

EXECUTIVE SUMMARY IN BISAYA

Pangalan sa Applikante	Municipality of Consolacion
Opisina sa Applikante	Office of the Mayor, Consolacion Government Center, Consolacion, Cebu
Contact Person/Authorized Representative	Hon. Joannes P. Alegado, MD Municipal Mayor
Contact Number/Email Address	(032) 239 2908/ info@consolacion.gov.ph
Pangalan sa Proyekto	Seafront City Project
Lokasyon sa Proyekto	Barangay Tayud, Municipality of Consolacion, Province of Cebu
Klasi sa Proyekto	Reclamation and other Land Restoration
Kadak-un sa Proyekto	235.8 hectares
Kalangkoban sa Proyekto	<p>1. LOT 1 – 172.70 hectares (island type reclamation) 2. LOT 2 – 16.98 hectares (foreshore type reclamation) 3. LOT 3 – 46.12 hectares (foreshore type reclamation)</p> <p>Reclamation Parameters Total fill volume: 17,900,000cu.m. Reclamation Elevation: 4 meters above Mean Lower Low Water (MLLW) Channel Width: 50 meters wide</p>
ECC Application	New application
Geographical Coordinates	<p>Point 1 - 10°20'58.9"N 123°58'13.0"E Point 2 - 10°21'05.2"N 123°58'25.8"E Point 3 - 10°21'15.4"N 123°59'05.3"E Point 4 - 10°21'17.8"N 123°59'22.7"E Point 5 - 10°20'54.8"N 123°59'29.0"E Point 6 - 10°20'31.1"N 123°59'36.5"E Point 7 - 10°20'18.5"N 123°58'52.7"E Point 8 - 10°20'48.0"N 123°58'30.9"E</p>

Mubo na Deskripsyon Proyekto

Ang Seafront City Project adunay kadak-un 235.80 hectares. Kini pagatukuron sa Barangay Tayud, Municipality of Consolacion, Province of Cebu.

Ang tibuok development area sa proyekto muabot ug 2,358,000 square meters or 235.80 hectares ang kadak-un, kung asa adunay tulo (3) major lots, Lot-1, Lot-2, and Lot-3. Ang tulo na ana lots mabuwag sa usa ka 50-meter-wide channel. Ang Lot-1 kay isla na klasi sa reclamation o pag-abuno sa yuta na muabot ug 1,727,000 square meters or 172.70 hectares. Ug ang Lot-2 ug Lot 3 kay mutotal ug 631,000 square meters o 63.1 hectares na mulukop sa anaa na krn na foreshore reclaimed areas (sa may hunasan na natambakan na) atubang Barangay Tayud.

Ang proyekto usa kadaku na reclamation development (pag-abuna ug yuta sa dagat) na giclassified ug duha: 1) Saleable Land (mabaligya), and 2) Non-Saleable Land (dili mabaligya). Mukabat ug 63.11 hectares (26.76%) ang giklasipay na dli mabaligya na yuta para kni tukuran ug dalan na muabot ug 32 meter wide (kalapdun) ug pinakagamay na lapad sa dalan na 10 meter wide, coastal easement, dak una drainage system, ug uban area pra sa mga utilities. Ang nahibilin na 172.69 hectares (73.24%) na giklasipay na mabaligya na yuta ready na subdivided or zoned pra sa mga mutukod na mga establisyemento para sa industrial, mixed-use commercial, tourist and entrepreneur, mixed-use residential, and institutional development. Ang giallocate na Institutional area para kini sa mga government buildings, auditoriums, assembly halls, schools, churches hospitals, civic centers, cultural facilities, ug uban na related socio-cultural ug institutional uses. Ang utility areas kay giallocate kini para sa centralized wastewater treatment facility (facilidad na mulimpyo sa hugaw na tubig), material recovery facility (segregation area para sa mga basura), catchbasins, rainwater harvesting ponds, ug para sa muabotay na development para sa power plant ug desalination plant (planta na muconvert sa tubig dagat para kini pwede na mainum o magamit sa pagluto). Ang proyekto aduna sad green space or open space para sa landscape areas ug mangrove ecopark para ang mga mangrove maprotektahan na dili mamatay ug manurture pa para mulabong.

Adunay bufferzone na 50 meters minimun na ibutang para malayu or mailahi ang mga equipo o mga dagku na mga gamit sa construction parehas sa barge mounted cranes ug pile driving equipment na magaplastar sa containment structures, barges and dredgers delivering fill materials, ug silt curtains. Kining bufferzone dili lang magahatag ug safety sa mga trabahante ug mananagat but protekyon pud sa proyekto especially sa structural integrity of the containment structures sa possibleng epekto sa future developments na nagapalibot sa area. Lima (5) ka tulay ang pagatukon na muconnect sa tulo na lots.

Lokasyon sa Proyekto

Ang Seafront City kay adunay 235.8-hectare na reclamation project na pagatukuron sa hunasan o baybayun ug dagat sa Barangay Tayud, Municipality of Consolacion, Province of Cebu. Kini muextend sa baybayon sa Mactan Channel ug gikan sa baba sa Cansaga Bay ubos sa Cansaga Bay Bridge padung sa kiliran sa Phoenix fuel docking pier.

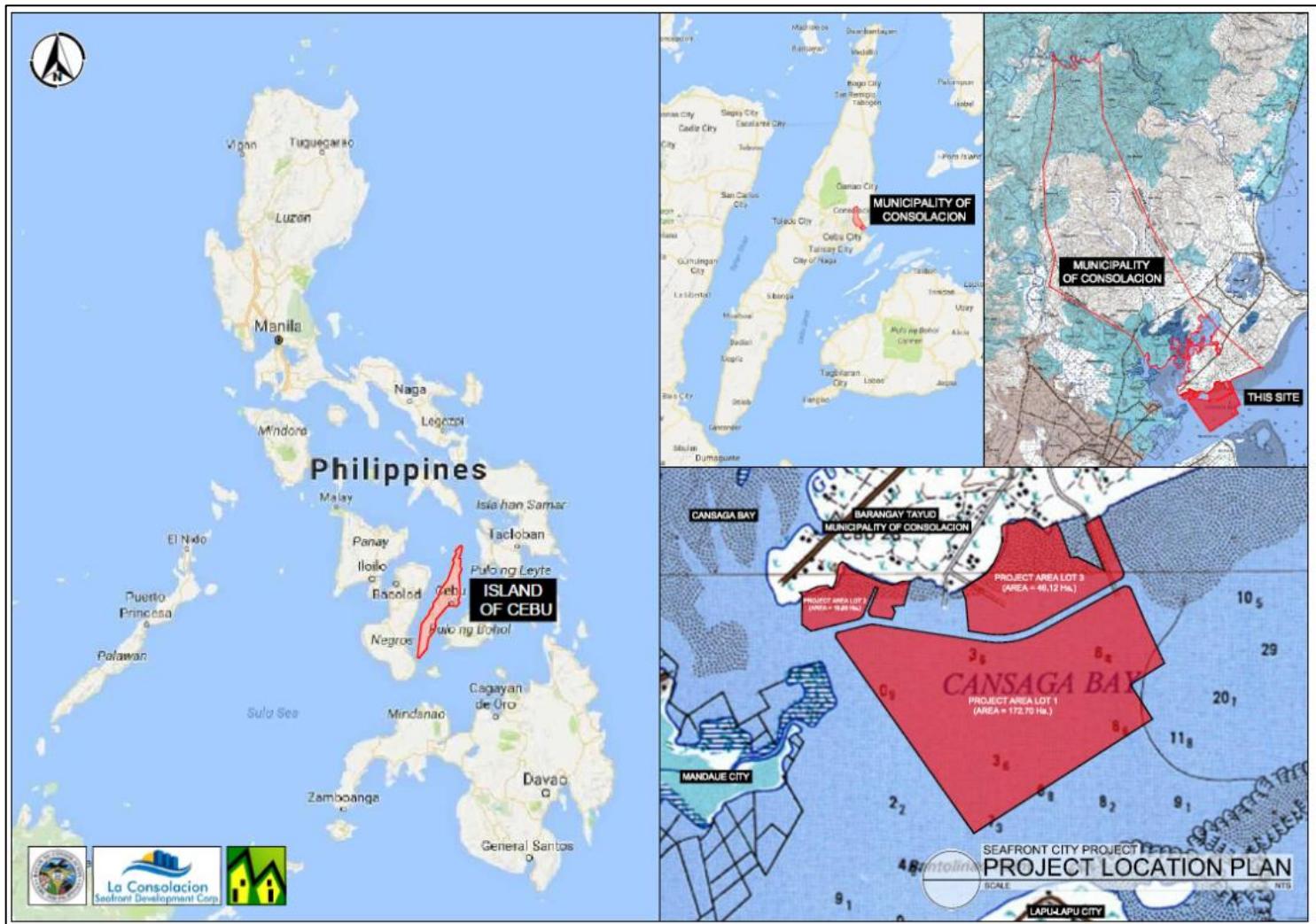


Figure 1. Location Map

Components sa Proyekto

Component	Description
MAJOR PROJECT COMPONENTS	
Lots (Areas for Development)	<ul style="list-style-type: none"> • Lot-1: 1 x 172.70 Hectares • Lot-2: 1 x 16.98 Hectares (14.18 Hectares to be filled land and 2.18 Hectares for Mangrove rehab. and enhancement) • Lot-3: 1 x 46.12 Hectares (41.12 Hectares to be filled land and 5.00 Hectares for Mangrove rehab. and enhancement)
Road Network (L x W)	<ul style="list-style-type: none"> • 174.26m x 10.00m (2-Lane, 2-Way Road) • 3,439.46m x 12.00m (2-Lane, 2-Way Road w/ Bike lane) • 880.60m x 13.00m (2-Lane, 2-Way Road w/ Bike lane) • 1,414.43m x 16.00m (3-Lane, 1-Way w/ Bike lane) • 2,116.55m x 17.00m (3-Lane, 1-Way w/ Bike lane) • 1,409.27m x 17.50m (3-Lane, 1-Way w/ Bike lane) • 304.14m x 20.00m (Walking Boulevard) • 6,826.30m x 22.00m (4-Lane, 2-Way w/ Bike lane) • 1,462.39m x 32.00m (6-Lane, 2-Way w/ Bikelane)
Interconnecting Bridges between Lots	<ul style="list-style-type: none"> • 2 x 100m Long x 22m Wide Prestressed Girder Deck Bridge • 1 x 85m Long x 22m Wide Prestressed Girder Deck Bridge • 1 x 20m Long x 12m Wide Box Culvert Bridge
Bridges for Ingress and Egress	<ul style="list-style-type: none"> • 1 x 100m Long x 22m Wide Box Culvert Bridge • 1 x 45m Long x 22m Wide Box Culvert Bridge
Ecotourism Park	<ul style="list-style-type: none"> • 7.18 hectares of rehabilitated, enhanced and protected Mangrove Area (originally 4.56 hectares)
Rainwater Harvesting Parks including Ponds	<ul style="list-style-type: none"> • 1x1.13 hectares • 1x1.69 hectares • 1x1.62 hectares • Total capacity of 80,000 cubic meters

Water Supply System	<ul style="list-style-type: none"> • 18,500 meters of dual piping system main distribution lines (potable and non-potable or treated water) • 6 x 300 cubic meters elevated water tanks • 150 fire hydrants
Wastewater Facility	<ul style="list-style-type: none"> • 18,500 meters of sewer lines • Appurtenances • 5 lift stations • 1-unit Centralized Wastewater Treatment Facility
Electrical System	<ul style="list-style-type: none"> • 1 substation • 36 kilometers of underground utility lines for both electrical and telecommunications • 250 Ring Main Units (RMUs) • 450 units x 30ft 250W lamp posts • 3 units of 500KVA generator sets (for land development purposes only)
Solid Waste Segregation Area, Materials Recovery Facility, Composting, Temporary Storage for Hazardous Materials	<ul style="list-style-type: none"> • 1 lot (part of the land allocation for utilities)
Storm Water Drainage System	<ul style="list-style-type: none"> • 18,500 meters of covered canals • 5 Retention Cisterns • 3 Rainwater Collection ponds • 5 lift stations
Others	<ul style="list-style-type: none"> • Telecommunications and cable network
OTHER PROJECT COMPONENTS	
Waterway	<ul style="list-style-type: none"> • 1 x 2000m long x 50m wide (Main Waterway) • 1 x 180m long x 20m wide (Secondary Waterway for Mangroves)
Buffer Zone	<ul style="list-style-type: none"> • Maximum: 50m wide • Minimum: 30m wide
Staging Area for the Construction Phase	<ul style="list-style-type: none"> • Staging areas for heavy equipment and heavy materials • Intended areas for temporary facilities necessary for the construction phase

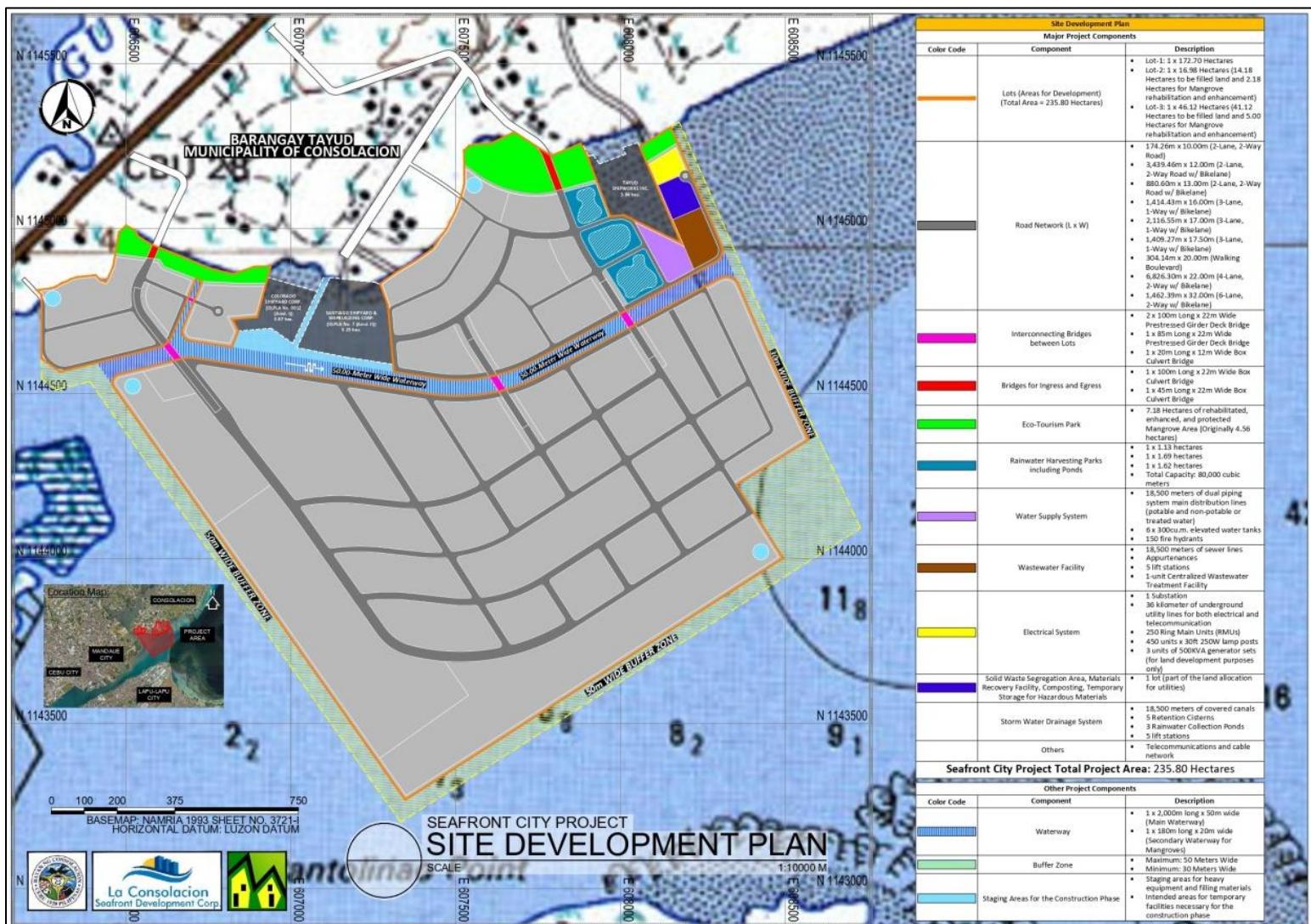


Figure 2. Site Development Plan

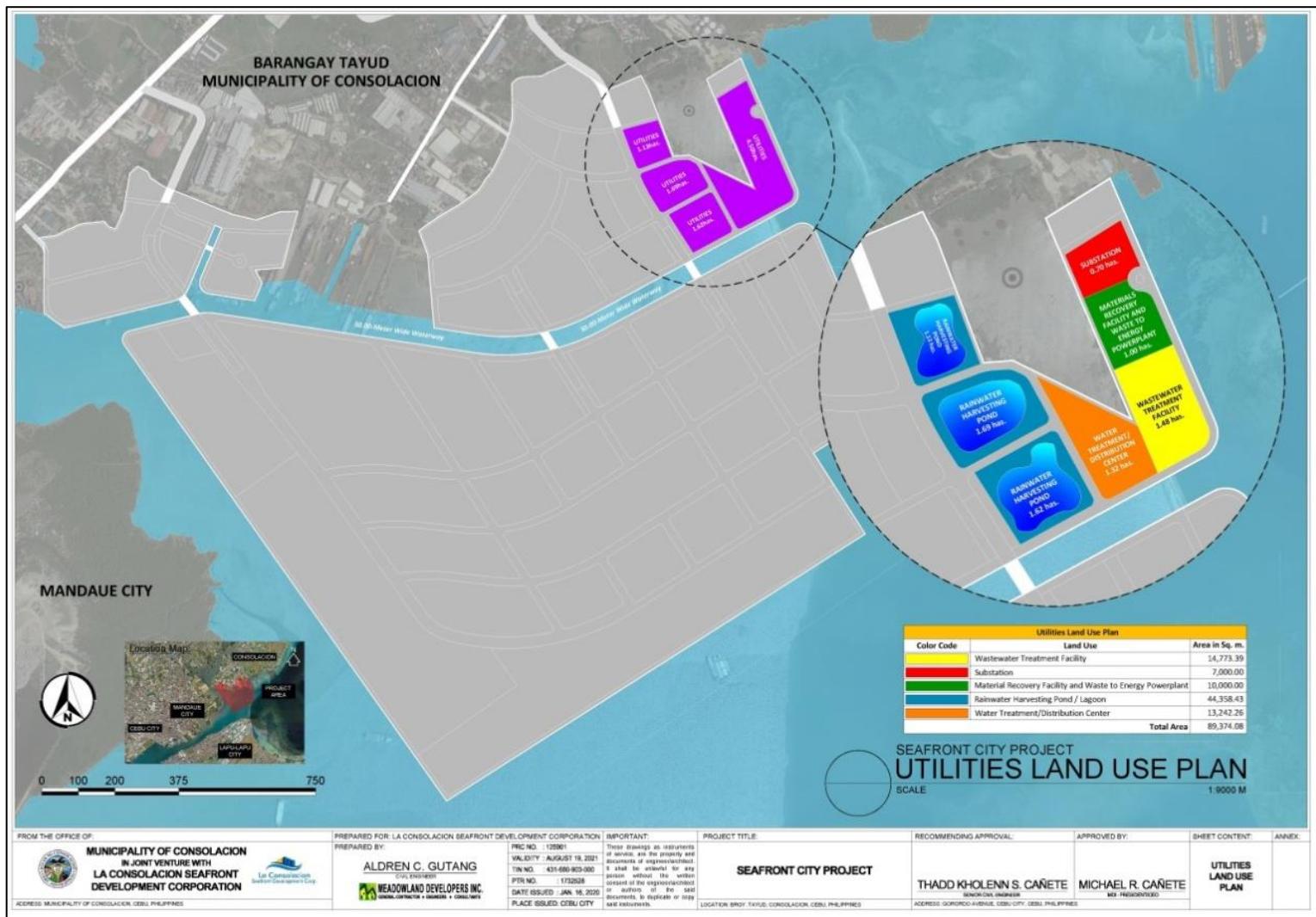


Figure 3. Utilities Land Use Plan

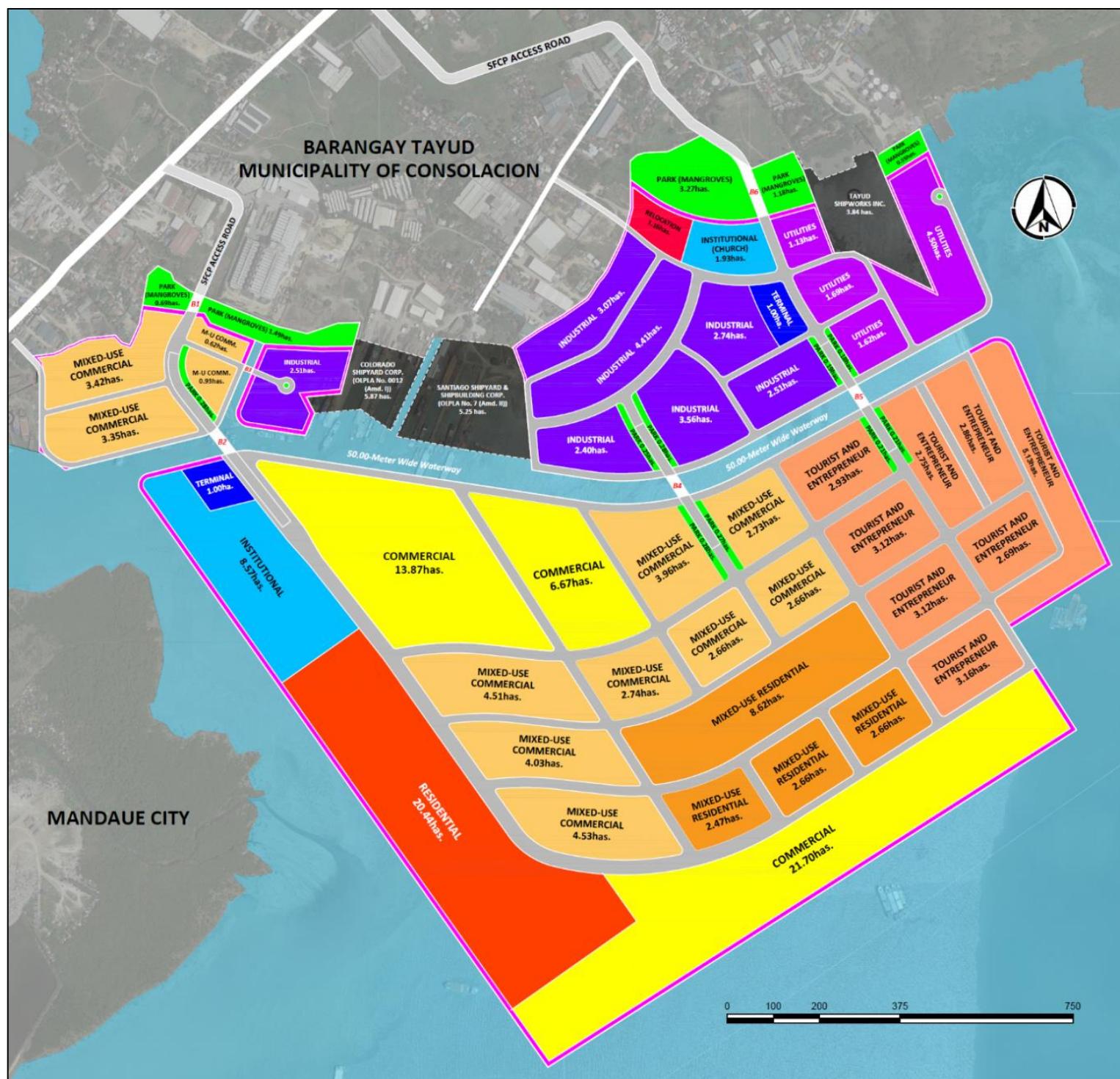


Figure 4. Land Use Plan

Table 1. Overall Land Use Plan

OVERALL (LOT-1, LOT-2, AND LOT-3) LAND USE PLAN				
Color Code	Land Use	Area (Sq.m.)	Area (Ha.)	Percentage
Saleable Area				
	Commercial	422,479.67	42.25	17.92%
	Mixed-Use Commercial	361,312.84	36.13	15.32%
	Tourist and Entrepreneur	257,642.72	25.76	10.93%
	Residential	204,429.46	20.44	8.67%
	Mixed-Use Residential	163,984.96	16.40	6.95%
	Industrial	212,041.12	21.20	8.99%
	Institutional	105,037.61	10.50	4.45%
Total Saleable Area		1,726,928.37	172.69	73.24%
Non-Saleable Area				
	Easements	64,350.91	6.44	2.73%
	Parks	93,438.24	9.34	3.96%
	Road Network*	352,257.23	35.23	14.94%
	Terminals	20,017.74	2.00	0.85%
	Utilities	89,374.08	8.94	3.79%
	Relocation	11,629.28	1.16	0.49%
Non-Total Saleable Area		631,067.47	63.11	26.76%
Total Area		2,357,995.84	235.80	100.00%
<p><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></p>				