## Contents

**Executive Summary**  
1

**1 Introduction**  
1.1 Background to the Project  
1.2 Project Justification  
1.3 Legal, Institutional and Regulatory Framework  
1.4 Implementation Schedule  
4

**2 The Promoter and Professional Team**  
2.1 The Promoter  
2.2 Professional Team  
9

**3 Baseline Environment**  
3.1 Site Description  
3.2 Regional Description  
3.3 Existing Built Environment  
3.4 Existing Terrestrial Environment  
3.5 Social Responsibility  
11

**4 Project Description**  
4.1 The St Géran PDS  
4.2 Implementation of Eco-friendly practices/appliances  
4.3 One&Only Le Saint Géran Villas Infrastructure  
4.4 Construction Methodology  
4.5 Operational Considerations  
21

**5 Assessment of Impacts and Mitigating Measures**  
5.1 Generic Significance Criteria  
5.2 Impacts during construction  
5.3 Impacts during operation  
41

**6 Environmental Monitoring Plan**  
6.1 Construction Stage Environmental Monitoring Plan  
6.2 Operation Stage Environmental Monitoring Plan  
54

**7 Conclusion**  
7.1 Construction Stage  
7.2 Operation stage  
7.3 Summary  
60
Appendices

Appendix A
Letter of Approval from BOI

Appendix B
Certificate of Incorporation

Appendix C
Notary Certificate and Sale Deed

Appendix D
Correspondence to/from Authorities

Appendix E
Land Surveyor's Plan

Appendix F
Vegetation Survey

Appendix G
Architect's Drawings

Appendix H
Drawings

Appendix I
Wind roses

Appendix J
Stormwater

Appendix K
Geotechnical Investigation Report