EXECUTIVE SUMMARY

Project Fact Sheet

Project Proponent	Municipality of Consolacion			
Office Address	Office of the Mayor, Consolacion Government Center,			
	Consolacion, Cebu			
Contact	Hon. Joannes P. Alegado, MD			
Person/Authorized	Municipal Mayor			
Representative				
Contact Number/Email	(032) 239 2908/ info@consolacion.gov.ph			
Address				
Project Name	Seafront City Project			
Project Location	Barangay Tayud, Municipality of Consolacion, Province of			
	Cebu			
Project Type	Reclamation and other Land Restoration			
Project Area	235.8 hectares			
Summary of Project	1. LOT 1 – 172.70 hectares (island type reclamation)			
Components	2. LOT 2 – 16.98 hectares (foreshore type reclamation)			
	5. LOT 5 – 40.12 nectares (foreshore type reclamation)			
	Reclamation Parameters			
	Total fill volume: 17,900,000cu.m.			
	Reclamation Elevation: 4 meters above Mean Lower Low			
	Water (MLLW) Channel Width: 50 meters wide			
ECC Application	New application			

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

Brief 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 three (3) major lots, Lot-1, Lot-2, and Lot-3. The three (3) lots will be separated by a 50-meter-wide channel. Lot-1 is an island-type reclamation with an area approximately 1,727,000 square meters or 172.70 hectares. On the other hand, Lot-2 and Lot-3 has a total development area of approximately 631,000 square meters or 63.1 hectares which will cover the existing foreshore reclaimed areas fronting Barangay Tayud.

The project is a reclamation development classified into two: 1) Saleable Land, and 2) Non-Saleable Land. An approximate area of 63.11 hectares (26.76%) is classified as non-saleable to accommodate the road network with a maximum with of 32-meter-wide and a minimum of 10 meter wide, coastal easement, adequate drainage system, and other open spaces for utilities. The remaining 172.69 hectares (73.24%) is classified as saleable land readily subdivided or zoned for future locators of industrial, mixed-use commercial, tourist and entrepreneur, mixed-use residential, and institutional development. 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 centralized wastewater treatment facility, material recovery facility, catchbasins, rainwater harvesting ponds, and for future

development of power plant, desalination plant. The project will have a component also for green space or open space that would include landscape areas and mangrove ecopark.

A bufferzone with a width of 50 meters is the minimun needed to set a proper working area that will accommodate the various equipment to be used during the construction phase of the project. This equipment includes barge mounted cranes and pile driving equipment that will be installing the containment structures, barges and dredgers delivering fill materials, and silt curtains. The bufferzone will ensure not just the safety of the workers and seafarers but also the protection of the project especially the structural integrity of the containment structures from the possible effects of future developments in the surrounding areas. The bufferzone also provides ample area for periodic maintenance of the containment structures as well as rehabilitation and replacement of structural components in the event of any damages would occur. Five bridges will be constructed to connect the two lots.

The project title for this ECC application reads as: SEAFRONT CITY PROJECT.

Project Location and Area

Consolacion lies within Metro Cebu. It is bordered on the north by the town of Liloan, to the west by Cebu City, on the east by the Camotes Sea, and on the south by the city of Mandaue. Based on income classification, Consolacion is a 1st class municipality in the province of Cebu, a population of 148,012 people (2020 census).

The Project is a 235.8-hectare reclamation project situated along the foreshore and offshore area of Barangay Tayud, Municipality of Consolacion, Province of Cebu as shown in Figure 1. It extends from the shore to the Mactan Channel and from the mouth of Cansaga Bay under the Cansaga Bay Bridge all the way to the edge of the Phoenix fuel docking pier.



Figure 1. Project Location Map

1.2. Project Components

The Master Plan will undergo iterative process prior to finalization. Among the decision parameters are: (a) project cost (b) timetable (c) market considerations (d) long term vision of the Municipality and (e) environmental considerations. Table 1 shows the list of the project's components while Figure 1-7 shows the Site Development Plan of the proposed reclamation while Figure 1-8 shows the project's Utilities and Land Use Plan.

Component	Description				
MAJOR PROJECT COMPONENTS					
Lots (Areas for Development)	 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)	 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	 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	• 1 x 100m Long x 22m Wide Box Culvert Bridge				

Table Error! No text of specified style in document.: Project Component List

	• 1 x 45m Long x 22m Wide Box Culvert Bridge				
Ecotourism Park	 7.18 hectares of rehabilitated, enhanced and protected Mangrove Area (originally 4.56 hectares) 				
Rainwater Harvesting Parks including Poinds	 1x1.13 hectares 1x1.69 hectares 1x1.62 hectares Total capacity of 80,000 cubic meters 				
Water Supply System	 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	 18,500 meters of sewer lines Appurtenances 5 lift stations 1-unit Centralized Wastewater Treatment Facility 				
Electrical System	 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	 1 lot (part of the land allocation for utilities) 				
Storm Water Drainage System	 18,500 meters of covered canals 5 Retention Cisterns 3 Rainwater Collection ponds 5 lift stations 				
Others	 Telecommunications and cable network 				
OTHER PROJECT COMPONENTS					
Waterway	• 1 x 2000m long x 50m wide (Main Waterway)				

	 1 x 180m long x 20m wide (Secondary Waterway for Mangroves)
Buffer Zone	Maximum: 50m wideMinimum: 30m wide
Staging Area for the Construction Phase	 Staging areas for heavy equipment and heavy materials Intended areas for temporary facilities necessary for the construction phase

There are 5 major utility facilities that the project will provide namely: 1.) the water treatment and distribution facility, 2.) power and telecommunications facility, 3.) wastewater treatment facility, 4.) materials recovery facility, and 5.) rainwater harvesting facility, as shown in Figure 2.



Figure 2. Site Development Plan



Figure 3. Utilities Land Use Map



Figure 4. Land Use Plan of the Project

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%			
Note: The developers of the saleable lands will respectively be required to allocate parks, roads and							

Table 2. Tabulated Land Use Plan

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

Process / Technology Options

Project construction is divided into three major phases: (1) pre-construction phase; (2) construction phase; and (3) demobilization phase. The first phase shall commence after the issuance of the Notice to Proceed (NTP) from the Philippine Reclamation Authority (PRA) and all necessary permits including the Environmental Compliance Certificate (ECC) for the project. It is assumed that the project will be implemented through an Engineering, Procurement and Construction (EPC) or Turn-key Contractor.



Figure 5. Process Flow Diagram for Reclamation Projects