# **Contents**

			Page
Non	Technical	Summary	3
1	Introduction		5
	1.1	Background to the Project	5
	1.2	Outline description of the Project components	5
	1.3	Project justification	5
	1.4	Project alternatives	6
	1.5	Regulatory Framework	6
	1.6	Implementation Schedule	8
2	The Promoter and Professional Team		9
	2.1	The Promoter	9
	2.2	Professional Team	9
3	Baseline Environment		10
	3.1	Site Description	10
	3.2	Regional description	11
	3.3	Existing built environment	12
	3.4	Existing Terrestrial Environment	14
4	<b>Project Description</b>		17
	4.1	Site layout and key project components	17
	4.2	Sustainable development vision	18
	4.3	On-site works	18
	4.4	Construction methodology	22
	4.5	Operational considerations	23
5	Assessment of Impacts and Mitigating Measures		24
	5.1	Generic Significance Criteria	24
	5.2	Impacts during construction	25
	5.3	Impacts during operation	30
6	<b>Environmental Monitoring Plan</b>		36
	6.1	Construction Stage Environmental Monitoring Plan	36
	6.2	Operation Stage Environmental Monitoring Plan	41
7	Conclusion		42
	7.1	Construction stage	42
	7.2	Operational stage	42
	7.3	Summary	43

## **Appendices**

### Appendix A

Land Surveyor's Plan

#### Appendix B

Figures

## **Appendix C**

**Promoter Information** 

#### **Appendix D**

Land Ownership Certificate and Land Conversion Application

#### Appendix E

Geotechnical Investigation

## Appendix F

Correspondence with Authorities