



AUG 13 2021

**HERNANDO A. ENAL**

Head, SVT Secretariat/  
Manager, TEZ Assistance and Monitoring Department  
6th & 7th Floors, Tower 1, Double Dragon Plaza, Double Dragon Meridian Park  
Macapagal Avenue corner EDSA extension, Bay Area, Pasay City  
1302, Philippines

Dear Mr. Enal,

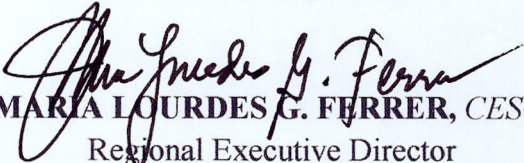
This pertains to your letter dated 05 August 2021 regarding your request for our agency's representative to SVFTEZ Sub-TWGs.

In this regard, we are submitting herewith the names of our TWG Representatives, to wit:

| Sub-TWG                                                                                                         | Functions and Responsibilities                                                                                                                                                                                                                                                                                                        | Representative                                                                                             |
|-----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| 1. Sub-TWG for the identification of areas to be reclassified as Alienable and Disposable                       | To act as the focal person to the DENR for direct coordination and assist in the identification of priority areas to be reclassified as Alienable and Disposable.                                                                                                                                                                     | <b>Eriberto B. Saños</b><br>PENR Officer Palawan                                                           |
| 2. Sub-TWG for the redrafting of the Inter-Agency MOA for the implementation of the permitting system in SVFTEZ | <p>To provide information as to mandates and guidelines of the agency being represented and assist for the redrafting of the Inter-Agency MOA for the implementation of the permitting system in SVFTEZ; and</p> <p>To act as focal person of the agency in the promotion of the coordinated system among all concerned agencies.</p> | <b>DR. Vicente B. Tuddao, Jr.,</b><br><b>CESO IV</b><br>Assistant Regional Director for Technical Services |

This serves as information for your guidance.

Very truly yours,

  
**MARIA LOURDES G. FERRER, CESO III**  
Regional Executive Director

Cc: Usec. Analiza Rebueta - Teh  
Finance, Information System and Climate Change  
PENRO Eriberto B. Saños  
Province of Palawan





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OARDTS/RVAJ/08-12-2021



Republic of the Philippines  
**Tourism Infrastructure & Enterprise Zone Authority**

05 August 2021

**DIR. MA. LOURDES G. FERRER, CESO III**

*Regional Executive Director/*

*Member, SVT Secretariat*

**Department of Environment and Natural Resources -IV B**

1514 L and S Building, Roxas Boulevard

1000 Metro Manila

denr.mimaropa@gmail.com

Dear **RED Ferrer**:

*Good day!*

Relative to the conduct of the San Vicente Tourism Enterprise Zone (SVT) Secretariat meeting on 16 June 2021, the members tackled the issue on the reclassification of lands in the Municipality of San Vicente which has become one of the limitations on its development because most of the areas are classified as timberland. One of the alternatives you presented is the reclassification of Unclassified Public Forest (UPF) into Alienable and Disposable (A and D) land. Also discussed was the draft Inter-Agency MOA for the harmonization/ streamlining of the permitting system to enhance the ease of doing business and encourage investments within the San Vicente Flagship Tourism Enterprise Zone (SVFTEZ) wherein most of the SVT Secretariat members were not agreeable with the first draft.

To resolve this, the members present agreed for the creation of a Sub-Technical Working Group (TWG) to identify areas to be reclassified as A and D land with the Community Environment and Natural Resources Office (CENRO) of Roxas, Palawan, as the lead office in this undertaking. Further, another Sub-TWG is to be created for the redrafting of the Inter-Agency Memorandum of Agreement (MOA) for the implementation of a streamlined/harmonized permitting system in SVFTEZ.

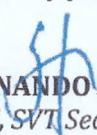
In this regard, we respectfully request for your agency representative to the following **SVFTEZ Sub-TWGs**:

| Sub-TWG                                                                                   | Functions and Responsibilities                                                                                                                                    |
|-------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Sub-TWG for the identification of areas to be reclassified as Alienable and Disposable | To act as the focal person to the DENR for direct coordination and assist in the identification of priority areas to be reclassified as Alienable and Disposable. |

|                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>2. Sub-TWG for the redrafting of the Inter-Agency MOA for the implementation of the permitting system in SVFTEZ</p> | <ul style="list-style-type: none"> <li>• To provide information as to mandates and guidelines of the agency being represented and assist for the redrafting of the Inter-Agency MOA for the implementation of the permitting system in SVFTEZ; and</li> <li>• To act as focal person of the agency in the promotion of the coordinated system among all concerned agencies.</li> </ul> |
|------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

We have attached a copy of the draft minutes of the SVT Secretariat meeting held on 16 June 2021 for your guidance and reference.

Very truly yours,

  
**HERNANDO A. ENAL**  
*Head, SVT Secretariat/  
 Manager, TEZ Assistance and Monitoring Department*

cc: *Usec. Analiza Rebuelta -Teh*

*Office of the Secretary*

|                                                                                   |                                                                                                                                                                                                                                                                                                                            |                         |                                |          |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|--------------------------------|----------|
|  | <p>Republic of the Philippines</p> <p><b>Tourism Infrastructure and Enterprise Zone Authority</b></p> <p><b>TOURISM ENTERPRISE ZONE MANAGEMENT SECTOR</b></p> <p>PASAY</p> <p><b>MINUTES OF THE SAN VICENTE FLAGSHIP TEZ</b></p> <p><b>SECRETARIAT MEETING HELD ON 05 October 2020 VIA</b></p> <p><b>ZOOM PLATFORM</b></p> | Form No. <b>SP-03F1</b> |                                |          |
|                                                                                   |                                                                                                                                                                                                                                                                                                                            | Rev                     | Effectivity Date<br>(mm/dd/yy) | Page/    |
|                                                                                   |                                                                                                                                                                                                                                                                                                                            | 1                       |                                | 11 pages |

|                   |                                                |                                                                                   |
|-------------------|------------------------------------------------|-----------------------------------------------------------------------------------|
| <b>Reference:</b> | Notice of meeting dated 27 May 2021            |                                                                                   |
| <b>Date:</b>      | 16 June 2021                                   |                                                                                   |
| <b>Venue:</b>     | Via Zoom Platform                              |                                                                                   |
| <b>Time:</b>      | 1:52 PM                                        |                                                                                   |
| <b>Attendees:</b> | <b><u>SVT Secretariat Members</u></b>          |                                                                                   |
|                   | Mr. Hernando A. Enal                           | Chairman/Manager, TAMD                                                            |
|                   | Dir. Maria Lourdes G. Ferrer                   | Member/Regional Executive Director, DENR IV-B                                     |
|                   | Ms. Rhoda Roque                                | Representative of Executive Director, Palawan Council for Sustainable Development |
|                   | Mr. Cesar B. Ladrangan, Jr.                    | Member/Enterprise Services Chief, TAMD-TCMD                                       |
|                   | Ms. Annabelle R. Dimaapi                       | Member/Vice President, United Tourism Enterprise Association                      |
|                   | Ms. Lucylyn F. Panagsagan                      | Member/Municipal Tourism Officer, LGU San Vicente                                 |
|                   | Ms. Cecil V. Aranton                           | Representative of Regional Director, Department of Tourism IV-B                   |
|                   |                                                |                                                                                   |
|                   | <b><u>Resource Persons/Other Attendees</u></b> |                                                                                   |
|                   | Hon. Amy R. Alvarez                            | ManCom Member/Municipal Mayor of San Vicente                                      |
|                   | ARD Vicente Tuddao Jr.                         | ARD for Technical Services/DENR IV-B                                              |
|                   | Engr. Bernardo C. Alarilla                     | Administrator, San Vicente Flagship TEZ                                           |
|                   | Ms. Lydia A. Rodriguez                         | Municipal Administrator, LGU San Vicente                                          |
|                   | Ms. Penny R. Molo                              | Municipal Assessor, LGU San Vicente                                               |
|                   |                                                |                                                                                   |
|                   | <b><u>TAMD-Main Office Personnel</u></b>       |                                                                                   |
|                   | Ms. Bernadette A. David                        | Enterprise Services Supervisor, TAMD-TCMD                                         |
|                   | Ms. Mericris C. Tonio                          | Senior Enterprise Services Specialist, TAMD-TCMD                                  |
|                   | Ms. Ma. Lourdes S. Angel                       | Senior Corporate Accounts Analyst, Private TEZ                                    |
|                   |                                                |                                                                                   |
|                   | <b><u>SVFTEZ Personnel</u></b>                 |                                                                                   |
|                   | Ms. Inocencia T. Magdayao                      | Senior Enterprise Services Specialist                                             |
|                   | Ms. Grace R. Cinco                             | Information Officer                                                               |
|                   | Mr. Joven S. Bigoy                             | Enterprise Services Specialist                                                    |
|                   | Engr. Herbert G. Palma                         | Enterprise Services Specialist                                                    |
|                   | Mr. James Paul S. Inawasan                     | Technical Assistant (Contract of Service)                                         |
|                   | Arch. Randy Rulf G. Radam                      | Technical Assistant (Contract of Service)                                         |
|                   | Engr. Royther P. Pablico                       | Technical Assistant (Contract of Service)                                         |

|                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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| <b>Agenda:</b> | <ol style="list-style-type: none"> <li>I. <b>Updates on the commitments of the Municipality of San Vicente in the implementation of the Tourism Master Plans</b> <ol style="list-style-type: none"> <li>a. Updating of the Comprehensive Land and Water Use Plan (CLWUP)</li> <li>b. Adopting and Approving the Integrated Tourism Master Plan (Reclassification of Zones)</li> <li>c. Adopting and Approving the Sustainable and Inclusive Municipal Tourism Code (SIMTC)</li> <li>d. Counterpart on the implementation of the following projects:               <ol style="list-style-type: none"> <li>1. Tourist Assistance Center (TAC) in Barangay Port Barton</li> <li>2. TAC in Barangay Alimanguan</li> <li>3. Solar Street Light from Sitio Landing of Barangay New Agutaya to Barangay Alimanguan</li> <li>4. Access Road Project</li> <li>5. Swapping of Roads</li> </ol> </li> <li>e. Updates on the Lifting of Moratorium on Titling and the Reclassification of certain Timberland Areas</li> </ol> </li> <li>II. <b>Updates on the status of all approved and proposed projects by TIEZA</b> <ol style="list-style-type: none"> <li>a. Completed projects</li> <li>b. Pending projects</li> <li>c. Proposed projects:               <ol style="list-style-type: none"> <li>1. Master Planning of Clusters 2,3, &amp; 4</li> <li>2. Elevated Pathway and Hanging Bridge project</li> <li>3. Establishment of Monument Markers</li> </ol> </li> </ol> </li> <li>III. <b>Presentation of the results of consultative meeting with DENR</b> <ol style="list-style-type: none"> <li>a. Integration of the Malampaya PAMB Clearance into TIEZA's Permitting System</li> <li>b. Conflicting regulations on coastal easement between the Municipal Tourism Code and the Water Code of the Philippines</li> <li>c. Implementation of the TIEZA TAC Project in the area covered with CSC application of Mrs. Jo-Ann B. Achurra</li> <li>d. Issues and concerns in securing Wastewater Discharge Permit and FLAgT</li> </ol> </li> <li>IV. <b>Presentation of concerns of the Private Sector Association</b> <ol style="list-style-type: none"> <li>a. Expansion of membership to include other sectors in Cluster 1 and TREs in other clusters</li> <li>b. Policy Guidelines on Membership</li> <li>c. Updates on membership and registration with the Securities and Exchange Commission</li> </ol> </li> <li>V. <b>Other Matters</b></li> <li>VI. <b>Adjournment</b></li> </ol> |
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## **MINUTES OF THE MEETING**

### **PRELIMINARIES**

#### **CALL TO ORDER**

Mr. Hernando A. Enal, Chairperson and Presiding Officer called the meeting to order at 1:52 in the afternoon with an opening prayer led by Ms. Lucylyn F. Panagsagan.

#### **DETERMINATION AND DECLARATION OF QUORUM**

As per instruction by the Presiding Officer, Ms. Inocencia T. Magdayao called the roll. She then justified that six (6) over eight (8) members of the Secretariat are present. Having a quorum, the Presiding Officer declared that the Secretariat could transact business. He likewise recognized the presence of various resource persons from the local government of San Vicente including the Honorable Mayor Amy R. Alvarez.

#### **READING AND CONSIDERATION OF THE MINUTES OF THE PREVIOUS MEETING**

Copies of the minutes of the previous meeting were attached to the notice of meeting sent to each member on 27 May 2021. Mr. Cesar Ladrangan, Jr. and Ms. Lucylyn F. Panagsagan moved and seconded to dispense the approval of the minutes of the previous meeting subject to the submission of the comments of the SVT Secretariat members. Upon hearing no objection, the Presiding Officer declared the motion approved.

#### **PRESENTATION OF AGENDA**

The Presiding Officer presented the agenda of the meeting as furnished to the SVT Secretariat members. He likewise proposed to tackle as an item in the other matters the re-drafting of the Inter-Agency MOA for the permitting system of Tourism-Related Establishments (TRES) in San Vicente Flagship Tourism Enterprise Zone (SVFTEZ).

The Presiding Officer also presented the accomplishment of the SVT Secretariat for the year 2020 and 2021 as follows:

1. The San Vicente TEZ (SVT) Secretariat held meetings on 08 July 2020 and 05 October 2020 and were able to secure the approval of the SVT Management Committee (ManCom) on three (3) policy measures such as the following:
  - Resolution Authorizing the Administrator of San Vicente Flagship Tourism Enterprise Zone (SVFTEZ) to Issue Conditional TIEZA Permit to All Existing Tourism-Related Enterprises (TRES) in the entire SVFTEZ;
  - Resolution Adopting the Updated Barangay Land-Use Plan (BLUP) in the Issuance of Land-Use Certification of the Municipal Planning and Development Office and Zoning/Locational Clearance by TIEZA Until the Comprehensive Land Use Plan (CLUP) of the LGU Should Have Been Updated and Approved; and
  - Endorsing to Governor Jose Chaves Alvarez the Letter from the Uni-TEA, the Officially Recognized Private Sector Association of SVFTEZ, for the Lifting of the Moratorium Imposed on All Activities Related to Land Titling in the Municipality of San Vicente, Palawan.

2. For this year, the SVT Secretariat, by referendum, issued a resolution recommending to the SVT ManCom to grant the request of the LGU of San Vicente, Palawan represented by its Local Chief Executive, Mayor Amy Roa Alvarez, to extend the issuance of conditional TIEZA permits to existing TRE operators located in timberland areas of the SVFTEZ, subject to certain terms and conditions provided therein. It was adopted and approved by the SVT ManCom and was implemented by SVFTEZ Office in May 2021.

**AGENDUM NO. I – UPDATES ON THE COMMITMENTS OF THE MUNICIPALITY OF SAN VICENTE IN THE IMPLEMENTATION OF THE TOURISM MASTER PLANS** by Ms. Lucylyn F. Panagsagan, Municipal Tourism Officer of the Municipality of San Vicente

The Presiding Officer stated that Municipal Tourism Officer Ms. Panagsagan will present the status of the counterpart of LGU-San Vicente in the implementation of the master plan in consonance with the provisions of the Memorandum of Agreement (MOA) signed between TIEZA and LGU-San Vicente on 16 March 2015 which states that LGU shall align its CLUP and other plans with the Integrated Tourism Master Plan (ITMP) and Conceptual Tourism Master Plan (CTMP).

Ms. Panagsagan presented the following updates:

- *Updating of the Comprehensive Land and Water Use Plan (CLWUP)*  
The updating of the zoning ordinance has already resumed after months of delay due to COVID-19 pandemic. The content of the economic and infrastructure sectors are now complete while the social sector is for completion. It is now subject for review and translation into a special map. The Municipal Planning and Development Office (MPDO) is the lead department in this undertaking. Target completion is by the end of the year.
- *Adopting and Approving the ITMP (Reclassification of Zones)*  
The reclassification of zones was already integrated in the CLWUP being updated.
- *Adopting and Approving the SIMTC*  
The ordinance is now ready for presentation in a public hearing. But due to gathering restriction, the conduct was suspended.
- Counterpart on the implementation of the following projects:
  - a. *TAC in Barangay Port Barton*  
Because of the timberland status of the initially identified project location, the LGU was not able to proceed with its counterpart to provide the project site.
  - b. *TAC in Barangay Alimanguan*  
The counterpart of the LGU to backfill the area is not complete yet. Delay is due to unavailability of heavy equipment.
  - c. *Solar Street Light from Sitio Landing of Barangay New Agutaya to Barangay Alimanguan*  
The road from Sitio Landing up to the San Isidro Catholic Church has been relocated, while the Program of Works (POW) for clearing the area is also on process now by the Municipal Engineering Office. Relocation from San Isidro Catholic Church to Alimanguan will still be conducted this year.
  - d. *Access Road Project*  
Ms. Panagsagan admitted that the acquisition of private properties for the Access Road is a challenging activity for the LGU. She then suggested that LGU create a new team to lead in this undertaking.
  - e. *Swapping of Roads*

The Municipal Assessor, Ms. Penny Molo explained that the pre-procurement conference for the procurement of survey services was already conducted since there are untitled property. A survey authority from the DENR must be secured because the moratorium on titling is not yet lifted. The resolution requesting to allow the conduct of survey was submitted to the DENR.

- f. *Updates on the Lifting of Moratorium on Titling and the Reclassification of certain Timberland Areas*  
The LGU has no update yet, the moratorium is still enforced in the Municipality of San Vicente.

The following are the comments of the SVT Secretariat on the report presented by Ms. Panagsagan:

1. Assistant Regional Director (ARD) Vicente Tuddao, Jr. stated that the DENR Palawan already conducted survey of roads in San Vicente. However, Ms. Penny Molo clarified that the subject area for swapping of road which is located in the Long beach area of Barangay New Agutaya is not the area surveyed by the DENR. The area surveyed was in Sitio Panindigan of Barangay Poblacion. ARD Tuddao, Jr. requested the LGU Assessor to submit the location site for DENR verification.
2. Regional Executive Director (RED) Ma. Lourdes Ferrer provided the update that her office has already submitted to the DENR Central Office the recommendation to lift the moratorium on land titling in some of the remaining municipalities in Palawan.
3. Upon query of Engr. Alarilla, RED Ferrer explained that Mrs. Jo-ann Achurra has the privilege over the area being proposed to be the location of the TAC since she is a holder of the Certificate of Stewardship Contract (CSC). She advised Engr. Alarilla to talk with Mrs. Achurra and ask her to waive her rights over the 1,000 square meters required lot, then talk to CENRO Roxas. DENR will just carve out the area from the CSC awarded to Mrs. Achurra. Then TIEZA to apply for FLAgT.
4. RED Ferrer said that reclassification of lands will definitely take time because it can only be done through congressional act. DENR is also working on the repeal of Presidential Proclamation (PP) No. 219 which was issued in 1967 prohibiting the disposition and alienation and settlement of the entire Province of Palawan. When informed by Mr. Ladrangan, Jr. that the Sangguniang Bayan had issued Resolutions in the past requesting for the repeal of the said PP, RED Ferrer replied that it might be at the PENRO Office because the said office is spearheading this undertaking and they are also conducting Protected Area Suitability Assessment for revocation of the said PP.

Mayor Amy Alvarez stated that Congressman Franz Alvarez exerted efforts in the reclassification of the whole Northern District of Palawan but due to conflict with the said PP it did not succeed. The Sangguniang Barangay of Port Barton likewise file for reclassification of certain areas in the said barangay, but the Senate has not responded to it. On the Mayor's query if reclassification is possible for Port Barton only or in San Vicente only, RED Ferrer confirmed that it could be done, just like a certain area in Ransang in the southern part of Palawan, which was reclassified already.

Mayor Alvarez further stated that in the revised Comprehensive Development Plan (CDP), the timberland areas along the coastline are already converted for tourism purposes. As for Port Barton, a lot are coastlines. The main road behind those beaches is within the 40-m setback, including the coastal road. Nothing is left and the DENR is expecting the LGU to clear all of the town residents from the 40-m coastal easement when in fact the town and the people have been existing for more than 50 years now. Most of the Accommodation Establishments cannot operate their businesses because the area they occupied is timberland. Mayor Alvarez added that there are no Unclassified Public Forests along the shorelines. She urged to find an alternative solution.

According to RED Ferrer, the other option is to identify Unclassified Public Forest that can be reclassified into Alienable and Disposable land. The PENRO is already working on it. Upon recommendation of Mr. Ladrangan, Jr. it was agreed that a TWG be created to assist in the identification of priority areas to be

reclassified as Alienable and Disposable. The members will be from agencies of SVT Secretariat members. The Agency designated representative will focus to work with the DENR and will serve as Point Person to the DENR for direct coordination.

Atty. Jeffre Sahagun provided the information that the DENR already identified the areas through the Regional Assessment and Delineation Teams (RADT) that was done nationwide and was filed in Congress twice. The said documents which is a technical description of the areas recommended for classification is an attachment to filing of the request for reclassification. Atty. Sahagun further explained that the requested reclassification of previously classified areas that are not suitable to its actual classification pertains to those public forests with actual occupants before the classification due to oversight or failure to conduct groundwork. He suggested to pull out the documents and validate them instead of conducting a survey that would cost millions.

RED Ferrer agreed to the suggestion of Atty. Sahagun that the previous survey will be used as a reference document of the TWG. With reference to the MOA between the DENR and TIEZA in 2011 that was shown by the Secretariat, RED Ferrer commented that although the MOA is still valid, its focus is on the Environmental Impact Assessment (EIA) System. It is better that a TWG at the local level is just created. She then seconded the motion of Mr. Ladrangan, Jr. for the creation of TWG. Upon hearing no objection from the other members, the Presiding Officer declared the motion approved.

**Action taken:**

**Mr. Cesar Ladrangan, Jr. duly seconded by RED Ferrer moved for the creation of a TWG to identify areas to be reclassified as Alienable and Disposable land. The members will be from the agencies of the SVT Secretariat members. The Agency designated representative will focus to work with the DENR and will serve as Point Person to the DENR for direct coordination.**

**AGENDUM NO. II - UPDATES ON THE STATUS OF ALL APPROVED AND PROPOSED PROJECTS BY TIEZA**

The Presiding Officer requested Engr. Bernardo C. Alarilla to present the updates of approved and proposed project by TIEZA in San Vicente Flagship TEZ. The report of Engr. Alarilla covers the following:

- A. Completed projects** - There are seven (7) completed projects in San Vicente composing of the following:
1. TIEZA TEZ Office;
  2. Tourist Information Center (TIC);
  3. The Removal of Hill Obstruction;
  4. Modular Docking Facility (MDF) in Barangay Port Barton;
  5. MDF in Barangay Poblacion;
  6. The Feasibility Study for the Power Generation and Distribution System; and
  7. Construction of TAC in Barangay Alimanguan (but is still subject to final inspection of the Project Engineer of TIEZA Head Office)
- B. Pending projects**- The remaining ten (10) projects are now suspended because the funding allocations were turned over to the National Treasury for the implementation of the Bayanihan to Heal as One Act. These are the following:
1. Water Supply and Distribution System;
  2. Sewerage Treatment Plant;
  3. Access Roads;
  4. MDF at Pinagmangalucan;
  5. TAC in Port Barton;
  6. Elevated pathway and Hanging Bridge;

7. Landscaping and other additional works at TIEZA TEZ Office and TIC;
8. 14-K Solar Street lights Installation;
9. Port Barton Baywalk Development; and
10. Special land use and reclamation permits applications

**C. Proposed projects:**

**1. Master Planning of Clusters 2,3, & 4 with proposed budget of PHP 5,763,040.00**

The proposal originated with the proposed resolution of the SVT Secretariat presented to the SVT ManCom on 05 November 2020 recommending to extend the coverage of the Deed of Restrictions (DoR) to the other clusters of the SVFTEZ. However, when Mayor Amy Alvarez expressed her reservation on the adoption of the 50-meter coastal easement and land occupancy ratio of 50:50 for buildable and non-buildable area, Atty. Joy Bulautitan as Presiding Officer instructed the Office of the TEZ Management Sector to prepare the project proposal for the master planning of Clusters 2 to 4.

The coverage of the master planning according to Engr. Alarilla are the updating of the ITMP of Cluster 1 of the Long beach (priority area of development), integration of the DoR to the master plans of each cluster and master planning of the remaining portion of the Cluster 1 (outside the priority area of development). The master planning will also provide for the Physical Framework Plan, Environmental and Socio-Cultural Management Proposals, Institutional and Management Plan, Financial Plan, Business Development Plan, or the Formulation of Marketing Strategy.

**2. Elevated Pathway and Hanging Bridge**

Engr. Alarilla presented that this project has an approved allocation of PHP 9,850,000.00. But based on the Detailed Engineering Design (DED) prepared by the SVFTEZ Office, the budgetary requirements increased to PHP 78,349,481.00. Engr. Alarilla showed to the members the architectural designs of the two (2) projects, the route of the elevated pathway and hanging bridge, and the map showing the claimants of the project location.

The purpose of the project is to provide access to the Long beach from the TIEZA TEZ Office and TIC and to become one of the tourism landmarks in San Vicente.

**3. Establishment of Monument Markers**

The SVFTEZ Office completed the DED for the establishment of permanent monuments to mark the 50-meter coastal easement along Long Beach which will serve as ready reference to property owners in planning their development. The proposed budget is PHP 932,799.00. The marker is proposed to be installed every 100 meters.

The plan was already submitted to the Engineering Office of TIEZA for evaluation.

Engr. Alarilla appealed for the endorsement to SVT ManCom of the above-cited proposals prior to its submission to the TIEZA Board.

The following are the comments and recommendations of the SVT Secretariat members:

1. RED Ferrer was impressed with the proposed projects but she reminded Engr. Alarilla to comply with the EMB requirements on securing the Environmental Compliance Certificates (ECCs) before the commencement of the project, and also to secure the same certificate to those projects that have been completed.
2. Ms. Rhoda Roque likewise recommended to secure also the SEP Clearance from PCSD.

3. The Presiding officer also stated that these proposed projects would surely be landmark projects that will attract visitors. He then expressed that maybe the LGU can share in funding the project, especially now that TIEZA's funding is turned over to the National Treasury.
4. Mr. Ladrangan, Jr. brought back the previous agreement with the LGU to submit to TIEZA an Operation and Management Plan prior to turn-over of infra projects.
5. Mayor Alvarez questioned the proposal to master plan the other clusters when in fact the implementation of the master plan for the 883 hectares land area is not finished yet. She suggested to focus first on the implementation of the ITMP instead of spending again for the master planning of the other three (3) clusters. On this note, the Presiding Officer quoted the recommendation made by Atty. Joy Bulautitan during the SVT ManCom meeting on 05 November 2021, when the SVT Secretariat recommended to expand the coverage of the DoR to master plan the other cluster so that the DoRs appropriate for the said cluster may also be formulated. Mr. Ladrangan, Jr. added that the coverage of the master planning is the updating of the ITMP in order to provide assessment on the plan. Engr. Alarilla also explained that there are already locators or investors in the other clusters who are developing their area and it is difficult to implement without a specific regulation. The Presiding Officer also assured the Municipal Mayor that the procurement of consultancy services will be done through public bidding, and the SIMTC and CLWUP that is being updated now will be used as references of the master planner.

Engr. Alarilla once again requested for the SVT Secretariat endorsement of the proposed projects to the SVT ManCom.

**Action Taken:**

**Mr. Ladrangan, Jr. moved that the proposed three (3) projects be forwarded to the SVT ManCom so that these projects may be recommended to the TIEZA Board for approval. Ms. Lucy Panagsagan seconded the motion. Having heard no objection from the other members, the Presiding officer declared the motion approved.**

**AGENDUM NO. III - PRESENTATION OF THE RESULTS OF CONSULTATIVE MEETING WITH DENR**

The Presiding Officer stated that during the meeting of the SVT Secretariat on 05 October 2020, ARD Tuddao, Jr. of the DENR stated that the Malampaya Sound Protected Landscape and Seascape (MSPLS) is within the SVFTEZ. However, regulation and management of Protected Area (PA) cannot be delegated to TIEZA because it has its own management structure. Clearance from the Protected Area Management Board (PAMB) and certification from DENR on setback compliance must be included as requirements in the issuance of Building Permit by TIEZA. RED Ferrer recommended that the Protected Area Superintendent (PASU) Clearance or PAMB Clearance must be required by TIEZA to TREs within the PA before Building Permit issuance.

RED Ferrer recommended during the SVT ManCom Meeting on 05 November 2020 to hold a meeting to address various concerns in San Vicente that include the occupation of timberland, tenurial instruments issued such as CSC and FLAgT, PAMB Clearance, the conflicting issue on coastal easement, and other concerns. The consultative meeting with DENR officials was held on 30 March 2021 via Zoom platform.

He then requested Mr. Cesar Ladrangan, Jr. to present the results of the meeting. According to Mr. Ladrangan, Jr., the following is the highlights of the agreement between TIEZA and the offices of RED Ferrer and RD Michael Drake Matias of the EMB:

**1. *Integration of the Malampaya PAMB Clearance into TIEZA's Permitting System***

- a. PAMB to recognize the ITMP of SVFTEZ. As agreed, TIEZA will present the tourism master plan to the PAMB. Copies of CTMP and ITMP will be provided by TIEZA to DENR to verify the consistency with the PA master plan.
- b. Consult and involve the IP groups in master planning of Cluster III.
- c. Consider issuance of programmatic Environmental Compliance Certificate (ECC) that coincide with the SVFTEZ ITMP.

**2. *Conflicting regulations on coastal easement between the Municipal Tourism Code and the Water Code of the Philippines***

- a. Easement requirements for timberland areas as prescribed in PD 705 or the Revised Forestry Act shall prevail over any other issuances.
- b. TIEZA to write DENR Secretary Cimatú to move for the reclassification of certain areas in Port Barton to be sent thru Usec. Analiza Rebuelta-Teh, DENR Representative to the TIEZA Board.

**3. *Implementation of the TIEZA TAC Project in the area covered with CSC application of Mrs. Jo-Ann B. Achurra***

- a. The table coordinates for the proposed TAC site was sent already to DENR IV-B ARD Tuddao, Jr. A land survey is being conducted as there is an issue on encroachment of informal settlers to the area being applied for by Mrs. Achurra.
- b. Issues and concerns in securing Wastewater Discharge Permit and FLAgT.  
RD Matias' suggestion is for the TREs to pull together their resources and put up a small STP for their wastewater. Permits for new applicants will be issued upon submission of TIEZA Certification that the septic tank is sealed and there is no discharge.
- c. There is no DENR accredited siphoning contractor and accredited dumping site. One area that was identified is in El Nido STP but it will be through LGU-to-LGU agreement. The DENR admitted that there is no testing facility in Palawan but assistance can be provided by the EMB testing facility in Puerto Princesa to accommodate sample testing for TREs in San Vicente.

The following are the comments and suggestions:

1. Upon query of Mayor Alvarez, Mr. Ladrangan, Jr., explained that prior to pandemic, TIEZA and LGU representative conducted survey in Port Barton and was able to identify a project site for a small STP. The proposal was submitted to the TIEZA Board, but an FS was required first.
2. There is a need to identify a dumping site for wastewater and have it accredited by the DENR.
3. Mr. Ladrangan, Jr. clarified that the EMB will still issue Wastewater Discharge Permit to those TREs with sealed septic tank, the requirement is the submission of TIEZA certification that the septic tank is sealed. The certification is used in lieu of the wastewater testing result.

**AGENDUM NO. IV - PRESENTATION OF CONCERNS OF THE PRIVATE SECTOR ASSOCIATION**

The Presiding Officer requested Ms. Annabelle Dimaapi to present the report. These are the coverage of Ms. Dimaapi's report.

1. *Expansion of membership to include other sectors in Cluster 1 and TREs in other clusters.*  
There are two additional members, the Hotel Elizabeth and Inaladelan Resort.
2. *Policy Guidelines on Membership*  
The association has an existing policy on membership. A separate committee is tasked with these functions. The applicant must have an existing business that has TIEZA permit or currently processing TIEZA Permit.

3. *Updates on membership and registration with the Securities and Exchange Commission (SEC).*  
Fees for registration has been paid but the association is still waiting for the release of the SEC Registration certificate.

#### **Comments and Suggestion**

1. Ms. Dimaapi explained that the membership to the association is limited only to those with existing accommodation establishments but they have already considered the expansion to tourist transport, travel agency, and even those in Barangay Port Barton.
2. Ms. Dimaapi explained also that the membership fee of PHP 2, 000.00 can be paid in installment.
3. The Presiding Officer urged Ms. Dimaapi to reach out to landowners and encourage them to join the association so that the concern on access road project can be addressed. Mayor Alvarez clarified to Ms. Dimaapi that the properties affected by the Access Roads project must be donated to the government, the LGU cannot expropriate for this matter.
4. Ms. Magdayao explained upon query of Ms. Panagsagan that the policy on the accreditation of representative to the SVT ManCom has been drafted already. The Presiding Officer instructed Ms. Magdayao to submit it for review so that it can be presented to the SVT Secretariat on the next meeting.
5. Mr. Ladrangan, Jr. requested Ms. Dimaapi to coordinate with the other members of the association on the suggestion of EMB RD Matias to submit the list and their preferred schedule for testing of wastewater.
6. Ms. Cecil V. Aranton provided an update on their schedule of the conduct of physical inspection for accreditation purposes on the 3<sup>rd</sup> to last week of July (July 19-31, 2021). The plan is to land via airport in El Nido and exit at Puerto Princesa Airport because inspection will be conducted to all establishments in El Nido, Taytay, San Vicente and Puerto Princesa City. Orientation is likewise included in the plan but they will request TIEZA to host the orientation. Ms. Panagsagan confirmed that Tourism-Related Enterprises (TREs) in San Vicente have long been waiting for the inspection and have prepared their documentary requirements as well.

#### **AGENDUM NO. V - OTHER MATTERS**

- a. **Re-drafting of the Inter-Agency Memorandum of Agreement among the Municipality of San Vicente, Department of Tourism, TIEZA, Palawan Council for Sustainable Development, Department of Environment and Natural Resources and Bureau of Fire Protection.**

The Presiding Officer refreshed the members of the SVT Secretariat that during the 08 July 2020 meeting, the draft inter-agency MOA was presented and the members were requested to comment on the said proposal. The comments were consolidated by TIEZA and was presented during the 05 October 2020 meeting. Some of the comments are the following:

1. DENR has an exclusive jurisdiction on the management and disposition of land. Some portions of the draft MOA contain inconsistencies with the mandate of the DENR and other agencies;
2. Some contents of the guidelines are contrary to the performance of the primary functions and mandates of the DENR and PCSD in the issuance of environmental clearances. Thus, it cannot be delegated to the Administrator of TIEZA San Vicente TEZ Office;
3. The establishment of satellite office will entail appropriation for Personal Services and Operation expense which were not considered in the 2021 budget of the concerned agencies;
4. Requirement that are hard to comply and the corresponding alternative requirements must be identified first for possible adoption of the concerned agencies.

Because most of the comments were not favorable to concerned agencies, the following recommendations were presented:

1. Re-drafting of the inter-agency MOA and guidelines focusing on the recognition of all concerned agencies of the Tourism Master Plans of San Vicente;

2. Formulate a coordinated system by identifying focal person per agency and streamlining the processes for efficiency; and
3. Creation of a Technical Working Group (TWG) to re-draft the implementing guidelines of the inter-agency MOA.

According to the Presiding Officer, RED Ferrer's comment was very positive and she actually designated ARD Tuddao, Jr. to represent the DENR. Ms. Panagsagan also expressed the LGU's support and also SFO2 Dahon of the BFP.

The re-drafting of MOA with representatives from each concerned agencies will be the next approach since the previous proposal was drafted by TIEZA alone and was presented to the SVT Secretariat.

**Action Taken:**

**Creation of the Technical Working Group for re-drafting of the Inter-Agency MOA among the Municipal Government of San Vicente, TIEZA, DENR, PCSD, BFP on the permitting system in San Vicente Flagship Tourism Enterprise Zone.**

**Each agency member of the SVT Secretariat shall designate one representative for the TWG.**

**Upon request of Ms. Aranton and Ms. Roque, the Presiding Office committed to write their respective agency head for this purpose.**

**b. Status of Modular Docking Facility in Barangay Poblacion**

Ms. Panagsagan reported that the MDF in Poblacion had incurred damage. She then inquired if it was still covered with a warranty.

According to the Presiding Officer, TIEZA's Engineer reported that the project is covered with one (1) year warranty from the time it was turned-over and accepted by the end-user. As per record, the project was turned over and accepted by the LGU in September 2019, thus the warranty period has lapsed already. But the repair could be requested to TIEZA Engineering Office. However, Mayor Alvarez said that she will just contact and inform the contractor and request them for repair. She just requested for the copy of the report. Engr. Alarilla committed to submit the report to the Mayor's Office immediately.

The Presiding Officer requested Mayor Amy Alvarez to render the closing remarks. Mayor Alvarez expressed her gratitude to everyone. She said that she wishes that the SVFTEZ could have more projects from TIEZA and at least accomplish what was planned within Cluster 1, which was heavily affected by the pandemic and that the priority was diverted to COVID-19. Mayor Alvarez further stated her hopes that this year would be a brighter one, and we can start implementing more projects for San Vicente.

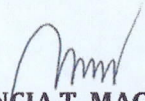
**c. Schedule of the SVT ManCom meeting**

Mr. Ladrangan inquired on the schedule of the SVT ManCom. The Presiding Officer replied to ask the availability of the SVT ManCom member, but hopefully within June 2021.

**ADJOURNMENT**

Having no more agenda to be tackled, the Presiding Officer declared the meeting adjourned at 4:05 in the afternoon.

**I HEREBY CERTIFY** on the correctness of the above minutes of the SVT Secretariat Meeting held on 16 June 2021 via Zoom Platform.

  
**INOCENCIA T. MAGDAYAO**  
Senior Enterprise Services Specialist  
San Vicente Flagship TEZ

ATTESTED:

  
**HERNANDO A. ENAL**  
SVT Secretariat Chairman/  
Manager, TEZ Assistance and Monitoring Department



Republic of the Philippines  
Department of Environment and Natural Resources  
MIMAROPA Region

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| FROM                                                  | DATE RECEIVED | FOR/TO                       | DATE RELEASED | ACCEPTANCE REMARKS/ACTION REQUIRED/TAKEN<br>REMARKS/STATUS                                                                                             |
| RICTU                                                 | 2021-08-09    | ORED                         | 2021-08-09    | Date: 2021-08-09<br>Status: OUT<br>From: mmmacarandang<br>Message: Email forwarded for your information and appropriate action                         |
| <i>Condit</i>                                         | 8/9           | ORED                         |               | IN                                                                                                                                                     |
| <i>08/10/2021</i><br><i>08/10/2021</i><br><i>1:10</i> |               | <i>Arans</i>                 |               | <i>Pls. draft over reply.</i><br><i>PENRO to rep. us in</i><br><i>sub-TWG 1 on reclamation</i><br><i>you to handle sub-TWG 2</i><br><i>on the NDA.</i> |
| <i>08/13</i>                                          |               | <i>Rap 08.11.2021</i>        |               | <i>Plat draft over reply</i><br><i>to TIEZA, per instruction</i><br><i>of RED 9/5 above. Tlx</i>                                                       |
| <i>08/17/2021</i><br><i>08/17/2021</i><br><i>3:40</i> |               | <i>ORED</i><br><i>ARD-TS</i> |               | IN<br>BARCODED                                                                                                                                         |