MADAM PRESIDENT:

The Committee on City Land Use, Urban Planning and Development to which was referred the following:

<table>
<thead>
<tr>
<th>TITLE</th>
<th>RECOMMENDATION</th>
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<tbody>
<tr>
<td>1. SPPO NO. 2014-1005: AN ORDINANCE RECLASSIFYING A PARCEL OF LAND KNOWN AND DESCRIBED AS LOT 15, GSS-12-000414, COVERED UNDER TRANSFER CERTIFICATE OF TITLE NO. 147-2013003563, SITUATED IN BARANGAY SIGUEL/BAWING, GENERAL SANTOS CITY FROM OPEN GRASSLAND PASTURE LAND TO RESIDENTIAL.</td>
<td>LAID ON THE TABLE</td>
</tr>
<tr>
<td>2. SPPO NO. 2013-0971: AN ORDINANCE RECLASSIFYING LOT NO. 4, PSD-11-052780, CONTAINING AN AREA OF 44,138 SQUARE METERS, SITUATED IN BARANGAY CALUMPANG, GENERAL SANTOS CITY, FROM INDUSTRIAL TO RESIDENTIAL.</td>
<td>APPROVED ON COMMITTEE LEVEL</td>
</tr>
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<td>3. SPPR NO. 2014-1002 – AN ORDINANCE RECLASSIFYING A PARCEL OF LAND KNOWN AND DESCRIBED AS LOT 698-A, CSD-11-0112263-D, COVERED UNDER TRANSFER CERTIFICATE OF TITLE NO. T-101835, SITUATED IN BARANGAY MABUHAY, GENERAL SANTOS CITY FROM AGRICULTURAL TO RESIDENTIAL.</td>
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<td>4. SPPR NO. 2013-9556 – RESOLUTION APPROVING THE FINAL SUBDIVISION DEVELOPMENT PLAN OF ST. ANNE HOME SUBDIVISION TO BE SITUATED IN BARANGAY CALUMPANG, GENERAL SANTOS, HAVING AN AGGREGATE AREA OF 44,138 SQUARE METERS.</td>
<td>DEFERRED</td>
</tr>
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</table>
5. SPPR NO. 2014-9920 – RESOLUTION AFFIRMING THE VALIDITY OF RESOLUTION NO. 13, SERIES OF 2014, PASSED BY THE SANGGUNIANG BARANGAY OF SINAWAL, INTERPOSING NO OBJECTION TO THE PROPOSED BANANA EXPANSION OF DOLE PHILIPPINES STANFILCO AT SITIO SWIZA, BARANGAY SINAWAL, THIS CITY.

6. SPPR NO. 2014-9827 – RESOLUTION APPROVING THE PRELIMINARY SUBDIVISION DEVELOPMENT PLAN APPLICATION OF COMMUNITIES GENERAL SANTOS, INC. FOR THE DEVELOPMENT OF LESSANDRA GENERAL SANTOS SUBDIVISION TO BE SITUATED IN BARANGAY SAN ISIDRO, GENERAL SANTOS CITY, HAVING AN AGGREGATE AREA OF 50,076 SQUARE METERS.

has considered the same and has the honor to report them back to the August Body with the foregoing recommendations.

Respectfully submitted:

**ATTY. ARTURO C. CLOMA**
City Councilor & Chairperson
MINUTES OF THE COMMITTEE HEARING CONDUCTED BY THE COMMITTEE ON CITY LAND USE, URBAN PLANNING & DEVELOPMENT OF THE 17TH SANGGUNIAN

June 11, 2014, Wednesday
3:10 P.M. – 3:48 P.M.
Sangguniang Panlungsod Session Hall, 2/F Legislative Building
City Hall Drive, City of General Santos

MEMBERS/COUNCILORS PRESENT: Hon. Arturo C. Cloma (Chairperson), Hon. Eduardo D. Leyson IV

GUESTS/RESOURCE PERSONS: Please refer to the attached attendance sheet.

AGENDA:

1. SPPO NO. 2014-1005: AN ORDINANCE RECLASSIFYING A PARCEL OF LAND KNOWN AND DESCRIBED AS LOT 15, GSS-12-000414, COVERED UNDER TRANSFER CERTIFICATE OF TITLE NO. 147-2013003563, SITUATED IN BARANGAY SIGUEL/BAWING, GENERAL SANTOS CITY FROM OPEN GRASSLAND PASTURE LAND TO RESIDENTIAL.

   The chair informed that item no. 1 concerns Guardian Hill Subdivision which was laid on the table in the previous hearing for technical evaluation by the City Planning and Development Office.

   Engr. Joel Matanguihan of CPDO clarified that said reclassification emanated from the application for Preliminary Subdivision Development Plan of Guardian Hill Subdivision annex wherein the area was classified as grassland/pasture land during the evaluation of the Development Control Committee. To put things in order, it was recommended that it will be reclassified first before the PSDP application will be indorsed favorably. The documents were indorsed back to the concerned proponents pending compliance of said requirements.

   Although not apprehensive on the proposal, the chair was wary on the effort of the city government to update the zoning because understandably the industrial area is located in the western portion of the city which is the only area feasible for industrial business. Being the committee chairman, it is his consistent desire to put stability to the industrial sector where residential and industrial areas should not be put alongside as there will be health hazard on emissions which possibly later on will result to complaint of the neighboring subdivisions and might also result to the ejection of the business establishments. He will continue hearing on the said proposal inviting adjacent landowners for this purpose.

   Engr. Matanguihan informed that a public hearing was already conducted to this effect inviting adjacent lot owners like Upper London A, B, C and other lot owners below. The subject area is two kilometers away, going uphill from the highway and the road, in front of London Beach, was declared as barangay road while the other road being used has already a Deed of Donation.

   Thereafter, the chair required the presence of the developer of Zephyr Construct Philippines, Inc., Ms. Regina Pello, to apprise the committee on the technical aspect, as well as the National Housing Authority with regard to the access road, on next Thursday’s committee hearing. The chair then ruled the matter held in abeyance pending clarification from the aforesaid proponents.

   LAID ON THE TABLE
2. **SPPO NO. 2013-0971: AN ORDINANCE RECLASSIFYING LOT NO. 4, PSD-11-052780, CONTAINING AN AREA OF 44,138 SQUARE METERS, SITUATED IN BARANGAY CALUMPANG, GENERAL SANTOS CITY, FROM INDUSTRIAL TO RESIDENTIAL.**

   The chair informed that item no. 2 was laid on the table in the previous hearing because of the need to have an ocular inspection.

   Engr. Mars Andrade informed that a subdivision must have a drainage outfall and as observed, it will pass through private properties adjoining the proposed subdivision. All properties thereat have no proper right of way of drainage from the subdivision to the sea outlet. He advised that they should negotiate with the landowners for the right of way of the drainage outfall or they have to purchase the land which will be used for the purpose. The water treatment facility should be located in the lowest portion of the area so that it can be drained out to the sea.

   Barangay Kagawad Dupalco of Calumpang informed that during the ocular inspection, they contemplated to discuss this matter with the affected landowners so as to push through with the project. The roads being used have no Deed of Donation yet going to Saeg and Bayanihan. He urged the Task Force Land to help them negotiate with the landowners who are from Manila and Kidapawan to resolve the road right-of-way of the barangay.

   The chair said that this is only a consideration of the reclassification and they are not yet on the PSDP wherein compliance will be required during the approval of the PSDP. The subject area is an expansion of residential area of the city but the problem is the road right-of-way in which the barangay masterplan should be discussed by the barangay and city officials. The chair then requested the barangay officials to arrange a meeting with the landowners to resolve the same. Since this is only a consideration for reclassification, the chair thereafter recommended for the approval of item no. 2 which will be finally considered on June 17, 2014 regular session.

   **APPROVED ON COMMITTEE LEVEL**

3. **SPPR NO. 2014-1002 – AN ORDINANCE RECLASSIFYING A PARCEL OF LAND KNOWN AND DESCRIBED AS LOT 698-A, CSD-11-0112263-D, COVERED UNDER TRANSFER CERTIFICATE OF TITLE NO. T-101835, SITUATED IN BARANGAY MABUHAY, GENERAL SANTOS CITY FROM AGRICULTURAL TO RESIDENTIAL.**

   When recognized, Barangay Kagawad Mae Laurente Boga of Mabuhay stated that this matter did not yet pass the barangay and the proponent should discuss first with the Barangay Council. The chair informed that Barangay Mabuhay as observed is the expansion of residential area of the city but the only problem is the access road going to the national highway which may be resolved soon upon the opening of the diversion road. Thereafter, the chair requested to conduct first a public hearing in the barangay level on June 24, at 2:00 P.M. which will be attended by the SP committee members. The chair then ruled item no. 3 laid on the table.

   **LAID ON THE TABLE**

4. **SPPR NO. 2013-9556 – RESOLUTION APPROVING THE FINAL SUBDIVISION DEVELOPMENT PLAN OF ST. ANNE HOME SUBDIVISION TO BE SITUATED IN BARANGAY CALUMPANG, GENERAL SANTOS, HAVING AN AGGREGATE AREA OF 44,138 SQUARE METERS.**

   Item no. 4 was deferred pending approval of the reclassification of the land.

   **DEFERRED**

5. **SPPR NO. 2014-9920 – RESOLUTION AFFIRMING THE VALIDITY OF RESOLUTION NO. 13, SERIES OF 2014, PASSED BY THE SANGGUNIANG BARANGAY OF SINAWAL, INTERPOSING NO OBJECTION TO THE PROPOSED BANANA EXPANSION OF DOLE PHILIPPINES STANFILCO AT SITIO SWIZA, BARANGAY SINAWAL, THIS CITY.**
The representatives of Dole Philippines Stanfilco were able to discuss as regards their proposed operation with the chairperson of the Committee on Environment, Hon. Eduardo Leyson IV wherein they explained that they will be using a green label chemicals approved by the FDA and they are ISO certified which they are bound to comply the same. With the foregoing, after discussing the environmental issues and also the land which has a CALT already, the chair deemed it proper that the item be laid on the table for an ocular inspection on June 18 at 9:00 A.M. with the Committees on Environment, Land Use & Agriculture for that purpose.

LAID ON THE TABLE

6. SPPR NO. 2014-9827 – RESOLUTION APPROVING THE PRELIMINARY SUBDIVISION DEVELOPMENT PLAN APPLICATION OF COMMUNITIES GENERAL SANTOS, INC. FOR THE DEVELOPMENT OF LESSANDRA GENERAL SANTOS SUBDIVISION TO BE SITUATED IN BARANGAY SAN ISIDRO, GENERAL SANTOS CITY, HAVING AN AGGREGATE AREA OF 50,076 SQUARE METERS.

Item no. 6 was laid on the table for the conduct of an ocular inspection of the area.

LAID ON THE TABLE

There being no more matter to be taken up, the committee hearing was declared adjourned at 3:48 in the afternoon.

COMMITTEE HEARING – ADJOURNED

Prepared by:

JOYCE A. CORUÑA
Stenographic Reporter IV

Edited/Reviewed by:  Noted by:

JANET B. ZABALA  LOLITA P. PEDRO
Stenographic Reporter III  Division Chief, Journal & Minutes

Attested:

ATTY. ARTURO C. CLOMA
City Councilor & Chairperson

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