## CONTENTS

### Non-Technical Summary

1. **POLICY, LEGAL AND ADMINISTRATION FRAMEWORK**
   - 1.1 Statutory Requirements
   - 1.2 Environmental Impact Assessment (EIA) Licence

2. **PROJECT DESCRIPTION**
   - 2.1 Project Initiator
   - 2.2 Project Location & Surroundings
   - 2.3 Zoning
   - 2.4 Land Extent, Ownership and Title Deed
   - 2.5 Names, Address and Qualifications of consultants
   - 2.6 Existing Land Use
   - 2.7 Climatic Conditions
   - 2.8 Geology, Landform and soil Characteristics
   - 2.9 Topography & Other Site Characteristics

3. **PROJECT JUSTIFICATION**
   - 3.1 Purpose
   - 3.2 Layout Description and Planning
   - 3.3 Project Justification
     - 3.3.1 The Subject Site and the New Development Strategy
     - 3.3.2 The Proposed Development and the outline Planning Scheme for the Pamplemousses District Council Area
   - 3.4 Alternative to the Proposed Undertaking
4 EFFECTS OF UNDERTAKING ON ENVIRONMENT & MITIGATING MEASURES

4.1 The Rationale
4.2 The Physical Environment
4.3 Assessment of Flora and Fauna
4.4 Assessment of Air Environment
4.5 Assessment of Noise
4.6 Assessment of Water Environment
4.7 Assessment of Landscape Environment
4.8 Assessment of Soil and Geology
4.9 The Human Environment
4.10 Assessment of Employment
4.11 Assessment of Traffic
4.12 Assessment of impact on the neighborhood
4.13 Provision of Services
4.13.1 Roads
4.13.2 Drainage And Road Side Drains
4.13.3 Traffic Issues
4.13.4 Water Resources And Supply
4.13.5 Electricity
4.13.6 Wastewater Disposal
4.13.7 Solid Waste Disposal
4.13.8 Telecommunication
4.14 Summary of The Project Impact On Environmental Components

5 ENVIRONMENTAL MANAGEMENT PLAN DURING IMPLEMENTATION STAGE

5.1 Dust
5.2 Fumes
5.3 Noise Pollution
5.4 Environmental Management Plan
LIST OF ANNEXURES

**Annex A** – Morcellement Layout Plan (32 Lots)

**Annex B** – EIA Licence – 02/04/07

**Annex C** – Land Conversion Permit – 24/02/16

**Annex D** – Application for Land Conversion - 19/08/16

**Annex E** – Company Profile - Title Deed

---

LIST OF FIGURES

**Figure 1** – Aerial view – Location Plan

**Figure 2** – Soil and Landform Classification

---

PHOTOGRAPHIC RECORDS

Setting of Site:

**Plate I** – II

**Plate III** – VI

**Plate VII** – X

**Plate XI** – XIV

**Plate XV** – XVII