

CHAPTER 9.0

CONCLUSIONS

The assessment carried out in this EIA study has shown that with proper mitigation measures undertaken right from the planning till the operational stage, the mixed development (housing and commercial) will not present any significant long-term adverse impacts on the environment. The mixed development (housing and commercial) is strategies to improve development at this proposed site and surrounding. It will be give some benefit especially on economic, social and enhance the surrounding esthetic.

A detailed evaluation of the site in terms of mixed development has indicated that proper mitigation measures required during the operation of the activities. The study also has determined that the development will not adversely affect the value of any existing biological resources on site.

The potential impact involves actual physical construction of the earthwork and transportation of material, construction of site office and workers camp, and sales office. Other activities that expected to generate some impacts are construction of structures of the buildings, infrastructure works and other utilities as specified in the final layout plan. At this stage, some impacts are expected to generate based on the intensity of the construction works.

Overall, the study has found that most impacts are mainly temporary and with proper mitigating measures, these impacts can be minimized to acceptable levels. To ensure that environment is well protected, the implementation of recommended mitigating measures (sediment basin, wash through, hoarding and BMPs) has to be carried out timely and proactively.

Based on the preliminary study, most of the impact can be minimized or mitigated with engineering and on site management. Most of the impacts are temporary in nature, with the development track record and committed to the environment quality and enhancement, strong tourism policy on environment and green policies all the impact can be mitigated.

Thus, the environmental monitoring plan (EMP) shall be concluded once the EIA has been approved by the related agencies. This EMP programme is the commitment of the clients towards environmental protection and beside to promote sustainable development for future generation. Therefore, appropriate mitigation measures recommended in this study should be applied and implemented accordingly.

In summary, the positive benefits of the project implementation are large. The negative impacts of the project can all be partly or fully mitigated by the production management or operational strategies, which have been identified in this Preliminary EIA. On balance the positive benefits outweigh the mitigated negative benefit and the proposed project should proceed taking into consideration the mitigating measures and recommendation of this report.