# Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Pages</th>
</tr>
</thead>
<tbody>
<tr>
<td>Executive Summary</td>
<td>1</td>
</tr>
<tr>
<td>1 Introduction</td>
<td>5</td>
</tr>
<tr>
<td>1.1 Background to the Project</td>
<td>5</td>
</tr>
<tr>
<td>1.2 Project Justification</td>
<td>5</td>
</tr>
<tr>
<td>1.2.1 Exploitation of Land Potential</td>
<td>5</td>
</tr>
<tr>
<td>1.2.2 Integrated Resort Scheme</td>
<td>6</td>
</tr>
<tr>
<td>1.2.3 Foreign Currency Earnings</td>
<td>6</td>
</tr>
<tr>
<td>1.2.4 Sales and Marketing Strategy</td>
<td>7</td>
</tr>
<tr>
<td>1.3 Legal, Institutional and Regulatory Framework</td>
<td>7</td>
</tr>
<tr>
<td>1.3.1 Environment Protection Act 2002</td>
<td>7</td>
</tr>
<tr>
<td>1.3.2 Integrated Resort Scheme</td>
<td>8</td>
</tr>
<tr>
<td>1.3.3 The Board of Investment</td>
<td>8</td>
</tr>
<tr>
<td>1.3.4 The Planning and Development Act 2004</td>
<td>8</td>
</tr>
<tr>
<td>1.3.5 The National Development Strategy - Development Strategies and Policies</td>
<td>9</td>
</tr>
<tr>
<td>1.3.6 Ministry of Energy and Public Utilities</td>
<td>10</td>
</tr>
<tr>
<td>1.3.7 Road Traffic Act</td>
<td>10</td>
</tr>
<tr>
<td>1.3.8 Maurice Ile Durable Project (MID)</td>
<td>10</td>
</tr>
<tr>
<td>1.3.9 Implementation Schedule</td>
<td>10</td>
</tr>
<tr>
<td>1.3.10 Land Conversion Permit</td>
<td>11</td>
</tr>
<tr>
<td>2 Project Brief, Promoter and Professional Services</td>
<td>12</td>
</tr>
<tr>
<td>2.1 Brief Description of the Project</td>
<td>12</td>
</tr>
<tr>
<td>2.2 The Project Site</td>
<td>12</td>
</tr>
<tr>
<td>2.2.1 Site Ownership</td>
<td>12</td>
</tr>
<tr>
<td>2.2.2 Site Extent and Location</td>
<td>12</td>
</tr>
<tr>
<td>2.2.3 Site Occupancy</td>
<td>13</td>
</tr>
<tr>
<td>2.2.4 Project Siting</td>
<td>13</td>
</tr>
<tr>
<td>2.2.5 Site Topography</td>
<td>13</td>
</tr>
<tr>
<td>2.3 Time Frame for the development</td>
<td>13</td>
</tr>
<tr>
<td>2.4 The Promoter</td>
<td>14</td>
</tr>
<tr>
<td>2.5 The Project Team</td>
<td>14</td>
</tr>
<tr>
<td>2.5.1 The Development Strategy Team</td>
<td>14</td>
</tr>
<tr>
<td>2.5.2 The Consultants and Advisers</td>
<td>14</td>
</tr>
<tr>
<td>3 Project Description</td>
<td>16</td>
</tr>
<tr>
<td>3.1 The Parc de Mont Choisy IRS</td>
<td>16</td>
</tr>
<tr>
<td>3.1.1 The Residential Units</td>
<td>16</td>
</tr>
</tbody>
</table>
3.1.2 Residential Units Type  17
3.1.3 Security Post  20
3.1.4 Site Land Utilisation  20
3.1.5 Building Heights  21
3.1.6 The Technical Yard Amenities  21
3.2 Implementation of Eco-friendly practise/appliances  22
3.3 Mont Choisy IRS Infrastructure  22
3.3.1 Existing Road Networks  22
3.3.2 Existing Traffic Capacity Analysis  22
3.3.3 Traffic Generation from Development  23
3.3.4 Existing Road Capacity Analysis  23
3.3.5 Existing Junction Capacity Analysis  24
3.3.6 Main Access Road and Inner Distribution Roads  24
3.3.7 Inner Distribution Roads  24
3.3.8 Parking Spaces  25
3.3.9 Potable Water Supply  25
3.3.10 Electricity Supply  26
3.3.11 Sewerage Collection and Disposal System  27
3.3.12 Management of Solid Waste  27
3.3.13 Storm Water Interception and Management System  28
3.3.14 Rainwater Harvesting  30

4 Natural Environment of the Project  32
4.1 Overview  32
4.2 Climatic Environment  32
4.2.1 Rainfall  32
4.2.2 Temperature  33
4.2.3 Free Surface Evaporation  34
4.2.4 Evapo-transpiration  34
4.2.5 General Wind Regimes  34
4.3 Terrestrial Environment  36
4.3.1 Vegetal Cover  36
4.3.2 Fauna  36
4.3.3 Site Geology  37
4.3.4 Site Pedology  37
4.3.5 Site Hydrology  37
4.3.6 Site Hydrogeology  37

5 Built Environment  39
5.1 Demography and Local Administration  39
5.1.1 Demography  39
5.1.2 Administrative Zoning  39
5.1.3 Local Resident Population in Project Neighbourhood  39
5.1.4 Regional Tourism Activity 40
5.1.5 Para-touristic activities 40
5.1.6 Local Amenities 41
5.1.7 Other Attractions 41
5.2 Industry Activities 41
5.2.1 Sugar Milling and Power Station at Belle Vue 41
5.2.2 Solitude Industrial Zone 43
5.3 Social Infrastructure 43
5.4 Public Services Utilities 44
5.4.1 Electrical Supply 44
5.4.2 Potable Water Supply and Distribution 44
5.4.3 Sewerage Collection, Treatment and Disposal 45
5.4.4 Telecommunications 46
5.4.5 Solid Waste 46
5.4.6 Road Infrastructure 46

6 Environmental Management Plan 47
6.1 Introduction 47
6.2 Impacts at Construction Stage 48
6.2.1 Disruption of Floral Species 48
6.2.2 Generation of Biological Waste 48
6.2.3 Generation of Solid Waste 49
6.2.4 Spillage of Hydrocarbon 50
6.2.5 Exhaust Gases 50
6.2.6 Dust Emissions 51
6.2.7 Mud Spoiling of Public Roads 52
6.2.8 Generation of Noise from Site Equipment and Traffic 52
6.2.9 Storm water Management 53
6.3 Impacts at Operation Stage 53
6.3.1 Generation of Solid Waste 54
6.3.2 Generation of Biological Pollution 54
6.3.3 Risks of Hydrocarbon Spillage at Stand-by Power storage tanks 55
6.3.4 Atmospheric Pollution by Stack Gases 56
6.3.5 Increased demand on Public utilities 58
6.3.6 Intensification of Road Traffic: no impact 59
6.4 Socio-economic Impacts 60
6.4.1 At Construction Stage 60
6.4.2 Positive Economic Impacts At Operation Phase 60

7 The Environmental Monitoring Plan 62
7.1 The Environmental Monitoring Plan 62
7.2 EMP at Construction Phase 62
Appendices

Appendix A
Certificate of Incorporation / Notary Certificate / Letter from CDMC

Appendix B
Surveyor’s Plans

Appendix C
BOI Letter of Approval

Appendix D
Land Conversion Application

Appendix E
Correspondences with Authorities

Appendix F
Architect’s Drawings

Appendix G
Flora Survey Report

Appendix H
Storm water Management Report

Appendix I
Windroses at Pamplemousses