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PROJECT DESCRIPTION FOR TECHNICAL SCOPING:

SEAFRONT CITY PROJECT

Proponent: **MUNICIPALITY OF CONSOLACION**
Province of Cebu
PPP with

La Consolacion Seafront Development Corporation (LCSDC)



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BACKGROUND

BASIC PROJECT INFORMATION

The Project is a 235.80 hectare reclamation project situated in Barangay Tayud, Municipality of Consolacion, Province of Cebu. The Project is a Public Partnership Project with developer La Consolacion Seafront Development Corporation (LCSDC). LCSDC was duly incorporated on November 6, 2019.

LCSDC was established to develop the Proponent's Seafront City Project at no expense to the Municipality of Consolacion. The Project will be developed to be an ecologically friendly, environmentally conscious, clean and green metropolis, adopting latest innovations, advanced and state-of-the-art technologies and facilities. The Project is aimed to be a Smart City Estate.

The Project will consist of 2 Reclamation Types:

- (1) LOT 1 island type with area of 160.56 ha
- (2) LOT 2 foreshore-based type with area of 75.24 ha

Total: 235.80 hectares

Both lots will be separated by a 50-meter channel.

Additional or future ancillary facilities such as high-end marinas, cruise ships and touring/fishing vessel port, and facilities such as restaurants, souvenir shops and boutiques will be established in the future.

The ECC application is for horizontal land development.

PROJECT FACT SHEET

Project Proponent	MUNICIPALITY OF CONSOLACION
Office Address	Consolacion Government Center Poblacion Oriental, Municipality of Consolacion Province of Cebu
ECC Signatory	HON. JOANNES P. ALEGADO, MD. Municipal Mayor
Contact Person & Details	Dr. Rey Martinez Consultant on Special Projects Mobile no. 0906 290 6945
Authorized Representative	TET A. TOBES TOBES ENVIRONMENTAL CONSULTING (TEC)



for ECC Application	Z3-266 Brgy. San Isidro, San Isidro, Talisay City, Cebu/No. 73 Paseo Panteleon, Ma. Luisa Estate Park, Banilad, Cebu City Mobile nos.: 0995 103 2159; 0942 978 0876 Email address: tettobestec@gmail.com; tettobesecc@gmail.com																																				
Project Name	SEAFRONT CITY PROJECT																																				
Project Location	Barangay Tayud, Municipality of Consolacion, Province of Cebu																																				
Project Type	Reclamation																																				
Project Area	235.8 hectares																																				
Project Parameters	Total fill volume: 20,000,000cu.m. Reclamation Elevation: 4 meters above Mean Lower Low Water (MLLW) Channel Width: 50 meters wide																																				
Project Components	<p style="text-align: center;">LOT 1 – 160.56 hectares (island type reclamation)</p> <p><u>Saleable Area:</u></p> <table> <tr><td>Commercial</td><td>38.25 ha.</td></tr> <tr><td>Mixed-use Commercial</td><td>27.49</td></tr> <tr><td>Tourist and Entrepreneur</td><td>24.44</td></tr> <tr><td>Residential</td><td>18.00</td></tr> <tr><td>Mixed-use Residential</td><td>16.78</td></tr> <tr><td>Institutional</td><td>8.18</td></tr> <tr><td>Total Saleable Area:</td><td>133.15 hectares or 1,331,468.57 sq.m.</td></tr> </table> <p><u>Non-Saleable Area:</u></p> <table> <tr><td>Easements</td><td>4.06 ha.</td></tr> <tr><td>Road Network*</td><td>22.36</td></tr> <tr><td>Terminals</td><td>1.00</td></tr> <tr><td>Total Non-Saleable Area:</td><td>27.41 hectares or 274,127.98 sq.m.</td></tr> <tr><td>Total Lot 1 Development Area:</td><td>160.56 hectares or 1,605,596.55</td></tr> </table> <p>*note that the developers of the saleable lands will respectively be required to allocate parks, roads and open spaces, accumulatively covering the balance of the 30% required ROS under the PRA EO-74</p> <p style="text-align: center;">LOT 2 – 75.24 hectares (foreshore type reclamation)</p> <p><u>Saleable Area:</u></p> <table> <tr><td>Commercial</td><td>3.98 ha.</td></tr> <tr><td>Mixed-use Commercial</td><td>10.13</td></tr> <tr><td>Residential</td><td>2.46</td></tr> <tr><td>Industrial</td><td>21.65</td></tr> <tr><td>Institutional</td><td>2.33</td></tr> <tr><td>Total Saleable Area:</td><td>40.55 hectares or 405,453.74 sq.m.</td></tr> </table>	Commercial	38.25 ha.	Mixed-use Commercial	27.49	Tourist and Entrepreneur	24.44	Residential	18.00	Mixed-use Residential	16.78	Institutional	8.18	Total Saleable Area:	133.15 hectares or 1,331,468.57 sq.m.	Easements	4.06 ha.	Road Network*	22.36	Terminals	1.00	Total Non-Saleable Area:	27.41 hectares or 274,127.98 sq.m.	Total Lot 1 Development Area:	160.56 hectares or 1,605,596.55	Commercial	3.98 ha.	Mixed-use Commercial	10.13	Residential	2.46	Industrial	21.65	Institutional	2.33	Total Saleable Area:	40.55 hectares or 405,453.74 sq.m.
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	Non-Saleable Area:	
	Easements	2.94 ha.
	Mangroves/Parks	8.88
	Road Network*	10.74
	Terminals	1.00
	Utilities	9.99
	Relocation	1.16
	Total Non-Saleable Area:	34.69 hectares or 346,949.78 sq.m.
	TOTAL PROJECT AREA: 235.80 hectares	
ECC Application	New	

PROJECT DESCRIPTION

The SEAFRONT CITY PROJECT covers a total area of 235.80 hectares. The Project is located in Barangay Tayud, Municipality of Consolacion, Province of Cebu.

The total development area of the Project will cover an approximate area of 2,358,000 square meters or 235.80 hectares, consisting of two (2) major lots, Lot-1 and Lot-2. Both lots will be separated by a 50-meter-wide channel. Lot-1 is an island-type reclamation with an area approximately 1,605,500 square meters or 160.55 hectares. Lot-2 with a total development area of approximately 752,500 square meters or 75.25 hectares will cover the existing foreshore reclaimed areas fronting Barangay Tayud.

The Project is classified into two: 1) Saleable Land, and 2) Non-Saleable Land. An approximate area of 62.10 hectares (26.34%) is classified as non-saleable to accommodate the roadways, relocation, mangrove parks, coastal easement, and spaces for utilities. The remaining 173.69 hectares (73.66%) is classified as saleable land for industrial, mixed-use commercial, tourist and entrepreneur, mixed-use residential, and institutional use. The allocated Institutional area will include government buildings, auditoriums, assembly halls, schools, churches hospitals, civic centers, cultural facilities, and other related socio-cultural and institutional uses. Utility Areas are allocated areas for the power plant, desalination plant (and/or water reservoir areas) and wastewater treatment facility plant.

The lots are separated by a 50-meter waterway to serve as storm drainage outlet of the mainland and provide pathway for small boats to access the sea. Five bridges will be constructed to connect the two lots.

Project Location and Area

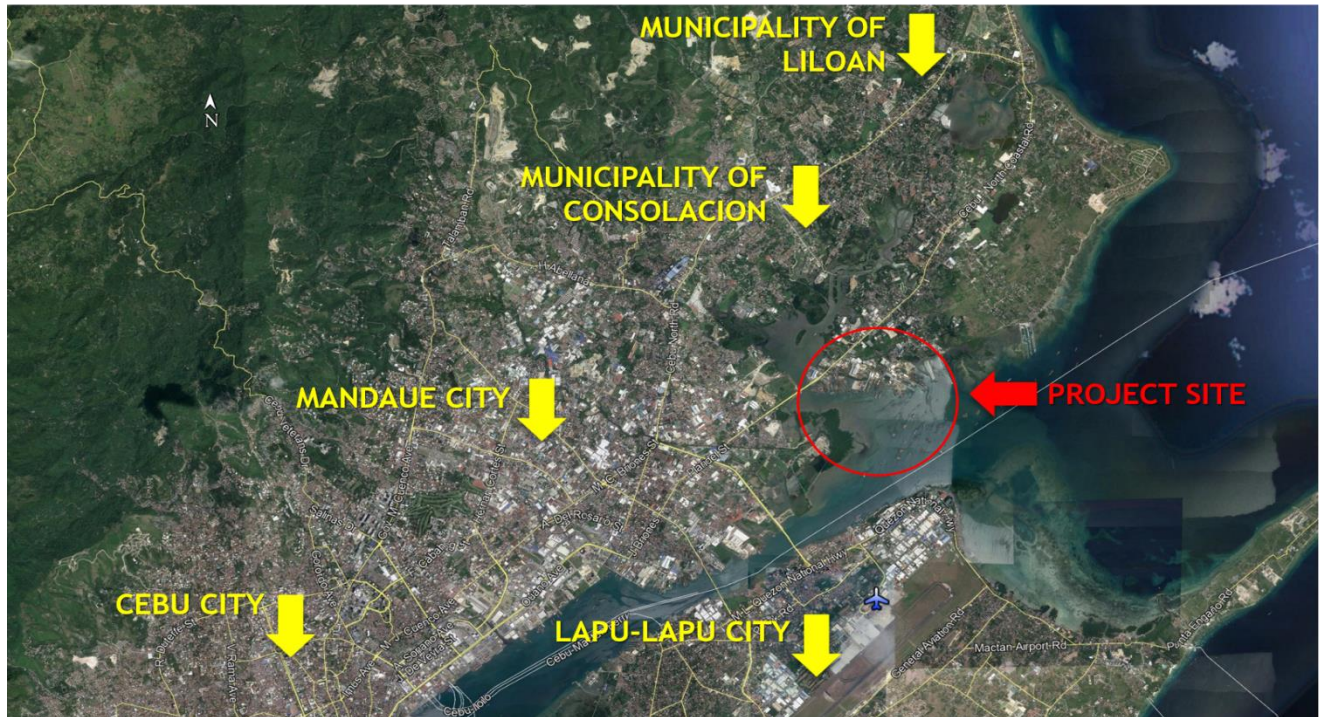
Barangay Tayud has a population of 20,912 with reference to the 2015 Census of Population: National Statistics Office (NSO).

The Project is situated:

- **7 kilometers** from the **Mactan Cebu International Airport and the Mactan Export and Processing Zone (MEPZ)** via the existing **2nd Cebu-Mactan Bridge** (Distance may be cut in half via the proposed New 4th Cebu-Mactan Bridge and the Mandaue-Consolacion-Liloan Bypass Road)



- ▶ **500 meters** from the **Proposed New Cebu International Port**
- ▶ **12 kilometers** from **Cebu City** via existing roads
- ▶ Adjacent to the **Municipality of Liloan to the North** and **Mandaue City to the South**



VICINITY MAP



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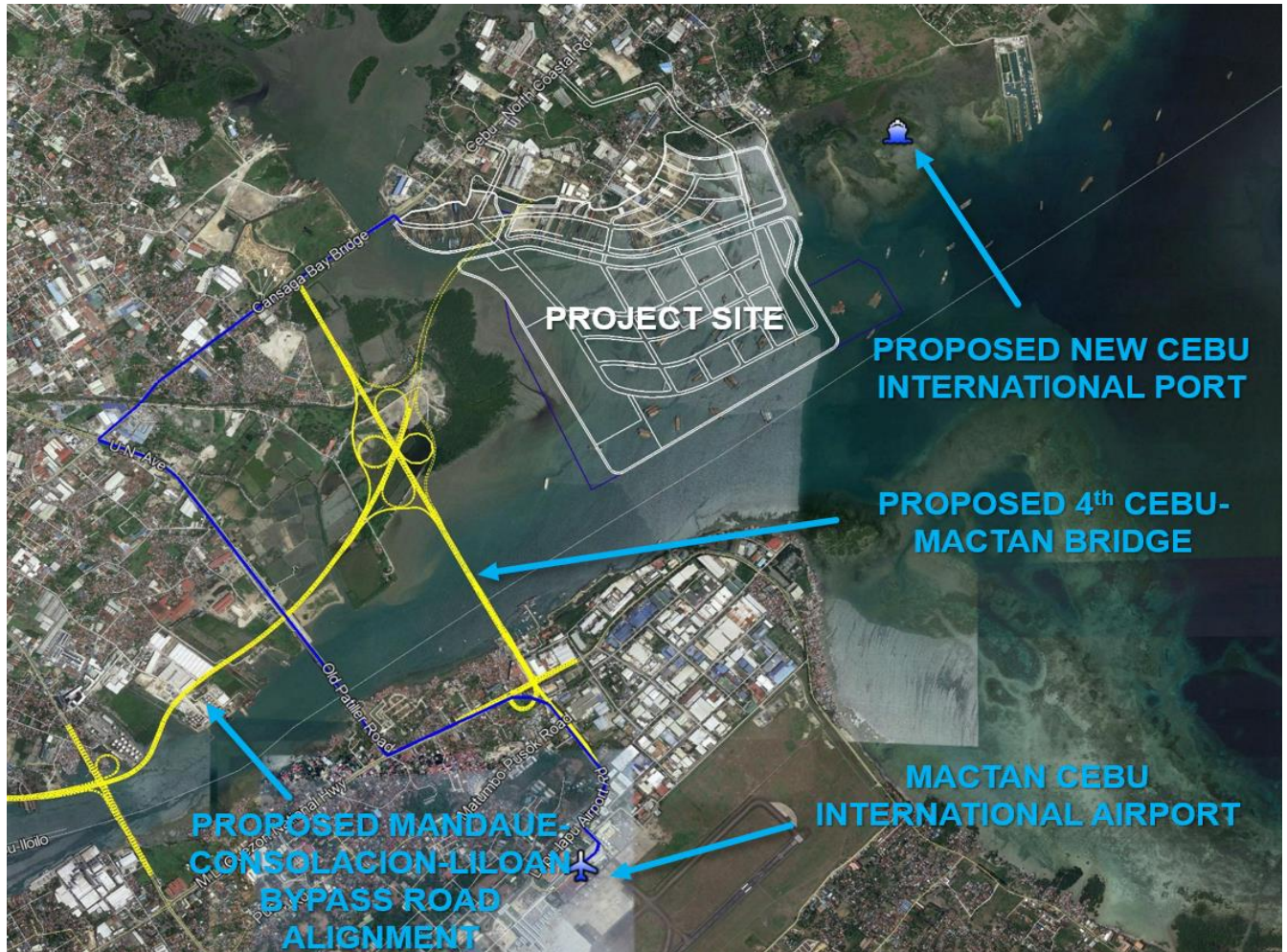


PROJECT SITE



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PROXIMITIES FROM PROJECT AREA



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PRESENT SITE



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THE FUTURE





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THE FUTURE





THE FUTURE





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THE FUTURE





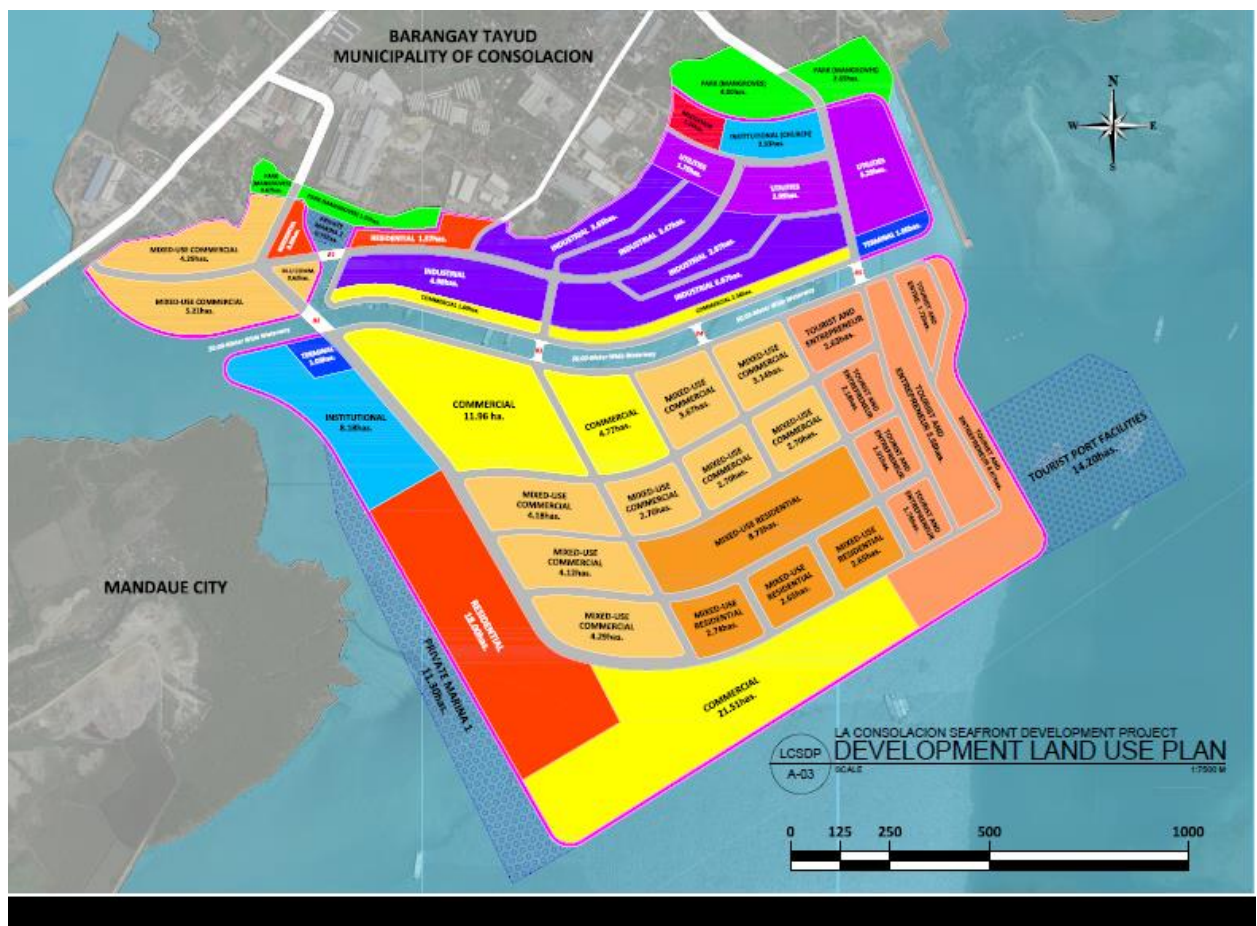
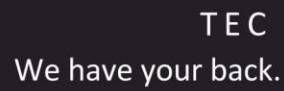
THE FUTURE



Project Rationale

The development of the Project will address the challenges of traffic congestion the north section of the Province of Cebu, increase internal revenue budget for Barangay Tayud, contribute to the economy of the Municipality of Consolacion, and the economy of the Province. Employment opportunities will be created and government tax revenues generated from the Project. In partnership with **LA CONSOLACION SEAFRONT DEVELOPMENT CORPORATION** and host community of Barangay Tayud, the Proponent's community development programs and the Social Development Plan will improve delivery of basic services. The Project will provide a 3-kilometer coastal protection for the Municipality of Consolacion.

The Proponent aspires to convert the foreshore, offshore and seas within the municipal territorial limits into an international investment, tourism, commercial, residential and economic hub. The Proponent is cognizant of the significant development changes in Metro Cebu, with the Municipality's close proximity to the 4th Cebu-Mactan Bridge Project with a completion date of 2028, full occupancy of Mactan Export Processing Zone (MEPZ), and the alignment of the proposed Mandaue-Consolacion-Liloan Bypass Road which will directly pass along the Project area.



Site Development Plan



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OVERALL (LOT 1 and LOT 2) PRIMARY DEVELOPMENT LAND USE PLAN				
Color Code	Land Use	Area In Sq. m.	Area (Ha.)	Percentage
Saleable Area				
	Commercial	422,272.55	42.23	17.91%
	Mixed-Use Commercial	376,187.19	37.62	15.95%
	Tourist and Entrepreneur	244,418.10	24.44	10.37%
	Residential	204,629.74	20.46	8.68%
	Mixed-Use Residential	167,773.61	16.78	7.12%
	Industrial	216,469.22	21.65	9.18%
	Institutional	105,171.89	10.52	4.46%
	Total Saleable Area	1,736,922.31	173.69	73.66%
Non-Saleable Area				
	Easements	69,934.79	6.99	2.97%
	Mangroves / Parks	88,763.62	8.88	3.76%
	Road Network*	330,921.03	33.09	14.03%
	Terminals	20,000.25	2.00	0.85%
	Utilities	99,873.28	9.99	4.24%
	Relocation	11,584.79	1.16	0.49%
	Total Non-Saleable Area	621,077.76	62.11	26.34%
	Total Development Area	2,358,000.07	235.80	100%
<i>Note: The developers of the saleable lands will respectively be required to allocate parks, roads and open spaces, accumulatively covering the balance of the 30% required ROS under PRA EO-74.</i>				
<i>*Five (5) bridges will be constructed to connect the two lots with the following lengths: Bridge 1 (B1) - 58.25 meters Bridge 2 (B2) - 74.03 meters Bridge 3 (B3) - 50.10 meters Bridge 4 (B4) - 50.41 meters Bridge 5 (B5) - 50.55 meters</i>				

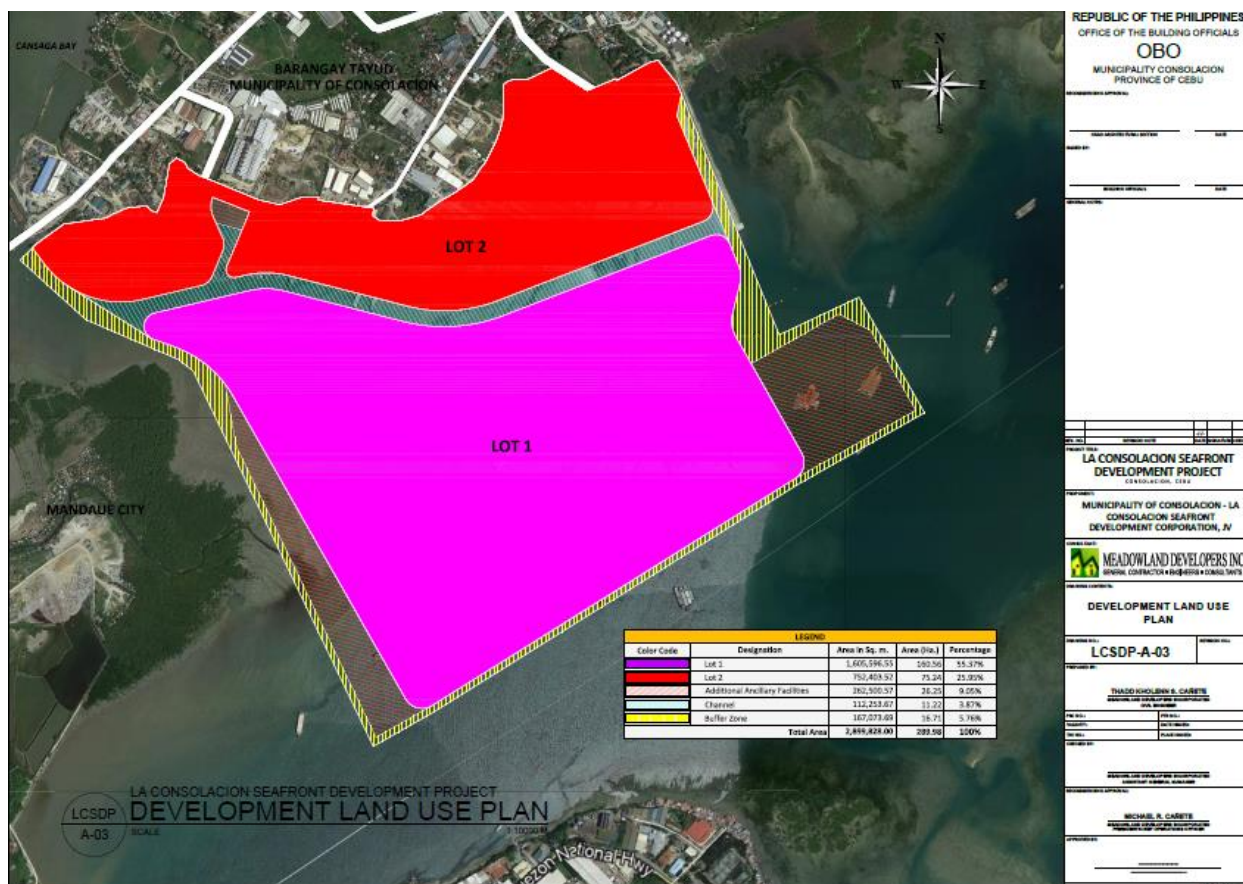
ADDITIONAL ANCILLARY FACILITIES (FUTURE)				
Color Code	Land Use	Area In Sq. m.	Area (Ha.)	Percentage
	Tourist Port Facilities	142,000.06	14.20	54.10%
	Private Marina 1	113,000.43	11.30	43.05%
	Private Marina 2	7,500.08	0.75	2.85%
	Total Development Area	262,500.57	26.25	100%

LOT 1 (160.56 Hectares, ISLAND TYPE) DEVELOPMENT LAND USE PLAN				
Color Code	Land Use	Area In Sq. m.	Area (Ha.)	Percentage
Lot 1 Saleable Area				
	Commercial	382,460.12	38.25	23.82%
	Mixed-Use Commercial	274,922.29	27.49	17.12%
	Tourist and Entrepreneur	244,418.10	24.44	15.22%
	Residential	180,048.00	18.00	11.21%
	Mixed-Use Residential	167,773.61	16.78	10.45%
	Institutional	81,846.44	8.18	5.10%
	Total Lot 1 Saleable Area	1,331,468.57	133.15	82.93%
Lot 1 Non-Saleable Area				
	Easements	40,574.51	4.06	2.53%
	Road Network*	223,553.45	22.36	13.92%
	Terminals	10,000.02	1.00	0.62%
	Total Lot 1 Non-Saleable Area	274,127.98	27.41	17.07%
	Total Lot 1 Development Area	1,605,596.55	160.56	100%

LOT 2 (75.24 Hectares, FORESHORE TYPE) DEVELOPMENT LAND USE PLAN				
Color Code	Land Use	Area In Sq. m.	Area (Ha.)	Percentage
Lot 2 Saleable Area				
	Commercial	39,812.43	3.98	5.29%
	Mixed-Use Commercial	101,264.90	10.13	13.46%
	Residential	24,581.74	2.46	3.27%
	Industrial	216,469.22	21.65	28.77%
	Institutional	23,325.44	2.33	3.10%
	Total Lot 2 Saleable Area	405,453.74	40.55	53.89%
Lot 2 Non-Saleable Area				
	Easements	29,360.28	2.94	3.90%
	Mangroves / Parks	88,763.62	8.88	11.80%
	Road Network*	107,367.58	10.74	14.27%
	Terminals	10,000.23	1.00	1.33%
	Utilities	99,873.28	9.99	13.27%
	Relocation	11,584.79	1.16	1.54%
	Total Lot 2 Non-Saleable Area	346,949.78	34.69	46.11%
	Total Lot 2 Development Area	752,403.52	75.24	100%

Note: The developers of the saleable lands will respectively be required to allocate parks, roads and open spaces, accumulatively covering the balance of the 30% required ROS under PRA EO-74

Project Component Summary Table



Site Development Plan with Lot 1 and 2 Demarcation

Project Phases, Key Environmental Aspects, Wastes, Issues, Built-in Measures
Table 1: Project Phases, Key Processes, Environmental Activities and Measures

PROJECT PHASE	KEY PROCESSES	KEY ENV. ASPECTS	NATURE OF EMISSION/EFFLUENTS	MITIGATING MEASURES
Pre-construction	<ul style="list-style-type: none"> Conventional earthworks e.g. access roads construction, removal of overburden 	<ul style="list-style-type: none"> Dust generation Noise generation Siltation on waterways 	<ul style="list-style-type: none"> Air quality impact; fugitive dust Noise quality impact; nuisance Water quality impact; TSS 	<ul style="list-style-type: none"> Covering trucks, wetting storage piles and haul road with water or dust suppressants Temporarily closing the area



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				<ul style="list-style-type: none"> • Limiting size of disturbed area • Dust masks for workers and personnel • Provide hearing protection for workers and personnel • Regulation of working hour time to avoid disturbance to adjacent residential houses • Installation of siltpond
Construction	<ul style="list-style-type: none"> • Excavation of main foundation areas for consolidating and backfilling • Piling or appropriate foundation methodology • Forming and pouring of the foundations for equipment and construction of the main and approach decks • Piping • Finishing work 	<ul style="list-style-type: none"> • TSP, SO_x, NO_x, CO generation • Noise generation • Siltation • Domestic wastewater generation • Solid waste generation • Hazardous waste generation 	<ul style="list-style-type: none"> • Air quality impact; fugitive dust, smoke emission from vehicles and heavy equipment • Noise quality impact • Water quality; TSS, BOD, E.coli • Solid waste such as food leftover, used construction materials • Used oil 	<ul style="list-style-type: none"> • Pre-start up and test operation to cover inspection of and check-up of all major equipment including control logic • Temporary equipment e.g. containers, mobile equipment shall be removed from site post completion of roads, landscaping, site lighting • Dust masks for workers



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				<p>and personnel</p> <ul style="list-style-type: none">• Regular spraying of the dust prone areas• Installation of bufferzone• Provide hearing protection for workers and personnel• Regulation of working hour time to avoid disturbance to adjacent residential houses• Installation of siltpond and portable toilets for construction workers• Provision of designated garbage receptacles and storage area for used construction materials that are still recyclable to be sold for third party recyclers• Properly seal used oil in a closed container to be sold to accredited third party treater
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Operational	•	<ul style="list-style-type: none"> • Dust generation • Wastewater generation • Solid waste generation • Hazardous waste generation 	<ul style="list-style-type: none"> • Air quality; TSP • Water quality; BOD, TSS, pH, E.coli • Solid waste • Busted lamps, inks 	<ul style="list-style-type: none"> • Regular water spraying of the dust prone areas • Installation of efficient centralized wastewater treatment facility • Establish material recovery facility area • Designate proper storage area for hazardous waste
Abandonment		<ul style="list-style-type: none"> • Dust/TSP, SOx, NOx, CO generation • Solid waste generation • Hazardous waste generation 	<ul style="list-style-type: none"> • Air quality impact; fugitive dust, smoke emission from vehicles and heavy equipment • Solid waste such as used building materials • Used oil and busted lamps 	<ul style="list-style-type: none"> • Regular water spraying of the dust prone areas • Check maintenance of the heavy equipment used in demolition and dismantling activities • Collection of the third party recyclers for used recyclable materials and collection of LGU for the residual wastes • Collection of the third



				party treater for the hazardous waste materials <ul style="list-style-type: none"> • Complete land rehabilitation
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Direct and Indirect Impact Areas

In accordance with Annex 2-2 of the Revised Procedural Manual (RPM), Sec. 3.a, the Direct Impact Area is defined as “the area where ALL project facilities are proposed to be constructed/situated and where all perations are proposed to be undertaken”. Indirect impact areas are areas located immediately outside the coverage of the project facilities and operations.

Table 2: Impact Areas of the Proposed Project

Area Classification	Area Coverage
Direct or Primary Impact Areas	Biophysical Impact: <ul style="list-style-type: none"> • The property where the proposed project components will be built Socio-cultural Impact: <ul style="list-style-type: none"> • Brgy. Tayud being the host community
Indirect or Secondary Impact Areas	Biophysical Impact: <ul style="list-style-type: none"> • Immediate vicinity of the proposed project included within the 0.5-1.0 kilometer radial zone Socio-cultural Impact: <ul style="list-style-type: none"> • Areas other than the primary beneficiary of the Social Development Plan (SDP) that will benefit at the municipal, provincial, regional levels from potential revenues and taxes of the proposed project • Immediate vicinity of the proposed project included within the 0.5-1.0 kilometer radial zone

The impact areas are specific to the Project. However, the activities of other projects in the vicinity may contribute also to the cumulative environmental impacts of the expansion project. The impacts of the additional expansion project will be more clearly defined during the conduct of the environmental impact assessment.