



SUBIC BAY FREEPORT ZONE COMPREHENSIVE MASTER PLANNING PROJECT

SUBIC BAY, PHILIPPINES

DISTRICT MASTER PLAN BINICTICAN HEIGHTS DISTRICT

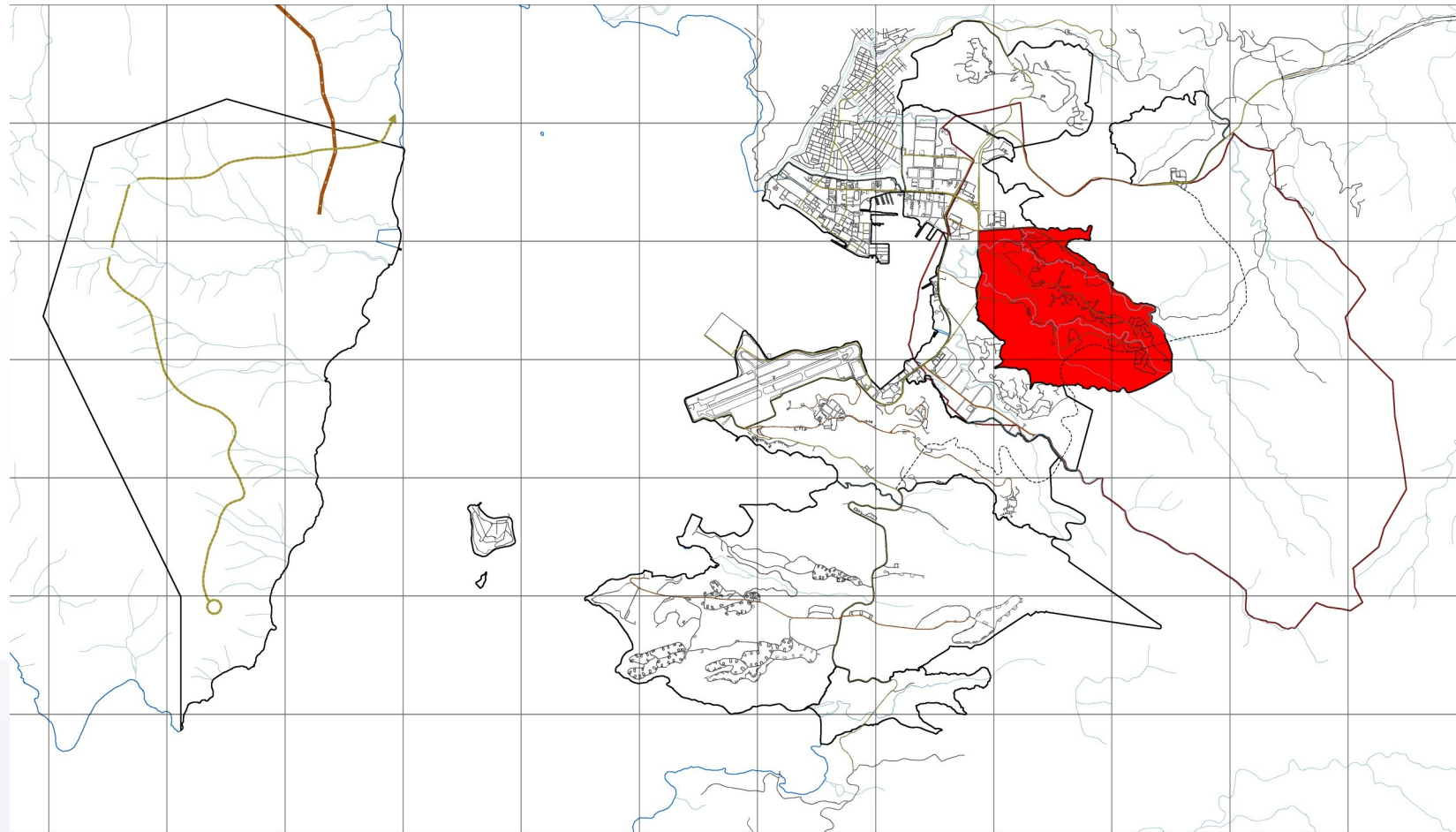
FINAL REPORT
MARCH 2010





Binictican Heights Zoning Guidelines

SBFZ DISTRICTS ZONING GUIDELINES: BINICTICAN HEIGHTS



Key Map

District	Dominant Use	Code	Zones
Binictican Heights	Residential	P-1	Conservation (Protected Area)
		R-1	Low Density Residential (R-1)
		R-2	Medium Density Residential (R-2)
		REC-1	Recreational – Tourist



Brent International School



Binictican Stilt Housing



El Kabayo



Pamulaklakin Trail



Swampy Area



Forest View



Possible Housing Site



Japanese Retirement Houses

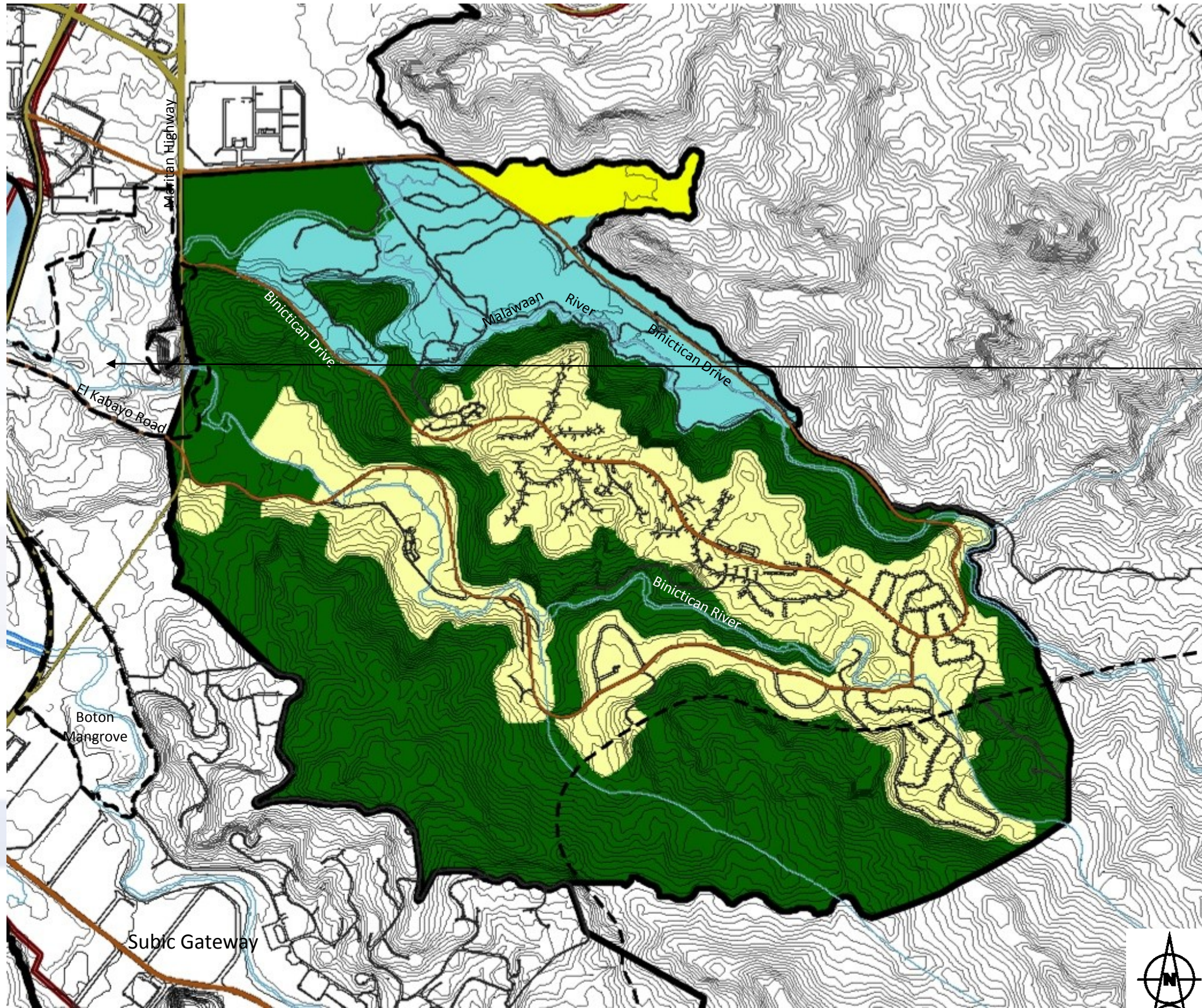


Subic Golf Course



Samahan Heights Housing

SBFZ DISTRICTS ZONING GUIDELINES: BINICTICAN HEIGHTS



Binictican-Malawaan Mangrove

LEGEND:

- Conservation Area (Protected Area) (P-1)
- Low-Density Residential (R-1)
- Medium-Density Residential (R-2)
- Recreational-Tourist (REC-1)

Binictican Heights
District Land Use Map



Conservation (Protected Area) Zone (P-1)

Allowable Uses:

1. Monitoring
2. Proactive wildlife management
3. Land management
4. Scientific research
5. Fauna observation (controlled) and wildlife interpretation

Prohibited Uses:

1. Passive recreation
2. Active recreation
3. Landscape/ land form modification
4. Any development (fixtures or structures) not directly associated with habitat management or wildlife observation (as in permitted uses).
5. Destruction or removal of natural vegetation.

General Conditions:

1. The easement for waterways such as mangrove strips, streams and rivers in forest areas shall be 40.0m on both sides of the waterway.
2. River channels and adjacent river banks or ravines should be maintained as unmodified environments, where habitat values are protected, and natural drainage regimes maintained. Specific river/stream sites (water pools, waterfalls, etc.) may be developed as visitor attractions, provided easements are respected and fixtures or structures (associated with habitat management or wildlife observation) built on suitable and approved locations.

Low-Density Residential Zone (R-1)

Principal Uses:

1. Single-detached dwelling unit
2. Duplex dwelling unit (buildings containing not more than two dwelling units)
3. Club houses and recreational facilities owned by a village association and used primarily by lessees and occupants of properties subject to the village association.
4. Parks, playgrounds, swimming pools, and athletic facilities which are owned by a village association.

Conditional Uses:

1. Places of religious worship, including churches, and chapels.
2. Elementary and high schools having a regular course of study.
3. Preschools, nurseries, and day care centers
4. Publicly owned and operated civic and cultural institutions including, but not limited to, administrative offices, libraries, police and fire stations, and meeting halls.
5. Parking facilities and other uses which are accessory to conditional uses.
6. Parks, playgrounds, and athletic facilities owned publicly.

Accessory Uses:

1. Accessory garages.
2. Decks, patios, and gazebos
3. Tools houses and sheds for the storage of domestic supplies.
4. Private swimming pools, tennis courts and other recreational facilities for use only by residents of the principal use and their guests.
5. Improvements customarily incidental to single dwelling unit buildings including, but not limited to driveways, sidewalks, flagpoles and clotheslines.

General Requirements:

1. Minimum Lot Area (sq.m.): 300
2. Minimum Lot Frontage (m): 14.0
3. Minimum Floor Area per dwelling unit (sq.m.): 36.0
4. Minimum Lot Area for schools and religious institutions (sq.m.): 500.0
5. Building Coverage shall not be more than 60% for all buildings and structures.
6. Minimum Setbacks (m.)

	Front	Side	Rear
Dwelling Unit	4.50	2.0	2.0
Other Uses	4.50	2.0	2.0

7. Maximum Building Height: 3 stories or 10 meters whichever is less.
8. Maximum Floor Area (FAR): 1.5
9. One Dwelling Unit Per Lot. No more than one dwelling unit shall be erected, placed or used on any Lot unless the Lot is subdivided into two or more Lots pursuant to approval of the Planning Commission.

Medium-Density Residential Zone (R-2)

Principal Uses:

1. Multi-family dwelling
2. Boarding and lodging houses
3. Dormitories
4. Residential inn/apartment/condotel/condominium
5. Hotels, motels, inns, pension houses and apartels
6. Club houses and recreational facilities owned by a village association and used primarily by lessees and occupants of properties subject to the village association.
7. Parks, playgrounds, swimming pools, and athletic facilities owned by village associations.
8. Parks, playgrounds, and athletic facilities owned publicly.

Conditional Uses:

1. Religious institutions, including churches, and chapels.
2. Elementary and high schools having a regular course of study.
3. Preschools, nurseries, and day care centers
4. Publicly owned and operated civic and cultural institutions including, but not limited to, administrative offices, libraries, police and fire stations, and meetings halls.
5. Parking facilities and other uses which are accessory to conditional uses.

Accessory Uses:

1. Antique shops, art galleries, art studios and photography store.
2. Automatic teller machines
3. Auto-related shop (parts, service, repair)
4. Bakeries or bake shops with rooms for preparation and baking.
5. Barber and beauty shops.
6. Bicycle stores including sales, repair and rental.
7. Books and stationery stores.
8. Business and professional offices
9. Camera and photographic supply stores.
10. Candy and ice cream stores.
11. Club, multi-purpose hall, room
12. Computer/ information-technology related activity
13. Construction materials store (except lumber yard and gravel/ sand dealer)
14. Convenience/ retail store (neighborhood service only)
15. Dance, voice, music, specialty studio
16. Day care centers.

17. Drug stores.
18. Dry cleaning and laundry pick-up.
19. Financial institutions, excluding drive-through facilities and pawn shops.
20. Florist shops.
21. General service/ repair
22. Grocery, meat, fish, and delicatessen stores.
23. Gift shops, toy shops, and soft goods stores.
24. Health center/ clinic/club, gym
25. Home office, provided that:
 - a. The amount of traffic generated by the office will not inconvenience or disrupt access to adjacent properties and its vicinity, and National Building Code parking requirements are followed;
 - b. No equipment or process shall be used in such office which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses, visual or audible interference in any radio, television or other electronic home device or appliance, or causes fluctuation in line voltage of the premises
26. Locksmith shops.
27. Machine, metal, welding, junk, furniture shop
28. Medical and dental offices
29. Music and video sales and rental stores.
30. Office support service
31. Optical and eyeglasses stores.
32. Parking garages for use of the Principal Use and all Accessory Uses.
33. Personal service/ repair
34. Post offices
35. Rental agencies for automobiles.
36. Restaurant, canteen, other food-serving establishment
37. Shoe sales and repair shops.
38. Showroom/ display
39. Small scale home industry
40. Specialty school/ training facility
41. Sports/ recreational facility
42. Travel agencies travel bureaus

General Requirements:

1. Minimum Lot Area : 80
2. Minimum Lot Frontage (m): 8
3. Minimum Floor Area per Dwelling Unit (sq.m.): 22
4. Minimum Lot Area for schools and religious institutions (sq.m.): 500.0

- 5. Building Coverage shall not be more than 60% for all buildings and structures.
- 6. Minimum Setbacks (m.)

	Front	Side	Rear
Dwelling Unit	3.0	2.0	2.0
Other Uses	5.0	3.0	3.0
- 7. Maximum Building Height: 5 stories or 15 meters, whichever is less.
- 8. Maximum Floor Area (FAR): 3

Recreational – Tourist Zone (REC-1)

Allowable Uses:

- 1. Recreation and sports venues of varying size and sophistication (within already developed sites where no additional land clearing is required and deemed suitable)
- 2. “Design/site sensitive” tourism nodes (activity, accommodation) based on natural resource interest (.e.g. bat viewing, marine exploratorium, jungle setting nature-based tourism (with and without accommodation, etc) subject to EIA and specific performance criteria, and established site guidelines
- 3. Approved structures associated with authorized ecotourism (trails, pedestrian bridges, overhead canopy walkways, areal tramways)
- 4. Passive recreation, picnicking, photography and other appreciate pursuits
- 5. Active recreation: ridge climbing, tree climbing/ absailing, mountain biking, forest, trekking, botanical tours, nature photography, equestrian activities (trail riding, cross country, etc.)
- 6. Nature based sporting events: orienteering, marathon, triathlons
- 7. Other activities: jungle survival training, military jungle training (on foot only) subject to EIA and specific controls
- 8. Science research and monitoring
- 9. Proactive wildlife management
- 10. Land management
- 11. Fauna observation and wildlife interpretation
- 12. Agreed and authorized traditional indigenous people’s activities

Accessory Uses:

- 1. Books and stationery stores.
- 2. Business and professional offices
- 3. Camera and photographic supply stores.
- 4. Candy and ice cream stores.
- 5. Convenience stores, including the selling of food, softdrinks, toiletries, tobacco, and

newspaper, not exceeding 200 sq.m. of Gross Floor Area.

- 6. Gift shops, toy shops, and soft goods stores.
- 7. Parking garages for use of the Principal Use and all Accessory Uses.
- 8. Restaurants, excluding “drive-in” and drive through facilities.
- 9. Travel agencies, travel bureaus

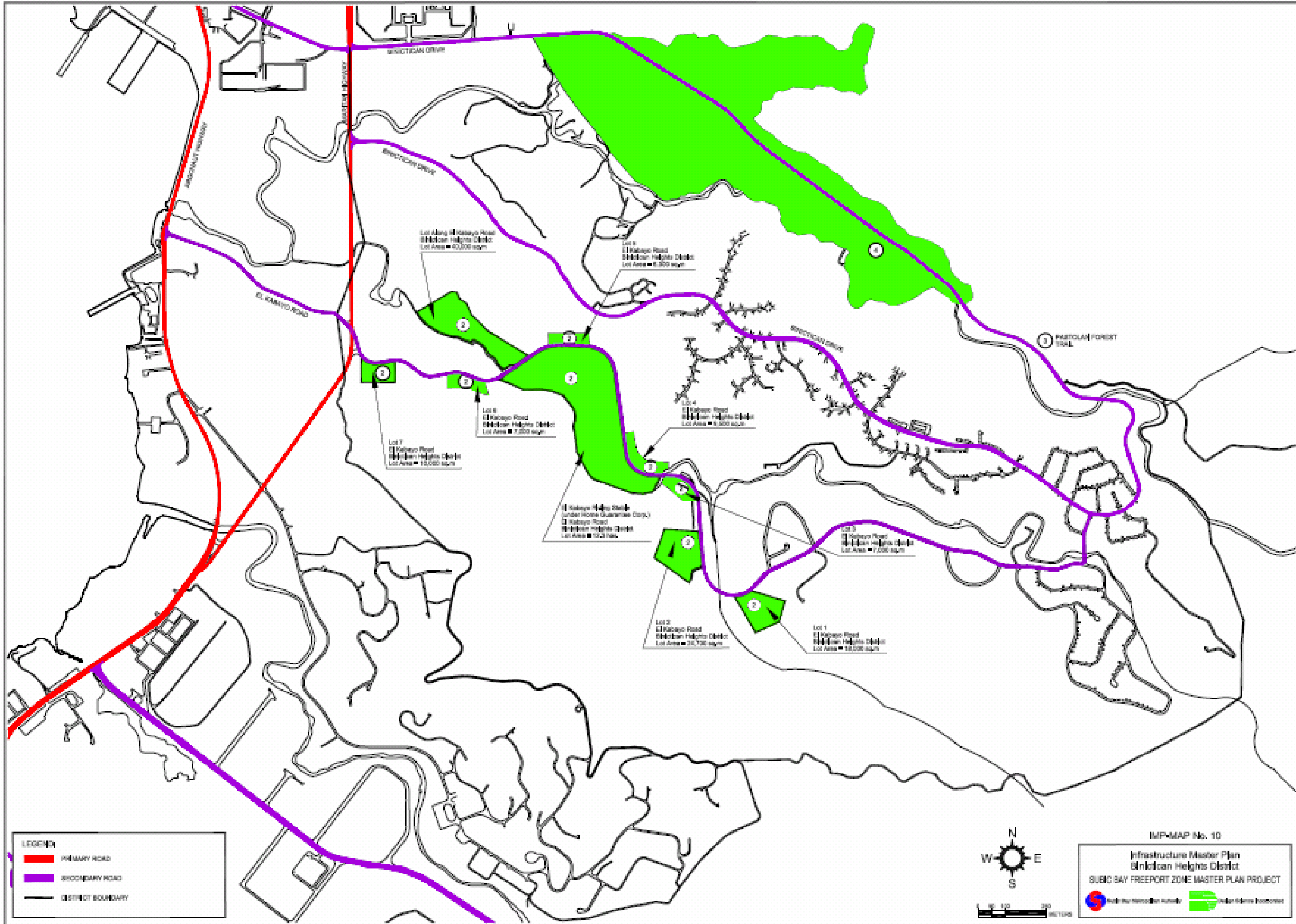
General Conditions:

For Recreational Use:

- 1. Maximum Building Height: 3 stories or 10 meters whichever is less
- 2. There shall be:
 - a. minimum impact on adjacent forest environment and habitat
 - b. controlled access to forest areas
 - c. controlled vehicle access according to strategic access and parking plan
 - d. no unauthorized commercial activities
 - e. no unauthorized development expansion of existing facilities (i.e. not in compliance with approvals given)
 - f. scientific collection permits (live specimens) to SBME for “short term” education/interpretation and science/ monitoring purposes



Binictican Heights Infrastructure Plan



INFRASTRUCTURE INVESTMENT PROGRAM
(in million pesos)

BINICTICAN HEIGHTS DISTRICT

PRIORITY PROJECTS				PIPELINE PROJECTS			
Ref. No.	LOCATION/PROJECT	DESCRIPTION	ESTIMATED COST	Ref. No.	LOCATION/PROJECT	DESCRIPTION	ESTIMATED COST
	El Kabayo Road	Maintenance			Rivers/Waterways	Flood control & river improvement structures, e.g. retaining wall/defer river bank protection, etc. study should be conducted	TBD
	Binictica Drive	Maintenance					
	Pastolan				Binictican Heights	Develop for housing and tourism	
	Golf Course						

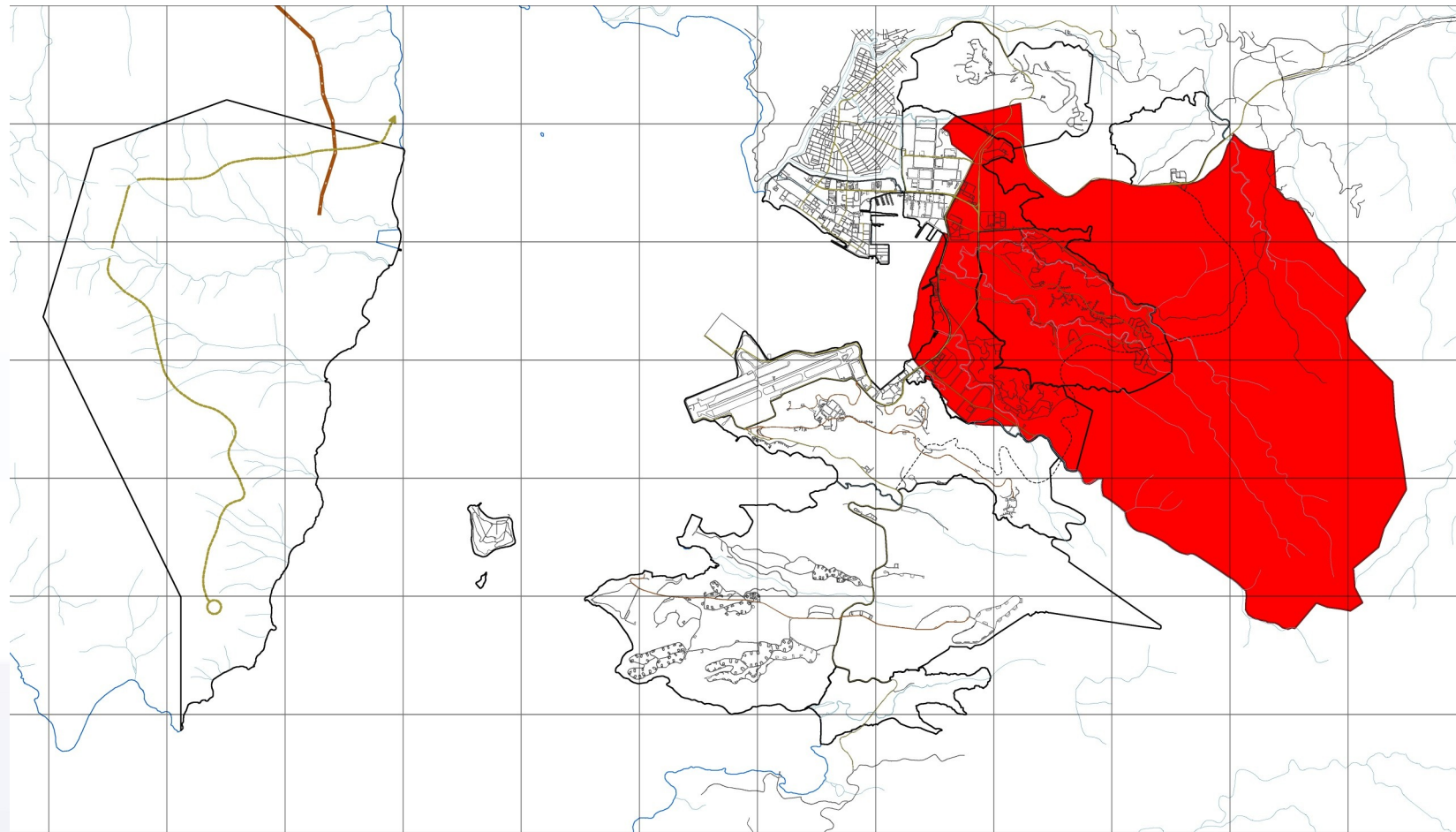
Note:

TBD = To Be Determined



Ancestral Domain Zoning Guidelines

SBFZ DISTRICTS ZONING GUIDELINES: CADT LAND

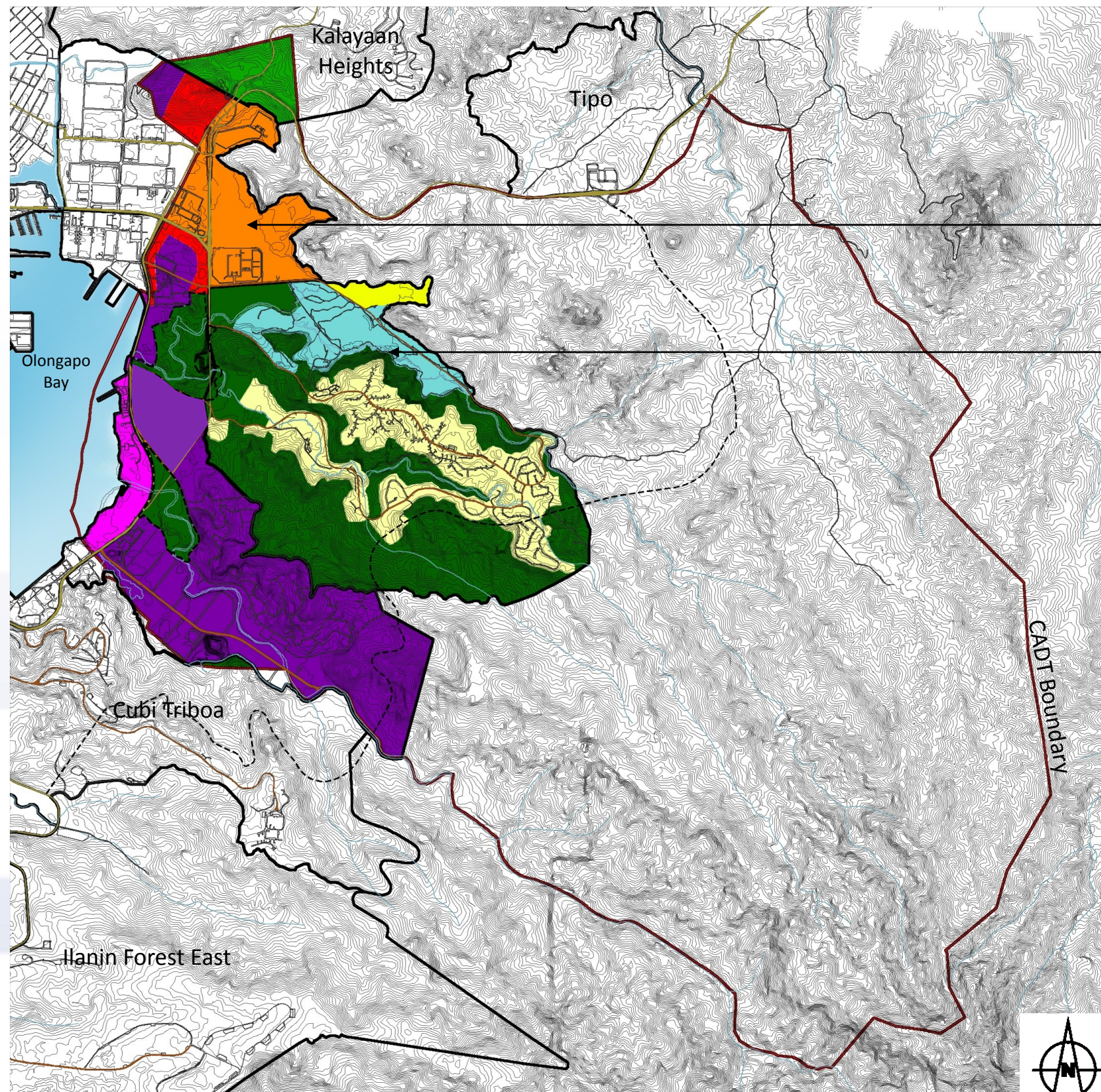


Key Map

District	Dominant Use	Code	Zones
CADT Land	Forest	P-1	Conservation Area (Protected Area)
		P-2	Conservation Area (Possible Constructed Wetland)
		R-1	Low-Density Residential
		R-2	Medium-Density Residential
		REC-2	Recreational - Tourist

District	Dominant Use	Code	Zones
CADT Land	Forest	R-2A	Medium-Density Residential / Commercial
		C-2	Medium-Density Commercial
		IND-1	Industrial
		IND-3	Industrial - Transport
			Airport

SBFZ DISTRICTS ZONING GUIDELINES: CADT LAND



Subic Gateway

Binictican Heights

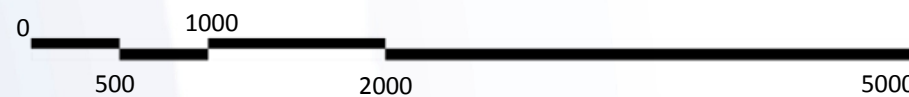
LEGEND:

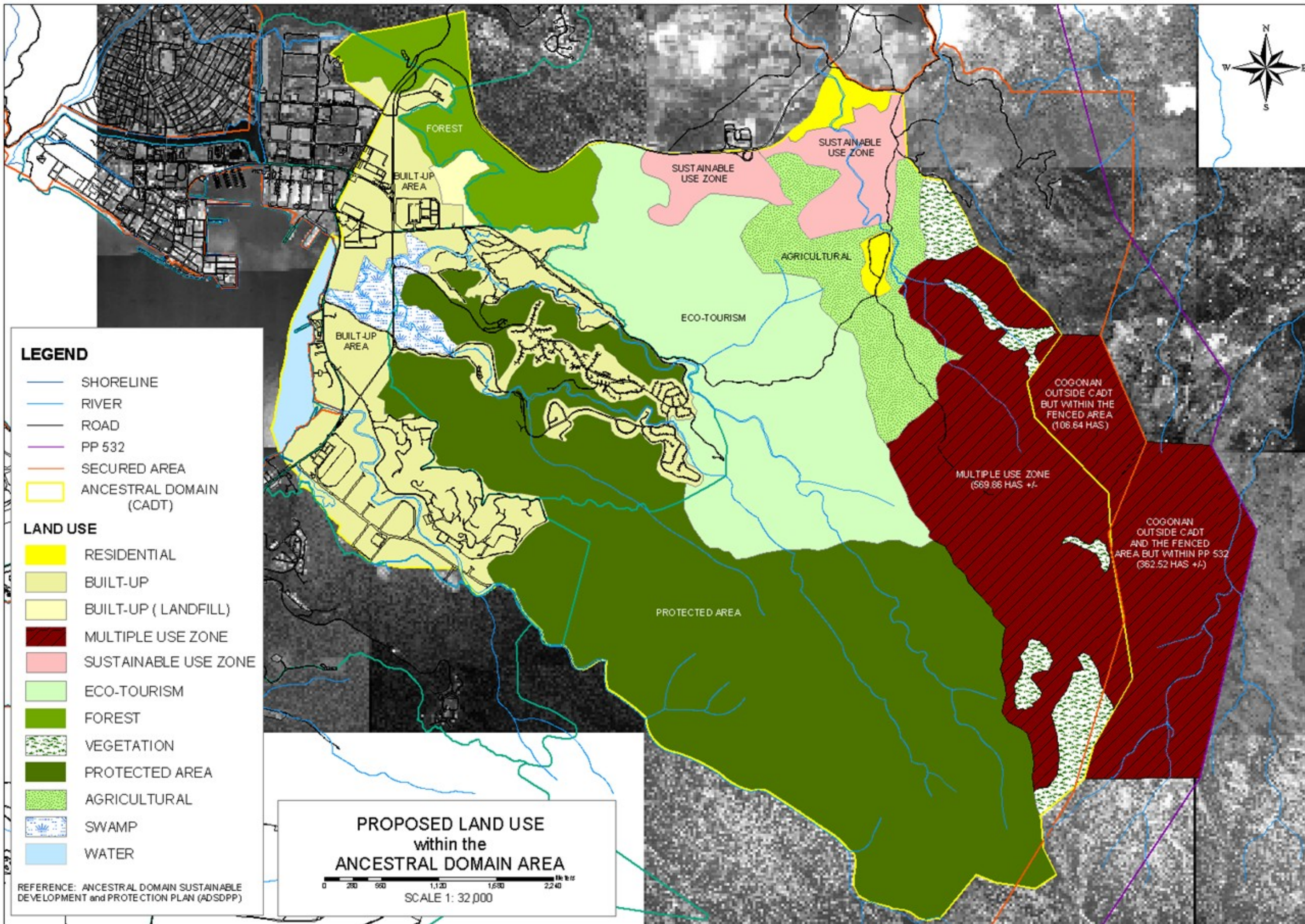
- Conservation Area (Protected Area) (P-1)
- Sustainable Use Zone (P-2)
- Low-Density Residential (R-1)
- Medium-Density Residential (R-2)
- Recreational-Tourist (REC-1)
- Medium-Density Residential/ Commercial (R-2A)
- Medium-Density Commercial (C-2)
- Industrial (IND-1)
- Industrial-Transport (IND-2)

Note:

1. Refer to Ancestral Domain Sustainable Development and Protection Plan (ADSDPP) prepared by SKAP (Samahan ng Katutubong Ayta ng Pastolan).
2. Refer to District plans for allowable uses.

CADT Land
District Land Use Map





LEGEND

- SHORELINE
- RIVER
- ROAD
- PP 532
- SECURED AREA
- ANCESTRAL DOMAIN (CADT)

LAND USE

- RESIDENTIAL
- BUILT-UP
- BUILT-UP (LANDFILL)
- MULTIPLE USE ZONE
- SUSTAINABLE USE ZONE
- ECO-TOURISM
- FOREST
- VEGETATION
- PROTECTED AREA
- AGRICULTURAL
- SWAMP
- WATER

REFERENCE: ANCESTRAL DOMAIN SUSTAINABLE DEVELOPMENT and PROTECTION PLAN (ADSPP)

PROPOSED LAND USE within the ANCESTRAL DOMAIN AREA

0 200 600 1,120 1,680 2,240

SCALE 1: 32,000



Ancestral Domain Infrastructure Plan

INFRASTRUCTURE INVESTMENT PROGRAM
(in million pesos)

ANCESTRAL DOMAIN DISTRICT

PRIORITY PROJECTS				PIPELINE PROJECTS			
Ref. No.	LOCATION/PROJECT	DESCRIPTION	ESTIMATED COST	Ref. No.	LOCATION/PROJECT	DESCRIPTION	ESTIMATED COST
	New Community School Building for Pre-schoolers, Elementary and High School students See IMP-DWG No. 20	Construction of two (2) buildings with fourteen (14) units classroom, principal's office and with male and female toilets per classroom) as shown on the plan Estimated Cost: ₱ 15,000/sqm.	₱ 12.60				
	New building for Health Clinic and Day Care Center (for Pastolan Community) See IMP-DWG No. 21	Construction of Health Clinic and Day Care building, eighty four (84) sqm as shown on the plan. Staff House facilities inside the compound are highly recommended Estimated Cost: ₱ 15,000/sqm.	₱ 1.30				
	Cogon Area	For special use					
	Agro-Industrial	Cattle Raising and Dairy Product Goat Raising Duck Raising Piggery Raising Quail Raising Poultry Farm Pine Apple Plantation/Mango Plantation Cassava Plantation/Root crops					
	Eco Tourism	Further study required					
	Forest Reservation	Reservation	TBD				

Note:

1. All estimated costs based on current (FY 2009) price.
2. Estimated cost includes feasibility study, detailed engineering, construction supervision and Construction Work as specified.
3. SBMA to support funds for construction of school/health buildings and facilities and operations/maintenance cost.