ENVIRONMENT IMPACT ASSESSMENT

Proposed Morcellement Development at Mon Loisir for “Societe Maurel Freres et Cie.”

TABLE OF CONTENTS

1.0 Proposed Morcellement Project at Mon Loisir - “Societe Maurel Freres et Cie.” 5
   1.1 Non-technical summary 5

2.0 Legal Framework 9
   2.1 The Environment Protection Act 2002 9

3.0 Principal Features of the Undertaking 11
   3.1 Location and accessibility 11
   3.2 Site extent 11
   3.3 Site ownership/Certificate of Incorporation 11
   3.4 Zoning 11
   3.5 Topography 12
   3.6 Land use on site 12
   3.7 Land use in surrounding areas 13
   3.8 Scale of the undertaking 13
   3.9 Design of the undertaking 14
      3.9.1 Road planning and design 14
      3.9.2 Morcellement plot layout 14
      3.9.3 Access to the morcellement site 15
      3.9.4 Layout/specifications of internal access roads 15
      3.9.5 Visibility splays at junctions 16
      3.9.6 Pedestrian traffic and safety 16
      3.9.7 Provision of children's play area and open/green space 16
3.9.8 Cahier des Charges 17

- Plot coverage 17
- Building lines 18
- Building height 18
- Roof appearance/materials 18
- External building appearance 18
- Colour of buildings and structures 19
- Boundary walls 19
- Landscaping 20
- Prohibited developments/uses 20
- Construction time and period 20

3.10 Association Syndicale 20
3.11 Purpose and justification of the undertaking 21

4.0 Impact Identification and Mitigation Measures 22

4.1 Site preparation and infrastructure works 22
4.2 Collection and disposal of wastewaters 22
  4.2.1 Site investigations 23
  4.2.2 Proposed mode of wastewater disposal 25
  4.2.3 Design of septic tank 25
  4.2.4 Sizing of septic tank 25
  4.2.5 Location and maintenance of septic tank 26
  4.2.6 Design of leaching field 26
  4.2.7 Location and preservation of the leaching field 27
  4.2.8 Wastewater from kitchens 28
  4.2.9 Wastewater from toilets, washbasins and showers 28
4.3 Site drainage 28
4.4 Solid waste management 28
4.5 Availability of telephone, water and electricity 28
4.6 Traffic related to the undertaking

4.7 Socio-economic impacts on the local residential population

5.0 Environmental Monitoring Plan and Conclusion

5.1 Issue of monitoring
5.1.1 Monitoring at the implementation phase
5.1.2 Monitoring by other authorities
   (i) The Ministry of Environment and Sustainable Development
   (ii) The “Association Syndicale”
   (iii) The Pamplemousses - Riviere du Rempart District Council

5.2 Conclusion

Annex 1 (Letter from the Ministry of Housing & Lands dated 15.03.11)
Annex 2 (Morcellement Layout cum Location Plan)
Annex 2A (Context Plan)
Annex 2B (Individual Lot Extent in Tabular Form)
Annex 3 (Certificate of Ownership)
Annex 3A (Certificate of Incorporation)
Annex 4 (Letter from the Ministry of Housing & Lands dated 15.03.11)
Annex 5 (Letter from the Ministry of Housing & Lands dated 11.11.10)
Annex 6 (Drawings Showing Typical Details of Septic Tank and Leaching Field)
Annex 6A (Schedule of Septic Tanks)
Annex 7 (Drawings Showing Typical Details of Leaching Field)
Annex 8 (Drawing Showing Drain Details)
Annex 8A (Drawing Showing Drain Network Details)