# TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Title page</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Table of contents</td>
<td>ii</td>
</tr>
<tr>
<td>List of tables</td>
<td>vi</td>
</tr>
<tr>
<td>List of figures</td>
<td>vii</td>
</tr>
<tr>
<td>Non-technical summary</td>
<td>viii</td>
</tr>
</tbody>
</table>

## CHAPTER 1: INTRODUCTION

1.1 Project Background             1
1.2 Brief on Project Proponent     2
1.3 Project team                   3
1.4 Project Justification          4
   1.4.1 Environment Impact Assessment  5

## CHAPTER 2: SITE DESCRIPTION

2.1 Project Site Location          7
2.2 Legal, regulatory and administrative framework  7
   2.2.1 Land Ownership and extent     7
   2.2.2 Legal requirements, Planning & Policies  8
      2.2.2.1 National Development Plan   8
      2.2.2.2 The Outline Planning Scheme for Pamplemousses District 9
      2.2.2.3 Forests and Reserves Act 1983 11
      2.2.2.4 Sugar Industry Efficiency Act 2001 12
      2.2.2.5 Morcellement Act 13
   2.2.3 Zoning 13
2.3 Site Characteristics           13
   2.3.1 Existing features and land use 13
   2.3.2 Surrounding Environment       18
   2.3.3 Geological, Topographical and Soil characteristics 21
      2.3.3.1 Topography 21
      2.3.3.2 Geology 21
      2.3.3.3 Soil 21
   2.3.4 Climate                       24
      2.3.4.1 Temperature 24
      2.3.4.2 Rainfall 24
      2.3.4.3 Wind regime 24
   2.3.5 Hydrology                     25
   2.3.6 Water bodies and wetlands     26
   2.3.7 Fauna and Flora               26

## CHAPTER 3: PROJECT DESCRIPTION

3.1 Introduction                   28
3.2 Description of morcellement    28
3.3 Water resources and supply     30
CHAPTER 4: METHOD OF ASSESSMENT OF BASELINE ENVIRONMENT

4.1 Introduction

4.2 Methodology for collection of Baseline information
  4.2.1 Noise assessment survey
  4.2.2 Soil investigation
    4.2.2.1 Soil profile
    4.2.2.2 Percolation
    4.2.2.3 Water table

4.3 Consultations

4.4 Identification of further studies

CHAPTER 5: PREDICTED ENVIRONMENTAL IMPACTS AND THEIR MITIGATION

5.1 Introduction

5.2 Impacts and Mitigation measures during pre-construction and construction
  5.2.1 Land
    5.2.1.1 Flora and fauna
    5.2.1.2 Solid waste
    5.2.1.3 Domestic wastewater
    5.2.1.4 Hydrocarbon leakages
    5.2.1.5 Change in landform
  5.2.2 Air quality
  5.2.3 Impacts on noise level
  5.2.4 Impacts on traffic flow

5.3 Impacts and Mitigation measures during Operational phase
  5.3.1 Generation of solid waste
  5.3.2 Wastewater generation
  5.3.3 Surface drainage
  5.3.4 Noise emissions
  5.3.5 Traffic flow
  5.3.6 Hazard risks

CHAPTER 6: SOCIO CULTURAL AND SOCIO ECONOMIC IMPACTS
6.1 Introduction 59
6.2 Direct Investment 59
6.3 Operating Investment cost 60
6.4 Direct and indirect employment 60
6.5 Standard of living 61
6.6 Value added impact to Real Estate 61

**CHAPTER 7: ENVIRONMENTAL MANAGEMENT PLAN**

7.1 Introduction 62
7.2 Roles and Responsibilities 62
7.3 Potential impacts, their Mitigation and Monitoring plan 64

**CHAPTER 8: ALTERNATIVE TO PROPOSED UNDERTAKING**

8.1 Introduction 70
8.2 Do nothing option 70
8.3 Non residential development 71

**CHAPTER 9: ENHANCEMENT OPPORTUNITIES** 72

**CHAPTER 10: CONCLUSION** 73

**References**

**LIST OF ANNEXES**

1. (a) Extract of Title deed (TV 435 No. 251)
   (b) Resolution in writing & Certificate of amalgamation of La Nouvelle Industrie Ltee to Beau Plan S.E Company Ltd
   (c) Resolution in writing & Certificate of amalgamation of Beau Plan S.E Company Ltd to Harel Frères Ltd
   (d) Certificate of Incorporation for change of name of Harel Frères Ltd to Terragri Ltd
   (e) Business registration card
2. (a) Morcellement Plan & Location Plan
   (b) Schedule of areas
3. Correspondences from Ministry of Housing and Lands
4. Land Conversion Permit
5. Land Use Map
6. Meteorological data
7. Soil investigation report
8. (a) Letter sent to CWA
   (b) Water Reticulation layout
   (c) Air valve detail
   (d) Fire hydrant arrangement
   (e) Typical detail of household connection
9. (a) Correspondences with CEB
   (b) HV and LV network layout
   (c) Transformer room layout and section
10. (a) Letter to Road Development Authority
(b) Letter to Traffic Management and Road Safety Unit

11 (a) Road layout
(b) Footpath layout
(c) Typical road section
(d) Typical kerb details
(e) Typical footpath detail

12 Street lighting layout

13 (a) Drainage layout
(b) Typical drain detail
(c) Typical soakaway detail

14 (a) Road marking and signage layout
(b) Typical detail of road marking & road signs

15 Typical on-site sewer disposal system

16 (a) Environmental Noise Survey results
(b) Location plan showing noise monitoring points