

PADDOCK INVESTMENT LIMITED

PROPOSED HOLIDAY BUNGALOWS/GLAMPING RESORT AT PALMAR

ENVIRONMENTAL IMPACT ASSESSMENT REPORT

CONTENTS

0	EXECUTIVE SUMMARY.....	0-1
1	INTRODUCTION	1-1
1.1	THE PROMOTER & PROJECT TEAM	1-1
1.1.1	<i>The Promoter: Paddock Investment Ltd.</i>	1-1
1.1.2	<i>The Project Team</i>	1-2
1.2	THE TIMEFRAME FOR DEVELOPMENT	1-2
1.3	SCOPE AND METHODOLOGY OF THE ENVIRONMENTAL IMPACT ASSESSMENT (EIA)	1-2
1.4	LIAISON WITH STAKEHOLDERS AND CLEARANCES OBTAINED.....	1-3
1.4.1	<i>Liaison with Stakeholders</i>	1-3
1.4.2	<i>Application and Clearances</i>	1-3
1.5	STRUCTURE OF THE EIA REPORT	1-4
2	ENVIRONMENTAL FRAMEWORK IN MAURITIUS	2-5
2.1	THE ENVIRONMENT PROTECTION ACT 2002	2-5
2.1.1	<i>The Act</i>	2-5
2.1.2	<i>The Requirement for Environmental Impact Assessment (EIA)</i>	2-5
2.2	OTHER MAIN APPLICABLE LEGISLATION AND POLICIES	2-6
2.2.1	<i>The White Paper on National Environment Policy.....</i>	2-6
2.2.2	<i>National Environmental Strategies.....</i>	2-7
2.2.3	<i>The National Development Strategy 2003 & Planning Policy Guidance 2004 (rev 2006)</i>	2-7
2.2.4	<i>Moka Flacq Outline Planning Scheme 2006 (rev 2011)</i>	2-8
2.2.5	<i>Central Water Authority Act, 1971</i>	2-10
2.2.6	<i>Central Electricity Board Act, 1963</i>	2-10
2.2.7	<i>Waste Water Authority Act, 2000.....</i>	2-10
2.3	INTERNATIONAL TREATIES AND AGREEMENTS.....	2-11
3	PROJECT JUSTIFICATION AND ALTERNATIVES	3-1
3.1	INITIAL PROJECT RATIONALE & JUSTIFICATION	3-1
3.2	ALTERNATIVES.....	3-1
4	PROJECT DESCRIPTION	4-1
4.1	MASTER PLAN CONCEPT	4-2
4.2	MASTER PLAN DESIGN	4-2
4.2.1	<i>Zone 1: Reception and Clubhouse.....</i>	4-3
4.2.2	<i>Zone 2: Restaurants and Pool.....</i>	4-5
4.2.3	<i>Zone 3: Spa.....</i>	4-6
4.2.4	<i>Zone 4: Back of House and technical facilities</i>	4-7
4.2.5	<i>Holiday bungalows.....</i>	4-8

4.3	VISUAL ASSESSMENT & LANDSCAPING	4-8
4.4	SCHEDULE OF AREAS AND PPG COMPLIANCE	4-11
4.4.1	<i>Schedule of Area</i>	4-11
4.4.2	<i>PPG Compliance</i>	4-12
5	PROJECT INFRASTRUCTURE AND SERVICES.....	5-1
5.1	PROJECT INFRASTRUCTURE.....	5-1
5.1.1	<i>Stormwater Drainage</i>	5-1
5.1.2	<i>Accesses</i>	5-1
5.1.3	<i>Bulk Earthworks</i>	5-2
5.1.4	<i>Flood and Inundation.....</i>	5-2
5.2	MECHANICAL AND ELECTRICAL SERVICES	5-3
5.2.1	<i>Electrical, HV and LV Networks.....</i>	5-3
5.2.2	<i>ICT Services</i>	5-4
5.2.3	<i>Security System</i>	5-4
5.2.4	<i>Life Safety System</i>	5-4
5.2.5	<i>Public Health System.....</i>	5-4
5.2.6	<i>Wastewater and Sewer Disposal</i>	5-5
5.2.7	<i>Prime-Rated Standby Generators</i>	5-6
5.2.8	<i>Diesel Supply System.....</i>	5-6
5.2.9	<i>LPG Installation</i>	5-6
5.2.10	<i>Lightening Protection System</i>	5-6
5.2.11	<i>Swimming Pool Installation</i>	5-6
5.2.12	<i>Mechanical Services.....</i>	5-7
5.3	SUMMARY OF M&E DESIGN CONCEPTS FOR ENERGY-EFFICIENCY AND SUSTAINABILITY	5-7
6	BASELINE ENVIRONMENT	6-1
6.1	THE SITE AND ITS DEVELOPMENT CONTEXT.....	6-1
6.2	LAND USE AND BIODIVERSITY	6-2
6.3	NEIGHBOURING WETLANDS	6-3
6.4	GEOLOGY AND SOILS	6-3
6.5	CLIMATIC CONDITIONS	6-4
6.5.1	<i>Wind Regime.....</i>	6-4
6.5.2	<i>Temperatures.....</i>	6-5
6.5.3	<i>Rainfall Regime</i>	6-5
6.6	CULTURAL AND HISTORICAL HERITAGE	6-5
6.7	LANDSCAPE AND VISUAL ENVIRONMENT	6-5
7	PREDICTED ENVIRONMENTAL IMPACTS AND MITIGATING MEASURES.....	7-1
7.1	SCOPING AND IDENTIFICATION OF POTENTIAL IMPACTS.....	7-1
7.2	IMPACTS EVALUATION AND MITIGATION MEASURES	7-3
7.2.1	<i>Methodology.....</i>	7-3
7.2.2	<i>Impacts and Mitigation Measures.....</i>	7-4
7.3	SUMMARY OF IMPACTS AFTER MITIGATION MEASURES	7-22
8	ENVIRONMENTAL MONITORING PLAN.....	8-1
8.1	MONITORING DURING CONSTRUCTION PHASE.....	8-1
8.1.1	<i>Monitoring</i>	8-1
8.1.2	<i>Maintenance</i>	8-1

<i>8.1.3 Environment Monitoring Plan at Construction Phase</i>	8-1
8.2 MONITORING DURING OPERATION PHASE	8-3
<i>8.2.1 General Inspection/Audit.....</i>	<i>8-3</i>
<i>8.2.2 Maintenance</i>	<i>8-3</i>
<i>8.2.3 Environment Monitoring Plan at Operation Phase.....</i>	<i>8-3</i>
9 CONCLUSION.....	9-1
10 REFERENCES.....	10-1

LIST OF APPENDICES

Appendix A	Administrative Documents
Appendix B	Applications and Clearances
Appendix C	Design of Stormwater Drainage
Appendix D	Geotechnical Investigation – Factual Report
Appendix E	Concept Design Report – MEP Infrastructure