

EIA Rayyan Hills Development Sanaa', Yemen



EDESSA was retained by Qatari Diar to conduct a full Environmental Impact Assessment of the Rayyan Hills development in Sana'a, Yemen

The project consists of 250 villas, 144 apartments, 70 townhouses, a five-star Hotel with about 290 keys, 22,650m² of retail, entertainment and restaurants, and 20,600m² of commercial offices.

A full baseline characterization was conducted in order to evaluate the current environment and quantify to the extent possible the environmental degradation of the area.

The project was thoroughly reviewed and discussed with the Master Planners in order to modify the master in a way to minimize environmental impacts during construction and operation.

Earthworks cut and fill and related construction impacts were among the most critical. Several modifications to the Master Plan were made in order to reach an overall acceptable project layout.

A Construction Environmental Management Plan (CEMP) was prepared and incorporated in the terms of references of the designers and the contractor in charge of the development of the project.

Impact	Positive/ Negative	Directness	Immediacy	Permanence
Land Use	Moderate adverse	Direct	Cumulative	Long-term
Air Emissions	No impact	-	-	-
Dust	Low adverse	Direct	Cumulative	Long-term
Odors	Low adverse	Direct	Cumulative	Long-term
Traffic	No impact	-	-	-
Noise	No impact	-	-	-
Visual	Low adverse	Indirect	Immediate	Short-term
Water	Low adverse	Direct	Cumulative	Long-term
Wastewater	Low adverse	Direct	Cumulative	Long-term
Solid Waste	Moderate adverse	Direct	Cumulative	Long-term
Biodiversity	Low adverse	Direct	Cumulative	Long-term
Socio-economic	Low adverse	Indirect	Cumulative	Long-term