Contents

			Page
Non	-Technical	Summary	1
	Introdu	action	1
1	Introduction		5
	1.1	Background to the Project	5
	1.2	Methodology	5
	1.3	Project justification	6
	1.4	Regulatory Framework	7
2	The Promoter, Professional Team and Project Stakeholders		
	2.1	Compagnie Sucrière de Bel Ombre Ltée	10
	2.2	Heritage Resorts	10
	2.3	The Promoter	11
	2.4	The Project Team	11
	2.5	Implementation Schedule	12
3	Baseline Environment		13
	3.1	Site description	13
	3.2	Regional description	14
	3.3	Existing built environment	15
	3.4	Climatic environment	18
	3.5	Terrestrial environment	21
4	Project Description		
	4.1	Key components of the golf course	28
	4.2	Land utilisation	28
	4.3	Sustainable golf development	29
	4.4	Golf club house	30
	4.5	Technical buildings and maintenance area	31
	4.6	Traffic generation	32
	4.7	Access road	33
	4.8	Car parking	33
	4.9	Golf cart tracks	33
	4.10	Storm water management	34
	4.11	Water features	39
	4.12	Irrigation	40
	4.13	Potable water supply	42
	4.14	Electricity supply	42
	4.15	Telecoms	43
	4 16	Gas	43

	4.17	Wastewater generation and collection	43
	4.18	Solid waste generation and management	45
	4.19	Earthworks	45
	4.20	Landscaping	47
	4.21	General maintenance activities	50
	4.22	Employment	50
5	Assessment of Impacts and Mitigating Measures		
	5.1	Generic Significance Criteria	52
	5.2	Impacts during Construction	53
	5.3	Impacts during Operation	60
6	Environmental Monitoring Plan		
	6.1	Construction Stage Environmental Monitoring Plan	71
	6.2	Operation Stage Environmental Monitoring Plan	76
7	Conclusion		
	7.1	Construction stage	80
	7.2	Operational stage	80
	7.3	Summary	81

Appendices

Appendix A

Certificate of Incorporation

Appendix B

Notary Certificate

Appendix C

Land Surveyor's Plan

Appendix D

Land Conversion Permit Application

Appendix E

Drawings

Appendix F

Geotechnical Investigation

Appendix G

Correspondences with Authorities

Appendix H

Water Quality Sampling Test Results

Appendix I

Proposed Plant Species

Appendix J

Soil Therapy Turf Programme

Appendix K

Fertilisers and Pesticides Data Sheets

Appendix L

Wastewater Treatment Plant Specification Sheet