

# **Project Description Report**

## **Proposed Desalination Plant, Manager's Quarters with Laundry Area and Specialty Restaurant for The Lind Resort and Spa**

Submitted to:



**ENVIRONMENTAL MANAGEMENT BUREAU – MIMAROPA REGION**

**Department of Environment and Natural Resources**

6th Flr. DENR by the Bay Bldg., 1515 Roxas Blvd., Ermita, Manila

Submitted by

**SCOTTLAND, INC. / THE LIND CORON**

2F, The Spa Building, 80 E. Rodriguez Jr. Avenue, Libis, Quezon City

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## EXECUTIVE SUMMARY

### BASIC PROJECT INFORMATION

Scotland Inc., has an ongoing construction for the development of its Resort Project in Sitio Tandel/Lelebken, Barangay Bintuan, Coron, Palawan with Environment Compliance Certificate Reference No. ECC-4B-1206-0084 issued on June 14, 2012 ("Annex A") and intends to install additional facilities, namely: Desalination Plant, Laundry and Manager's Quarters and Specialty Restaurant.

The main purpose of the construction of Desalination Plant, Laundry and Manager's Quarters and Specialty Restaurant are: 1) be an effective alternative source of potable water and deemed as beneficial in mitigating extensive groundwater pumping; 2) provide convenience of housing and utilities for the managing personnel to direct the overall administration and maintenance of the Resort; and 3) deliver the best food and experience to its customer, respectively. Scotland Inc. believes that through its proposed resort project in the area, the company would not only pursue its own interest but that it will also help the municipality of Coron develop its tourism and economic potentials.

At present, the proposed Desalination Plant and Laundry and Manager's Quarters have started its construction. However, it was put on hold due to the reason that these structures were not included in the Initial Environmental Examination checklist. Both structures are subjected to comply new Environmental Impact Assessment (this Project Description), thus, requires amendment to the existing ECC.

### Project Information

Name of the Project	Proposed Desalination Plant, Manager's Quarters with Laundry Area and Specialty Restaurant for The Lind Resort and Spa
Project Type	<u>Desalination Plant</u>  Water supply projects (without dam) with water source (e.g. infiltration gallery, etc.) and water treatment facilities including desalination, reverse osmosis (RO) under Category 3.1.3 of Annex A – EMB MC 2014-005  <u>Manager's Quarters with Laundry Area and Specialty Restaurant</u>  Category B-2 for Resort and other tourism/leisure projects with 1,986.11 square meters (Documentary requirements and processing & deciding authority of EMB MC 2014-005)  Increase in project size parameter or auxiliary component of the original project which will either not entail exceedance of coverage thresholds or EMP can still address impacts & risks arising from modification (Annex B-3 Decision Chart for determination of requirements for project modification of EMB MC 2014-005)
Location	Sitio Tandel/Lelebken, Barangay Bintuan, Coron, Palawan
Area	1,986.11 square meters

**PROJECT DESCRIPTION FOR SCOPING**  
**Proposed Desalination Plant, Manager's Quarters with Laundry Area**  
**and Specialty Restaurant for The Lind Resort and Spa**  
Scotland Inc.

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**Proponent's Profile**

Proponent	Scotland Inc.
Address	2F the Spa Building 80 Eulogio Rodriguez Jr. Ave, Bagumbayan, Quezon City, 1110 Metro Manila
Authorized Representative	Ms. Daryl Lind Tan
Project Preparers	EnP. Kimberly Shane Recto, IPR4B – 024 Rijel Yoly Pinlac, IPCO-513 Czarina Isabelle Dolendo
Contact Details	+63917 620 0246; kimshanrecto@gmail.com

## **1. PROJECT DESCRIPTION**

### **1.1 Project Location and Area**

The Proposed Desalination Plant, Manager's Quarters and Specialty Restaurant (hereinafter referred to as the "Project") is to be sited in an aggregate land area of 1,986.11 square meters (sq.m.) lot within Scotland Inc.'s existing lot complex located at Sitio Tandol, Barangay Bintuan, Coron, Palawan. It lies within the geographical coordinates of 11°59'54.49"N and 120°02'48.95"E.

Coron is one of the three municipalities in the Calamian Group of Islands and is the northernmost municipality of Palawan. It is located halfway between Manila and Puerto Princesa and dubbed as the northern gateway to the province of Palawan. Coron is about 179 nautical miles Southeast of Manila. It belongs to Region 4-B (MIMAROPA). It is located Southwest of Mindoro Island and is in the Southeast of the Island of Busuanga.

Coron is accessible by air directly from Manila. There are several flights daily served by Philippine Airlines (PAL), Cebu Pacific and Zest Air. Travel time from Manila to Busuanga Airport (Coron Airport) is approximately 45 minutes.

By sea, Coron can be reached directly by affordable passenger liners, plying the Manila-Coron-Puerto Princesa route and vice-versa served by Aboitiz Shipping, while San Nicolas and Atienza Shipping Lines serve the Manila-Coron route. Motorized bancas, on the other hand, transport people and merchandise from and between barangays and neighboring towns.

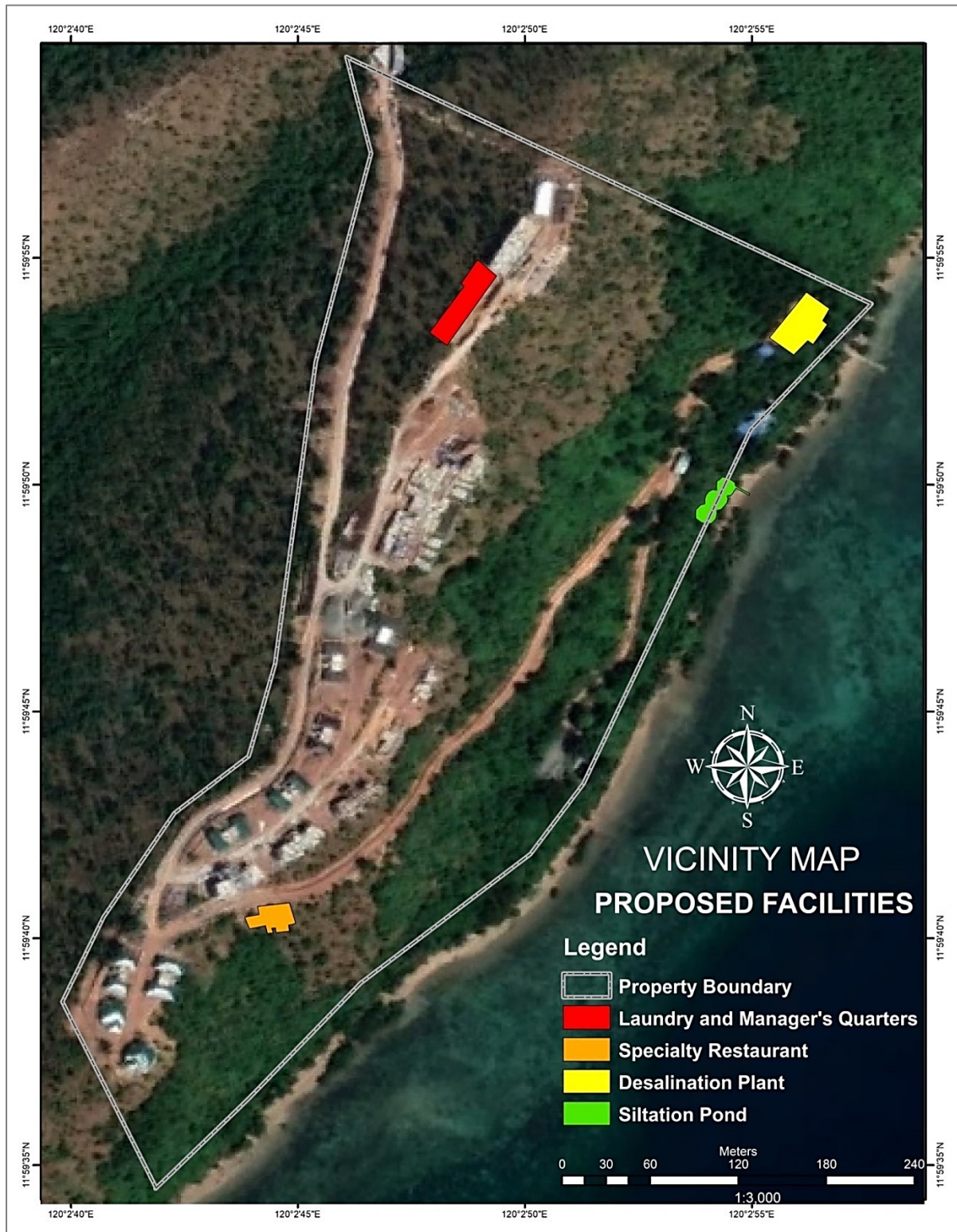
From Coron town proper, Barangay Bintuan can be reached via land transport over 26 kilometers of concrete and all-weather gravel-paved roads. It takes approximately forty-five (45) minutes of travel time by shuttle vans or by passenger jeep. However, within the barangay población, the basic means of transportation to Sitio Tandol/Lelebken are the jeepneys and the employees' service vehicle of HIKARI pearl farm. It takes about 30 minutes by pump boat from the barangay proper and about a day walk by land route.

The **Table 1** shows the geographic coordinates of the Project in Barangay Bintuan. Meanwhile, **Figure 1** and **Figure 2** presents the vicinity map and location of the proposed project and **Figures 3-7** present the photographs of the Project site.

**Table 1. Technical Description of the Proposed Project**

<b>Facility</b>	<b>Latitude</b>	<b>Longitude</b>
Desalination Plant	11°59'53.53"N	120° 2'56.06"E
Manager's Quarters with Laundry Area	11°59'54.04"N	120° 2'48.73"E
Specialty Restaurant	11°59'40.52"N	120° 2'44.14"E

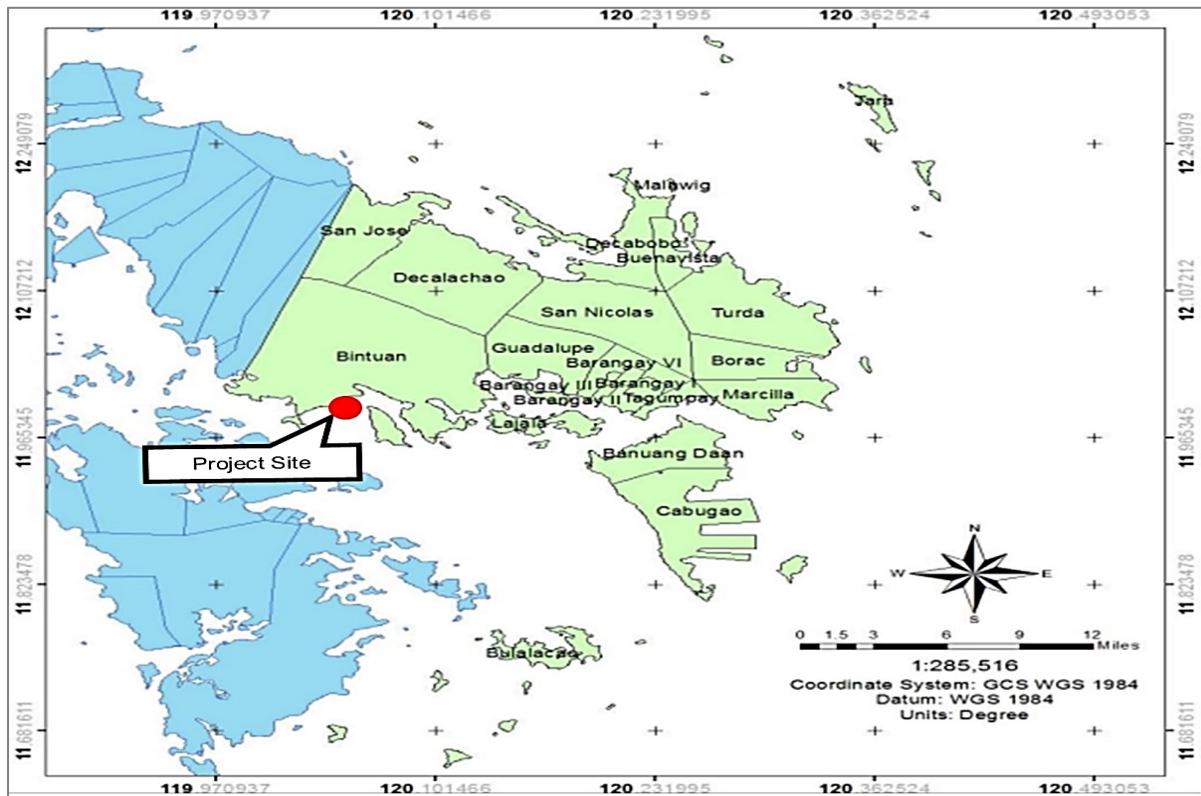
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**Figure 1. Vicinity Map of the Proposed Project of Scotland Inc**  
Source: Google Earth, 2023



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**Figure 2. Geographical Location of the Proposed Project of Scotland Inc.**



**Figure 3. Project Site, Sitio Tandol/Leblebken, Brgy. Bintuan,**



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**Figure 4. Proposed Desalination Plant**



**Figure 5. Laundry and Manager's Quarters (back)**





**Figure 6. Laundry and Manager's Quarters (front)**



**Figure 7. Specialty Restaurant Site Location**

## 1.2 Impact Areas

Direct impact areas (DIA) cover the area where the proposed Project will be sited. In terms of socio-economic benefits, the DIA includes the host local government unit of Sitio Tandol and Lelebken, Barangay Bintuan; Municipality of Coron; Province of Palawan and MIMAROPA Region. These are the project beneficiaries for employment, business opportunities, taxes and local permits.

The indirect impact area (IIA) will include the Lusong Island, Sangat Island, Apo Island and Coron Bay which is the major water source for its proposed desalination plant and improve business opportunity locally and regionally, generate employment for downstream businesses and sustain the existing social development programs. The direct and indirect impact areas of the proposed Project are presented in **Table 2**.

**Table 2. Impact Areas of the Proposed Project**

Impact Area	Description
<b>Direct Impact Areas:</b>	
<b>Land</b>	
Area where the Proposed Project will be sited	<ul style="list-style-type: none"> <li>Total combined lot area of 1,986.11 m<sup>2</sup></li> </ul>
Existing building and Facilities	<ul style="list-style-type: none"> <li>Existing facilities for ongoing construction</li> </ul>
Access Road	<ul style="list-style-type: none"> <li>Barangay road</li> </ul>
<b>Water</b>	
Discharge Point of treated wastewater	<ul style="list-style-type: none"> <li>Drainage canal leading to the nearest receiving body of water</li> </ul>
Source of Water Supply	<ul style="list-style-type: none"> <li>Boracay Island Water Company, Inc. (BIWCI)</li> <li>Boracay Tubi System Inc. (BTSI)</li> </ul>
<b>Air and Noise</b>	
Project Site including green areas and/or open spaces	<ul style="list-style-type: none"> <li>1,986.11 m<sup>2</sup> lot area</li> </ul>
Socio-economic	
Host Barangay, Municipality, Province & Region	<ul style="list-style-type: none"> <li>Barangay Bintuan,</li> <li>Municipality of Coron</li> <li>Province of Palawan</li> </ul>
<b>Indirect Impact Areas:</b>	
<b>Water</b>	
Receiving body of water	<ul style="list-style-type: none"> <li>Coastal water at the discharge point of the main drainage system</li> </ul>
<b>Air and Noise</b>	
Sensitive Receptors	<ul style="list-style-type: none"> <li>Sitio Tandol/Lelebken</li> </ul>
<b>Socio economic</b>	
Host Barangay, Municipality, Province & Region	<ul style="list-style-type: none"> <li>Region 4-B MIMAROPA</li> </ul>

### **1.3 Socio-Economic Benefits**

With this project, there will be opportunities for employment, local business growth, increased government revenues (through local and national taxes and permitting fees), and development assistance to the host community. Brisk business opportunities for local suppliers around the area will be available during the cable laying and operation phases of the project.

#### **Increase in Internal Revenue Allocation**

The taxes collected from the proposed Project which include property tax, remittance and corporate income tax, would be an additional income for the local government unit of Barangay Bintuan, Coron Municipality through increased Internal Revenue Allocation (IRA). Additionally, there will be incomes from fees for different permits and clearances that the Scotland Inc. is required to secure from the Local Government Unit (LGU). Scotland Inc. will also purchase construction supplies and materials from local suppliers in the area.

#### **Employment Opportunity**

The proposed Project will generate additional job as it will require manpower during the construction phase of the Project. Scotland Inc. will require its contractors to prioritize the hiring of qualified residents from Barangay Bintuan and Coron Municipality during project construction. Scotland Inc. shall closely coordinate with the LGU in hiring local personnel for the proposed project.

#### **Community Development through Corporate Social Responsibility**

Barangay Bintuan and the Municipality of Coron have already been beneficiaries of Scotland Inc.'s corporate social responsibility program and this will be sustained with the implementation of the proposed Project.

## **2.0 PROJECT RATIONALE**

The proposed project for The Lind Resort and Spa comprises a desalination plant, manager's quarters with a laundry area, and a specialty restaurant. The resort faces a significant challenge due to the limited availability of fresh water from local sources. To overcome this hurdle and improve sustainability, the project rationale outlines key reasons behind the additional construction of the water system and other auxiliary facilities.

One of the primary objectives of the project is to ensure a sustainable and reliable water supply for the resort. By establishing a desalination plant, the resort can convert seawater into freshwater, reducing its dependence on limited local water resources. This sustainable approach not only secures the resort's operations but also contributes to the conservation of the region's natural resources.

Operational efficiency is another important aspect of the proposed project. The construction of manager's quarters with a laundry area specifically caters to the needs of the resort's management and staff. On-site laundry facilities significantly enhance operational efficiency by allowing for quicker and more convenient handling of the resort's laundry requirements. This eliminates the need to outsource laundry services, thereby reducing costs and streamlining overall management processes.

The addition of a specialty restaurant as part of the project aims to enhance the guest experience at The Lind Resort and Spa. This restaurant will offer a diverse menu featuring fresh seafood and locally sourced ingredients, all in a picturesque beachfront setting. By expanding dining options, the resort strengthens its reputation as a premier destination, attracting more guests and ensuring higher guest satisfaction.

The proposed project also brings significant economic benefits to both the local and regional levels. Construction activities generate employment opportunities, benefiting the local workforce and contributing to the community's economic growth. Additionally, expanding the resort's facilities attracts more visitors, leading to increased tourism revenue, local business growth, and an overall boost to the economy.

### **Goals and Objectives**

The goal of the proposed project is to enhance the sustainability, operational efficiency, and guest experience at The Lind Resort and Spa through the establishment of a desalination plant, manager's quarters with a laundry area, and a specialty restaurant.

The project has specific objectives that are geared towards achieving this goal. These objectives include:

1. Providing support to the existing facilities and amenities: The project aims to improve and enhance the existing facilities and amenities in Barangay Bintuan. By enhancing these facilities, the project aims to attract more tourists and provide them with better experiences, ultimately boosting tourism development.
2. Supporting tourism development in the area: The project aims to actively support the overall tourism development in Barangay Bintuan. It aims to position Barangay Bintuan as an attractive and competitive tourism destination, contributing to the growth and sustainability of the tourism industry in the area.
3. Contributing directly to the upliftment of Barangay Bintuan: The project aims to have a positive impact on the socio-economic conditions of Barangay Bintuan and its residents. This includes creating employment opportunities for the local community.

### **3.0 PROJECT ALTERNATIVES**

The "No Project Alternative" is not an option since it means losing additional job and other business opportunities. The substantial increase in local taxes and revenues including the direct and indirect local benefits that are expected to accrue will also be foregone. Moreover, there was no alternative site considered for the proposed Project as it will be constructed within the Project area of the existing lot complex.

If the proposed Project will not be pushed through at Sitio Tandol/Lelebken, there will not be many effects, either positive or negative, on the physical environment. In addition, no adverse impact would be suffered by Barangay Bintuan. However, there will be other significant sociological and economic losses to the Municipality in general and to the Barangay in particular. Furthermore, failure to push through with the proposed project may affect the tourism industry and the economic growth of the municipality. This will put to waste the great potential of the area for tourism development.

Scotland, Inc. had already made assurances of compensating those who would be affected and establishing the necessary enhancement programs of farms around the vicinity of the project.

Furthermore, the development and operation of the proposed Project in the area enhances the economic growth of the whole Municipality. The aim of Scotland, Inc. will be for the general good and welfare of the Municipality, and not purely for vested interests. Besides, those affected will have priority in employment and recruitment in the Project, as long as, they are fit and competent for the job.

### **4.0 PROCESS TECHNOLOGY/OPTIONS**

#### **4.1 Building Construction**

##### **4.1.1 Electrical System Installation**

All workmanship shall be of the quality and in accordance with the trade mark involved, unless otherwise specified or indicated, all electrical installations shall conform to specifications of Busuanga Island Electric Cooperative, Inc (BISELCO), Philippine Electrical Code, Part 1 latest edition, and the Philippine Long Distance Company (PLDT).

##### **4.1.2 Mechanical System Installation**

All mechanical works for the proposed project, including the installation and operation of the desalination plant, manager's quarters, and specialty restaurant, will be executed in strict compliance with the Philippine Mechanical Engineering Code, 1984 Edition. This code serves as the governing standard for mechanical engineering practices in the Philippines and ensures that all mechanical systems and equipment are designed, installed, operated, and maintained to the highest safety and quality standards.



Adhering to the Philippine Mechanical Engineering Code will guarantee that the project's mechanical aspects, such as HVAC systems, plumbing, water treatment systems, and machinery, meet the prescribed guidelines and regulations.

#### **4.1.3 Construction Materials**

The proposed Expansion Project of The Lind Resort and Spa will prioritize the use of locally sourced construction materials. Additionally, the construction will strictly adhere to the guidelines set forth in the National Building Code of the Philippines. This ensures that the design and construction of the function rooms meet the prescribed standards for structural integrity, fire safety, accessibility, and occupancy as outlined by the national building regulations.

### **4.2 Utility Requirements**

#### **4.2.1 Water Use**

During construction, the proposed Project will source its water requirement from existing water system of the Resort.

## **5.0 PROJECT COMPONENTS**

The Resort Project has its existing facilities such as pool villas, cluster buildings, clubhouse, restaurant/bar with gym, pools, water villas, marina/breakwater pier, pavilion, admin building, parking area, staff quarters, sewage treatment plant (STP), genset, water storage, spa building and open spaces while the components for the additional facilities are desalination plant, manager's quarters with laundry area and specialty restaurant. Below are the following features of the existing and proposed additional facilities as presented in **Tables 2-4**.

### **5.1 Existing Facilities**

**Hill and Water Villas.** Villas are constructed to provide rooms for the overnight guest which will be a semi-permanent structure that will be strategically built in the hill and water portion of the area. Relaxing landscape will be provided to enhance the aesthetic value of the area.

**Residential Villas.** The facility offers luxurious accommodation and personable services guaranteed to pamper and delight the occupants.

**Pool and Beach Area.** This area is for swimming and other related water sport activities. Before leisure activities, short briefing will be conducted to avoid accidents and destruction of resources found therein. Cottages made of light and native materials will be constructed and will be scattered near the beach area.

**Spa and Fitness Area.** The guests can unwind and relax with an endless attraction converged in a magnificent setting and refresh with massage from the spa area and sport activities from the fitness area.

**Administration and Multi-purpose Building.** These will provide support amenities such as: reception area, clubhouse, entertainment/amusement area and souvenir shop.

**Maintenance Building.** Staff quarter, guard house, storage area and generator house are placed in maintenance building. This facility also includes maintenance of domestic sewage and waste management which are segregated according to classification.

**Club House.** Intended to offer activities and entertainment for tourists and guests.

**Cluster Buildings.** These structures have a total area of 5,079.61 square meters. Designed to provide short-term accommodation, meals, and other services.

**Staff Quarters.** Dwelling unit for occupation only by employees of The Lind Resort and Spa.

**Internal Road.** A total of 2.080km road within the project are constructed to provide access to each of the tourist facilities.

**Table 3. Features of Existing Facilities of Scotland Inc.**

Components	Area (sq.m.)
<b>Engineering District</b>	<b>2,552.80</b>
Powerhouse	255.15
Motorpool	431.93
Garbage room	36.00
On Grade Water Tank	-
Laundry Building	779.05
Dorm 1	740.67
STP	130.00
Desal Plant	180.00
<b>Clubhouse Building</b>	<b>9,945.85</b>
Upper Ground	961.51
Ground	2,356.20
Lower Ground	1,904.26
Pool Deck	1,204.26
Landscape	1,286.06
Service floor	866.83
Guest floor	1,366.73
<b>Residential Villas</b>	<b>7,161.23</b>
<b>1 Bedroom Villa</b>	
• Villa 1	236.00

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Components	Area (sq.m.)
• Villa 2 on stilts	236.00
• Villa 3	236.00
• Villa 4	236.00
• Villa 5	236.00
• Villa 6	236.00
• Villa 8 on stilts	236.00
<b>2 Bedroom Villa</b>	
• Villa 7	214.81
• Villa 9 on stilts	214.81
<b>Cluster Buildings</b>	
• Cluster 1A	999.61
• Cluster 2B	1,029.91
• Cluster 3AT	1,020.57
• Cluster 4B	1,029.91
• Cluster 5A	999.61
<b>TOTAL</b>	<b>19,659.88</b>

## 5.2 Proposed Additional Facilities

### 5.2.1 Desalination Plant

Installation of desalination plant will consist of rainwater tank, potable tank, raw water tank, non-potable tank and transfer pump room. Water supply during operational phase will be sourced from the rainwater tanks. There is an adequate supply of water in area to cope with the water requirements of the Resort. Reuse of treated wastewater for toilet flushing is envisioned.

Water gathered in tank is normally used for cooking and food and utensil washing and bathing activities while rainwater collected in ponds is for watering plants and aesthetic lawns. The desalination plant has a total area of 384.51 square meters.

**Table 4. Features of the Proposed Desalination Plant of Scotland Inc.**

Components	Area (sq.m.)
<b>Desalination Plant</b>	
1. Rainwater Tank	114.9
2. Potable Tank	112.65
3. Raw Water Tank	38.02
4. Non-Potable Tank	58.23
5. Transfer Pump Room	38.07
6. Walkway (Stair Inclusive)	22.64
<b>TOTAL</b>	<b>384.51</b>

## 5.2.2 Laundry and Manager's Quarter Building

The laundry and manager's quarter building will be developed in a total area of 2,118.74 square meters that will consist of manager's quarters, male and female dormitory, toilet, porch, store room/stockroom, multipurpose function area, sorting/receiving and folding area, housekeeping office, laundry office, and laundry area.

**Table 5. Features of the Proposed Laundry and Manager's Quarter Building of Scotland Inc.**

Components	Area (sq.m.)
<b>Lower Ground Floor Plan (Manager's Quarter)</b>	
1. Male Dormitory	51.65
2. Female Dormitory	48.13
3. Corridor	21.29
4. Male Toilet	19.18
5. Female Toilet	16.99
6. Janitor Store Room	7.59
7. Storage Room	3.90
8. Stair 6	6.24
9. Access Stairs	11.89
10. Porch	5.04
<b>Ground Floor Plan (Laundry)</b>	
11. Multi-Purpose Area	102.72
12. Sorting/Receiving and Folding Area	13.87
13. Housekeeping Office	26.92
14. Laundry Office	9.89
15. Chemical Storage	25.32
16. Linen Storeroom	10.89
17. Pillow/Bedding Storeroom	10.64
18. Mattress Stockroom	12.77
19. Coordinator	10.53
20. Linen Room	25.03
21. Lost and Found Room	14.67
22. Uniform Room	22.53
23. Seamster	10.14
24. Storeroom	9.80
25. Male Comfort Room	3.49
26. Female Comfort Room	3.32
27. Stair 5	17.81
28. Stair 6	14.71
29. F. E. 1 Stair	8.21
30. F. E. 2 Stair	7.35
31. Ramp	42.21
32. Service Corridor	22.65
33. Porch	7.15

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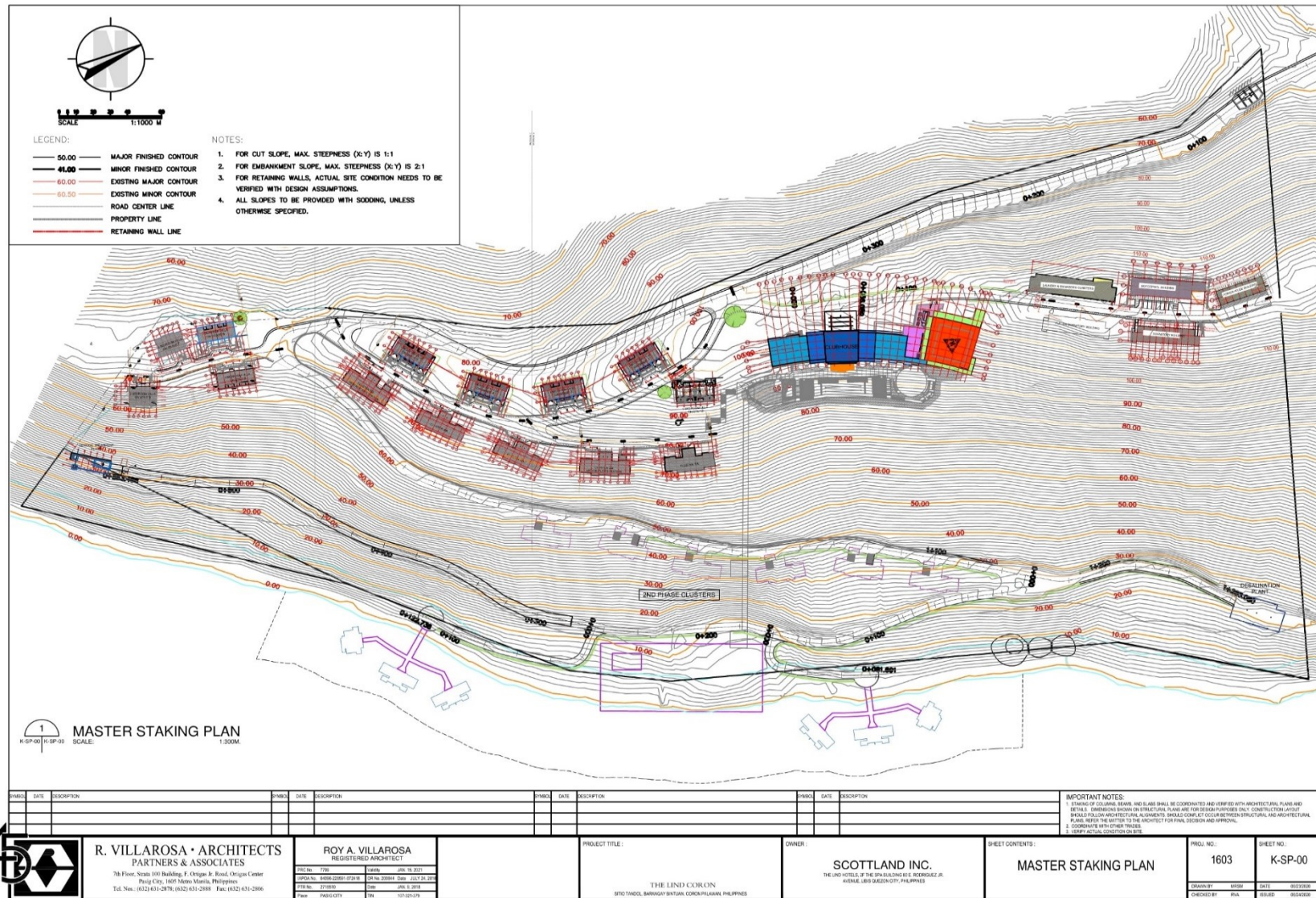
Components	Area (sq.m.)
<b>Second Floor Plan (Manager's Quarter)</b>	
34. 2 Double Units	35.76
35. 10 Single Units	181.68
36. Toilet and Bathroom (12 units)	55.68
37. Stair 5	17.82
38. Stair 6	17.26
39. Roof over Laundry	135.26
40. Hallway	86.02
<b>Roof Deck</b>	
• Roof Deck	405.68
• Laundry Area Roofing	124.83
• Stair 5 Roof Deck	24.86
• Stair 6 Roof Deck	24.86
<b>TOTAL</b>	<b>2,118.74</b>

### 5.3 Restaurant

This specialty restaurant will offer international cuisine and serves fresh seafood delicacies and likewise the restaurant can be used as resting area.

Components	Area (sq.m.)
Specialty Restaurant	609.354
<b>TOTAL</b>	<b>609.354</b>

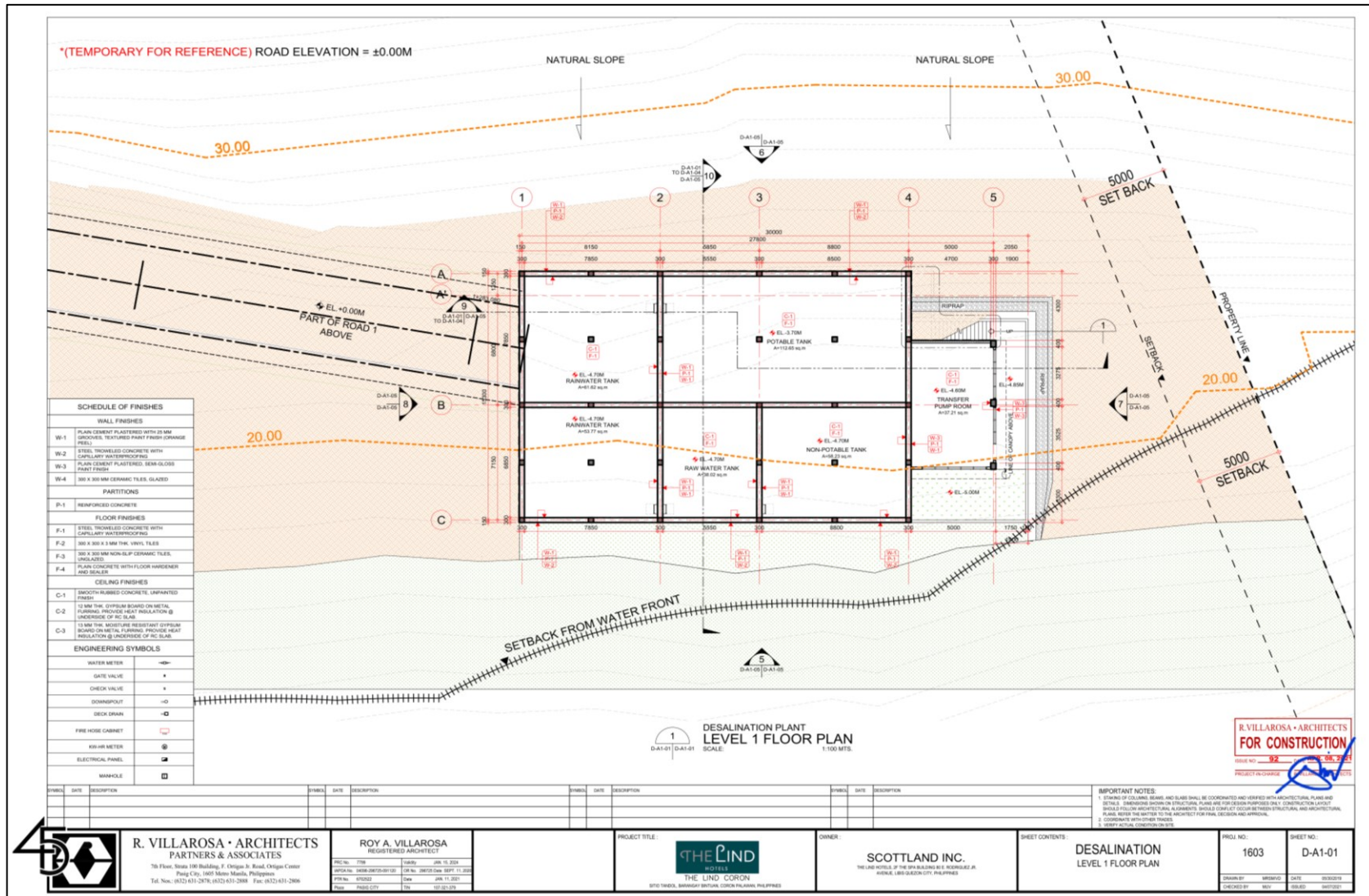
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**Figure 8. Site Development Plan**

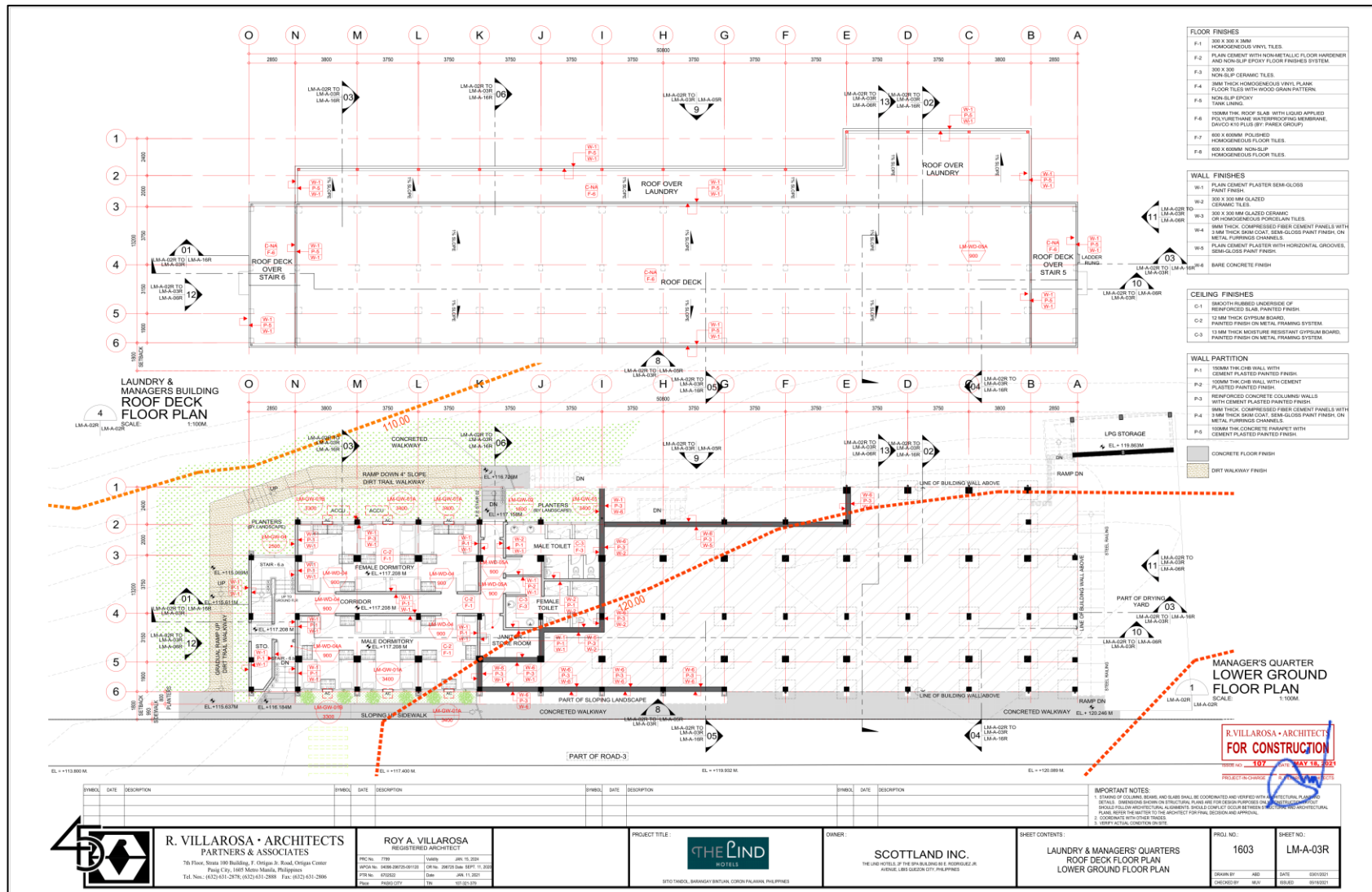


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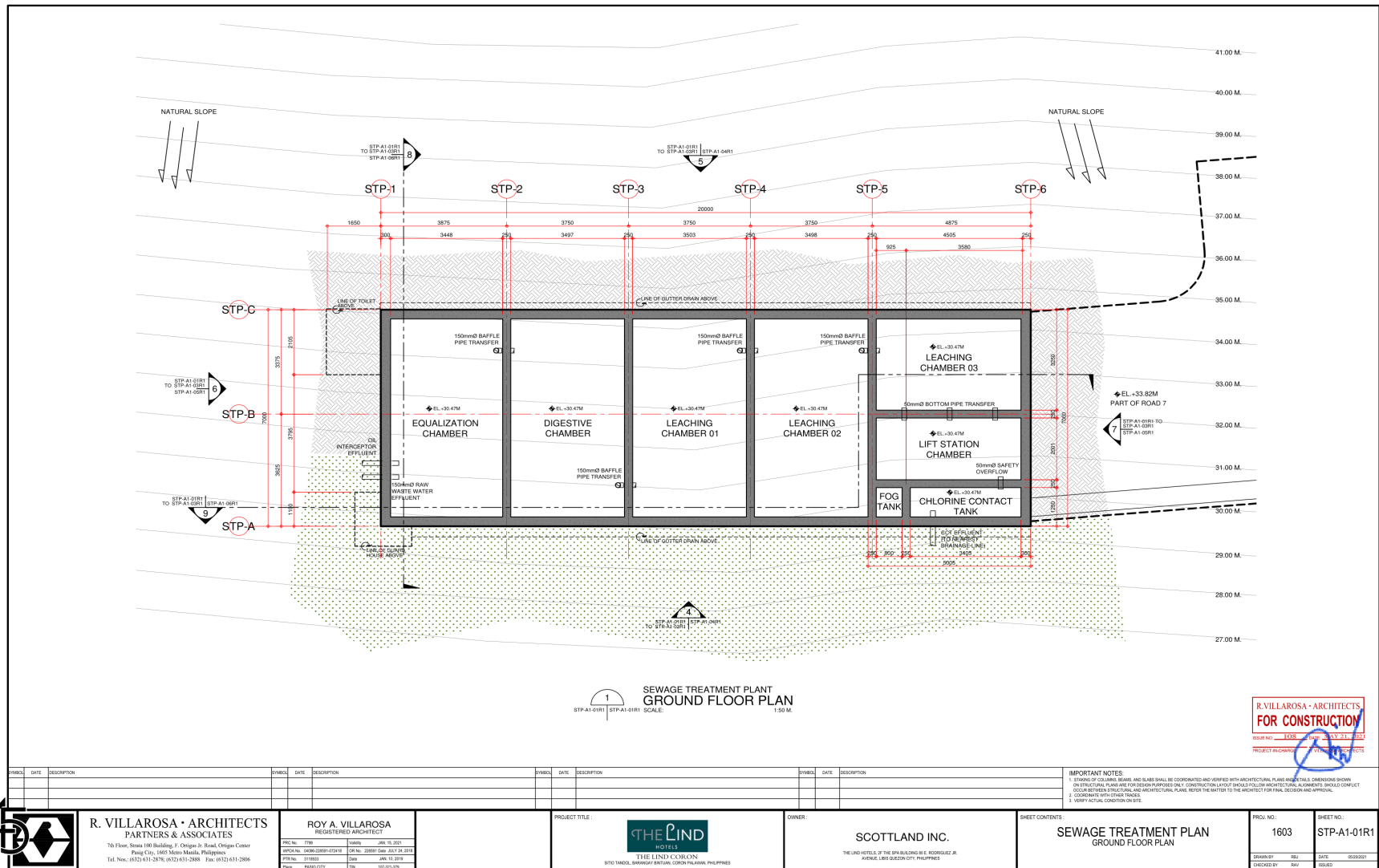
**Figure 9. Layout of Desalination Plant**

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**Figure 10. Lower Ground Floor Plan and Roof Deck Floor Plan**

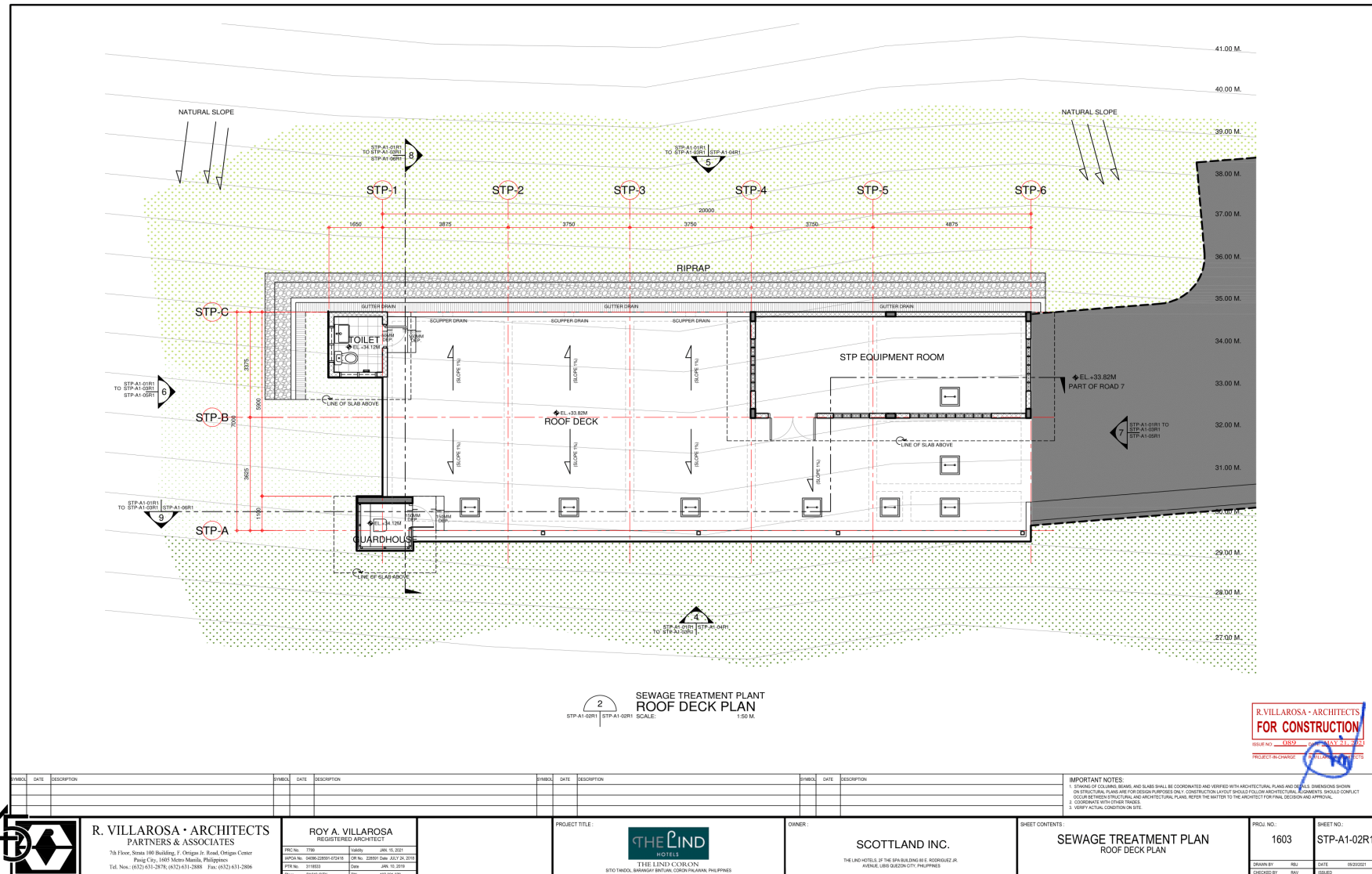
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**and Specialty Restaurant for The Lind Resort and Spa**  
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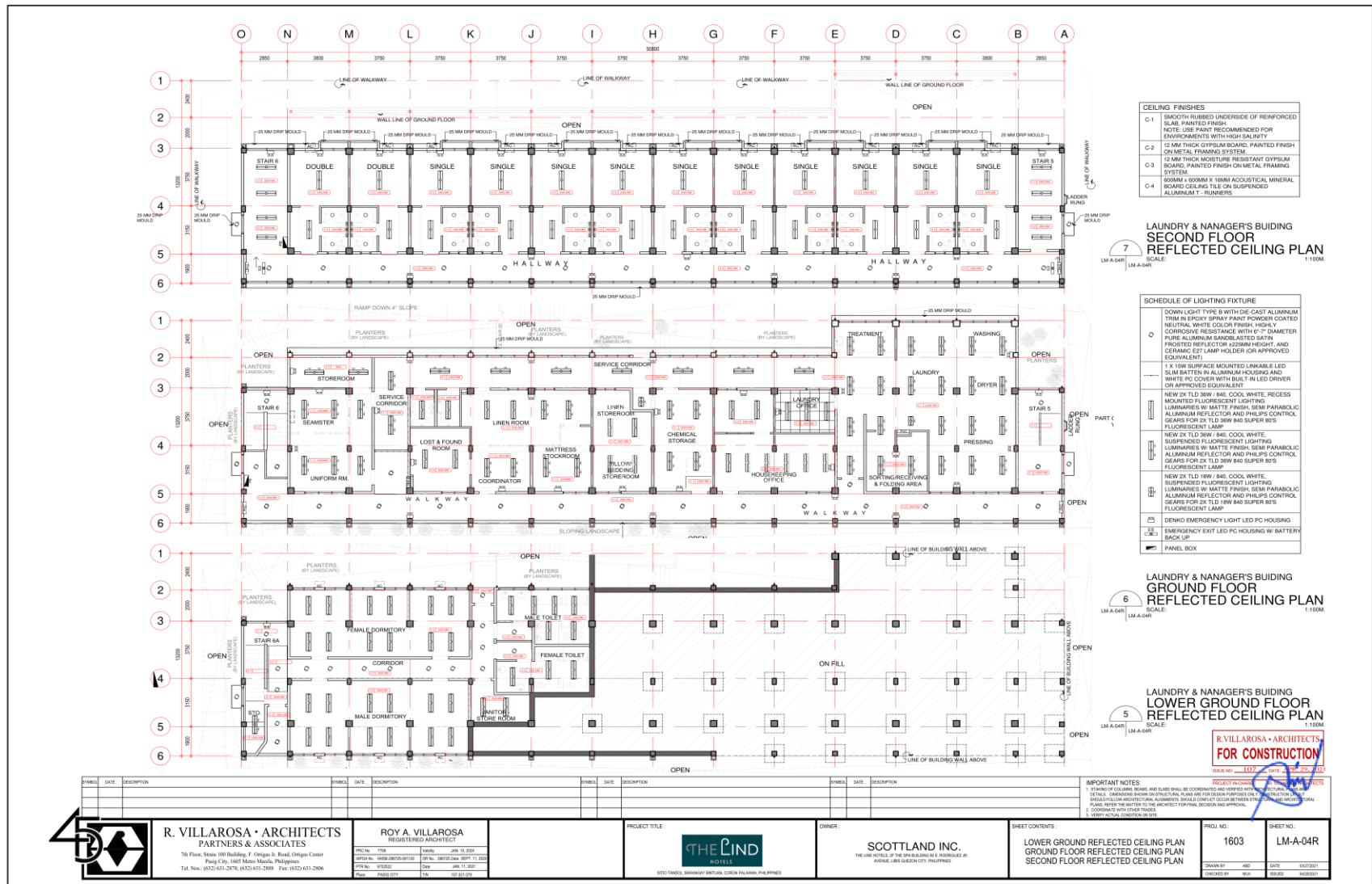
**Figure 11. Ground Floor Plan (Laundry)**



**PROJECT DESCRIPTION FOR SCOPING**  
**Proposed Desalination Plant, Manager's Quarters with Laundry Area**  
**and Specialty Restaurant for The Lind Resort and Spa**  
**Scotland Inc.**

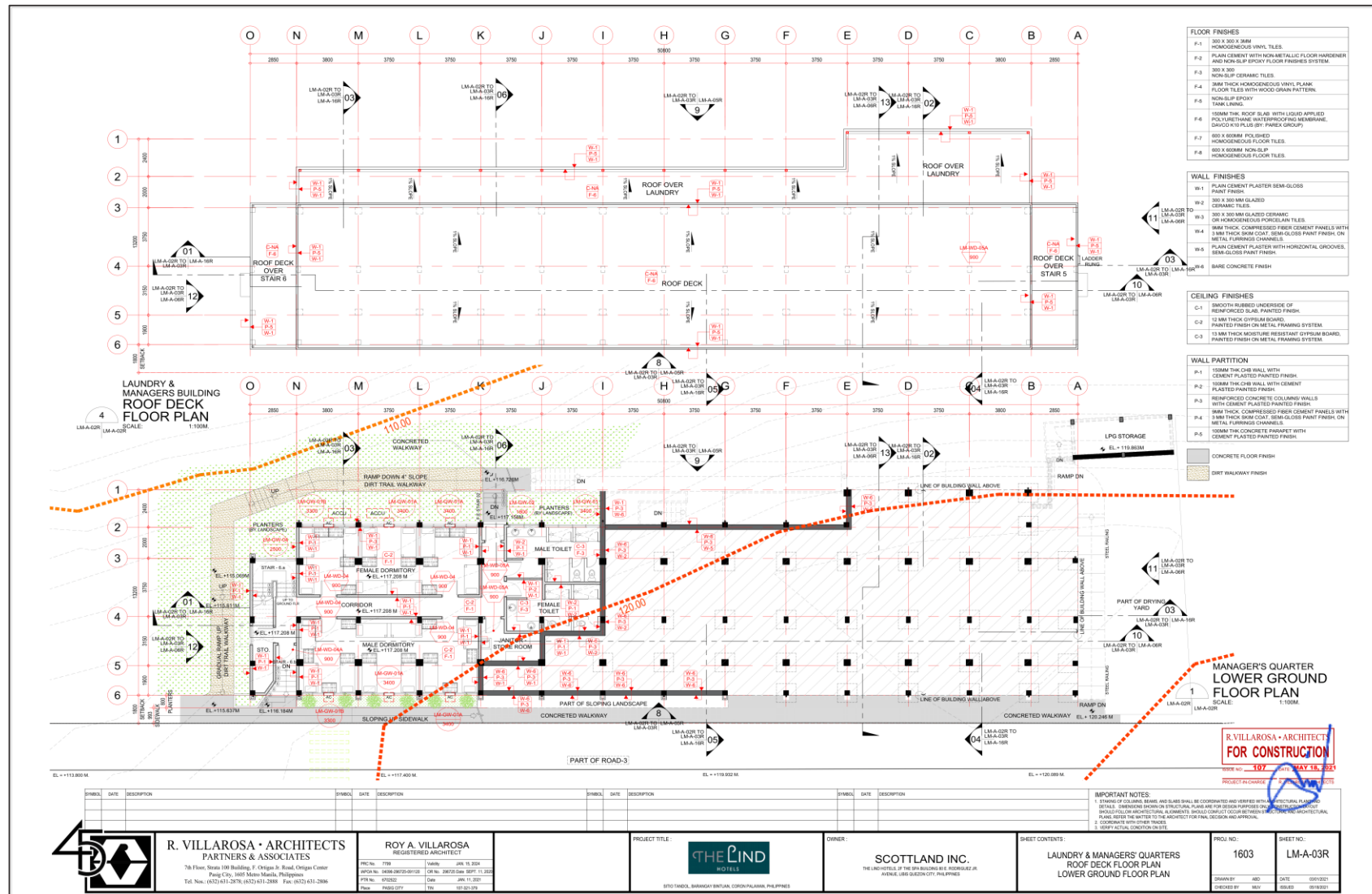


**Figure 12. Roof Deck Plan**



**Figure 13. Lower Ground Floor Ceiling Plan (Laundry), Ground Floor Ceiling Plan and Second Floor Ceiling Plan**

**PROJECT DESCRIPTION FOR SCOPING**  
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 Scotland Inc.



**Figure 14. Lower Ground Floor and Roof Deck Floor Plan**



## **6.0 PROJECT PHASES, KEY ENVIRONMENTAL ASPECTS, WASTES, ISSUES, BUILT-IN MEASURES**

The project implementation is structured into four key phases: pre-construction, construction, operation, and abandonment. It is estimated that the pre-construction and construction phases will have a duration of around 14 months. The construction activities will initiate upon obtaining all the necessary permits, including the ECC for the project. Subsequently, the operational phase will kickstart as soon as the Resort and its accompanying facilities are fully constructed, established, and commissioned. It is important to note that the proponent has firmly committed to the long-term maintenance and sustainability of the facilities, signifying a steadfast dedication and no intentions of abandoning them in the future.

**Table 6. Potential Impacts in Project Phases**

Activity	Environmental Aspect	Environmental Component	Potential Impact	Prevention/Mitigation/ Enhancement Measures
<b>PRE-CONSTRUCTION/CONSTRUCTION PHASE</b>				
Site Preparation and Earthworks	Land	Waste Management	Generation of sewage and solid waste	<ul style="list-style-type: none"> <li>• Provide portable toilets for workers;</li> <li>• Provide garbage bins in strategic locations;</li> <li>• Implementation of waste segregation and reuse/recycle therecyclables; and</li> <li>• Proper disposal of non-recyclable wastes through a DENR accredited contractor.</li> </ul>
	Water	Water Quality	Pollution of ground and surface water by oil spills in construction sites  Sedimentation and turbidity of nearest body of water	<ul style="list-style-type: none"> <li>• Install silt and erosion control facilities in every construction area prior to the commencement of any construction activities</li> <li>• Avoidance and proper disposal of used oils from construction equipment and heavy machineries</li> <li>• Practice strict implementation of proper solid and hazardous waste management</li> </ul>
	Air	Air Quality	Dust generation and vehicular emissions	<ul style="list-style-type: none"> <li>• Regular wetting of dusty, exposed areas, and maintain speed of delivery trucks and vehicles to a minimum.</li> </ul>
		Noise Quality	Increase in ambient noise level	<ul style="list-style-type: none"> <li>• Set the speed limit of delivery trucks to minimum;</li> <li>• Limit high noise generating works during daytime (8AM-5PM);</li> <li>• Provision of PPEs (ear muffers) to workers; and</li> <li>• Erect noise barriers (temporary walls).</li> </ul>
Domestic Waste Generation	Land	Waste Management	Improper solid waste disposal	<ul style="list-style-type: none"> <li>• Personnel must be deployed to regularly clean the project area from garbage and apprehend violators</li> </ul>
	Water	Water quality	Degradation of water quality due to	<ul style="list-style-type: none"> <li>• Provision of portable toilets for workers and</li> </ul>

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Scotland Inc.

Activity	Environmental Aspect	Environmental Component	Potential Impact	Prevention/Mitigation/ Enhancement Measures
			contaminated and run-off streams from domestic use	<p>dispose of the wastesthrough a DENR accredited treater/disposer;</p> <ul style="list-style-type: none"> <li>• Construction of siltation ponds to prevent sediment from being washed into the area.</li> <li>• Utilize existing drainage system to drain treated wastewater from siltation pond; and</li> <li>• Implement solid waste segregation and reuse/recycle the recyclableitems and proper disposal of non-recyclables through a DENR accredited contractor.</li> </ul>
Acquisition of permits and licenses	People	Local Benefits	Improvement in infrastructures and social services	Diligent payment of taxes/revenues
Hiring of Workers	People	Local Benefits	Increase in local employment	Priority hiring for qualified local residents without discrimination to women.
<b>OPERATION PHASE</b>				
Domestic Waste Generation	Land	Waste Management	Improper solid waste disposal	<ul style="list-style-type: none"> <li>• Coordinate with the local government in collection of solid wastes</li> <li>• Establish trashbins around the premises</li> </ul>
Water treatment processes and laundry activities (Pre-treatment, filtration, Reverse osmosis, and Disinfection)	Water	Water quality	Water pollution caused by treatment by-products	<ul style="list-style-type: none"> <li>• Quarterly water quality monitoring of the affected water bodies</li> <li>• Process shall include post-treatment before discharge of water</li> </ul>
	Air	Air Quality	Contribution to greenhouse gas emissions	<ul style="list-style-type: none"> <li>• Use of renewable energy such as solar, wind, and hydroelectric power for electricity</li> <li>• Implement energy-efficient technologies and practices by using energy-efficient appliances and processes, and promoting fuel-efficient vehicles.</li> <li>• Establish buffer zone between facilities</li> </ul>

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Scotland Inc.

Activity	Environmental Aspect	Environmental Component	Potential Impact	Prevention/Mitigation/ Enhancement Measures
Operation of Specialty Restaurant	People	Local Benefits	Uncontrollable influx of tourists and visitors	Develop a comprehensive destination management plan that includes strategies for visitor management
<b>ABANDONMENT PHASE</b>				
There are no intentions to abandon the facilities.				

## **7.0 PROJECT SCHEDULE**

The proposed Project is scheduled to commence in the middle of 2023 and is anticipated to have a construction/installation period of approximately fourteen (14) months. It is expected to follow the following timeframe and sequence of activities presented in **Table 7**.

The timeline provides an overview of the estimated timeframe for each major activity within the project. However, it is important to note that the actual duration of each activity may vary depending on factors such as weather conditions, availability of resources, and any unforeseen circumstances that may arise during the construction process.

**Table 7. Project Timeframe**

Activity	Calendar Months													
	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul
Project initiation and mobilization														
Continuation of the ongoing construction of Desalination Plant and Manager's Quarter														
Site preparation and clearing for Specialty Restaurant														
Construction of the specialty restaurant														
Interior fit-out and finishing works for all project components														
Installation of necessary equipment and systems														
Testing and commissioning of the desalination plant, manager's quarters, and specialty restaurant														
Final inspections and handover of completed project														



## **8.0 INDICATIVE PROJECT INVESTMENT COST**

The estimated cost of the additional facilities of the Resort is **PhP 23,083,201.50** broken as follows:

<b>Particulars</b>	<b>Amount</b>
Desalination Plant	9,000,000.00
Manager's Quarters with Laundry Area	10,427,077.50
Specialty Restaurant	3,656,124.00
<b>TOTAL</b>	<b>23,083,201.50</b>