# TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Title page</td>
<td>i</td>
</tr>
<tr>
<td>Table of contents</td>
<td>ii</td>
</tr>
<tr>
<td>List of tables</td>
<td>vi</td>
</tr>
<tr>
<td>List of figures</td>
<td>vii</td>
</tr>
<tr>
<td>List of abbreviations</td>
<td>viii</td>
</tr>
<tr>
<td>Executive summary</td>
<td>ix</td>
</tr>
</tbody>
</table>

## CHAPTER 1: INTRODUCTION

1.1 Project background 1
1.2 Aims and objectives 3
1.3 Brief on project proponent 3
   1.3.1 Particulars of Partners and Consultants 4
1.4 Project justification 5

## CHAPTER 2: SITE DESCRIPTION

2.1 Project Site Location 7
2.2 Legal, Regulatory and Administrative Framework 7
   2.2.1 Land Ownership 7
   2.2.2 Legal Requirements, Planning & Policies 8
      2.2.2.1 Environment Protection Act 2002 8
      2.2.2.2 National Development Plan 8
      2.2.2.3 Investment Promotion (Real Estate Development Scheme) Regulations 2007 14
   2.2.3 Zoning 15
2.3 Site Characteristics 16
   2.3.1 Existing features and land use 16
   2.3.2 Surrounding environment 19
   2.3.3 Geological, Topographical and Soil characteristics 21
      2.3.3.1 Topography 21
      2.3.3.2 Geology 21
      2.3.3.3 Soil 21
   2.3.4 Climate 22
      2.3.4.1 Temperature 22
      2.3.4.2 Rainfall 22
      2.3.4.3 Wind regime 22
   2.3.5 Hydrology 23
   2.3.6 Water bodies and wetlands 23
   2.3.7 Fauna and Flora 23

## CHAPTER 3: PROJECT DESCRIPTION

3.1 Introduction 26
   3.1.1 Plot coverage and Schedule of Areas 27
   3.1.2 Height of buildings 27
   3.1.3 Parking Facilities 28
3.1.4 Setbacks

3.2 Residential units
3.2.1 Duplex Garden House Villas
3.2.2 Apartment block type A
  3.2.2.1 Apartment Type A (T3)
  3.2.2.2 Penthouse Type A
3.2.3 Apartment block type B
  3.2.3.1 Apartment Type B (T2)
  3.2.3.2 Penthouse Type B
3.2.4 Summary of number of bedrooms

3.3 Welcome centre and leisure amenities
3.3.1 Lobby
3.3.2 Boutique
3.3.3 Bar lounge, Restaurant and Café
3.3.4 Spa and Health Fitness Centre
3.3.5 Children’s club
3.3.6 Administrative office
3.3.7 “Lagoon” Swimming pool

3.4 Service block

3.5 Infrastructure and Amenities
3.5.1 Water distribution and consumption
  3.5.1.1 Rainwater harvesting
  3.5.1.2 Hot water
3.5.2 Power distribution and consumption
3.5.3 Telephone lines
3.5.4 Cable TV network
3.5.5 Lighting
3.5.6 Road and drains
3.5.7 Parking facilities
3.5.8 Lifts
3.5.9 Air-conditioning and Mechanical ventilation

3.6 Security

3.7 Wastewater disposal

3.8 Solid waste disposal

3.9 Landscaped areas

3.10 Project implementation plan

CHAPTER 4: METHOD OF ASSESSMENT OF BASELINE ENVIRONMENT

4.1 Introduction

4.2 Methodology for collection of Baseline information
  4.2.1 Noise assessment survey
  4.2.2 Geotechnical and Soil investigation
    4.2.2.1 Soil profile
    4.2.2.2 Percolation
    4.2.2.3 Water table

4.3 Consultation

4.4 Identification of further studies
CHAPTER 5: PREDICTED ENVIRONMENTAL IMPACTS

5.1 Introduction

5.2 Impacts during pre-construction and construction
   5.2.1 Impacts on land
   5.2.2 Impacts on air quality
   5.2.3 Impacts on noise level
   5.2.4 Impacts on traffic flow

5.3 Impacts during operational phase
   5.3.1 Impacts on land
   5.3.2 Noise emissions
   5.3.3 Emissions of odour
   5.3.4 Traffic flow

CHAPTER 6: MITIGATION MEASURES

6.1 Introduction

6.2 Mitigation of Impacts during pre-construction and construction
   6.2.1 Impacts on land
   6.2.2 Impacts on air quality
   6.2.3 Impacts on noise emissions
   6.2.4 Impacts on traffic flow

6.3 Mitigation of Impacts during operational phase
   6.3.1 Impacts on land
   6.3.2 Odour abatement measures
   6.3.3 Impacts on traffic flow
   6.3.4 Noise emissions

CHAPTER 7: RESIDUAL IMPACTS

CHAPTER 8: SOCIO-CULTURAL AND SOCIO-ECONOMIC IMPACTS

8.1 Introduction

8.2 Direct Investment Cost

8.3 Operating Investment Cost

8.4 Direct and Indirect Employment

8.5 Socio-cultural impacts

CHAPTER 9: ENVIRONMENTAL MANAGEMENT PLAN

9.1 Introduction

9.2 Roles and Responsibilities

9.3 Potential impacts, their Mitigation and Monitoring plan

9.4 Fire-fighting installation
   9.4.1 Fire-fighting water tank
   9.4.2 Fire Hose Reel
   9.4.3 Portable Fire Extinguisher
   9.4.4 Fire detection system
   9.4.5 Training and fire drill

9.5 Use of LPG

9.6 Emergency exit
CHAPTER 10: ENHANCEMENT OPPORTUNITIES

CHAPTER 11: ALTERNATIVE TO PROPOSED UNDERTAKING

11.1 Introduction

11.2 Alternatives to project
   11.2.1 Alternative site
   11.2.2 Alternative undertaking
   11.2.3 Alternative methods
   11.2.4 Do-nothing scenario

CHAPTER 12: CONCLUSION

References

LIST OF ANNEXES

1 Letter from Ministry of Environment and Sustainable Development
2 Masterplan
3 Certificate of incorporation and Business registration card
4 Title deeds and Location plan
5 Letter of approval from BOI
6 Site on Development Strategy Map
7 Land Use Map
8 Topographical plans
9 Architectural Plans, Elevations and Sections for Garden House
10 Architectural Plans and Elevations for Apartment Type A and Penthouse Type A
11 Architectural Plans, Elevations and Sections for Apartment Type B and Penthouse Type B
12 Marketing Brochure
13 Floor plans for Welcome centre, Service block, Transformer room and generator
14 Letters from CWA and CEB
15 Preliminary drainage layout, road and drain details
16 Application letter to WMA, Technical process description, Sewer layout and details
17 Noise results and Location plan showing Noise monitoring points
18 Extract of geotechnical and subsoil report