



**Republic of the Philippines
CITY COUNCIL
City of Manila**

REGULAR SESSION NO. 20

12TH CITY COUNCIL

**Begun and held in the City Council on Tuesday,
the fifteenth day of November, Two Thousand Twenty-Two**

ORDINANCE NO. 8912

AN ORDINANCE AMENDING ORDINANCE NO. 8119, OTHERWISE KNOWN AS THE "MANILA COMPREHENSIVE LAND USE PLAN AND ZONING ORDINANCE OF 2006", TO INCLUDE MANILA SOLAR CITY PROJECT

SPONSORED BY:

HON. ERNESTO C. ISIP, JR.
Majority Floor Leader



EXPLANATORY NOTE

Manila Solar City (the "Project") is a 148-hectare high-value and high-density development that will rise in Manila Bay within the territorial waters of the City of Manila.

Presented before the City Council are Manila Goldcoast Development Corporation's (MGDC) Master Development Plan and Zoning and Land Use Plan.

Based on MGDC's Master Development Plan and Zoning and Land Use Plan, the Project features modern urban setting while still recognizing Manila's glorious heritage and rich culture. It will be comprised of three (3) islands, which will be interconnected by land bridges. Easements will be provided along the perimeter of the islands as buffer zones. Generous open and green spaces are incorporated to promote natural environment within the city.

The Project area based on the attached Final Land Configuration approved and issued by the Philippine Reclamation Authority (PRA) shall be: 6.92 hectares for the first island; 69.6 hectares for the second island; and 71.9 hectares for the third island.

The Final Technical Description shall be defined once the final land masses have been constructed.

There will be a 120-meter-wide channel between each island to provide navigation for sea vessels and efficient flushing system; thereby ensuring and maintaining the good quality of water surrounding the whole development.

The average elevation of the Project will be at +4.00 meters above mean lower water or MLLW. Pre-engineering studies and activities were conducted to assess possible various impacts and geotechnical risks involved in the Project. Based on these studies, the Project is properly designed and engineered to ensure stability and safety.

The total volume of sandfill materials required is around Twenty-Four Million (24,000,000) cubic meters, which shall be sourced from the approved seabed quarry area of PRA. A sand key and containment bund surrounding the perimeter of the islands will be provided for soil improvement. It will be compacted in order to prevent liquefaction during utilizing rocks and boulders.

The Project will have a maximum Gross Floor Area Ratio (FAR) of 12.

Each island shall be provided with a central utility area, i.e., each island has its own power and water supply, as well as telecommunications facilities.

The Project will connect to the proposed Quirino-Macapagal causeway/viaduct. Its proximity to the mainland makes it advantageous to directly connect to the Cultural Center of the Philippines (CCP), providing ease of accessibility. Future connections to existing city light rail system and electronic monorail/people mover are envisioned. It will also be accessible by ferry and water taxis.

City Ordinance No. 8119 adopts the Comprehensive Land Use Plan/Zoning Ordinance of the City of Manila.

The City Planning and Development Office (CPDO) evaluated the completeness of all the documentary requirements submitted by MGDC and certified that said is in compliance with standards prescribed by applicable laws and rules.

On October 25, 2022, the CPDO rendered a report recommending the approval of the application for Master Development Plan and Zoning and Land Use Plan of MGDC for Manila Solar City.

This Body approves the application pursuant to Section 458, Paragraph 2(x) of Republic Act 7160, which states that the Sanggunian shall "subject to national law, process and approve plan for residential, commercial, or industrial purposes and other development purposes, and to collect processing fees and other charges, the proceeds of which shall accrue entirely to the city xxxxx".

CPDO and City Council approve the Master Development Plan and Zoning and Land Use Plan application of MGDC for Manila Solar City Reclamation Project consisting of approximately one hundred forty-eight Square Meters (148 Sq. M.) along the Manila Bay Coastline.



HON. ERNESTO C. ISIP, JR.
Majority Floor Leader
Councilor, Third District
Manila

Be it ordained by the City Council of Manila, in session assembled, *THAT*:

SECTION 1. Short Title. – This Ordinance shall be known as “**Manila Solar City Reclamation Project**” for brevity.

SEC. 2. Declaration of Policy. – It is the policy of the city to pursue development projects and towards this end, the reclamation of a specific area based on the specifications submitted by the proponent MGDC and within the limits and specifications set forth by competent authorities is hereby authorized.


SEC. 3. Scope of Reclamation. – The Updated and Final Zoning/Land Use Plan, Land Allocation Plan and the Master Plan prepared by the international master planning firm PEN, INK, AND COLOR, in collaboration with the Environmental Planner of Record, ENVIRONS SYSTEMS GROUP, INC., and submitted by MGDC showing location of the required 5% green space, proposed land use and allocation in accordance with the Memorandum of Agreement (MOA) between the PRA and the City of Manila and MGDC, as well as its updates, shall define the scope of the reclamation project.

SEC. 4. Amending Ordinance No. 8119. – The Manila Comprehensive Land Use Plan and Zoning Ordinance of 2006, as amended, is hereby further amended to include the Manila Solar City Reclamation Project. The City Planning and Development Office is hereby directed to amend the Official Zoning Maps.

SEC. 5. Effectivity Clause. – This Ordinance shall take effect immediately upon its approval.

This Ordinance was finally enacted by the City Council of Manila on November 15, 2022.


PRESIDED BY


JOHN MARVIN C. "Yul Servo" NIETO
Vice-Mayor and Presiding Officer
City Council, Manila

ATTESTED:


LUCH R. GEMPIS, JR.
City Government Department Head III
(Secretary to the City Council)

APPROVED BY HIS HONOR, THE MAYOR, ON NOV 18 2022.


MARIA SHEILAH "Honey" H. LACUNA-PANGAN, MD, FPDS
Mayor
City of Manila

ATTESTED:


MARLON M. LACSON
City Government Department Head III
(Secretary to the Mayor)
RRB:jhb/rmd/kjm/agv/jrp