



TOURISM INFRASTRUCTURE AND ENTERPRISE ZONE AUTHORITY

TIEZAWORKS

P H I L I P P I N E S



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TRAVEL TAX

2

PROJECT D.R.E.A.M.S

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ASSETS

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TOURISM ENTERPRISE ZONE

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MANILA CRUISE TERMINAL

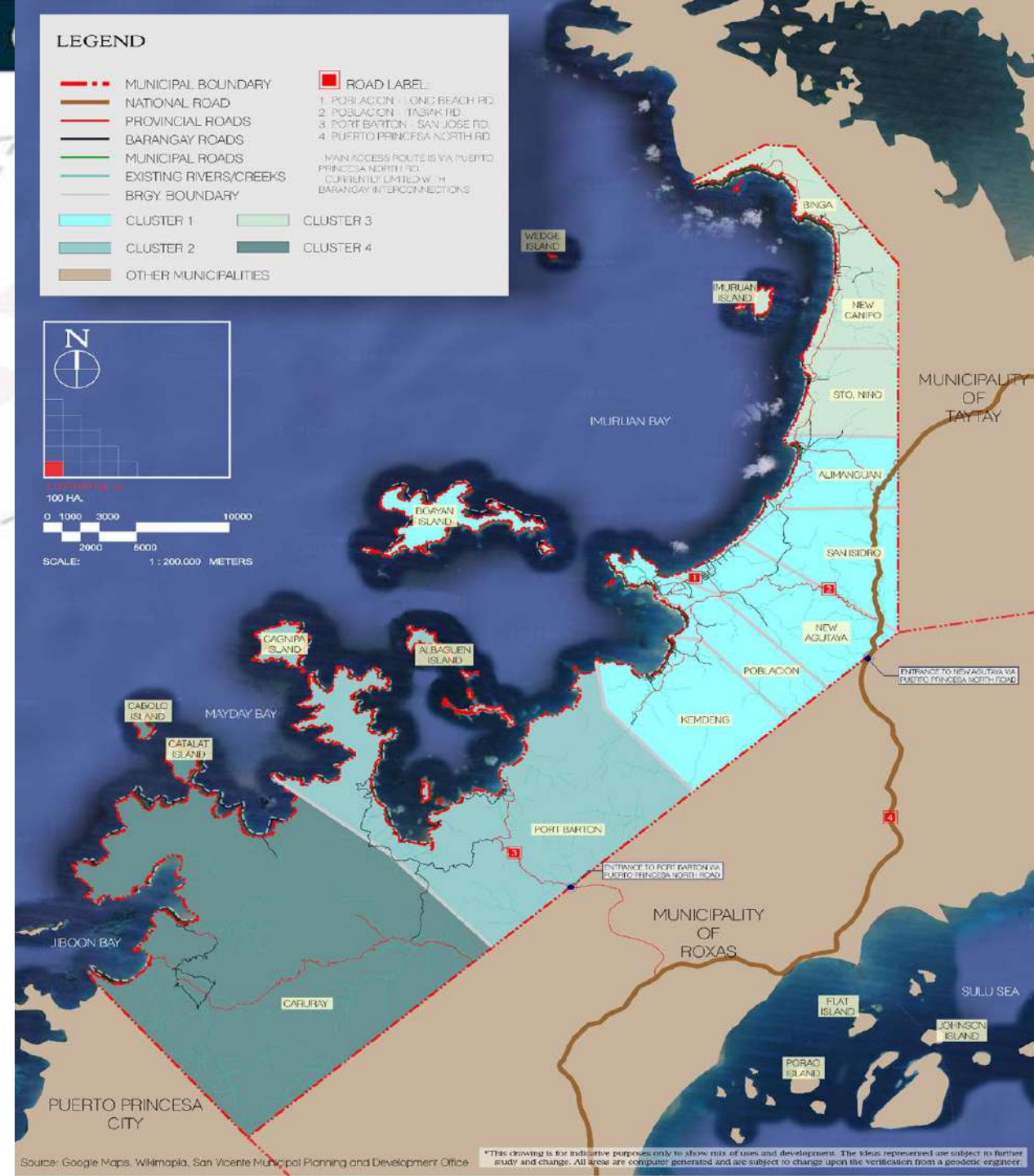


Update on the Development of the San Vicente Flagship TEZ

San Vicente FTEZ Investors' Forum
28 August 2019

San Vicente Flagship TEZ

- The **entire** Municipality of San Vicente was **designated** as a Flagship Tourism Enterprise Zone on September 29, 2015 by the TIEZA Board of Directors.





Clustered into four (4) main attractions:

Cluster 1 – Long Beach area covering the barangays of Poblacion, San Isidro, New Agutaya, Alimanguan and Kemdeng

Primary focus of development:

- 883-hectare area surrounding the 14-kilometer beach along Imuruan Bay of Bgys. Poblacion, New Agutaya, San Isidro and Alimanguan





Cluster 1 – Long Beach Area (High income market)

- Sun and Beach Tourism
- Resort Development
- Business Hotel
- Restaurants and bars
- Retirement Village
- Medical eco-tourism
- Beach Activities
- Rest and Relaxation
- Mountain Resort Development
- Mix-used commercial establishment
- Parking and Recreation centers
- Private Resort
- Agri-tourism

Markets



Hoteles are to be provided to cater the majority of needs of the tourists, especially those who are vacationing.



Restaurants



Hoteles are to be provided to cater the majority of needs of the tourists, especially those who are vacationing.



Hotels



Hoteles are to be provided to cater the majority of needs of the tourists, especially those who are vacationing.



Ranger Station (Similar Image)



Located at entrances and strategic places in sanctuaries and forest reserves. These will not only function as headquarters for rangers but tourist help centers as well.



LEGEND

- NATIONAL ROAD
- EXISTING ROAD
- PROPOSED ROAD
- EXISTING RIVERS/ CREEKS
- MUNICIPAL BOUNDARIES
- BARANGAY BOUNDARIES

- Beach Activities
- Animal Watching
- Swimming
- Island Hopping
- Snorkeling

- Jetskiing
- Cultural and Educational Learning Activities
- Animal Feeding
- Farm Activities
- Sightseeing

- Tours
- Dining
- Fishing



Cluster 1: Conceptual



Cluster 2 – Port Barton (Mid-income market)

- **Adventure Tourism**
- **Marine sports entertainment**
- **Beach side restaurants**
- **Floating Restaurants**
- **Picnic Grounds**
- **Shopping Hub/Pasalubong Center**
- **Adventure facilities**



Coconut Picnic



The coconut garden is a unique place to spend the vacation, and by filling in your tummy with coconuts under the shade of the coconut trees.

ACTIVITIES:



Beach Side Picnic



Having a picnic along the coastal areas is a relaxing way to enjoy the company of your loved ones.

ACTIVITIES:



Floating Restaurant



This is also a good venue for pit stops while cruising around the islands of Port Barton.

ACTIVITIES:



Ranger Station (Similar Image)



Located at entrances and strategic places in sanctuaries and forest reserves. These will not only function as headquarters for rangers but tourist help centers as well.

ACTIVITIES:



Forest Camping



The site is a good camping site for trekkers and mountain bikers.

ACTIVITIES:



LEGEND

	NATIONAL ROAD		Beach Activities		Jet Skiing		Tours
	EXISTING ROAD		Animal Watching		Cultural and Educational Learning Activities		Dining
	PROPOSED ROAD		Swimming		Animal Feeding		Fishing
	EXISTING RIVERS/CREEKS		Island Hopping		Farm Activities		
	MUNICIPAL BOUNDARIES		Snorkeling		Sightseeing		
	BARANGAY BOUNDARIES						



Hotels



Hotels are to be provided to cater the majority of needs of the tourists, especially those who are vacationing.

Source: <http://www.traveler.com/hotels/>

ACTIVITIES:



Outposts



Forest and sanctuary outpost will be strategically placed around the site for security purposes.

ACTIVITIES:



Beach Camping



This area is good place for camping after a long trip of hiking. Given a great view of the sunset, it will be a good spot to camp.

ACTIVITIES:

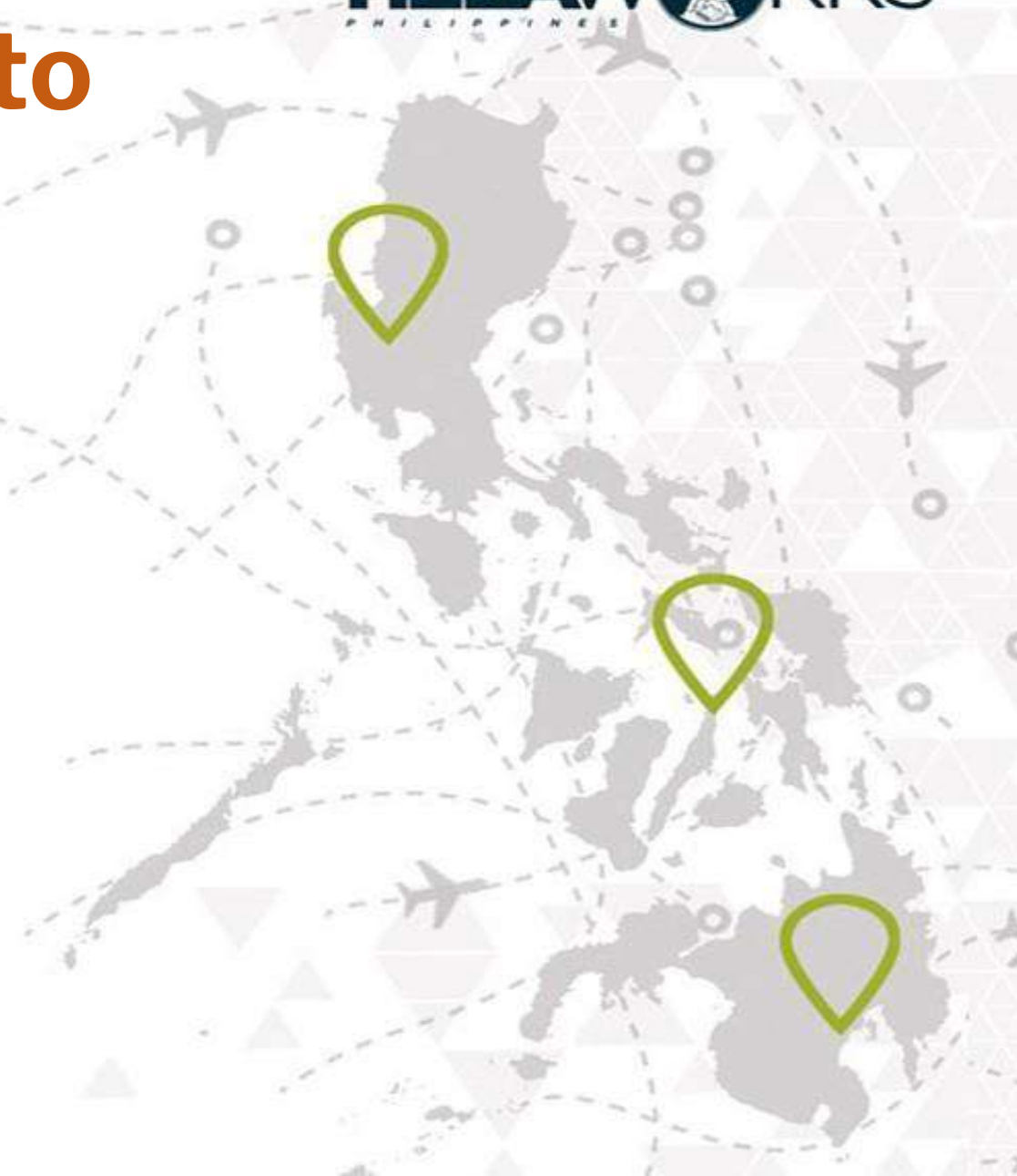


Cluster 2: Conceptual Plan



Cluster 3 – Barangays Sto Nino, New Canipo & Binga (Mid-income Market)

- Sun and Beach
- Eco-tourism
- Agri-tourism
- Wildlife Ecopark
- Fish Sanctuary
- Restaurants
- Indigenous People's Village



LEGEND

- NATIONAL ROAD
- EXISTING ROAD
- PROPOSED ROAD
- EXISTING RIVERS/ CREEKS
- MUNICIPAL BOUNDARIES
- BARANGAY BOUNDARIES

- Beach Activities
- Animal Watching
- Swimming
- Island Hopping
- Snorkeling

- Jetskiing
- Cultural and Educational Learning Activities
- Animal Feeding
- Farm Activities
- Sightseeing

- Tours
- Dining
- Fishing
- Canoeing

Restaurants

Hoteles are to be provided to cater the majority of needs of the tourists, especially those who are vacationing.
Source: <http://www.marinhai.com/gallery/restaurants-and-bars>

ACTIVITIES:

- Dining
- Tours

Hotels

Hoteles are to be provided to cater the majority of needs of the tourists, especially those who are vacationing.
Source: <http://www.critiquer.com/hotels/>

ACTIVITIES:

- Beach Activities
- Swimming
- Dining

Ranger Station (Similar Image)

Located at entrances and strategic places in sanctuaries and forest reserves. These will not only function as headquarters for rangers but tourist help centers as well.

ACTIVITIES:

- Tours
- Sightseeing

Outposts

Forest and sanctuary outpost will be strategically placed around the site for security purposes.

ACTIVITIES:

- Tours
- Sightseeing
- Animal Watching



Markets

Hoteles are to be provided to cater the majority of needs of the tourists, especially those who are vacationing.
Source: <http://www.mapalinda.com/v/>

ACTIVITIES:

- Dining
- Tours
- Sightseeing

Camping

For the outdoorsy type tourist, this cluster will be ideal for trekking and camping.

ACTIVITIES:

- Dining
- Tours
- Sightseeing
- Animal Watching

Bars and Restaurants

Bars and restaurants which cater to tourists and locals alike.

ACTIVITIES:

- Dining
- Tours
- Sightseeing

Cluster 3: Conceptual Plan



Cluster 4 – Barangay Caruray (High income market)

- **Luxury Hotels or**
- **Highly exclusive resorts**



Outposts



Forest and sanctuary outpost will be strategically placed around the site for security purposes.

ACTIVITIES:



Hotels



Hotels are to be provided to cater the majority of needs of the tourists, especially those who are vacationing.

ACTIVITIES:



Lookout Point



This area is a prime spot for watching the sun rise and set.

ACTIVITIES:



CAGAYAN ISLAND

CATALAT ISLAND

CHINA SEA

MAYDAY BAY

IMURUAN BAY

PORT BARTON

CARURAY

MUNICIPALITY OF ROXAS

CITY OF
PUERTO PRINCESA

Cluster 4: Conceptual

LEGEND

- NATIONAL ROAD
- EXISTING ROAD
- PROPOSED ROAD
- EXISTING RIVERS/ CREEKS
- MUNICIPAL BOUNDARIES
- BARANGAY BOUNDARIES

- Beach Activities
- Animal Watching
- Swimming
- Island Hopping
- Snorkeling

- Jet Skiing
- Cultural and Educational Learning Activities
- Animal Feeding
- Farm Activities
- Sightseeing

- Tours
- Dining
- Fishing
- Canoeing

Restaurants



Hotels are to be provided to cater the majority of needs of the tourists, especially those who are vacationing.

Source: <http://www.martina.com/gallery/restaurants-and-bars>

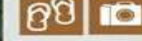


Canopy Walk



The canopy walk is another ideal way to see the forest. These walks will be located especially in the wildlife eco park.

ACTIVITIES:



Ranger Station (Similar Image)



Located at entrances and strategic places in sanctuaries and forest reserves. These will not only function as headquarters for rangers but tourist help centers as well.

ACTIVITIES:



Conceptual Land Use Plan of the San Vicente FTEZ Cluster 1

LEGEND

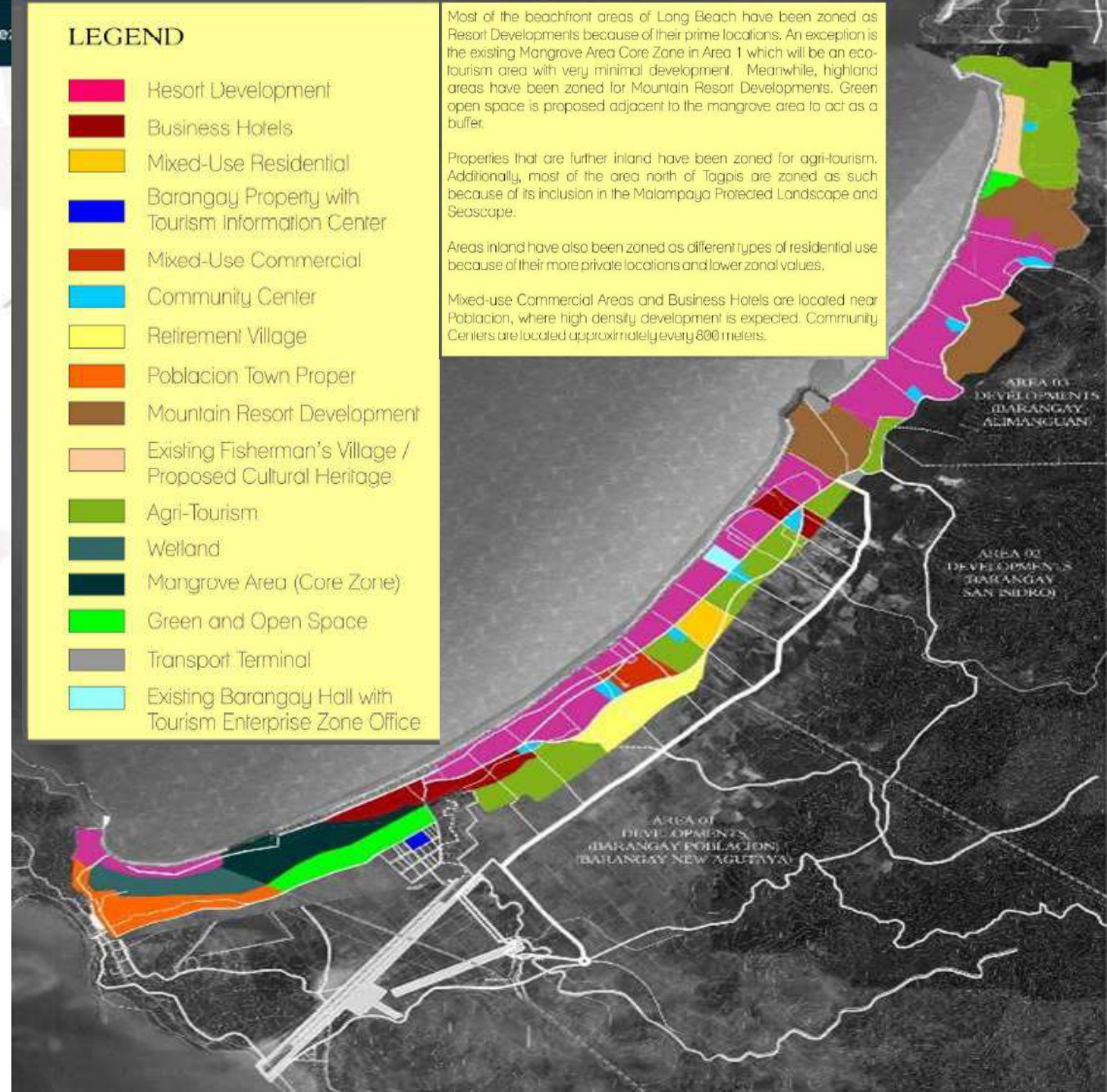
- Resort Development
- Business Hotels
- Mixed-Use Residential
- Barangay Property with Tourism Information Center
- Mixed-Use Commercial
- Community Center
- Retirement Village
- Poblacion Town Proper
- Mountain Resort Development
- Existing Fisherman's Village / Proposed Cultural Heritage
- Agri-Tourism
- Wetland
- Mangrove Area (Core Zone)
- Green and Open Space
- Transport Terminal
- Existing Barangay Hall with Tourism Enterprise Zone Office

Most of the beachfront areas of Long Beach have been zoned as Resort Developments because of their prime locations. An exception is the existing Mangrove Area Core Zone in Area 1 which will be an eco-tourism area with very minimal development. Meanwhile, highland areas have been zoned for Mountain Resort Developments. Green open space is proposed adjacent to the mangrove area to act as a buffer.

Properties that are further inland have been zoned for agri-tourism. Additionally, most of the area north of Tagpis are zoned as such because of its inclusion in the Malampaya Protected Landscape and Seascope.

Areas inland have also been zoned as different types of residential use because of their more private locations and lower zonal values.

Mixed-use Commercial Areas and Business Hotels are located near Poblacion, where high density development is expected. Community Centers are located approximately every 800 meters.



Site Plan of the San Vicente FTEZ Cluster 1



Legend

- Tourism Enterprise Zone (TEZ) Boundary
- - - Area Boundary
- River
- Resort Development
- Mangrove Park (Core Zone)
- Agri-Tourism
- Existing Barangay Hall and Tourist Info Center
- Community Center
- Green and Open Space
- Business Hotels
- Mixed-Use Commercial
- Retirement Village
- Proposed Boat Dock for Fishermen
- Wetland
- Poblacion Town Proper

Zoning Plan

Area 1 (366.04 Has.)



Zoning Plan

Area 2 (209.25 Has.)

- Legend**
- Tourism Enterprise Zone (TEZ) Boundary
 - Area Boundary
 - River
 - Resort Development
 - Mountain Resort Development
 - Agri-Tourism
 - Mixed-Use Commercial
 - Retirement Village
 - Community Center
 - Business Hotels
 - Transport Terminal
 - Proposed Boat Dock
 - Existing Barangay Hall and Tourist Info Center



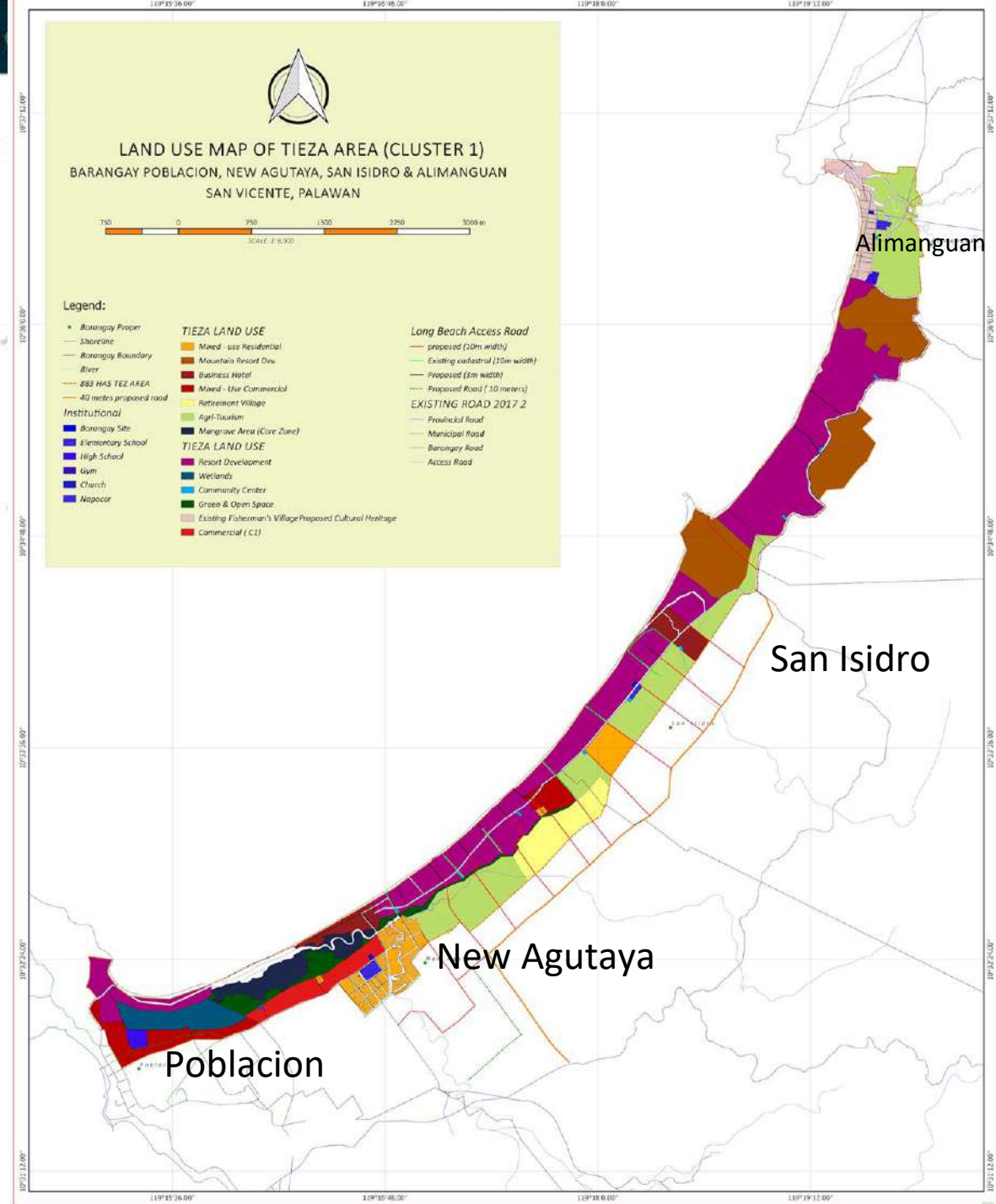
Zoning Plan

Area 3

(307.76 Has.)



Re-zoning Map of 883 Has. Priority Area





Features of the San Vicente FTEZ Integrated Tourism Master Plan (ITMP)





Land Allocation



**270.74 has. Resort
Development**



46.42 has. Business Hotels



**10.48 has. Mixed-Used
Commercial**



Land Allocation



13.25 has. Mixed-Used Residential



75.63 has. Mountain Resort Development



15.27 has. Community Center



Land Allocation



142.28 has. Agri-Tourism



5.43 has. Fishermen's Village/Cultural Heritage



26.07 has. Retirement Village



Access Road for at least every 400 meters

Access Roads every 400 meters



People can access the beach from inland, at least every 400 meters which is the average walking threshold for most Filipinos.. They will have a minimum width of three (3) meters to be able to accommodate emergency vehicles.



Community Center every 800 meters



It will have public open space and facilities such as toilets, security outpost, clinic, banks, and tourist information center.

50/50 Land Occupancy Ratio

- 50% Buildable area
- 50% Non-buildable area for open and green spaces
Parking and driveway

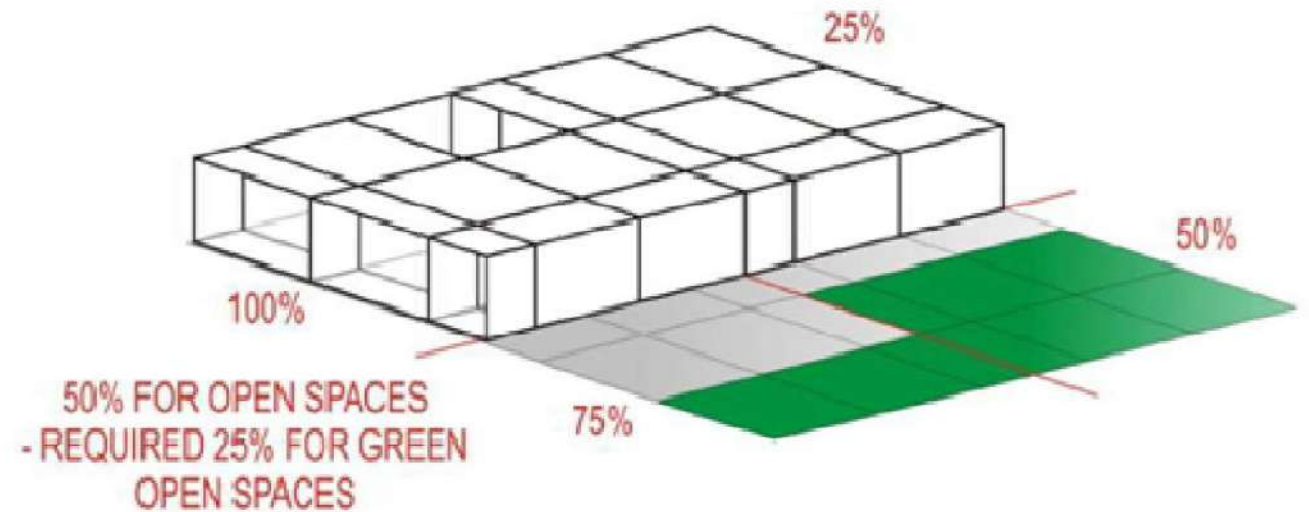
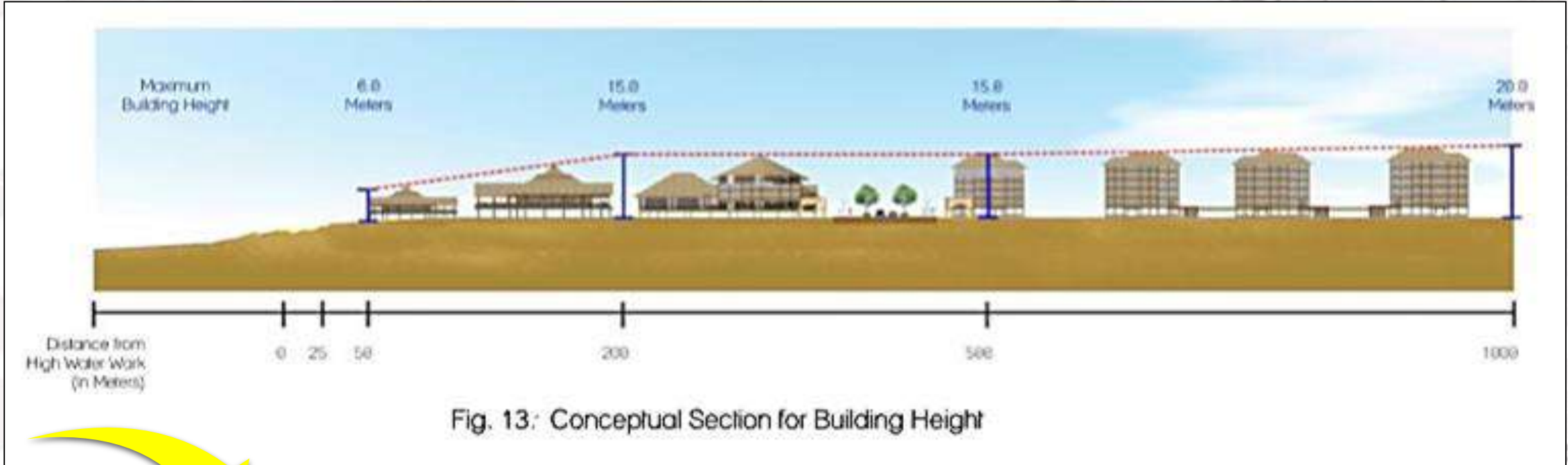


Fig. 1: Figure site occupancy

Building height limit



Building height limit as high as the coconut tree, buildings are allowed to be taller the farther they are from the beach. An ascending building height limit will be implemented to preserve beach views and to share the sea breeze even with inland properties.

Fences

Fences parallel to the sea will not be allowed, and a maximum building footprint of 50 percent is proposed.



Fig. 19: Fence Height Limits for Front, Side, and Rear Yards with Vegetative Fences

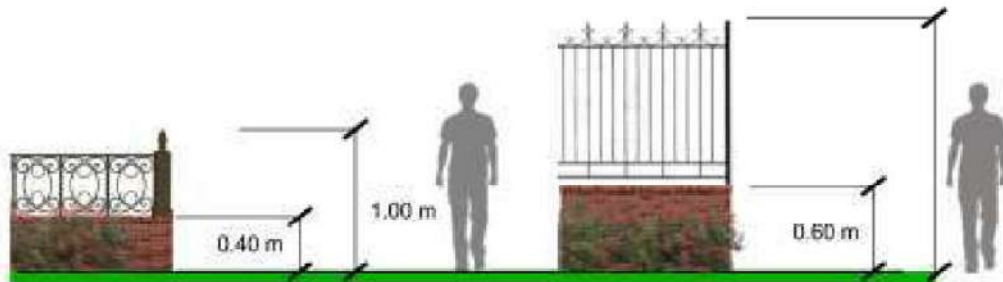


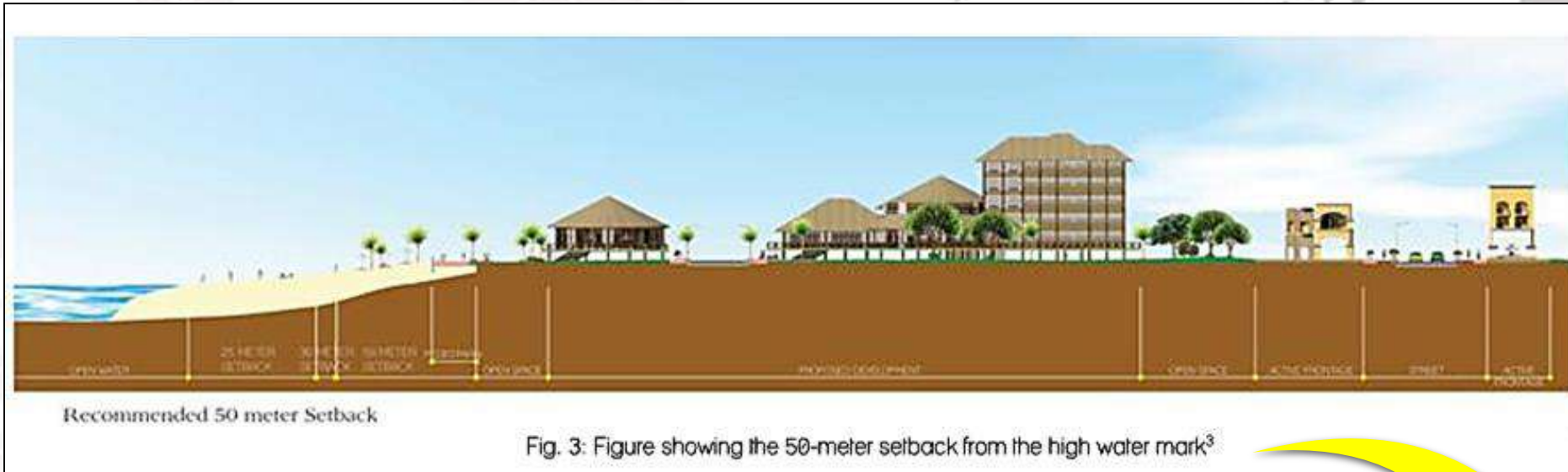
Fig. 18: Fence Height Limits for Front, Side, and Rear Yards



Fig. 21: Sample of see-through fences partnered with landscaping and vegetation, with the shrubbery facing the adjacent public realm¹⁶



30 + 20 meter setback



The no-build zone is within the first 30 meters from the average high tide mark, and there is a list of allowable uses within the next 20 meters. Within this buffer zone, there will be no permanent, habitable, and with-foundation structures.



Summary of TIEZA-Funded Projects

Project Description		Funding	
1	TIEZA Field Office	PhP	20,000,000.00
2	Tourist Information Center		5,000,000.00
3	Removal of Hill Obstruction		259,000,000.00
4	Water Supply and Distribution		254,000,000.00
5	Sewerage Treatment Plant		101,200,000.00
6	Power Generation and Distribution System (Feasibility Study)		26,000,000.00
7	Access Roads		24,000,000.00
8	Modular Docking Facility at BokBok Point/Pinagmangalucan		15,000,000.00
9	Tourist Assistance Centers at Port Barton & Alimanguan		12,400,000.00
10	Modular Docking Facilities at Port Barton and Poblacion		30,000,000.00
11	Elevated Pathway and Hanging Bridge		9,850,000.00
12	Landscaping, Driveway, parking Area and Perimeter Fence at TIEZA TEZ Office and TIC		12,117,120.00
13	Solar Street Lights		48,098,143.00
14	Port Barton Baywalk Development		52,063,360.00
15	Special Land Use Permit and Reclamation Permit Application		2,781,000.00
	Total Approved Budget	PhP	871,509,623.00



Summary of Proposed Projects for GAA Funding

Project Description		Proposed Funding	
1.	Runway Expansion	PhP	609,000,000.00
2.	Flood Mitigation with Storm Drainage		90,000,000.00
3.	By-Pass Road Project		<u>40,000,000.00</u>
Total Proposed Funding Allocation		PhP	739,000,000.00