

# Contents

---

	Page
<b>Non Technical Summary</b>	<b>3</b>
<b>1 Introduction</b>	<b>5</b>
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	7
1.6 Implementation Schedule	9
<b>2 The Promoter and Professional Team</b>	<b>10</b>
2.1 The Promoter	10
2.2 Professional Team	10
<b>3 Baseline Environment</b>	<b>12</b>
3.1 Site Description	12
3.2 Regional description	13
3.3 Existing built environment	14
3.4 Existing Terrestrial Environment	16
<b>4 Project Description</b>	<b>20</b>
4.1 Site layout and key project components	20
4.2 Sustainable development vision	21
4.3 On-site works	23
4.4 Construction methodology	30
4.5 Operational considerations	31
<b>5 Assessment of Impacts and Mitigating Measures</b>	<b>32</b>
5.1 Generic Significance Criteria	32
5.2 Impacts during construction	33
5.3 Impacts during operation	38
<b>6 Environmental Monitoring Plan</b>	<b>47</b>
6.1 Construction Stage Environmental Monitoring Plan	47
6.2 Operation Stage Environmental Monitoring Plan	52
<b>7 Conclusion</b>	<b>55</b>
7.1 Construction stage	55
7.2 Operational stage	55
7.3 Summary	56

## **Appendices**

### **Appendix A**

Architect's Drawings

### **Appendix B**

Figures

### **Appendix C**

Land Surveyor's Plan

### **Appendix D**

Land Ownership Certificate and Land Conversion Application

### **Appendix E**

Promoter Information

### **Appendix F**

Geotechnical Investigation

### **Appendix G**

Correspondence with Authorities

### **Appendix H**

Calculations