

Contents

1.0	Chapter 1 - Introduction.....	3
2.0	Chapter 2 - The Legal Framework	4
2.1	The Environment Protection Act.....	4
2.2	Land Conversion Permit	6
2.3	Morcellement Permit	6
2.4	Other Clearances	6
3.0	Chapter 3 - Promoters and the EIA Consultants	7
3.1	The Promoter.....	7
3.2	The EIA Consultants.....	11
4.0	Chapter 4 - Location and site characteristics	18
4.1	Location	18
4.2	Site Ownership	18
4.3	Site Description	18
4.4	Zoning of Site.....	18
4.5	Site Topography	19
4.6	Existing Land use	19
4.7	Climatic Conditions	19
4.8	Geology and Soil Characteristics	19
5.0	Chapter 5 - Project Proposal	21
5.1	Description of the Undertaking	21
5.2	Design Concept	22
5.3	Morcellement Layout.....	22
5.4	Plot Sizes.....	23
5.5	Green Spaces	23
5.6	Vehicular Access	24
5.7	Pedestrian Circulation.....	24
5.8	Compliance with the MID Concept.....	25
6.0	Chapter 6 - Provision of Services.....	27
6.1	Potable Water Supply	27
6.2	Sewer network.....	29
6.3	Electricity Supply	29
6.5	Solid Wastes.....	32

7.0	Chapter 7 - Project Justification	37
8.0	Chapter 8 - Alternatives to Proposed Undertaking	40
9.0	Chapter 9 - Effects on Physical Environment & Mitigating Measures	41
9.1	Disruption of Flora	41
9.2	Air Environment	41
9.3	Noise control	41
9.4	Water Quality	42
10.0	Chapter 10 - Effects on Human Environment & Mitigating Measures	43
10.1	Employment	43
10.2	The Local Community	43
10.3	Traffic Impact	44
11.0	Chapter 11 - Environmental Monitoring Plan	45
11.1	Environmental Monitoring Plan at Construction phase	46
11.2	Air Quality and Dust emission at Construction Phase	47
11.3	The Environmental Monitoring Plan at the Operational Phase	48
11.4	Maintenance Plan	49
12.0	Chapter 12 - Conclusion	50

List of Figures

- Figure 1 *Location Plan*
- Figure 2 *Survey Plan*
- Figure 3 *Aerial View*
- Figure 4 *Zoning Plan*
- Figure 5 *Topographical Plan*
- Figure 6 *Geology and Soil Characteristics*
- Figure 7 *Proposed Morcellement Layout*

List of Tables

Table 1	<i>Extent Allocation for Different Uses</i>
Table 2	<i>Estimated Portable Water Demand</i>
Table 3	<i>Breakdown of Estimated Electricity Demand</i>
Table 4	<i>Street and Landscape Lighting</i>
Table 5	<i>Summary of Environmental Impacts and Mitigation Measures</i>

List of Annexes

- Annex I Land Conversion Permits obtained*
- Annex II Certificates from Notary*
- Annex III Clearance from WMA & Soil Test Report*
- Annex IV Plot Directory*
- Annex V Typical Road Sections*
- Annex VI Clearance from CWA*
- Annex VII Clearance from CEB*
- Annex VIII Stormwater Layout Plan*