# **Contents**

			Page
Exec	utive Sun	ımary	1
1	Introduction		4
	1.1	Background to the Project	4
	1.2	Project Justification	4
	1.3	Legal, Institutional and Regulatory Framework	5
	1.4	Implementation Schedule	8
2	The Promoter and Professional Team		9
	2.1	The Promoter	9
	2.2	Professional Team	9
3	Baseline Environment		11
	3.1	Site Description	11
	3.2	Regional Description	12
	3.3	Existing Built Environment	13
	3.4	Existing Terrestrial Environment	17
	3.5	Social Responsibility	20
4	Project Description		21
	4.1	The St Géran PDS	21
	4.2	Implementation of Eco-friendly practices/appliances	23
	4.3	One&Only Le Saint Géran Villas Infrastructure	24
	4.4	Construction Methodology	38
	4.5	Operational Considerations	40
5	Assessment of Impacts and Mitigating Measures		41
	5.1	Generic Significance Criteria	41
	5.2	Impacts during construction	42
	5.3	Impacts during operation	48
6	Environmental Monitoring Plan		54
	6.1	Construction Stage Environmental Monitoring Plan	54
	6.2	Operation Stage Environmental Monitoring Plan	58
7	Conclusion		60
	7.1	Construction Stage	60
	7.2	Operation stage	60
	7.3	Summary	61

## **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