

PROJECT CONCEPT NOTE

Project Name:	Tacloban Nature Tourism Park
Local Government Unit:	City Government of Tacloban
Sector:	Highly Urbanized City
Focal Person/Unit:	Atty. Irene Chiu, City Administrator EnP. Janis Claire S. Canta, Local Economic and Investment Promotion Officer
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A. About the Project

I. Project Rationale and Objectives

The Tacloban Nature Tourism Park aims to create a prime tourism destination and showcase agri-fisheries as a sustainable livelihood option for internally-displaced persons (IDP). With the development of a new township in Tacloban North, as espoused by the Tacloban Recovery and Rehabilitation Plan (TRRP), the Tacloban North Integrated Development Plan as well as the Comprehensive Land Use Plan, the establishment of the Nature Tourism Park is a breakthrough in providing a sustainable solution to the lack of economic opportunities for the more than 15,000 IDP-families moving to the northern part of Tacloban.

II. Project Description

The proposed Tacloban Nature Tourism Park is a comprehensive development project to be located in Brgys. 105 Suhi and 106 Sto. Nino in Tacloban north. The property is owned by the City Government of Tacloban with a land area of 13 hectares. The project is composed of the following components:

1. Tourism/Recreational Area – comprising of 4.70 hectares of land with developments such as organic restaurant, picnic grove, walkway with trellis, children’s playground, pasalubong center, gazebos, boardwalk inside the mangrove forest, greenhouse nursery, ornamental garden, butterfly sanctuary, mini-zoo, and meditation area
2. Agri-crops area – comprising of 4.27 hectares of land with proposed developments such as duck and turkey house, cow and carabao house, swine and quail house, horse and chicken house, bee keeping area, and intercropping of vegetables and fruits
3. Fisheries area – comprising of 3.90 hectares of land with proposed developments such as seafood restaurant, aquasilviculture, and fish water tilapia in pod
4. Livestock Area – comprising of 2.60 hectares of land

III. Project Stakeholders

The project will directly benefit the residents of the nearby resettlement areas. This may also impact the already existing communities of farmers and fisherfolks in Tacloban north as this will increase their yield because of the newly opened market accessible to domestic and foreign customers.

For project implementation, the City will need the technical support of the Department of Tourism, Department of Agriculture, Department of Public Works and Highways, and PEZA, on the development of the various components comprising the nature park.

Also, the engagement with the private sector is of utmost importance because of the immediacy of actions that can be extended by the latter. Their dynamism and upbeat interest can exponentially grow the investments that will be poured in the project.

B. Project Requirements

I. Possible Sources of Revenue and Funding

The build and lease scheme that will be employed in the project can easily earn revenues for both the City and its investors. The investments poured can easily be earned after a year of operating the tourism/recreational areas.

The returns on crop and livestock-raising can be felt within a few years from start of operation. As there is already a market for these, it will be easy for the growers to get a return-on-investment.

II. Estimated Project Cost

The total cost is yet to be estimated, especially so that this involves various project components.

III. Scope of private sector and public sector involvement

The LGU, as the proponent of the project, will provide supervision over the implementation as well as decide on matters regarding its establishment and operation.

The private sector will finance a major part of the project. As a business partner, the private sector will help plan how the project will be commenced and for its expansion.

C. Project Activities

I. Indicative Project Timelines

After the approval of the Tacloban City PPP Code, the City will formally submit proposals to private investors, the Local Chamber of Commerce and Industry, as well as to national government agencies such as the DA which can help the City finance the project or support the latter in promoting this initiative.

PROJECT CONCEPT NOTE

Project Name:	Tacloban City Reclamation and Coastal Protection Development Project
Local Government Unit:	City Government of Tacloban
Sector:	Highly Urbanized City
Focal Person/Unit:	Atty. Irene Chiu, City Administrator EnP. Janis Claire S. Canta, Local Economic and Investments Promotion Officer
Contact Details:	info@tacloban.gov.ph janisclairecanta@gmail.com

A. About the Project

I. Project Rationale and Objectives

The Tacloban City Reclamation and Coastal Protection Development aims to sustain the City's economic and tourism growth, expand the City's central business district, and provide coastal protection measure.

The project has been adopted in various provisions of Tacloban's Comprehensive Land Use Plan which targets to expand the City's small land area to create more spaces for economic, social, and infrastructure development and at the same time, serving as a buffer zone protecting the inhabitants of the mainland from the raging force of the sea.

II. Project Description

The Tacloban City Reclamation and Coastal Protection Development Project will establish 2 islands with a total land area of 151 hectares to be located along the stretch of Magallanes-Sagkahan Road fronting the Cancabato Bay. The islands are parallel to each other with the one farthest from the mainland proposed to be zone as commercial with the other as mixed-use. These 2 islands will serve as both an economic and tourism site and a coastal protection measure.

As the identified location is targeted to be part of the extended central business district as a response to the already congested and dense commercial center of the City, it is essential to link the project with the developmental thrust for these areas. The site is a potential expansion area for economic and tourism development. With the ongoing movement of families living in the said area to the new resettlement site in Tacloban North, the vacated lands can now be maximized as solutions for providing more spaces to new investments as well as to the establishment of a high density residential zone catering to the transient community of the City.

III. Project Stakeholders

The proposed project will greatly benefit not only the Local Government Unit of Tacloban but residents and tourists of the City as well. The positive impacts that will redound to the City include employment generation, increased tourist arrivals, more revenue for infrastructure and social development, as well as sustain the existing communities in and around the new location by protecting them from climate-related hazards.

For the project to succeed, the support of the councils of the barangays directly affected by the project is essential. Various existing establishments along the Cancabato Bay will

also have to be consulted on how they can contribute to this endeavor which can potentially increase their investments.

B. Project Requirements

I. Possible Sources of Revenue and Funding

This section provides details about the project's identified revenue streams/areas of commercial value and the possible repayment mechanisms over the course of the project. This section also indicates available/required resources from the LGU.

II. Estimated Project Cost

The amount of financing needed for the project is at Php 1.7 Billion with 10% of the requested amount in terms of Technical Assistance Support as counterpart of the City Government of Tacloban.

III. Scope of private sector and public sector involvement

With the intention to establish strong partnerships with the private sector, the project aims to forge synergy with private investors as a way of expanding the scope of economic progress being felt in the City. This endeavor hopes to engage the expertise of the private sector as an important contributor to economic growth.

The City, as the proponent, will focus on policy-making initiatives to ensure the ease of entrance of the private sector into the project. The collaboration will also enhance the capabilities of both parties on technical knowledge through resource-sharing with the private sector taking the lead in the financial aspect of the project.

C. Project Activities

I. Indicative Project Timelines

With the subsequent passing of the PPP Code, the City will initiate the invitation of potential partners who wish to relocate or establish their business in the City through the development of the reclamation area. Proposals from the private sector regarding the possible financing of the project will be accepted. The City will also forward its proposal to the Local Chamber of Commerce and Industry for possible support.

PROJECT CONCEPT NOTE

Project Name:	Tacloban City Light and Medium Industrial Park
Local Government Unit:	City Government of Tacloban
Sector:	Highly Urbanized City
Focal Person/Unit:	Atty. Irene Chiu, City Administrator EnP. Janis Claire S. Canta, Local Economic Investment and Promotions Officer
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A. About the Project

I. Project Rationale and Objectives

In 1998, the City of Tacloban has worked out for the acquisition of 237 hectares of land in Brgy. Tagpuro, north of the City for its economic zone, which was eventually approved by PEZA through Presidential Proclamation No. 1210. Currently, the land area of the economic zone has been reduced to 50 hectares with the rest of the site converted into a resettlement area for displaced families after Super Typhoon Yolanda devastated the City in 2013.

The need for the economic zone to be operational is now felt more than ever. With the transfer of more than 15,000 families to the new resettlement site, the economic zone is seen as a potential provider of employment opportunities for the displaced families. The development of the economic zone as a light and medium industrial park can support not only the relocatees but the entire City as well with the potential revenues it can generate. It can also provide ecological balance in land use distribution.

The plan to develop the said area has long been espoused in the various plans of the City. The Comprehensive Land Use Plan (CLUP) details the ambitions to turn the site into a globally-competitive industrial zone capable of hosting different industries which can contribute to regional growth. The industrial park can be a catalyst to spark sustainable growth for the newly created housing communities in Tacloban north.

II. Project Description

For a positive impact on the local economy, the development a Light and Medium Industrial Park located at Brgy. Tagpuro in Tacloban North is a priority. The area will be divided as follows: 241,373 sq. m. is allocated for the Light Industry while 522,514 sq. m. of land is for the Medium Industry.

The subdivided lots will be leased out to prospective locators. The locators can engage in either of the following:

1. Electronics/Computer
2. Food Processing
3. Textile
4. Ceramics
5. Handicrafts and Toy Manufacturing
6. Furniture
7. Beverages
8. Chocolate Processing

9. Jackfruit Processing

The whole lot area will be leased at Php 50.00/sq.m. for 50 years to interested locators. The different proponents shall build their own structures with appropriate mitigating measures to safeguard environmental concerns like the construction of the wastewater treatment facility and rainwater harvesting facility. Site development costs shall be borne either by the City or by the locators themselves.

III. Project Stakeholders

The project will directly benefit the residents of the nearby resettlement sites. It is projected that a total of 1,700 unskilled labor will be hired, not counting the skilled labor that might be available in the City or in nearby towns.

For the project to succeed, it is essential for the City to coordinate with the PEZA and the Philippine PPP Center for their inputs which can add more layers of potential growth for the project.

The City also links with the Local Chamber of Commerce and Industry for potential funding of the project.

B. Project Requirements

I. Possible Sources of Revenue and Funding

Public-private partnership, joint venture, and lease are the possible options being considered as the sources of revenue and funding.

II. Estimated Project Cost

For the project to be implemented, initial capitalization of P1.2B will be needed.

III. Scope of private sector and public sector involvement

The Private Sector is key to the success of the project. As the potential investor for the establishment of the industrial park, the private sector helps navigate the direction of the project as well as help set its operational guidelines. It is a known fact that the private sector helps boost the country's economy through their smart investments employing sound decision-making. This is part of the appeal for the private sector to be involved in worthwhile government-led initiatives.

The City targets to bring forth a closer relationship with the private sector through the project. The solid partnership to be established with the former providing the area and the needed personnel for project implementation and monitoring and the latter bringing in their technical and financial expertise, the project is a dream realized.

As the lead, the City will decide on important matters pertaining to the establishment of the industrial park as well as for sustaining it. While the private sector will finance a major part of the project, the City will guide the former on how it will move within and around the project.

C. Project Activities

I. Indicative Project Timelines

The target date for project implementation is by the 3rd quarter of 2018.

After the approval of the Tacloban City PPP Code, the City will formally submit proposals to private investors, the Philippine Chamber of Commerce and Industry, as well as to national government agencies such as the Philippine Economic Zone Authority, Department of Agriculture, Department of Public Works and Highways, which can help the City finance the project or support the latter in promoting this initiative.