

**REPUBLIC OF THE PHILIPPINES
BATANGAS CITY**

OFFICE OF THE SANGGUNIANG PANLUNGSOD

**EXCERPT FROM THE MINUTES OF THE REGULAR SESSION HELD BY THE
MEMBERS OF THE SANGGUNIANG PANLUNGSOD OF BATANGAS CITY
ON FEBRUARY 24, 2020 AT THE SANGGUNIAN SESSION HALL**

PRESENT:

Hon. Emilio Francisco A. Berberabe Jr.,	Presiding Officer
Hon. Alyssa Renee A. Cruz,	Councilor
Hon. Aileen Grace A. Montalbo,	“
Hon. Nestor E. Dimacuha,	“
Hon. Karlos Emmanuel A. Buted,	“
Hon. Gerardo A. Dela Roca,	“
Hon. Oliver Z. Macatangay,	“
Hon. Nelson J. Chavez,	“
Hon. Julian B. Villena,	“
Hon. Julian Pedro M. Pastor,	“
Hon. Isidra M. Atienza,	“
Hon. Maria Aleth A. Lazarte,	“
Hon. Lorenzo A. Gamboa, Jr.,	“
Hon. Angelito “Dondon” A. Dimacuha,	ABC-Rep.
Hon. Marjorie A. Manalo,	SK-Fed. Pres.

“On motion of Councilor Dela Roca seconded by Councilor Villena, the following Resolution was Adopted:

RESOLUTION NO. 74 S. 2020

**APPROVING THE APPLICATION FOR ZONING/LOCATIONAL CLEARANCE
OF WONG CHU KING PROPERTIES, INC. FOR THE PROPOSED
OIL IMPORT TERMINAL**

WHEREAS, the Wong Chu King Properties, Inc. applies for Zoning/Locational Clearance of its proposed oil import terminal facility to be located at barangay Simlong, Batangas City;

WHEREAS, the proposed project is classified as Heavy Industrial Project which should be located in the Heavy Industrial Zone;

WHEREAS, Barangay Simlong, Batangas City is a component of the Heavy Industrial Zone under the Batangas City Land Use and Zoning Ordinance;

WHEREAS, the project proponent has complied with all the requirements for the approval of its application;

Continuation of Resolution No. 74 S. 2020

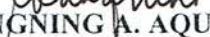
**APPROVING THE APPLICATION FOR ZONING/LOCATIONAL CLEARANCE
OF WONG CHU KING PROPERTIES, INC. FOR THE PROPOSED
OIL IMPORT TERMINAL**

NOW THEREFORE, be it resolved as it is hereby resolved by the Sangguniang Panlungsod in session assembled, to approve as it hereby approves the application of Wong Chu King Properties, Inc. for the proposed oil import terminal facility to be located at Barangay Simlong, Batangas City subject to the conditions stated in the Evaluation Report of the City Planning and Development Office which is hereby made integral part of this resolution as Annex "A".


UNANIMOUSLY APPROVED."

SPONSOR : COUN. GERARDO A. DELA ROCA
COMMITTEE ON ENVIRONMENT, URBAN DEVELOPMENT
LAND USE AND ZONING


I hereby certify that the foregoing Resolution No. 74 S. 2020 was approved by the Sangguniang Panlungsod of Batangas City during its Regular Session held on February 24, 2020.


LUNYNGNING A. AQUINO
Board Secretary III
Sangguniang Panlungsod

NOTED:


ATTY. OLIVA D. TELEGATOS
Secretary
Sangguniang Panlungsod

ATTESTED:


EMILIO FRANCISCO A. BERBERABE JR.
Presiding Officer

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REPUBLIC OF THE PHILIPPINES
BATANGAS CITY

OFFICE OF THE SANGGUNIANG PANLUNGSOD

COMMITTEE REPORT

TO : The Honorable Presiding Officer
And Members of the Sangguniang Panlungsod

FROM : The Committee on Environment, Urban Development,
Land Use and Zoning

SUBJECT : Letter from the Honorable City Mayor Beverley Rose
A. Dimacuha requesting for a resolution for
approval of Zoning/Locational Clearance of the Wong
Chu King Properties, Inc. for the proposed oil
import terminal facility to be located at barangay
Simlong, Batangas City.

COMMENTS:

Referred to the Committee on Environment, Urban Development, Land Use and Zoning the above request for study, comments and recommendations.

A hearing was conducted on January 23, 2010 by the Committee. In attendance were Ms. Maria Amie Agtay and Ms. Elizabeth Perez from barangay Simlong; P/M Gen Francisco Cristobal Jr. (Ret), P/M Gen Melito Mimabilin (Ter), Francisco D. Vibar, Ronald M. Alfonso from WCKH - Makati City; Emma M. Villena from WCKH - Batangas City; Mrs. Delia M. Licarte from CPDO; Mrs. Maria Cristina Sunguad from City ENRO; Coun. Gerardo A. Dela Roca, Chairman and members of the Committee Coun. Villena, Coun. Cruz, Coun. Chavez, Coun. Macatangay, Coun. Manalo (SK Pres.) and Coun. Nestor Dimacuha. Also present were Hon. Vice Mayor Dr. Emilio Francisco A. Berberabe, Jr. and other members of the Sangguniang Panlungsod: Coun. Montalbo, Coun. Buted, Coun. Pastor, Coun. Atienza, Coun. Lazarte and Coun. Gamboa.

The project site of the proposed oil import terminal facility is located along the Batangas Bay Road in barangay Simlong, this City which is approximately 16.0 kilometers away from the city proper, more or less 1.5 kilometers away from JG Summit Petrochemical Complex, approximately 3.0 kilometers away from the Monte Maria Complex in Barangay Pagkilatan and more or less 1.5 kilometers away from the Tigerland Corp. tank farm in barangay Mabacong.

The project site is within the designated Heavy Industrial Zone per the Batangas City Zoning Ordinance wherein the above said project is an allowed use.

The Barangay Council of Simlong issued Resolution No. 18, Series of 2019 stating that the Barangay Council has no objection for securing Environmental Compliance Certificate from the Environmental Management Bureau- Department of Environmental and Natural Resources (EMB-DENR) for Wong Chu King Properties, Inc for its proposed oil import terminal facility.

The Punong Barangay of Simlong, issued a barangay certification for the above said project relative to its application for Environment Compliance Certificate.

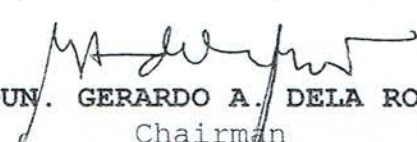
All other aspects of the project were satisfactory explained by the applicants.

RECOMMENDATIONS:

Finding compliance with existing laws and ordinance, the Committee recommends the following:

- 1) The adoption of this Committee Report.
- 2) The approval of the application subject to conditions stated in the Evaluation Report of the CPDO.


Respectfully submitted, February 24, 2020.

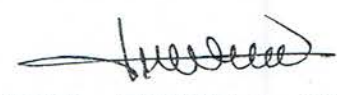

COUN. GERARDO A. DELA ROCA
Chairman

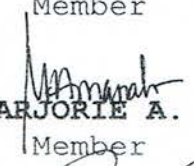
Committee on Environment, Urban Development
Land Use and Zoning


COUN. ALYSSA RENEE A. CRUZ
Member


COUN. OLIVER Z. MACATANGAY
Member


COUN. NESTOR E. DIMACUHA
Member


COUN. JULIAN B. VILLENA
Member


COUN. MARJORIE A. MANALO
Member


COUN. NELSON J. CHAVEZ
Member



Republic of the Philippines
Batangas City
City Planning and Development Office
City Hall Complex, P. Burgos Street, Batangas City 4200
Tel. Nos.: (043) 723-1832 (telefax) / 773-6100 loc. 2090 & 2092 (CPDC) /
2093 (ACPDC) / 2091 (Admin. Division) / 2094 (Zoning Division)
email add: cpdobatangascity@yahoo.com

EVALUATION REPORT

NAME OF APPLICANT : WONG CHU KING PROPERTIES, INC.
By: Alexander Dy Wongchuking

ADDRESS OF APPLICANT : # 9110 La Campana cor. Trabajo St.,
Brgy. Olympia, Makati City, Metro Manila

NAME OF COMPANY : WONG CHU KING PROPERTIES, INC.

ADDRESS OF COMPANY : # 9110 La Campana cor. Trabajo St.,
Brgy. Olympia, Makati City, Metro Manila

TYPE OF PROJECT : Proposed Oil Import Terminal Facility

LOCATION OF PROJECT : Barangay Simlong, Batangas City

RIGHT OVERLAND : Owner

a. TCT No. 052 – 2019000068
Area = 434.00 sq.m.

b. TCT No. 052 – 2019000069
Area = 31,379.00 sq.m.

TOTAL LAND AREA : 31, 813.00 sq.m.

PROJECT COST : Php 1,050,000,000.00

PROJECT CLASSIFICATION : Heavy Industrial Use

SITE ZONING CLASSIFICATION : Heavy Industrial Zone

SUBJECT : Application for a Zoning/Locational Clearance of Wong Chu King Properties, Inc. for the proposed oil import terminal facility to be located at barangay Simlong, Batangas City.

A. Description of the Project Site

1. The project site of the proposed oil import terminal facility is located along the Batangas Bay Road in barangay Simlong, this city which is approximately 16.0 kilometers away from the city proper, more or less 1.5 kilometers away from JG Summit Petrochemical Complex, approximately 3.0 kilometers away from the Monte

Maria Complex in Barangay Pagkilatan and more or less 1.5 kilometers away from the Tigerland Corp. tank farm facilities in barangay Mabacong.

2. The project site is within the designated Heavy Industrial Zone per the Batangas City Zoning Ordinance, wherein the above said project is an allowed use.
3. The project site is bounded by the following:
 - North – cluster of houses and agricultural land
 - East – agricultural land
 - South – agricultural land
 - West – Batangas Bay Road, a cluster of houses and the Batangas Bay
4. The project site is mainly covered with grasses and planted with fruit trees such as mango, santol, coconut, jackfruit, pomelo, tamarind, citrus (sinturis) and atis.
5. The dominant existing land uses within the 2.0 kilometers radius from the project site are residential, agricultural, commercial, institutional and industrial uses.
6. The property is segregated into two sites, with the following description;

Site 1:

Based on the certified technical description stated in the copy of the land title provided by the lot owner, the land is identified as Lot 2, Sgd – 04 – 000629 containing an aggregate area of approximately 31, 379 square meters. It is covered by Tax Declaration No. 085-00618 issued by the Office of the City Assessor – Batangas City under the name of Mr. Eliseo C. Borlongan, Jr., married to Ms. Carmelita T. Borlongan.

The land is bounded by the following properties:

- Northeast – Lot 16773 (portion)
- Southeast – Lot 16773 (portion)
- Southwest – Lot 16773 (portion)
- Northwest – Batangas Bay Road

As shown in the plan, the land has an irregular shape with a frontage of 68.08 meters along the Batangas Bay road.

The terrain of the land is flat to rolling terrain.

Site 2:

Based on the certified technical description stated in the copy of the land title provided by the lot owner, the land is identified as Lot 1, Sgd – 04 – 000629 containing an aggregate area of approximately 434 square meters. It is covered by Tax Declaration No, 085 – 00618 issued by the Office of the City Assessor- Batangas City under the name of Mr. Eliseo C. Borlongan, Jr., married to Ms. Carmelita T. Borlongan.

The land is bounded by the following properties:

- Northeast – Lot 16773 (portion)
- Southeast – Batangas Bay Road (20 meters)
- Southwest – Lot 16773 (portion)
- Northwest – Batangas Bay

As shown in the plan, the land has an irregular shape with frontages of 18.83 meters along the Batangas Bay Road and 24.04 meters along the shoreline of Batangas Bay.

B. EVALUATION OF FACTS

1. The site of the proposed oil import terminal facility is within the designated Heavy Industrial Zone (HIZ) per the Batangas City Zoning Ordinance wherein the above said project is an allowed use.
2. The Barangay Council of Simlong issued Resolution No. 18, Series of 2019 stating that the Barangay Council has no objection for securing Environmental Compliance Certificate from the Environmental Management Bureau - Department of Environmental and Natural Resources (EMB-DENR) for Wong Chu King Properties, Inc. for its proposed oil import terminal facility.
3. The Punong Barangay of Simlong, issued a barangay certification for the above said project relative to its application for Environmental Compliance Certificate.
4. The major components of the proposed oil import terminal facility include the following per the submitted proposal:
 - 4.1. Bulk Storage Tanks & Additive Tanks
 - 4.2. Pipelines – Cargo Receiving/Loading Lines, Service Lines
 - 4.3. Product Handling/Transfer Equipment – Pumps, Flow Meters, Loading Arms
 - 4.4. Tank Truck Loading Gantries
 - 4.5. In-line Additive Blending System
 - 4.6. Product Overflow Containment System – Tank Farm Bundwall and Tank Farm HDPE Linings
 - 4.7. Tank Overflow Protection including Automatic Tank Gauging (ATG), Independent High- Level Alarms (IHLA) and related Inventory Control Systems
 - 4.8. Tank Leak Detection System
 - 4.9. Vapor Loss Control Equipment – Internal Floating Roof for Gasoline Tanks
 - 4.10. Fire Protection System - Fire Alarm, Fire Water Pumps, Hydrants, Fire-Fighting Foam System
 - 4.11. Tanker Berthing Facility – Jetty/Pier for Medium Range Tankers
 - 4.12. Buildings – Operations/Admin Offices, Guard House, Powerhouse, Genset Room, Central Fire Station

RECOMMENDATION

The application for a Zoning/Locational Clearance for the proposed oil import terminal facility of the Wong Chu King Properties, Inc. to be located in Brgy. Simlong, Batangas City can be considered for appropriate action by the Sangguniang Panlungsod subject to the following conditions:


1. The proponent shall comply with all the requirements of the concerned national and local government agencies and to all the applicable provisions of the existing laws and ordinances prior to the start of the construction of the project.
2. The proponent shall submit a City Environment Certificate (CEC) from the City Environment and Natural Resources Office (City – ENRO) as a requirement for the issuance of the Zoning/Locational Clearance.


3. The proponent shall comply with the provisions of the City Ordinance No. 8 Series 1994, otherwise known as "Providing Priority in Employment of Work to Qualified Barangay Residents".
4. The proponent shall comply with the provisions of the Environment Code of Batangas City (E-Code) of CY 2010.
5. The proponent shall pay all the required taxes and fees to be imposed by the city government.
6. The proponent shall require all the contractors and sub - contractors of the project to secure Mayor's Permit before starting any activity relative to the project.
7. The proponent shall provide areas for tree planting and greening purposes within the project site.
8. The proponent shall provide adequate parking areas within the projects site.
9. The proponent shall strictly comply with all the conditions stipulated in the Environmental Compliance Certificate granted to the abovementioned project by the Environmental Management Bureau – Department of Environmental and Natural Resources (EMB-DENR).
10. The proponent shall provide social, economic and safety assistance to residents that will be stipulated in a Memorandum of Agreement with the host barangay and as provided for in the conditions in the issued Environmental Compliance Certificate for the project.
11. The proponent shall allow at anytime even without prior notice, authorized city government officials/employees to conduct an on – the –spot inspection and monitoring of the on-going activities being undertaken in the project site during the construction and operational phases of the project.
12. The transfer of ownership of the project carries with it the responsibility of complying with all the above mentioned conditions, the transfer of which shall be made known to this office through a written notification by herein grantee within fifteen (15) days from such transfer.
13. The proponent shall secure Barangay Clearance for the construction of the above said project as a requirement in the application for the issuance of Zoning/Locational Clearance and Building Permit.
14. The proponent shall provide a system/facility for the proper collection/disposal of domestic solid wastes that will be generated during the construction and operational phases of the project.
15. The buildings/structure to be constructed in the project site shall be in accordance with the rules and regulations and specifications as prescribed in the National Building Code of the Philippines and the National Structural Code of the Philippines.
16. The proponent shall provide and construct a waste water treatment facility (WWTF) in accordance with the National Building Code of the Philippines, Clean Water Act of 2004 or Republic Act 9275 and the Sanitation Code of the Philippines or PD 856.
17. The proponent must submit clearance from the Department of Public Works and Highways – District Office regarding the provisions governing the future road widening regulations of the portion of the Batangas Bay Road fronting the project site.


18. The proponent must observe strictly the easement provisions along the shoreline of the Batangas Bay per the Water Code of the Philippines – PD 1067 particular the conditions that will be stipulated in the Foreshore Lease Agreement for the project.
19. Any activity that will endanger the general welfare, safety and health of the residents, if proven valid shall be a cause for the revocation of the clearance issued to the project and will immediately cause the termination/cancellation of the project construction or operation.
20. Any misrepresentation, false statements, or allegations material to the issuance of the decision, clearance and the permit shall be sufficient cause of its revocation.
21. Any complaint against the operation of the project if found valid shall be a cause for the termination of its operation.

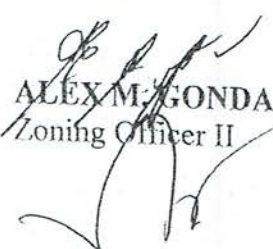
December 20, 2019

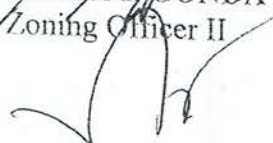
Prepared by:


MARIE CHARMINE P. MARASIGAN
Designated Zoning Inspector I


MICHELLE A. FESTIJO
Zoning Officer II


DELIA M. LICARTE
Zoning Officer IV


ALEX M. GONDA
Zoning Officer II


ROSELYN G. BERBERABE
Zoning Officer III

Noted by:

JANUARIO B. GODOY C.E., EnP
City Planning & Development Coordinator