

**SANGGUNIANG PANLUNGSOD
GENERAL SANTOS CITY**

COMMITTEE REPORT NO. 18-228

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

Date of Hearing: August 30, 2017

Re: SPPR NO. 1718-01215, SPPR NO. 1718-00814, SPPR NO. 1718-00063, SPPR NO. 1718-01072, SPPR NO. 1718-01391, SPPR NO. 1718-01151

RECOMMENDING APPROVAL FOR ITEM NOs . 1 to 5

Author/Sponsor: Hon. Ramon R. Melliza

MADAM PRESIDENT:

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

TITLE	RECOMMENDATION
1. SPPR NO. 1718-01215: RESOLUTION APPROVING THE SUBDIVISION DEVELOPMENT PERMIT APPLICATION OF GOLDEN HAVEN MEMORIAL PARK, INC., REPRESENTED BY MS. BERNADETTE M. MALBAS FOR THE DEVELOPMENT OF ITS MEMORIAL PARK/CEMETERY PROJECT SITUATED AT BARANGAY MABUHAY, GENERAL SANTOS CITY, HAVING AN AGGREGAE AREA OF 112,403 SQUARE METERS (Hon. Ramon R. Melliza-Sponsor)	APPROVED ON COMMITTEE LEVEL – FOR SECOND READING
2. SPPR NO. 1718-00814.- RESOLUTION APPROVING THE PRELIMINARY SUBDIVISION DEVELOPMENT PLAN APPLICATION OF AGANLAND CORPORATION, REPRESENTED BY MR. MARIANO R. ONG-ANTE, JR. FOR THE DEVELOPMENT OF AGANLAND GREENVILLE SUBDIVISION, SITUATED IN BARANGAY BALUAN, GENERAL SANTOS CITY, HAVING AN AGGREGATE AREA OF 42,678 SQUARE METERS, COVERED UNDER BP 220 (Hon. Ramon R. Melliza-Sponsor)	APPROVED ON COMMITTEE LEVEL – FOR SECOND READING
3. SPPR NO. 1718-00063.- RESOLUTION APPROVING THE PRELIMINARY SUBDIVISION DEVELOPMENT PLAN APPLICATION OF AGANLAND CORPORATION, REPRESENTED BY MR. MARIANO R. ONG-ANTE, JR. FOR THE DEVELOPMENT OF AGANLAND LAGAO SUBDIVISION, SITUATED IN BARANGAY LAGAO, GENERAL SANTOS CITY, HAVING AN AGGREGATE AREA OF 66,120 SQUARE METERS, COVERED BY BP 220 (Hon. Ramon R. Melliza-Author/Sponsor)	APPROVED ON COMMITTEE LEVEL AS AMENDED; FOR SECOND READING

<p>4. SPPR NO. 1718-01072. – RESOLUTION APPROVING THE PRELIMINARY SUBDIVISION DEVELOPMENT PLAN APPLICATION OF AGANLAND CORPORATION REPRESENTED BY MR. MARIANO R. ONG-ANTE, JR. FOR THE DEVELOPMENT OF AGANLAND GATEWAY SUBDIVISION, SITUATED IN BARANGAY LAGAO, GENERAL SANTOS CITY, HAVING AN AGGREGATE AREA OF 73,311 SQUARE METERS, COVERED UNDER BP 220 (Hon. Ramon R. Melliza – Sponsor)</p>	<p style="text-align: center;">APPROVED ON COMMITTEE LEVEL - FOR SECOND READING</p>
<p>5. SPPR NO. 1718-01391.- RESOLUTION APPROVING THE PRELIMINARY SUBDIVISION DEVELOPMENT PLAN APPLICATION OF REFORMVILLE HOMEOWNERS ASSOCIATION, INC. SUBDIVISION REPRESENTED BY ITS PRESIDENT, MR. CIRILO R. FORONES, FOR THE DEVELOPMENT OF REFORMVILLE SUBDIVISION (ON-SITE SUBDIVISION) SITUATED IN BARANGAY FATIMA, GENERAL SANTOS CITY, HAVING AN AGGREGATE AREA OF 83,734 SQUARE METERS, COVERED UNDER BP 220 (Hon. Ramon R. Melliza – Sponsor)</p>	<p style="text-align: center;">APPROVED ON COMMITTEE LEVEL - FOR SECOND READING</p>
<p>6. SPPR NO. 1718-01151. – RESOLUTION APPROVING THE PRELIMINARY SUBDIVISION DEVELOPMENT PLAN APPLICATION OF MS. ROSALIA C. PATIAG FOR THE DEVELOPMENT OF SILVER SEA SUBDIVISION, SITUATED IN BARANGAY TAMBLER, GENERAL SANTOS CITY, HAVING AN AGGREGATE AREA OF 138,602 SQUARE METERS MORE OR LESS, COVERED UNDER BP 220. (Hon. Ramon R. Melliza – Sponsor)</p>	<p style="text-align: center;">FOR ANOTHER HEARING</p>

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

Respectfully submitted:

ATTY. RAMON R. MELLIZA
City Councilor & Chairperson



MINUTES OF THE HEARING OF THE COMMITTEE ON CITY LAND USE, URBAN PLANNING AND DEVELOPMENT OF THE 18TH SANGGUNIANG PANLUNGSOD OF THE CITY OF GENERAL SANTOS

Wednesday, August 30, 2017

9:30 A.M. - 11:24 A.M.

Session Hall, 2nd Floor, Legislative Building
City Hall Drive, General Santos City

MEMBERS/COUNCILORS PRESENT: Hon. Ramon R. Melliza (*Chairperson*), Hon. Jose Orlando R. Acharon (*Member*)

GUESTS/RESOURCE PERSONS: *Please see attached attendance sheet.*

The chairperson, City Councilor Ramon R. Melliza, called the committee hearing to order to discuss the following agenda:

1. **SPPR NO. 1718-01215:** RESOLUTION APPROVING THE SUBDIVISION DEVELOPMENT PERMIT APPLICATION OF GOLDEN HAVEN MEMORIAL PARK, INC., REPRESENTED BY MS. BERNADETTE M. MALBAS FOR THE DEVELOPMENT OF ITS MEMORIAL PARK/CEMETERY PROJECT SITUATED AT BARANGAY MABUHAY, GENERAL SANTOS CITY, HAVING AN AGGREGATE AREA OF 112,403 SQUARE METERS (*Hon. Ramon R. Melliza-Sponsor*)

Engr. John Vey Estañol, representative of Golden Haven Memorial Park, Inc., informed that their Memorial Park project in Brgy. Mabuhay has an aggregate area of 112,403 square meters and the area has been classified into memorial park. The preliminary subdivision development plan was already approved, hence they are now applying for approval of the subdivision development permit.

Responding to the query of Councilor Acharon, Engr. Estañol said they have submitted an agreement with the Barangay Council of Brgy. Mabuhay that they will give 10% discount for the indigent residents of Brgy. Mabuhay, 8% discount for the residents of Brgy. Mabuhay, 5% discount for the indigent residents of General Santos City, 20% for Senior Citizens and as to the PWDs, they will have to follow the provision of the national code. As to the greening program, every year they committed to become partners with Barangay Mabuhay in its activities.

Considering that there were no more questions and since the applicant has complied with the requirements, like community consultation and no community will be bothered or disturbed by this project as the area is fronting the existing Monte Cielo Memorial Park, and considering further the favorable indorsement of the City Planning and Development Office which was submitted to the Office of the City Mayor who indorsed the same to the Sangguniang Panlungsod, upon motion of Councilor Acharon for its approval, duly seconded, the chair ruled item no. 1 approved on committee level and to be calendared for second reading on September 12 regular session. He then requested Engr. Estañol or Ms. Bernadette Malbas to be present during the discussion in the plenary.

APPROVED ON COMMITTEE LEVEL – FOR SECOND READING

2. **SPPR NO. 1718-00814.**- RESOLUTION APPROVING THE PRELIMINARY SUBDIVISION DEVELOPMENT PLAN APPLICATION OF AGANLAND CORPORATION, REPRESENTED BY MR. MARIANO R. ONG-ANTE, JR. FOR THE DEVELOPMENT OF AGANLAND GREENVILLE SUBDIVISION, SITUATED IN BARANGAY BALUAN, GENERAL SANTOS CITY, HAVING AN AGGREGATE AREA OF 42,678 SQUARE METERS, COVERED UNDER BP 220 (*Hon. Ramon R. Melliza-Sponsor*)

Engr. Jun Madria, representative of Aganland Corporation, explained that this is a socialized housing project which is the compliance of their economic and semi-high end housing projects. The present land use classification of this area is residential. As per ocular inspection by the City Engineering Office staff, the outfall of their drainage will be at Baluan creek, to which Engr. Madria assured the committee that they will develop the existing drainage. Aganland Corporation has also offered a contribution to implement the project of the National Irrigation Administration.

Upon hearing the above manifestation, the chair requested Engr. Madria to inform the Sangguniang Panlungsod of the good contribution of Aganland Corp. in order to give them due recognition. He also encouraged the developers to donate the subdivision roads because once donated, it will be advantageous to the owner as it will become tax free and the government will be obliged to do the improvement. He then urged them to support the campaign to prohibit using illegal drugs inside the subdivision.

Considering the indorsement from the executive, the chair ruled this item approved on committee level and to be calendared for second reading on Tuesday's regular session on September 12, 2017. The representative was requested to be present in the plenary.

APPROVED ON COMMITTEE LEVEL – FOR SECOND READING

3. **SPPR NO. 1718-00063.**- RESOLUTION APPROVING THE PRELIMINARY SUBDIVISION DEVELOPMENT PLAN APPLICATION OF AGANLAND CORPORATION, REPRESENTED BY MR. MARIANO R. ONG-ANTE, JR. FOR THE DEVELOPMENT OF

AGANLAND LAGAO SUBDIVISION, SITUATED IN BARANGAY LAGAO, GENERAL SANTOS CITY, HAVING AN AGGREGATE AREA OF 66,120 SQUARE METERS, COVERED BY BP 220 (*Hon. Ramon R. Melliza-Author/Sponsor*)

Engr. Awayan of the City Planning and Development Office manifested the following amendments:

- The aggregate area of 66,121 square meters will be changed to **56,121 square meters**. He explained that the area was reduced by one hectare to be allotted for the owner.
- For individual lot area, the corrections are: a.) **Lot 73-A, PSD-71984 under TCT No. 1472016003539 with the lot area of 18,642;** b.) **For lot 73-B, PSD-71984 and TCT No. 1472016003540 the total area is 18,714 square meters;** and c.) **For lot 73-C, PSD 71984 and TCT No. 1472016003541 with the lot area of 18,765. The total area is 56,121 square meters.**

As to the observation of the chair, Engr. Madria stated that there was already a separate approved subdivision plan from the Bureau of Lands for the said one hectare area. As to the water outfall, he said the area is located along Baluan road which has an existing drainage canal. During the inspection of the NIA, City Engineer's Office and DPWH, they found out that there was a structure there which the NIA should take away. The 20% compliance for socialized housing are all located in Gensan.

The chair suggested that the amendments will be reflected in the resolution. He then reminded that illegal drugs must be prohibited inside the subdivision and further encouraged them to take part in the city's greening program.

Concerning the Traffic Impact Assessment, Engr. Awayan suggested to the committee to request Engr. Arancon of the City Planning and Development Office to present the traffic scheme in the Sangguniang Panlungsod as well as the drainage masterplan. He also requested the representative of the proponent to bring the approved plan of the subdivision during the plenary on September 12, 2017.

After clarification, the chair amended the total area from 66,120 square meters to **56,121 square meters** which figure should be reflected in the title and text of the resolution. Engr. Awayan was requested to be present also during the plenary. Considering the favorable indorsements and with the same manifestation and pieces of advice on anti-shabu campaign on all communities, the chair ruled this item approved in the committee level as amended.

APPROVED ON COMMITTEE LEVEL AS AMENDED
FOR SECOND READING

4. **SPPR NO. 1718-01072.** – RESOLUTION APPROVING THE PRELIMINARY SUBDIVISION DEVELOPMENT PLAN APPLICATION OF AGANLAND CORPORATION REPRESENTED BY MR. MARIANO R. ONG-ANTE, JR. FOR THE DEVELOPMENT OF AGANLAND GATEWAY SUBDIVISION, SITUATED IN BARANGAY LAGAO, GENERAL SANTOS CITY, HAVING AN AGGREGATE AREA OF 73,311 SQUARE METERS, COVERED UNDER BP 220 (*Hon. Ramon R. Melliza – Sponsor*)

Engr. Awayan informed that the drainage plan of the said subdivision will be determined once they will apply for development permit as they will be required to submit for evaluation of the City Engineer's Office.

As manifested by Engr. Madria, this is an economic subdivision and its location is classified within residential area per Zoning Ordinance of the city.

Although the chair believed the honesty of the concerned offices, he advised the representative to report to the committee any anomalies that they encounter. Upon motion filed by Hon. Acharon and duly seconded, the chair ruled this item approved in the committee level and to be calendared for second reading this coming September 12 regular session.

APPROVED ON COMMITTEE LEVEL - FOR SECOND READING

5. **SPPR NO. 1718-01391.-** RESOLUTION APPROVING THE PRELIMINARY SUBDIVISION DEVELOPMENT PLAN APPLICATION OF REFORMVILLE HOMEOWNERS ASSOCIATION, INC. SUBDIVISION REPRESENTED BY ITS PRESIDENT, MR. CIRILO R. FORONES, FOR THE DEVELOPMENT OF REFORMVILLE SUBDIVISION (ON-SITE SUBDIVISION) SITUATED IN BARANGAY FATIMA, GENERAL SANTOS CITY, HAVING AN AGGREGATE AREA OF 83,734 SQUARE METERS, COVERED UNDER BP 220 (*Hon. Ramon R. Melliza – Sponsor*)

Engr. Tecson disclosed that these two parcels of land are now fully occupied by houses, that's why they made a structural survey and the subdivision plan was based on the actual occupation. Ms. Gerlie Las Piñas, one of the officers of the Homeowners Association reported that the area is subdivided into 444 lots at 100 square meters per lot but there are 497 houses in the area. Their association was duly registered with the HLURB.

Moreover, Engr. Tecson confirmed that this is a socialized housing subdivision. Based on the plan, the main road from the highway going to the subdivision is about 15 meters wide and the inner roads are about eight (8) meters wide which according to Engr. Awayan is appropriate for any socialized housing subdivision. Further, Engr. Awayan clarified that based on the tax declaration, the area really belongs to Barangay Fatima

and not Brgy. Calumpang as claimed which was also attested to by the representative of the City Assessor's Office.

With regard to water treatment facility, accordingly, it was designed to go towards Makar River considering that the slope of the area and the other end of the lots is going towards Makar River. To protect the water treatment facility and drainage, Hon. Acharon suggested that if possible there should be a dike to be constructed. Engr. Awayan clarified that underground drainage is not applicable for on-site subdivisions like this area, however, the drainage plan will still be determined once they apply for a development permit as they will be required to submit the same for evaluation of the CEO.

Hon. Acharon registered no objection to the measure but accordingly, his purpose in raising this drainage concern is to guide the applicant and to protect them from future problems and conflicts with nearby areas particularly Brgy. Calumpang which he believed has no massive drainage. He then requested the City Engineers Office to include Brgy. Calumpang in its study for the city's drainage masterplan. The City Engineers Office representative assured the committee that they will try to complete the data for the said barangay for inclusion in the city's drainage master plan.

Further, Hon. Acharon requested the Office of Building Official to make an ocular inspection of the area and for guidance of the occupants as to the standard septic tank prescribed by law.

For record purposes, the chair manifested that the application itself was duly signed by Mr. Cirilo Forones and duly notarized by Atty. John Mar C. Billena, under document no. 433, page no. 44, book no.3, series of 2017, dated May 11, 2017. The application is for Preliminary Subdivision Development, located at Barangay Fatima.

Upon motion of Hon. Acharon, duly seconded, the chair, having noted the indorsements and inputs given to the committee, then ruled for the approval of this item in the committee level and to be calendared for second reading this coming September 12, 2017 regular session. The officers of the Homeowners Association were invited to be present during the plenary.

APPROVED ON COMMITTEE LEVEL - FOR SECOND READING

- 6. SPPR NO. 1718-01151.** – RESOLUTION APPROVING THE PRELIMINARY SUBDIVISION DEVELOPMENT PLAN APPLICATION OF MS. ROSALIA C. PATIAG FOR THE DEVELOPMENT OF SILVER SEA SUBDIVISION, SITUATED IN BARANGAY TAMBLER, GENERAL SANTOS CITY, HAVING AN AGGREGATE AREA OF 138,602 SQUARE METERS MORE OR LESS, COVERED UNDER BP 220. (*Hon. Ramon R. Melliza – Sponsor*)

Mr. Serapion Bueno, Jr., representative of Ms. Rosalia C. Patiag, informed the committee that the issue discussed in the barangay level was about the social acceptance of the project. Insofar as the zoning is concerned, the area was zoned as residential. Although the area was applied for a subdivision, a portion of which is reserved for future development. Accordingly, they have already complied with the notice of deficiency wherein they were required to comply with the Engineering Geologic Geohazard Assessment report of the Mines and Geosciences Bureau. This is a socialized and economic housing subdivision and included in the entire area is the 20% socialized housing compliance.

Considering that there is an existing Resolution No. 13, series of 2017, dated August 2, 2017 of the Sangguniang Barangay of Barangay Tumbler, General Santos City which resolution has not yet been submitted to the Sangguniang Panlungsod for affirmation as required under the Local Government Code of 1991, the committee was constrained to conduct another hearing for this purpose once the aforesaid document has been submitted.

FOR ANOTHER HEARING

There being no further matters to discuss, the committee hearing was adjourned at 11:24 in the morning.

HEARING - ADJOURNED

Prepared by:

JERLYN L. MALUPA
Stenographic Reporter III

DINA B. MURING
Stenographic Reporter III

Edited by:

Noted by:

JANET B. ZABALA
Board Secretary I

LOLITA P. PEDRO
Board Secretary IV

ATTESTED:

ATTY. RAMON R. MELLIZA
City Councilor/Chairperson