

Sky Blue Golf Course & Resort Project

New Clark City, Capas, Tarlac

1. BASIC PROJECT INFORMATION

Project Name	Sky Blue Golf Club & Resort
Location	The property is located in the southernmost portion of the New Clark City (Brgy. Maruglu), Capas Tarlac
Summary of Project Description	Phase 1: 150 hectares comprising of 18-hole golf course with golf course facilities, clubhouse, hotel Phase 2 : 100 comprising of 18-hole golf course (expansion), commercial complex, mixed-use housing, terrace house,
Project Components	Villas, Hotel, Condominium, Golfotel, Mixed-Use Housing, International School, Commercial Complex, Clubhouse, Terrace House, Complex, People's Park
Property Developer	Sky Blue New Clark City Golf Course & Resort Corp.
Lease Period	Initial Lease : 25 years Renewable for another 25 years upon mutual agreement of both parties
Total Project Investment	PhP 2,000,000,000
Employment	Construction: 1,000 workers Operations : 250 workers
Name and Address of Proponent	Jang Bin Lim Chief Executive Officer Unit 101 and 102 Building N1473 Rio Grande de Pampanga corner Abacan Streets Clark Freeport Zone, Pampanga
Name of Contact Person and Designation	Roderick M. Gomez General Manager
Preparers	Maria Ana M. Pulido Elisabeth S. Bungag M. Pulido Engineering & Urban Planning Services Level 26-A Rufino Pacific Tower 6784 Ayala Ave cor VA Rufino Street Legaspi Village Makati City 1226 T +63 2 664 0929 F +63 2 664 0929 M +63 956 004 5508 Email: easusi2001@yahoo.com

2. PROJECT DESCRIPTION

2.1. PROJECT LOCATION AND AREA

The 250 hectares golf course and resort project is located at the New Clark City, Sitio Capunan, Brgy. Maruglu, Capas, Tarlac. It is 14 kilometer Northwest of Clark International Airport and 5 kilometer accessible from the New Clark City Center.

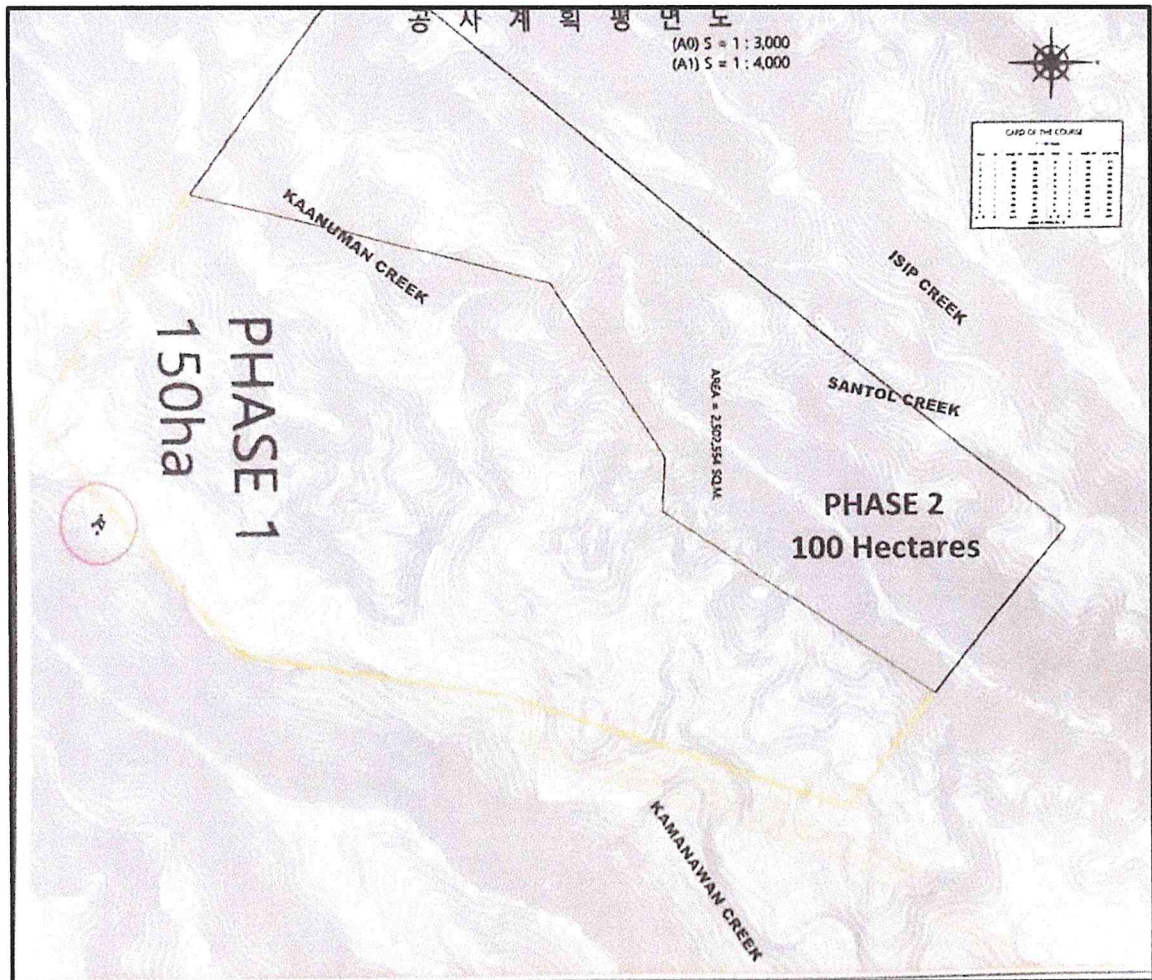


FIGURE 1. SITE TOPOGRAPHIC MAP

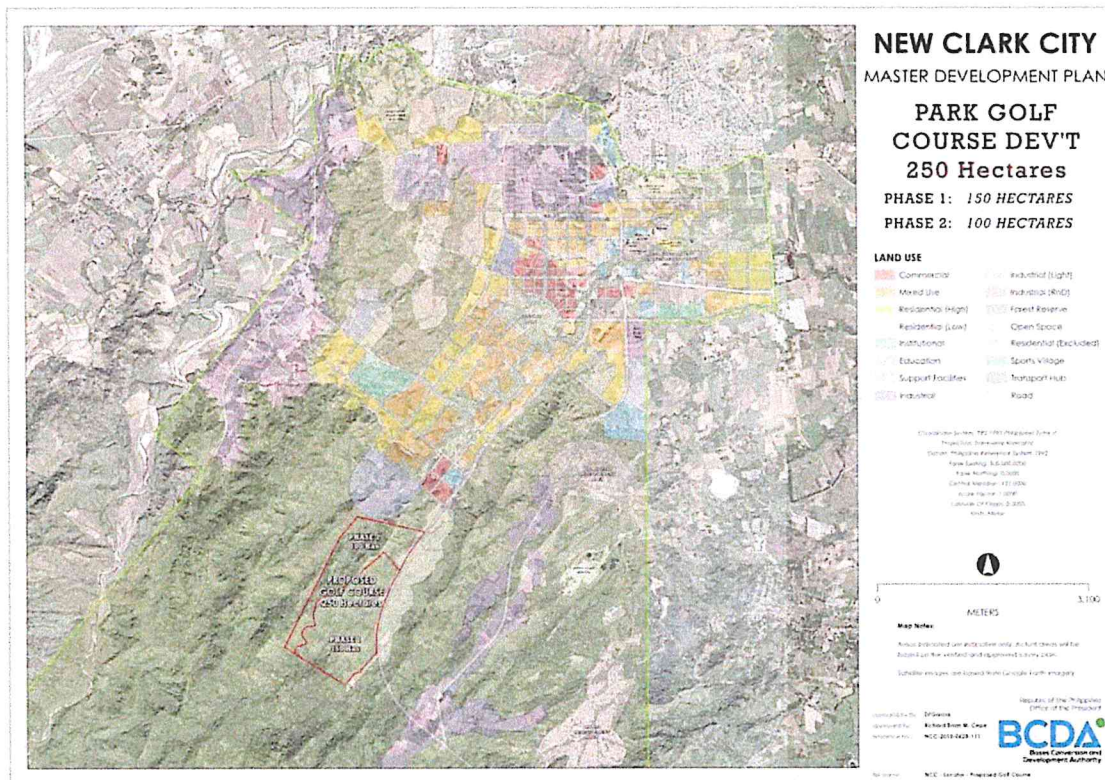


FIGURE 2. NCC MASTER DEVELOPMENT PLAN

2.2. PROJECT RATIONALE

The project being located within the New Clark City, will indeed contribute to the local and economic development of Clark, the province of Tarlac, and the Philippines

2.2.1 Need

The 9,450 hectares New Clark City is envisioned to be the showcase of Pres. Rodrigo Duterte administration's economic strategy. It is one of the BCDA's projects under the "Build, Build, Build" Infrastructure Program. Approved by the National Economic and Development Authority (NEDA) in 2013, the New Clark City is primed as the "Philippines' most modern and the first technologically-integrated city with a mix of residential, commercial, agro-industrial, institutional and information technology development. Although, the development of New Clark City is promising, it lacks the range and depth of tourism facilities offered by golf courses. The following strategies are recommended to improve the market of the New Clark City:

- Diversification of the tourism product to broaden the market appeal
- Offering experiences to take account of international visitor interests
- Provision of a range of visitor accommodation and recreational facilities
- Encouraging low impact accommodation consistent with the natural setting

- e. Provision of recreational facilities in accordance with residential and visitor growth

The Sky Blue Golf Club & Resort Project does not intend to replicate the tourism's experience provided by other tourism sites or destinations. It aims to deliver unique services to its visitors. The project envisions that the resulting diversification of attractions will increase occupancy rates and the duration of visits to the region. Such an output will increase growth in demand for local suppliers and job-seekers.

2.2.2 Economic Benefits

The proponent states that the construction of the project will generate 1,000 job opportunities workers while during its regular operations, it will generate jobs to 200 regular employees. The project's operation is expected to generate approximately 50,000 visitors annually which will yield to an increase in the total annual visitor expenditure spendings in the region.

2.2.3. Site Benefits

The project is strategically located as it is 14 km from the Clark International Airport and 5 km accessible from the New Clark City Center. This will enable a large number of visitors to access attractions of the Sky Blue Golf Club & Resort.

The proponent committed to maintain the property in compliance with existing national laws, rules and regulations. It is also included in its contract with the BCDA that the project's development should adhere to pertinent government standards such as, but not limited to the National Building Code, the fire code and other environmental laws issued by the National and Local Government.

The proponent asserts that the proposed golf course will ensure positive benefits by providing sustainable use for a large tract of land while maintaining much of the original character and natural vegetation of sufficient diversity to maintain and enhance wildlife habitat. Where appropriate a balance of indigenous vegetation will be encouraged to replace non-indigenous species.

2.3 PROJECT COMPONENTS LIST

Phase 1 150 hectares	<ul style="list-style-type: none"> < 18-hole Golf Course < Clubhouse < Golf Villas < Hotel Complex < Support / Ancillary Facilities
Phase 2 100 hectares	<ul style="list-style-type: none"> < 18-hole Golf Course < Golf Villas < Mixed-Use Housing < Commercial Complex (Korea Town) < International School < Condominium < People's Park < Support / Ancillary Facilities

2.3 IMPACT MANAGEMENT PLAN

Table 45 : IMPACT MANAGEMENT PLAN

Project Phase/ Environmental Aspect	Environmental Component Likely to Be Affected	Options for Prevention and Mitigation of Impacts	Responsible Entity	Cost	Guarantee/ Financial Arrangements
PRE - CONSTRUCTION AND CONSTRUCTION PHASE					
THE LAND					
Clearing and removal of trees (earth ball, cutting)	Removal of affected trees present in the proposed project either through cutting or earth balling	Preparation of a detailed management plan for the removal of trees and ensure survival of earth balled trees.	Contractor Proponent	Tree Planting Costs to be determined during implementation Other costs included in the construction costs	Bid Documents Contract Agreement
		Replacement and planting of trees			
	Reduction of ecosystem services such as micro climate regulation and carbon sequestration	Periodic monitoring of planted and earth balled trees			
		Permits such as Tree Cutting Permit must be secured from the appropriate agencies			
Generation of demolition wastes	Soil contamination and aesthetic impacts	Agricultural wastes may be used as raw materials for the production of a soil enhancer or compost.	Contractors Proponent	To be determined during implementation	Bid Documents Contract Agreement
Construction Site Activities	Impairment of aesthetics	Use of "green walls" as construction barriers or fences	Contractors Proponent	Included in the construction cost	Bid Documents; Contract Agreement
Earthworks	Alteration in topography due to excavations of earth and stockpiling	Use of proper cut slope techniques	Contractors Proponent	Included in the construction cost	Bid Documents; Contract Agreement
		Good housekeeping			
		Proper waste disposal			
	Slope failures, landslides and subsidence due to cutting and filling; Soft ground Soil erosion and siltation along the rivers and creeks Soil runoff	Construction of a good drainage system			

PROJECT DESCRIPTION FOR SCOPING FOR SCOPING

Leaks and accidental spills on soil	Soil contamination	Require contractors to implement proper handling and management of chemicals	Contractors Proponent	Included in the construction cost	Bid Documents; Contract Agreement
		Good housekeeping			
		Contain chemicals and other hazardous wastes in an impermeable area with a secondary containment			
		Establish and implement an emergency and contingency plan in case of spills as well as health and safety management plan			
		Comply to policies on handling and transporting hazardous wastes			
Generation of excavated soil	Increased siltation of water bodies	Proper scheduling of excavation works	Contractors; Proponent	Transport Cost of surplus soil to recipients to be determined during implementation	Bid Documents; Contract Agreement
	Aesthetic impacts Soil contamination	Construction of a good drainage system			
Generation of solid wastes from the construction workforce	Spread of diseases Land and water contamination Damage of visual aesthetics	Construction of a temporary waste holding area/ Materials Recovery Facility (MPR)	Contractors Proponent	Included in the construction cost	Bid Documents; Contract Agreement
		Submission and implementation of Solid Waste Management Plan as part of contractors' engagement			
		Installation of waste bins to avoid dispersal of litter and regular site maintenance duties			
		Regular collection, transportation and disposal of wastes to minimize the proliferation of insects and pests			

THE WATER

PROJECT DESCRIPTION FOR SCOPING FOR SCOPING

Clearing and excavation activities	Increase in suspended sediments in the receiving water	Monitor and control wastewater generation in the project site	Contractors Proponent	Purchase of a potable water quality meter Other costs included in the construction and maintenance costs	Bid Documents Contract Agreement
		Construction of a good drainage system			
		Immediate hauling of excavated materials by an accredited hauler			
		Conduct excavation and demolition works during summer , if possible			
Excavation works	Lowering of groundwater level due to inflow of groundwater into underground tunnel	Conduct more detailed geological and groundwater level surveys in detailed design stage	Contractors; Proponent	Included in the construction cost	Bid Documents; Contract Agreement
		Consider proper construction plans on the basis of the survey results.			
Landscaping	Soil and groundwater contamination	Implementation of proper application of fertilizers, pesticides, and other chemicals	Contractors Proponent	Included in the construction and maintenance cost	Bid Documents Contract Agreement
THE AIR					
Generation of dusts and PM from earthmoving works and during stockpiling	Short-term increase of air emissions (TSP and PM)	Hauling trucks for excavated soil must be covered during travel	Contractors Proponent	Included in the construction cost	Bid Documents Contract Agreement
		Regular wetting of ground soil in the construction site			
Emissions from generator sets and vehicles	Short-term increase of air pollutant emissions (NOx, SOx, CO and HC)	Regular preventive maintenance of heavy equipment and service vehicle	Contractors Proponent	Included in the construction cost	Bid Documents Contract Agreement
		Relocating noise sources to less sensitive areas			
		Use of Personal Protection Equipment (PPEs)			
		Installation of temporary noise barriers such as galvanized iron shields			

PROJECT DESCRIPTION FOR SCOPING FOR SCOPING

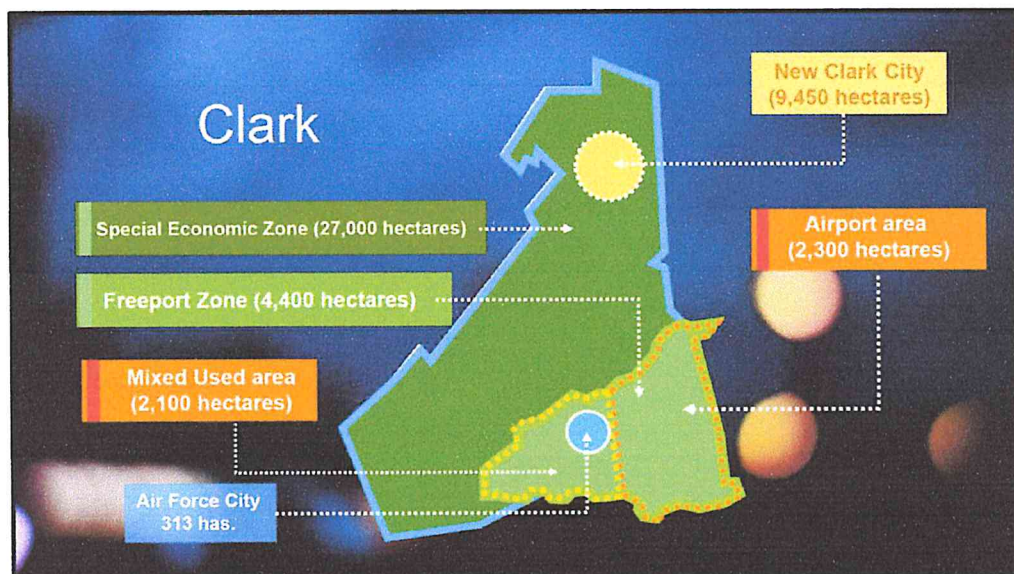
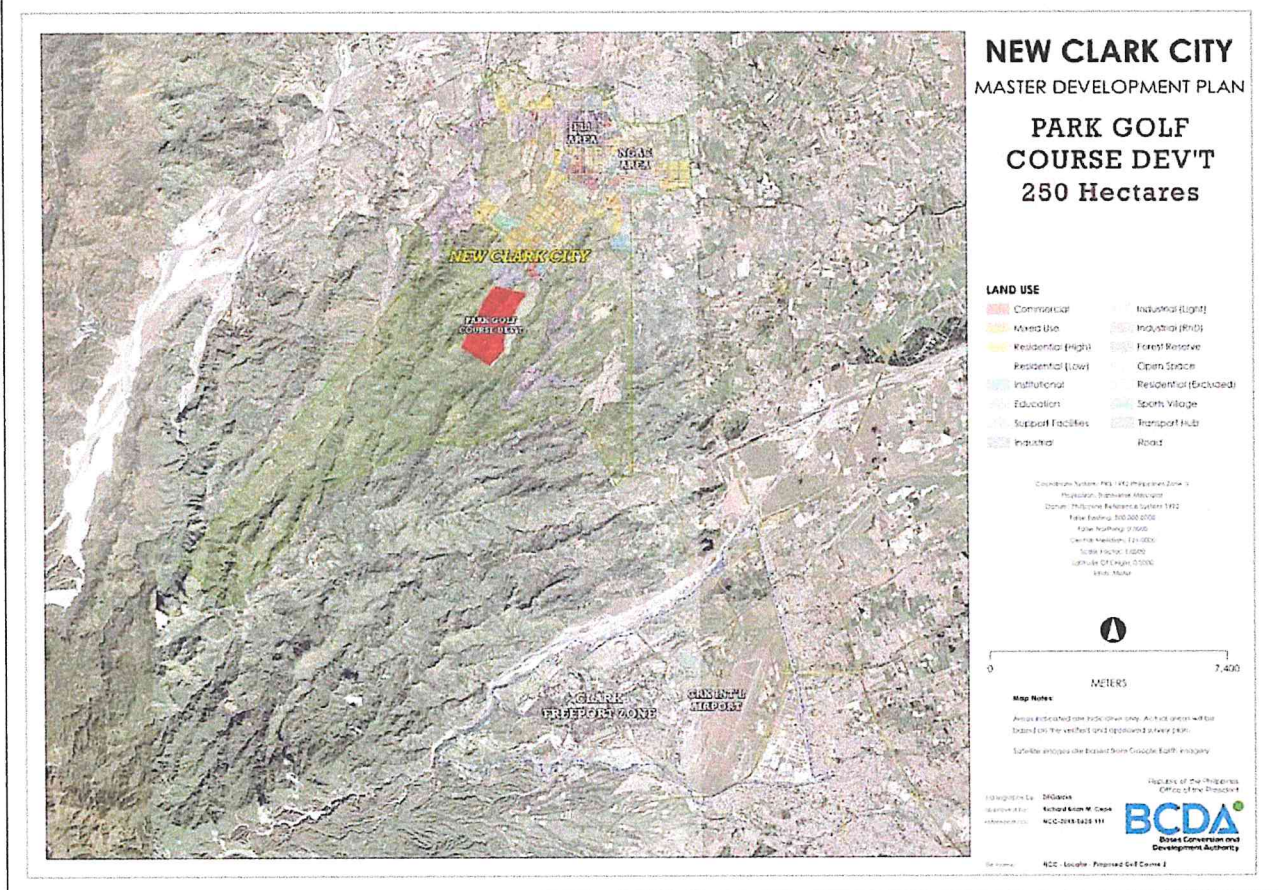
		Regular maintenance of heavy equipment, machineries and support vehicles			
		Installation of noise suppressors to equipment			

2.5 PROJECT COST AND DURATION

The development cost for the Phase 1 Golf Course Project is approximately PhP1.090B.

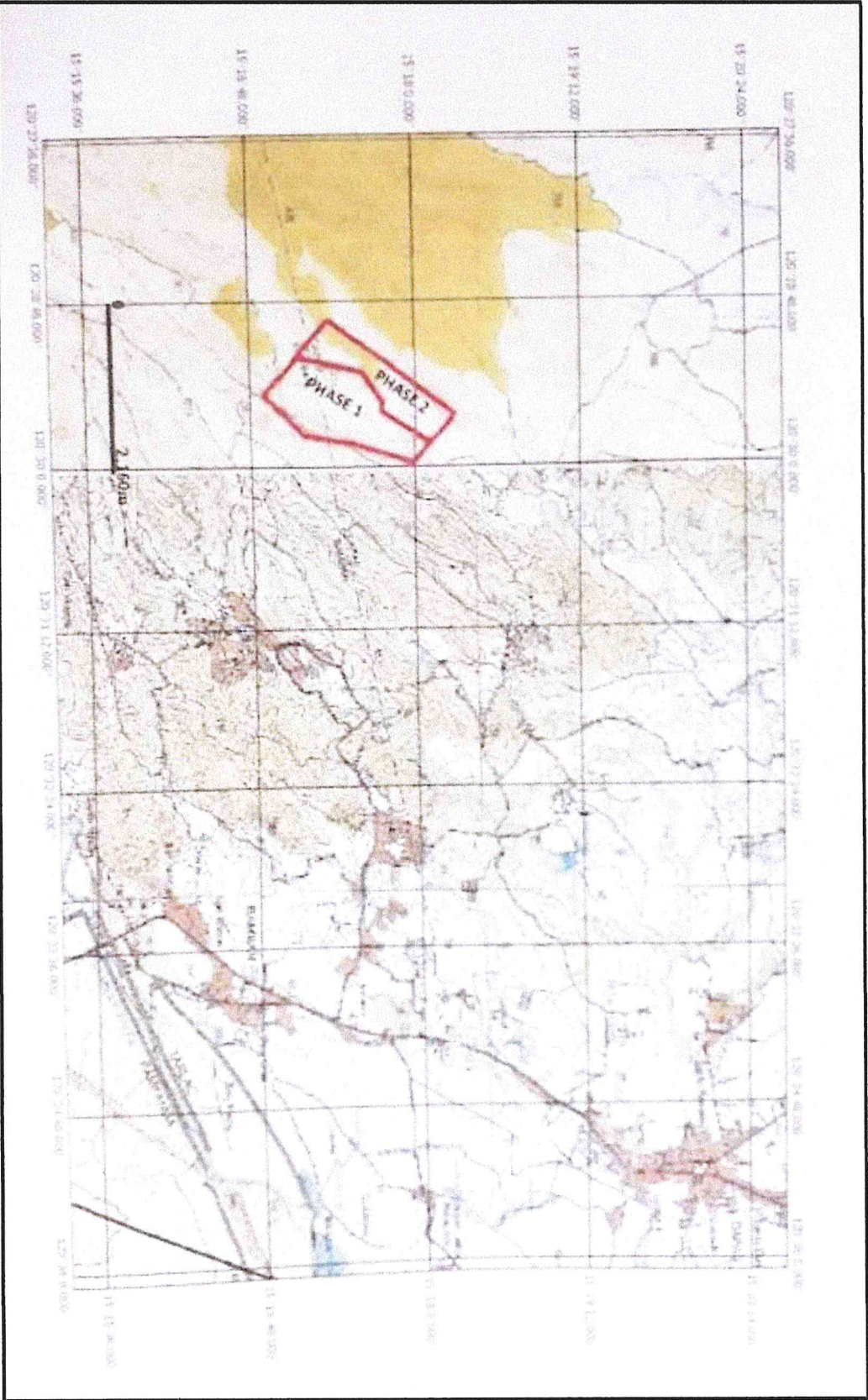
Table 3 : Project Schedule								
Account	Fiscal Year 2018		Fiscal Year 2019				Fiscal Year 2020	
	3 rd Q	4 th Q	1 st Q	2 nd Q	3 rd Q	4 th Q	1 st Q	2 nd Q
Project Approval	Tender Contract							
Construction			Engineering, Professional Services, Construction, etc.					
Pre - Operations				Purchase of Equipment, Operation Expenses, etc.				

ANNEX 1 PROPOSED PROJECT SITE



ANNEX 2

SITE LOCATION MAP



ANNEX 3 AERIAL PHOTOS

