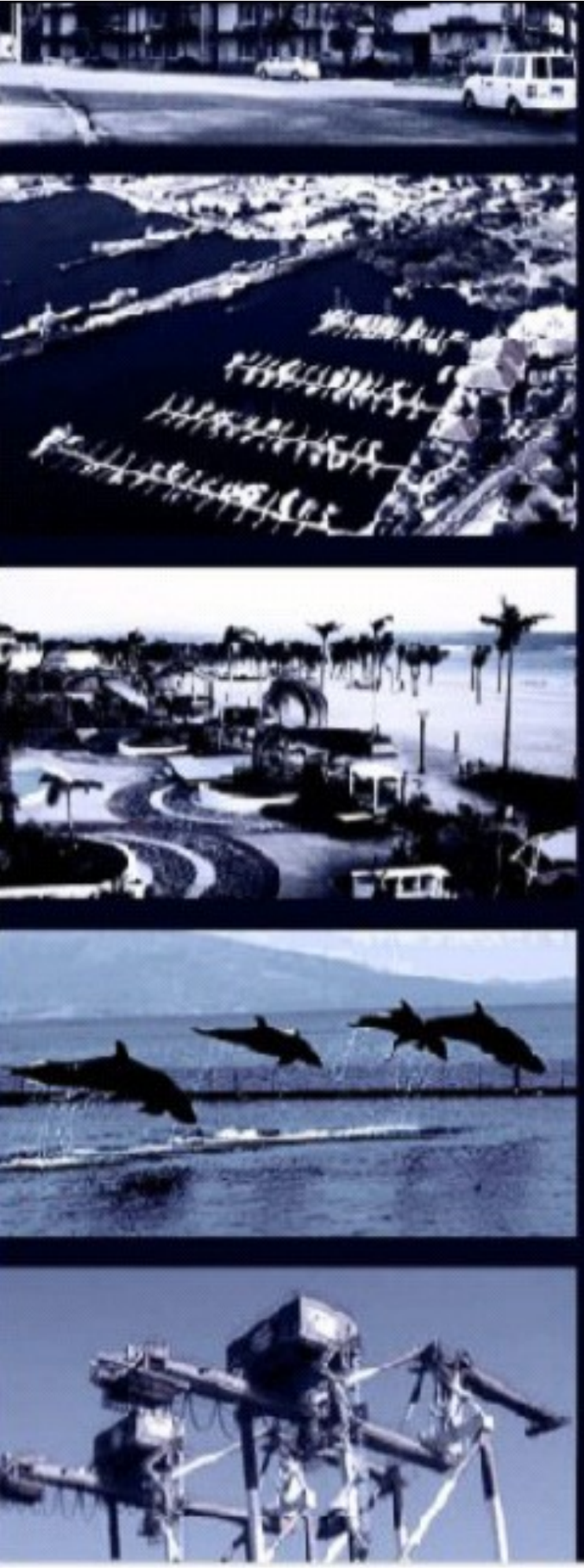


SUBIC BAY FREEPORT ZONE
COMPREHENSIVE MASTER PLANNING PROJECT

SUBIC BAY, PHILIPPINES

DISTRICT MASTER PLAN
ILANIN FOREST EAST DISTRICT

FINAL REPORT

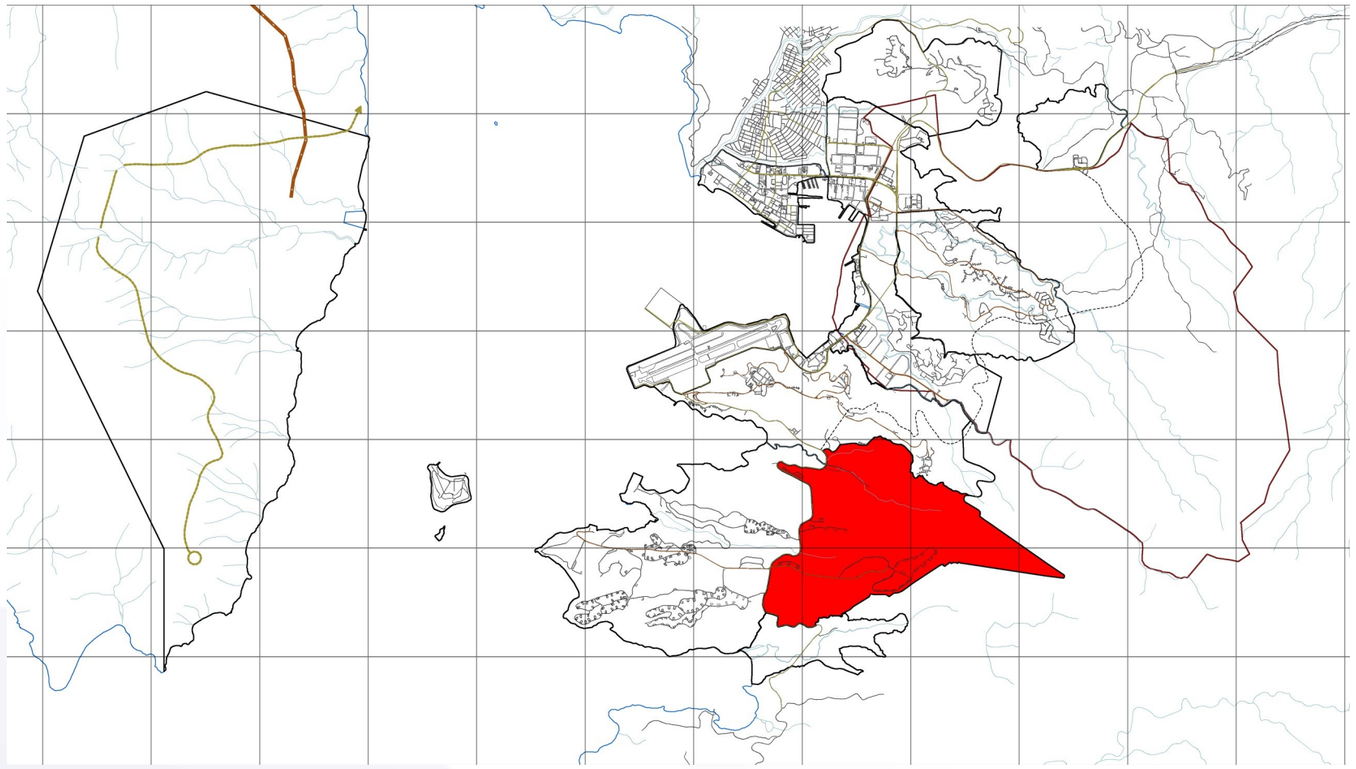
MARCH 2010

SUBIC BAY

Design Science, Inc.

concep
Planning Architectural Inc.
ENVIRONMENTAL PLANNING INC.
CONSULTANTS FOR COMPREHENSIVE

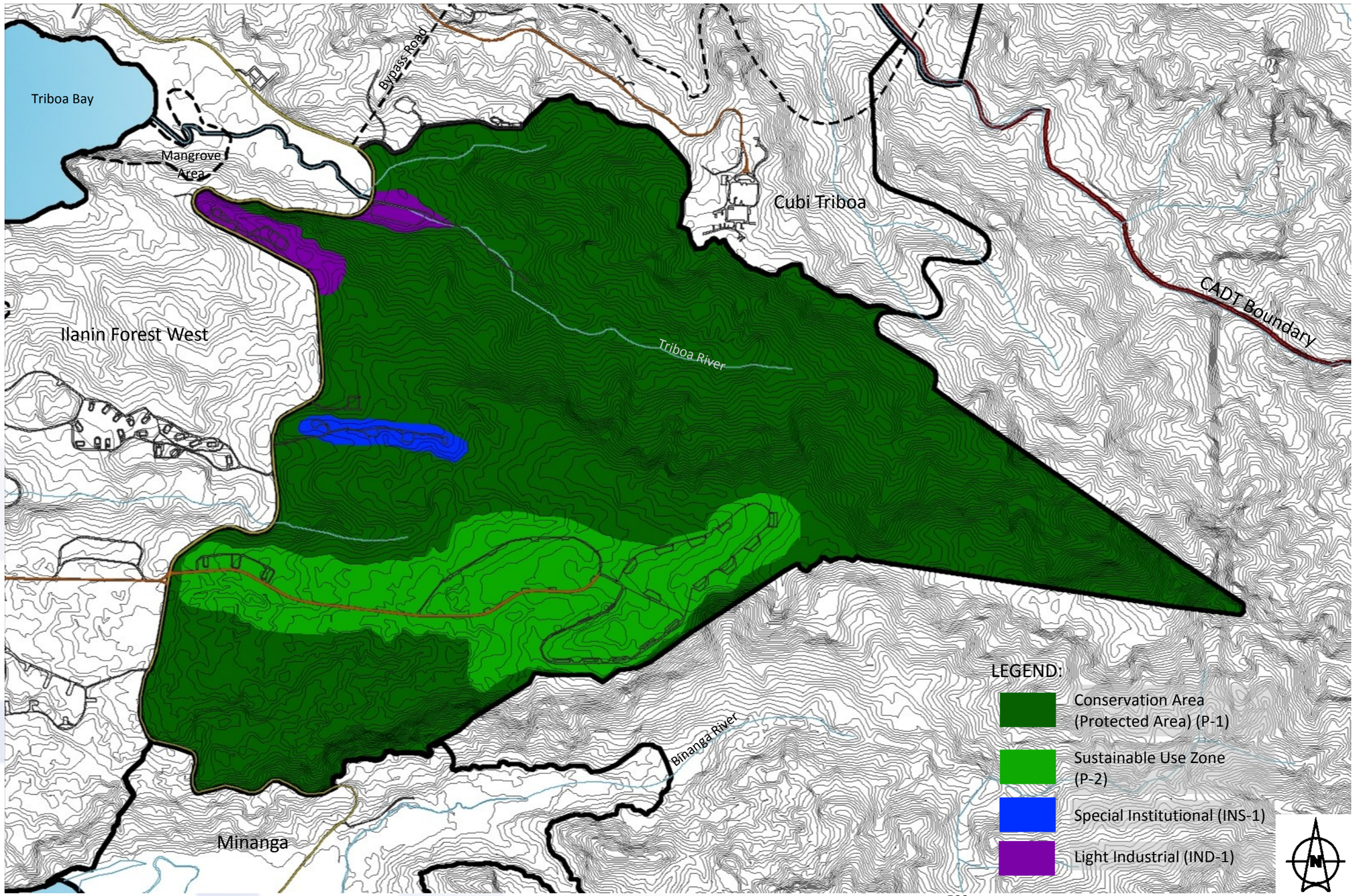
Ilanin Forest East Zoning Guidelines



Key Map

Bunkers at Group 6

District	Dominant Use	Code	Zones
Ilanin Forest East	Conservation Zone	P-1	Conservation (Protected Area)
		P-2	Sustainable Use
		INS-1	Special Institutional
		IND-1	Light Industrial



Ilanin Forest East

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. Sports activities
4. Landscape/ land form modification
5. Any development (fixtures or structures) not directly associated with habitat management or wildlife observation
6. 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.

Sustainable Use Zone (P-2)

Allowable Use:

1. Passive recreation, picnicking, photography and other appreciate pursuits
2. Active recreation: ridge climbing, tree climbing/ absailing, mountain biking, forest, trekking, botanical tours, nature photography, equestrian activities (trail riding, cross country, etc.)
3. Nature based sporting events: orienteering, marathon, triathlons
4. Indigenous people's traditional activities: hunting, gathering forest materials, ritual/ceremony
5. Other activities: jungle survival training, military jungle training (on foot only) subject to EIA and specific controls
6. Developed ecotourism node subject to EIA and specific performance criterias, established site guidelines
7. Approved structures associated with authorized ecotourism (trails, pedestrian bridges, overhead canopy walkways, areal tramways)
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

Prohibited Use:

1. Permanent development (structures) of any kind, except interpretative trails, signage, and overhead canopy walkways and pedestrian bridges
2. Landscape or landform modification (except installing trails, management access tracks, etc.)

General Conditions:

1. Allowable uses are to be tightly controlled and monitored and only be allowed subject to agreed specifications concerning time, place, numbers involved, duration and code of practice.
2. In general, the activities will be permitted subject to the following conditions:
   a. pedestrian activity within the rainforest environment to be on authorized trails and paths and within specified recreation nodes;
   b. no disturbance to vegetation, habitats, or wildlife;
   c. active recreation, sports, and miscellaneous attractions or facilities are allowed subject to permits being granted, approved management plans for specific activities, and provisions of performance bonds by sponsoring organizations. Approval is required for equipment use and installation.
   d. Introduction of new activities will be on case to case basis, subject to management plans, bonds, permits, etc.
   e. Development of ecotourism nodes will be subject to compliance with the SBMA development plan and will require approval of detailed design development plans, including EIA and Environmental Management Plan

Special Institutional (INS-1)

Principal Uses:

1. Cultural/educational center
2. Specialty school/training facility
3. Civic or government facility
4. Convention/seminar/workshop facility
5. Convent, seminary and related uses
6. Hospitals, sanitaria, and homes for the aged
7. Nurseries and day care centers
8. General/specialized hospital, medical center
9. Welfare/ charitable institutions
10. Rehabilitation and vocational training centers

Accessory Uses:

1. Dormitories/lodging/ housing
2. Community facilities and social centers
3. Park, playgrounds, sports field/court, promenades, and playlots
4. Police and fire stations, guard houses

General Conditions:

1. Minimum Lot Area: 500 sqm.
2. Building Coverage shall not be more than 60% for all buildings and structures
3. Minimum Setbacks (m)

Front	Side	Rear
6.0	3.0	3.0

4. Maximum Building Height: 3 stories or 10 meters whichever is less
5. Floor Area Ratio: 1.5

Light Industrial (IND-1)

Principal Uses:

1. Manufacture of made-up textile goods (dyeing, bleaching and/or other finishing operations are not allowed);
2. Knitting mills (dyeing, leaching and/or other finishing operations are not allowed);
3. Manufacture of carpets and rugs;
4. Manufacture of jewelry and related articles (very small scale jewelry electroplating operations can be allowed in buildings that are used for light industries);
5. Manufacture of electrical apparatus and supplies, not elsewhere classified;
6. Manufacture of musical instrument;
7. Manufacture of sporting and athletic goods (not involving woodworking or electroplating operations);
8. Manufacture of food products. (Those food processing industries such as food catering, confectioneries, which generate waste water containing high concentration of oil and grease shall be sited in units which are served by a separate sanitary plumbing system connected to a grease trap. Only electric or gas fired ovens, cookers or any other type of fuel-burning equipment maybe installed);
9. Manufacture of wood and cork products, not elsewhere classified;
10. Manufacture of furniture and fixtures, except those made primarily of metals activities must not included the manufacture of rubber or polyurethane foam;
11. Cordage, rope and twine industries;
12. Manufacture of textiles, not elsewhere classified;
13. Manufacture of wooden and cane containers and small cane wares; bleaching of cane should not be carried out;
14. Manufacture of cutlery, hand tools and general hardware;
15. Vehicle repair and servicing;
16. Manufacture of wearing apparel;
17. Manufacture of products of leather and leather substitutes;
18. Manufacture of footwear (except for those made of plastic or vulcanized or molded rubber);
19. Printing, publishing and allied industries;
20. Manufacture of plastic products, not elsewhere classified;
21. Manufacture of containers and boxes of paperboard;
22. Manufacture of paper products (Printing activities involving pulping works or bleaching operations are not allowed);
23. Software development;
24. Assembly and repair of hardware (involving only minor soldering);
25. Manufacture of polyethylene products (not involving printing operation);
26. Assembly of radio, television, communication and other electronic equipment, apparatus and parts (not involving electroplating or galvanizing operations. Only minor soldering will be allowed);
27. Assembly of office, computing and accounting machinery (not involving electroplating or galvanizing operations);
28. Assembly of electrical appliance and housewares (not involving electroplating or galvanizing operations. Only minor soldering will be allowed);
29. Assembly of photographic and optical goods (not involving electroplating or galvanizing operations);
30. Manufacture of watches and clocks (not involving electroplating or galvanizing operations);

31. Storage of finished products and warehousing activities;
32. Manufacture of professional, scientific, measuring and controlling equipment (not involving the use of chemicals, inclusive of gaseous chemicals);
33. Data entry and data processing;
34. Manufacture of bicycles;
35. Cosmetic manufacturing;
36. Glass manufacturing only with electric-, natural gas-, LPG- or propane-fired oven/ kilns;
37. Ceramics only with electric-, natural gas-, LPG or propane-fired ovens/kilns;
38. Pharmaceuticals;
39. Toy manufacturing;
40. Handicrafts; and
41. Other manufacturing, compounding, processing, packaging, treatment and assembly of products and materials so long as the owner or lessee of the subject property obtains prior written approval from the SBMA stating that such activities are reasonably capable of being conducted both without violation of the SBMA Environmental Regulations and without overloading existing and planned utility service to the subject property. All of the foregoing activities shall be conducted completely within a building.
42. Scientific research, investigation, testing, and experimentation.
43. Business that provide a service to individuals, businesses, or manufacturers on the individuals', businesses', or manufacturers' property and not on the lot occupied by the principal use, including but not limited to building contractors, plumbing contractors, electrical contractors, and industrial service companies.

Accessory Uses:

1. Warehousing of products manufactured by the principal uses.
2. Offices and administrative facilities.
3. Shipping and receiving space and mailing rooms.
4. Cafeterias, educational facilities, vending services, and recreational establishments for persons employed by the business comprising the Principal Use.
5. Retail sales of goods manufactured by the Principal Use.
6. Off-street parking facilities
7. Guard house.

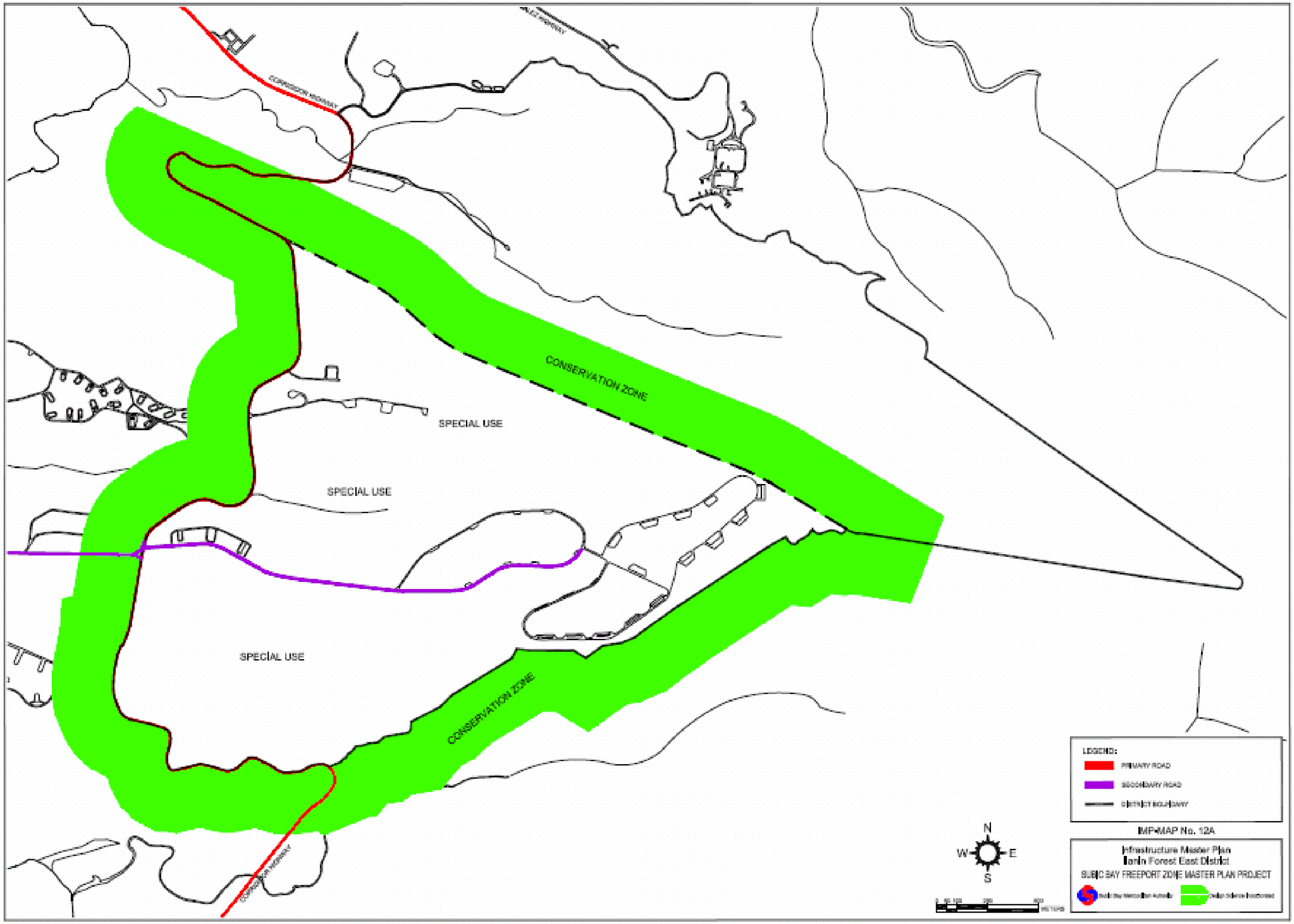
General Conditions:

1. Minimum Lot Area (sq.m.): 800.0
2. Minimum Gross Floor Area per Building (sq.m.): 1000.0
3. Minimum Setbacks (m.)

Front	Side	Rear
5.0	3.0	3.0

4. Maximum Building Height: Four (4) stories or 20 meters, whichever is less.
5. Floor Area Ratio (FAR) = 2.4

Ilanin Forest East Infrastructure Plan


CONSERVATION ZONE
SPECIAL USE
SPECIAL USE
SPECIAL USE
CONSERVATION ZONE
LEGEND:
PRIMARY ROAD
SECONDARY ROAD
DISTRICT BOUNDARY
IMP-MAP No. 12A
Infrastructure Master Plan
Tarlac Forest East District
SUBIC BAY FREEPORT ZONE MASTER PLAN PROJECT
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INFRASTRUCTURE INVESTMENT PROGRAM
(in million pesos)

ILANIN FOREST EAST DISTRICT

PRIORITY PROJECTS				PIPELINE PROJECTS			
Ref. No.	LOCATION/PROJECT	DESCRIPTION	ESTIMATED COST	Ref. No.	LOCATION/PROJECT	DESCRIPTION	ESTIMATED COST
	Forest Reservation Nature Park Special Use (Educational, Institutional Research Centers, etc.	Prepare concept and Development Plans, Security/Safety structures	TBD				
	Roads	Maintenance Signage	TBD				

Note:

TBD = To Be Determined