

**SANGGUNIANG PANLUNGSOD
GENERAL SANTOS CITY**

COMMITTEE REPORT NO. 17-388

Submitted by the **COMMITTEE ON CITY LAND USE, URBAN PLANNING & DEVELOPMENT**

Date of Hearing: OCTOBER 21, 2015

Re: SPPR NO. 2015-11086, SPPR NO. 2015-11087, SPPR NO. 2015-10957, SPPR NO. 2015-10698

RECOMMENDING APPROVAL FOR ITEM NOS. 1 TO 4

Sponsors: City Councilor Arturo C. Cloma

MADAM PRESIDENT:

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

| TITLE | RECOMMENDATION |
|--|--|
| 1. SPPR NO. 2015-11086: RESOLUTION APPROVING THE PRELIMINARY SUBDIVISION DEVELOPMENT PLAN APPLICATION OF GENSAN VSM REALTY CORPORATION, FOR THE DEVELOPMENT OF REBECCA HOMES "A" SUBDIVISION PROJECT SITUATED IN BARANGAY SAN ISIDRO, GENERAL SANTOS CITY, HAVING AN AGGREGATE AREA OF 39,872 SQUARE METERS. | APPROVED ON COMMITTEE LEVEL; FOR SECOND READING |
| 2. SPPR NO. 2015-11087: RESOLUTION APPROVING THE PRELIMINARY SUBDIVISION DEVELOPMENT PLAN APPLICATION OF GENSAN VSM REALTY CORPORATION, FOR THE DEVELOPMENT OF REBECCA HOMES "B" SUBDIVISION PROJECT SITUATED IN BARANGAY SAN ISIDRO, GENERAL SANTOS CITY, HAVING AN AGGREGATE AREA OF 73,333 SQUARE METERS. | APPROVED ON COMMITTEE LEVEL; FOR SECOND READING |
| 3. SPPR NO. 2015-10957: RESOLUTION APPROVING THE PRELIMINARY SUBDIVISION DEVELOPMENT PLAN APPLICATION OF MR. MARIANO R. ONG ANTE, JR. FOR THE DEVELOPMENT OF AGAN LAND METRO SUBDIVISION, SITUATED IN BARANGAY LAGAO, GENERAL SANTOS CITY, HAVING AN AGGREGATE AREA OF 84,660 SQUARE METERS. | APPROVED WITH AMENDMENTS; FOR SECOND READING |

4. SPPR NO. 2015-10698: RESOLUTION APPROVING THE PRELIMINARY SUBDIVISION DEVELOPMENT PLAN APPLICATION OF MS. THELMA TAMA FOR THE DEVELOPMENT OF JAMES SYCIP VILLAGE PHASE 1 HOMEOWNERS ASSOCIATION, INC. SUBDIVISION PROJECT, SITUATED IN BARANGAY APOPONG, GENERAL SANTOS CITY CONTAINING AN AGGREGATE AREA OF 30,764 SQUARE METERS.

**APPROVED WITH AMENDMENTS, SUBJECT TO
STYLE; FOR SECOND READING**

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 OF THE COMMITTEE ON CITY LAND USE, URBAN PLANNING AND DEVELOPMENT OF THE 17TH SANGGUNIANG PANLUNGSOD, CITY OF GENERAL SANTOS

October 21, 2015, Wednesday

9:45 A.M. – 10:28 A.M.

Sangguniang Panlungsod Session Hall

Legislative Building, City Hall Drive, City of General Santos

MEMBERS/COUNCILORS PRESENT: Honorable Arturo C. Cloma (Chairperson), Honorable Rosalita T. Nuñez (Vice-Chairperson), Honorable Elizabeth B. Bagonoc

GUESTS/RESOURCE PERSONS: *See attached attendance sheet.*

AGENDA:

1. SPPR NO. 2015-11086: RESOLUTION APPROVING THE PRELIMINARY SUBDIVISION DEVELOPMENT PLAN APPLICATION OF GENSAN VSM REALTY CORPORATION, FOR THE DEVELOPMENT OF REBECCA HOMES "A" SUBDIVISION PROJECT SITUATED IN BARANGAY SAN ISIDRO, GENERAL SANTOS CITY, HAVING AN AGGREGATE AREA OF 39,872 SQUARE METERS.
2. SPPR NO. 2015-11087: RESOLUTION APPROVING THE PRELIMINARY SUBDIVISION DEVELOPMENT PLAN APPLICATION OF GENSAN VSM REALTY CORPORATION, FOR THE DEVELOPMENT OF REBECCA HOMES "B" SUBDIVISION PROJECT SITUATED IN BARANGAY SAN ISIDRO, GENERAL SANTOS CITY, HAVING AN AGGREGATE AREA OF 73,333 SQUARE METERS.

After calling the hearing to order and acknowledging the attendees, the chair ruled to discuss items 1 and 2 simultaneously.

When asked, Engr. Joel Matanguihan of the City Planning and Development Office informed that the application of Rebecca Homes "A" Subdivision was a BP 220 subdivision project consisting of 3.9 hectares, with 266 saleable lots intended for socialized housing units. Rebecca Homes B, located in a classified residential zone, has 7.3 hectares consisting of 384 saleable lots wherein 106 units are intended for socialized housing and 278 units for economic housing.

As per observation by the chair during the ocular inspection conducted with the SP representatives and City Planning Office, the area is vacant.

Regarding the developer's undertaking for the protection of the irrigation canal, Engr. Matanguihan clarified that they have instructed the developer that the mitigating measures be indicated in the development plans before they will endorse their application for development permit so as the irrigation canal will not be exploited. The irrigation canal and maintenance road has a separate title for protection purposes. As to water treatment facility, there is a separate facility for A and B.

Hon. Bagonoc, as chair of the Committee on Climate Change Adaptation, appealed that the developer's corporate social responsibility be extended to the protection of irrigation canal. She informed that her committee is crafting an ordinance requiring subdivisions to put up tree-park at the open space of the subdivision, which the chair noted. Engr. Matanguihan clarified

that at present, the developers are required to submit a tree planting scheme as one concern of CENRO including waste water facility.

After further clarification, the chair suggested to have undertaking on mitigation measures to protect the irrigation canal. He is planning to pass a Local Subdivision Ordinance incorporating all the concerns, hazards and requirements that should be addressed before approval of a subdivision project.

As to the concern raised by Councilor Bagonoc on the consideration of nine hazards faced by the city, Councilor Cloma informed that City Planning Office is trying to incorporate all the nine hazards in the new City Land Use Plan. However, pending the drafting and approval of the new CLUP, the committee cannot prejudice the rights of the developers under the old CLUP. As the City Planning Office has already conducted the necessary assessment for this purpose before endorsing the application to the committee and as moved by Councilor Bagonoc, the chair ruled items 1 and 2 approved on committee level and calendared for second reading on Tuesday's regular session.

**ITEM NOS. 1 & 2 - APPROVED ON COMMITTEE LEVEL
FOR SECOND READING**

3. SPPR NO. 2015-10957: RESOLUTION APPROVING THE PRELIMINARY SUBDIVISION DEVELOPMENT PLAN APPLICATION OF MR. MARIANO R. ONG ANTE, JR. FOR THE DEVELOPMENT OF AGAN LAND METRO SUBDIVISION, SITUATED IN BARANGAY LAGAO, GENERAL SANTOS CITY, HAVING AN AGGREGATE AREA OF 84,660 SQUARE METERS.

Engr. Matanguihan informed that Agan Land Metro Subdivision is a BP 220 subdivision project consisting of 348 saleable lots, with the intention to construct economic housing for all the lots.

The chair informed that an ocular was already conducted and found nothing objectionable. After the chair was clarified on the documents submitted, the following amendments were incorporated, as follows:

- The number of lots mentioned in the resolution be changed from 425 to **348**,
- In the last paragraph of the resolution, the name of developer be changed from "McGregor Development Corporation for the development of Windsor Heights Subdivision situated in Barangay Mabuhay" to "**Mr. Mariano R. Ong Ante, Jr. for the development of Agan Land Metro Subdivision, situated in Barangay Lagao, General Santos City.**"

Thereafter, the chair ruled this item approved on committee level and calendared for second reading on Tuesday's regular session.

**APPROVED WITH AMENDMENTS
FOR SECOND READING**

4. SPPR NO. 2015-10698: RESOLUTION APPROVING THE PRELIMINARY SUBDIVISION DEVELOPMENT PLAN APPLICATION OF MS. THELMA TAMA FOR THE DEVELOPMENT OF JAMES SYCIP VILLAGE PHASE 1 HOMEOWNERS ASSOCIATION, INC. SUBDIVISION PROJECT, SITUATED IN BARANGAY APOPONG, GENERAL SANTOS CITY CONTAINING AN AGGREGATE AREA OF 30,764 SQUARE METERS.

Considering the clarification manifested, the chair ruled this item approved and calendared for second reading on Tuesday's regular session, subject to the following amendments: **The lot area of the subdivision be changed from 30,764 sq. meters to 30,704 sq. meters; paragraph 3 of the resolution be deleted and replaced by paragraph nos. 2, 3, 4, and 5 of the indorsement of the City Planning Office dated August 12, 2015**, subject to style.

**APPROVED WITH AMENDMENTS, SUBJECT TO STYLE
FOR SECOND READING**

5. SPPR NO. 2014-10167: RESOLUTION APPROVING THE PRELIMINARY SUBDIVISION DEVELOPMENT PLAN APPLICATION OF LOT 12-A HOMEOWNERS ASSOCIATION, INCORPORATED FOR THE DEVELOPMENT OF A SUBDIVISION PROJECT SITUATED IN BARANGAY APOPONG, GENERAL SANTOS CITY, HAVING AN AGGREGATE AREA OF 20,953 SQUARE METERS.

After finding the compliance of the applicant with the technical recommendations of the City Planning Office, the chair ruled this item approved and calendared for second reading on Tuesday's regular session, with the following amendments: **The second paragraph of SPPR No. 2014-10167 be amended from 95 lots to 93 lots; the second and third whereases be deleted and replaced with the third, fourth, fifth and sixth paragraph of the indorsement of the City Planning Office dated August 12, 2015, subject to style.**

**APPROVED WITH AMENDMENTS, SUBJECT TO STYLE
FOR SECOND READING**

There being no more matter to discuss, the chair declared the committee hearing adjourned at 10:28 in the morning.

COMMITTEE HEARING - ADJOURNED

Prepared by:

LORELIE B. CALUBAD
Stenographic Reporter III

Edited by:

JANET B. ZABALA
Stenographic Reporter III

Noted by:

LOLITA P. PEDRO
Division Chief, Journal and Minutes

ATTESTED:

ATTY. ARTURO C. CLOMA
City Councilor/Chairperson