NON-TECHNICAL SUMMARY

Extension and Refurbishment of the Coin de Mire Attitude Resort

Project Promoter

The project promoter, "*Holiday Bungalows Co Ltd*" is a private company, duly registered and incorporated in Mauritius on 17th October 1986.

Project Phasing

The project initiated by the promoter consists of the extension of the existing and presently operating 102 room capacity, 3* status Coin de Mire Hotel situated at Bain Boeuf - Cap Malheureux.

Two existing blocks (GF + 1 configuration) will be extended by the addition of one floor, thus converting the existing blocks to GF+2 configurations. Block A – an existing bungalow which was used as the Hotel's Manager residence in the past will be demolished and a new block which will consists of 9 rooms (GF+2 configuration) will be built, in its place.

The following amenities will be upgraded / added in order to cater for the increase in guests at completion of the project:

- Existing restaurant will be re-designed
- A new bar will be added
- The existing kids club/corner will be converted into an open restaurant
- A new kids club/corner will be constructed near the tennis court
- The existing gym will be converted into a shop
- The gym will be re-located

Project Site

This Block A is situated at the northern boundary of the Coin de Mire Attitude Hotel yard. The said hotel is located on the inland side of the Mon Choisy-Cap Malheureux Road (B13) which constitutes its front-boundary and consequently, possesses no beach front.

Project Background

Since its construction in 1985, Coin de Mire Hotel has undergone a series of renovations namely in 1988, 1996, 1999, 2000 and the construction of new wings in 2009. Therefore, after 7 years, the promoter has decided that it was time again to carry out face uplift renovation with demolition, construction and refurbishment works.

Site Environmental Characteristics

The proposed project site is located within the Coin de Mire Attitude hotel yard - on the inland side of the Mon Choisy/Cap Malheureux Road B13 and consequently does not possess a direct sandy beach frontage.

The project site is bounded as follows:

- Towards the north by the Mon Choisy – Cap Malheureux Coastal Road (B13) on a developed length of 201.6 metres.

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- Towards the south by an access road and by the hotel's new parking, maintenance office and yard
- Towards the east by surplus of Pas Geometriques on 29 metres
- Towards the west by an access road of 5.5metres wide and further by Lot 1 of the CDMA Hotel.

There are no designated sites of interest within the proposed project site.

The existing GF+1 bungalows which will be converted into GF + 2 are bordered by the landscape which includes mature filao trees and coconut trees towards the east.

The whole hotel site (Lot 1 and 2), being located on the inland side of the Mon Choisy/Cap Malheureux Road B13, does not possess a direct sandy beach frontage. Nevertheless, the beach stretch, of length 340 metres, on the other side of the coastal road, has been partly equipped with kiosks, long chairs so that tourists could enjoy the beach.

Geological, Hydrological and Hydrogeological Parameters

The geological formations within the project area are essentially of sand beaches and dunes. The soil can be described as regosols, dark brown sand or loamy sand on light grey to very pale brown coral sand.

There is no river/feeder or borehole in the immediate vicinity of the proposed project site.

Project Scope

The resort project scope will encompass:

- Construction of 20 additional rooms
- Demolition of part of the existing restaurant which is located next to the Mon Choisy – Cap Malheureux B13 Coastal Road and construction of the new restaurant – with a different architectural design
- Demolition of the bungalow (previously the hotel manager's residence)
- Conversion of the existing Kids Club/corner into a restaurant
- Construction of a new kids corner
- Construction of an additional floor to house the gym
- Upgrading of the WWTP

Project Justification

The existing hotel operates with 102 bedrooms presently and with the proposed extension, 20No. new rooms will be added which will cause the total capacity of the hotel to increase to 122 bedrooms.

The aim of the extension and refurbishment project at this present time is to increase the accommodation capacity of the hotel in order to cope with the expected increase in tourist arrival in the light of the mauritian government policy to target a bigger quantity of tourist clientele.

Moreover, public areas/amenities of the hotel will also be upgraded so as to cater for the additional tourists/guests who will occupy the additional rooms.

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Hotel Management

The operation and management of the extended and renovated hotel will continue unchanged and will be ensured by Attitude Resorts.

Adjacent Centres of Activity

The locus site is located at the northern tip of the Coin de Mire Attitude Hotel yard. The proposed site is bounded mostly by landscaping and the other blocks of the Coin de Mire Attitude Hotel.

The Mon Choisy - Cap Malheureux coastal road B13 coastal runs along the frontage of the project site. The lagoon is located on the western side of the coastal road opposite to the proposed project site.

An access road as well as private villas/bungalows are located at the eastern boundary of the proposed project site.

Project Architectural Design

The architectural firm retained for this hotel extension is Jean Marc Eynaud Architect, who possesses proven experience in hotel design and hotel renovation.

The design approach seeks to match the proposed additional rooms and blocks with the existing architectural design of the Coin de Mire Attitude Resort.

The architecture will preserve the authenticity of the existing hotel while at the same time preserving the surrounding natural beauty by not adding additional build-up footprint.

Project Compliance with Planning Policy Guidance

The site is considered to be within Type B: "*Coastal Resort – Coastal Road Land*" since it located on the inland side of the coastal road B13 Mon Choisy – Cap Malheureux.

The statutory obligations of the Planning Policy Guidance of November 2004 and specifically the Hotel Resort Development Design Sheet updated in September 2006 will be complied with during the project procurement cycle.

Provisions regarding plot coverage, set-back distances from neighbouring boundaries, development heights, density etc. have all been addressed in the EIA report and have been duly respected. Section 5 entitled "*Planning Policy Guidance Requirements and Compliance*" refers.

Legal and Administrative Framework

An Environmental Impact Assessment of the proposed hotel extension project has been prepared in compliance with the requirements of Part IV, Section 15 of the Environment Protection Act 2002; it has addressed all the relevant environmental issues which have been duly predicted and evaluated, including the socio-economic factors.

Prediction and Mitigation of Environmental Impacts

The EIA has predicted and identified the environmental impacts as listed in the environmental matrix below – for which the mitigative measures have been discussed and addressed either qualitatively or quantitatively wherever it is meaningful to do so.

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Environmental Parameter	*Prediction of Impacts*	*Mitigation Measure*
▪ Fire	▪ Destruction of rooms/hotel during its operational life. ▪ Source of physical and bodily damages	▪ The existing firefighting system shall be used/extended for the proposed additional rooms. ▪ Safe and speedy evacuation into the open air at the "*Assembly Point*" for the customers and personnel.
▪ Noise	▪ From construction equipment during construction ▪ Working personnel during operational phase	▪ Limited to working hours only for construction activities. ▪ Health and safety equipment to workers ▪ No special mitigation measure
▪ Health and Safety	▪ Impact on workers and personnel during construction	▪ Safe working conditions shall be specified in the contract working document ▪ Appropriate signage ▪ Posting of Health and Safety Notices.
▪ Flora and Fauna	▪ Insignificant	▪ No special measure
▪ Geology	▪ Insignificant	▪ No special measure
▪ Hydrology and Hydrogeology	▪ Insignificant.	▪ No special measure.
▪ Climatology	▪ Impact on climatological parameters negligible	▪ No special mitigative measure
▪ Water Supply for domestic use	▪ Not required	▪ Will be readily supplied from the existing water distribution network of the hotel.
▪ Domestic Waste Water	▪ Not required	▪ The existing wastewater treatment plant will be upgraded in order to cater for the additional domestic wastewater inflow.
▪ Electricity	▪ May cause fire hazards ▪ May cause electrocution	▪ Necessary circuit breakers will be provided ▪ Electrical earthing will be provided.
▪ Site Drainage	▪ Risks of flooding of the hotel site	▪ Appropriate storm-water drainage network already exists within the hotel site.

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The EIA Report

This EIA Report addresses all the required environmental issues pertinent to the construction of the additional rooms to the existing hotel, namely:

- The environmental aspects of the site [Section 3]
- The architectural and functional aspects of the hotel [Section 4]
- The compliance of the project with prevailing PPG [Section 5]
- The provision of utility services (water, electricity, access, site drainage, disposal of solid waste, domestic wastewater disposal) [Sections 6]
- The prediction and mitigation of the relevant environmental parameters, considered impactful enough to be addressed [Section 7]
- The enhancement opportunities and socio-economic aspects of the project [Section 8]
- The post-project monitoring [Section 9]

From the evidence compiled in the EIA Report, it can be concluded that the undertaking is considered to be environmentally sustainable and is recommended for approval through the issue of the EIA Licence, within the normal processing lead time of 3 months stipulated by the Department of Environment.

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