CONTENTS

TITLE PAGE
LIST OF CONTENT
EXECUTIVE SUMMARY

CHA	CHAPTER 1: PROJECT DESCRIPTION			
1.1	PROJECT LOCATION	1		
1.2	PROJECT INITIATOR	1		
1.3	EXISTING LAND USE			
1.4	SITE ZONING			
1.5	LAND CONVERSION RIGHTS	5		
CHA	APTER 2: THE PROJECT SITE & ITS ENVIRONMENT			
2.1	PROJECT DESCRIPTION	7		
2.2	SITE TOPOGRAPHY	7		
2.3	ISLAND CLIMATOLOGY	8		
	2.3.1 Rainfall Regime	8		
	2.3.2 Sea breeze	9		
	2.3.3 Cyclonic winds	9		
	2.3.4 Temperature and Humidity	9		
2.4	LOCAL AIR QUALITY	10		
2.5	NOISE POLLUTION	10		
2.6	SOIL DESCRIPTION AND GEOMORPHOLOGY	12		
2.7	TOPOGRAPHY AND PHYSICAL FEATURES			
2.8	HYDROLOGY AND HYDROGEOLOGY	13		
CHA	APTER 3: PROJECT JUSTIFICATION AND LEGAL FRAMEWORK			
3.1	LAND OWNERSHIP	14		
3.2	BRIEF DESCRIPTION	14		
3.3	PROJECT JUSTIFICATION	27		
3.4	ALTERNATIVE TO PROPOSED DEVELOPMENT	29		
3.5	LEGAL REQUIREMENTS	30		
3.6	MORCELLEMENT PERMIT	30		

3.7	ENVIRONMENTAL PROTECTION ACT (EPA) 2002	30		
3.8	NATIONAL DEVELOPMENT STRATEGY			
	3.8.1 Policy H6 – Residential Densities	32		
	3.8.2 Policy H7 – Morcellement	32		
	3.8.3 Strategic Policy SP20 – Environment Reporting and Assessment	32		
3.9	OUTLINE PLANNING SCHEME FOR GRAND PORT DISTRICT COUNCIL AREA	32		
	3.9.1 SD3 – Land on the edge of settlement Boundaries	34		
СНА	APTER 4: PROVISION OF SERVICES			
4.1	ROADS	35		
	4.1.1 Main access road	35		
	4.1.2 Internal road network	35		
4.2	STORM WATER DRAINAGE	36		
	4.2.1 Absorption pits and ultimate drainage evacuation points	37		
4.3	WATER SUPPLY SYSTEMS			
4.4	WASTE WATER DISPOSAL			
	4.4.1 Methods of waste water disposal	38		
4.5	SOLID WASTE DISPOSAL	38		
4.6	ELECTRICITY	39		
СНА	APTER 5: PREDICTED ENVIRONMENTAL IMPACT & MITIGATI	NG MEASURES		
5.1	ENVIRONMENTAL IMPACT OF PROPOSED DEVELOPMENT	41		
	5.1.1 Air Quality	43		
	5.1.2 Assessment of Flora and Fauna	44		
	5.1.3 Noise Pollution	44		
	5.1.4 Effects of altering the Landscape and Visual Impact	45		
	5.1.5 Assessment of Soil	46		
5.2	IMPACTS ON THE HUMAN ENVIRONMENT			
	5.2.1 Assessment of Employment	46		
	5.2.2 Assessment of Housing	47		
	5.2.3 Assessment on Population	47		
	5.2.4 Assessment on Traffic	47		

CHAPTER 6: ENVIRONMENT MONITORING PLAN						
Table 6.1: Environmental Monitoring Plan during the construction phase						
Table 6.2: Environmental Monitoring Plan during the operation phase						
CHAI	PTER	7: IMPLEMENTATION MONITORING AND CONCLUSION				
7.1	PROJ	ECT TIMETABLE	53			
7.2	WORK PROGRAMME					
7.3	MONITORING					
7.4	FINDINGS OF THE EIA REPORT					
7.5	OVE	RALL POSITIVE FINDINGS	56			
ANNI	EXES					
ANNE	X A:	MORCELLEMENT LAYOUT	I			
ANNE	XB:	NOTARY CERTIFICATE	II			
ANNE	X C:	ENGINEERING REPORT	III			
ANNE	X D:	CLEARANCES FROM AUTHORITIES	IV			
ANNE	X E:	ZONING SCHEME	V			
ANNE	XF:	LAND CONVERSION RIGHTS	VI			