the river after the first one was built in 1857. Among the improvements made possible by the fund contributions were widening of the waterfront, construction of a "good quay wall" and the purchase of a dredging machine from England.

The wharf redevelopment is expected to restore its historical value as a catalyst of growth in the local economy.

### ***Gateway Entrance***

The historical past of Iloilo River must be sensed by all people coming in from its mouth in Parola. A gateway arrival park will be constructed along with the revival of old porthouse. The existing Rotary Park will be rehabilitated and will serve as the arrival park. Arrival parks are intended as destination facilities themselves, as well as access points, with a range and scope of recreational

facilities typical of a community plaza or park. Gateways are smaller, with a primary function of providing access from parkways and crossing points.

### ***Promenade***

A network of new promenade along Muelle Loney is proposed. This will enhance accessibility in the river wharf and promote aesthetics along existing structures. It will be linked to the promenade in selected Iloilo River stations.

### ***Mixed Use Development***

In the wharf redevelopment, the mixed use zones are seen as a powerful tool in achieving Ecologically Sustainable Development (ESD) while ensuring residential amnesty. The mechanism will integrate higher density residential areas & other compatible uses to minimize travel time, travel cost and most importantly reliance on motor vehicles. Such a zone will be typical for a mix warehousing, residential, commercial or clean light industrial use. Mixed use development is more than high yielding real estate ventures. They have the potential to improve the quality development of a decaying wharf zone and reduce inter-city movement of people.

Property owners along the wharf are encouraged to utilize their buildings to generate additional income and not limit its use to one specific purpose like warehousing. This will allow continued use of edifice even during night time. Moreover, all buildings or proposed improvement along the wharf will be required to develop their property in accordance to the mix-use concept.

### ***Preservation***

Iloilo River wharf is rich in heritage structures. A very undeniable proof of Iloilo City's humble beginnings and rich historical past that made an impact in the fame of the city as the "Queen City of the South". Buildings and warehouses that date back in the 1960s are sprawling in Station 1. With the present efforts of the government to advocate the restoration of these historical landmarks and the preservation of such, influx of tourist in the city is indeed a great possibility in the future.

### **Overlay Zoning**

The primary thrust of the master plan in wharf redevelopment is to consolidate and enhance the activities that already exist as identified in the comprehensive land use plan of the city but with the addition of compatible utilization of structures which are limited to some extent.

### **Zoning Policies in Station 1**

Iloilo River Development Council adopts the concepts of adaptive re-use and mixed uses which become part of the major features of the wharf zone. Under this concept the following uses shall be allowed subject only to the specific and conditions that the master plan may impose.

- a. Adaptive re-use/mixed-use for existing heritage structures where generally the ground floor is used as warehouse and office, and the upper floor as residence.
- b. Harmful and annoying activities which adversely affect the health, morals and peace and hazardous industries laboratories, night club, motels, funeral parlor and informal sidewalk vendors shall not be permitted.
- c. Other uses and activities that will contribute to the growth of a self contained community while enhancing the essential characters of the wharf zone.

- d. All the allowable uses identified in the city zoning ordinance shall comply with the architectural used design standards and the prescribed height and bulk limitation provided in the Comprehensive Land Use Plan of Iloilo City

### **Overlay Zone Regulations for C-2 Zone**

- a. Mini Marina
- b. Themed Shops
- c. Sports Club
- d. Building garage
- e. Vocational School
- f. Assembly & Repair of office furniture's
- g. Quick freezing and cold packaging of fishing, vegetables & other food products.
- h. Small scale manufacture of ice cream and food products
- i. Manufacture of signs and advertising displays.

### **Prohibitive Uses in Wharf Zone in Station 1**

- a. Purely residential uses, lean to, barong-barong or similar indigenous dwellings made of light and hazardous materials unless temporary and incidental to construction activities.
- b. Recreational facilities, burlesque theaters, betting stations & massage parlor.
- c. Crematoriums, and mortuaries
- d. Other uses and activities similar to the above who the Iloilo River Development Council shall determine as incompatible with the allowable uses in C-2 and over zone regulations.
- e. Repair of boats and other related activities.