

POINTE D’ESNY LAKESIDE COMPANY LTD

PROPOSED INLAND INTEGRATED RESIDENTIAL DEVELOPMENT AT POINTE D’ESNY
UNDER THE PROPERTY DEVELOPMENT SCHEME

ENVIRONMENTAL IMPACT ASSESSMENT

TABLE OF CONTENTS

0	EXECUTIVE SUMMARY	0-1
1	INTRODUCTION.....	1-9
1.1	The Promoter and Project Team.....	1-9
1.1.1	The Proponent: Pointe d’Esny Lakeside Co. Ltd	1-9
1.1.2	The Group Compagnie de Beau Vallon Limitée	1-9
1.1.3	Land Ownership	1-10
1.1.4	The Project Team	1-11
1.2	Timescale for Development	1-11
1.3	Scope and Methodology of the Environmental Impact Assessment	1-12
1.4	Liaison with Stakeholders and Clearances Obtained	1-12
1.4.1	The Board of Investment	1-12
1.4.2	Other Applications and Clearances from Statutory Bodies	1-12
1.4.3	Public Participation Process.....	1-14
1.5	Structure of the EIA Report.....	1-15
2	ENVIRONMENTAL FRAMEWORK IN MAURITIUS.....	2-1
2.1	The Environmental Protection Act 2002	2-1
2.1.1	The Act.....	2-1
2.1.2	The Requirement for an Environmental Impact Assessment (EIA)	2-1
2.2	Other Main Applicable Legislation and Policies	2-2
2.2.1	The Investment Promotion Act 2000 & Investment Promotion (Property Development Scheme) Regulations 2015	2-2
2.2.2	The National Development Strategy 2003 & Planning Policy Guidance 2004	2-3
2.2.3	The Grand Port Savanne Outline Scheme	2-3
2.2.4	Occupational Safety & Health Act, 2005	2-3
2.2.5	Central Water Authority Act, 1991	2-3
2.2.6	Waste Water Authority Act, 2000	2-3
2.3	International Treaties and Agreements	2-3
3	PROJECT JUSTIFICATION AND ALTERNATIVES.....	3-1
3.1	Justification	3-1
3.2	Alternatives	3-2
4	PROJECT DESCRIPTION	4-1

4.1	The Master Plan	4-1
4.1.1	The Master Plan Point of View	4-1
4.1.2	The Village Concept	4-2
4.1.3	La Place du Village	4-2
4.1.4	The Tropical Feel Concept	4-2
4.1.5	The Green Lung.....	4-2
4.1.6	Architecture	4-2
4.2	The project components	4-2
4.2.1	The Luxury Villas	4-2
4.2.2	The Garden Villas	4-3
4.2.3	The 3B3B BBQ Concept Villas	4-3
4.2.4	The Duplex Own Pool.....	4-3
4.2.5	The Duplex Common Pool	4-3
4.2.6	The Apartments	4-3
4.2.7	The Apart/Hotel	4-4
4.2.8	The Service Plots	4-4
4.2.9	Reception and Restaurants.....	4-5
4.2.10	Retail / Commercial Precinct.....	4-5
4.2.11	Sports Complex.....	4-5
4.2.12	Educational Complex.....	4-5
4.3	Schedule of Areas.....	4-6
5	PLANNING ANALYSIS.....	5-1
5.1	the Development	5-1
5.1.1	The Concept.....	5-1
5.1.2	The Components.....	5-1
5.2	The Statutory Planning Framework	5-1
5.2.1	Introduction	5-1
5.2.2	The National Development Strategy	5-2
5.2.3	The Grand Port Savanne Outline Scheme (2011)	5-6
5.2.4	The Planning Policy Guidance (PPG).....	5-10
6	PROJECT INFRASTRUCTURE & SERVICES.....	6-1
6.1	Project Infrastructure.....	6-1
6.1.1	Road Design	6-1
6.1.2	General Earthworks for Roads.....	6-3
6.1.3	Method Statement for Engineering Fill	6-5
6.1.4	Traffic and Infrastructure.....	6-6
6.1.5	Stormwater Drainage Network.....	6-6
6.2	Project Electrical, Mechanical and Public Health Services.....	6-12
6.2.1	Potable Water Supply and Fire fighting.....	6-13
6.2.2	Domestic Wastewater Collection and Disposal.....	6-15
6.2.3	Swimming Pool Installations.....	6-21
6.2.4	Electrical Power distribution.....	6-22
6.2.5	Sustainable Engineering Concepts.....	6-23
6.3	Solid waste Management.....	6-25

6.4	Landscaping Strategy	6-26
6.4.1	From the Three Main Ecologic Zones to the Three Different Landscape Entities	6-26
6.4.2	General Landscape Philosophy	6-27
6.4.3	Preliminary proposed plant list.....	6-27
7	BASELINE NATURAL ENVIRONMENT	7-1
7.1	Site Context	7-1
7.2	The Site.....	7-1
7.2.1	Land Use	7-1
7.2.2	Land Ownership	7-1
7.3	Site Geology	7-1
7.3.1	Published Geology	7-1
7.3.2	Geotechnical Investigations.....	7-2
7.3.3	Geophysical Investigations	7-5
7.3.4	Data Interpretation.....	7-7
7.4	Topography	7-8
7.5	Site Hydrogeology & Hydrology	7-8
7.6	General Climatic Conditions.....	7-11
7.6.1	Precipitation.....	7-12
7.6.2	Sunshine.....	7-12
7.6.3	Wind Regime.....	7-13
7.7	Terrestrial Ecology.....	7-14
7.7.1	Methodology	7-14
7.7.2	General Ecology	7-14
7.7.3	Physical Description.....	7-15
7.7.4	Recommendations of the Biodiversity Report	7-16
7.8	Noise Impact Assessment	7-17
7.8.1	Rationale.....	7-17
7.8.2	Noise Monitoring Stations & Results.....	7-17
7.8.3	Summary and Recommendations.....	7-18
7.9	Cultural and Historical Heritage	7-19
8	BASELINE SOCIAL ENVIRONMENT	8-20
9	PREDICTED ENVIRONMENTAL IMPACTS AND MITIGATING MEASURES	9-1
9.1	Scoping and Identification of Potential Impacts	9-1
9.2	Impacts Evaluation and Mitigation Measures	9-3
9.2.1	Methodology	9-3
9.2.2	Impacts and Mitigation Measures	9-4
9.3	Summary of Impacts after Mitigation Measures	9-27
10	ENVIRONMENTAL MONITORING PLAN	10-1
10.1	Monitoring during Construction Phase.....	10-1
10.1.1	Monitoring.....	10-1
10.1.2	Maintenance.....	10-1
10.1.3	Environment Monitoring Plan at Construction Phase.....	10-1

10.2	Monitoring during Operation Phase	10-3
10.2.1	General Inspection/Audit	10-3
10.2.2	Maintenance.....	10-3
10.2.3	Environment Monitoring Plan at Operation Phase	10-3
11	CONCLUSION	11-1
12	REFERENCES.....	12-3

LIST OF APPENDICES

Appendix A	Administrative Documents
Appendix B	Clearances received
Appendix C	Public Participation Process
Appendix D	Civil Service Reports
Appendix E	Traffic Impact Assessment (main report)
Appendix F	Electrical, Mechanical and Public Health Services Reports
Appendix G	Geotechnical, Geophysical & Groundwater Monitoring Reports
Appendix H	Biodiversity & Ecological Impact Assessment Report
Appendix I	Noise survey report
Appendix J	Social Impact Assessment & social Needs Analysis Report