TABLE OF CONTENTS

			Page		
Title page					
Table of contents List of tables					
List of figures Non- technical summary					
Non- t	ecnnica	ai Summary	ix		
CHAPTER 1: INTRODUCTION					
1.1	Project	Background	1		
1.2	Aims a	nd Objectives	3 3		
1.3	Brief on Project Proponent				
1.4	Site Extent and Land Ownership				
1.5	-	Justification	5		
	1.5.1 E	nvironment Impact Assessment	7		
CHAP	TER 2:	POLICY, LEGAL AND ADMINISTRATIVE FRAMEWORK	8		
2.1	Zoning		8		
2.2	Propos	ed Real Estate Scheme Development on "Plot P"	8		
	2.2.1	Investment Promotion (Property Development Scheme) Regulations 2015.	9		
2.3	Nationa	al Development Plan	10		
2.4	Outline	Planning Scheme for Grand Port Savanne District Council Area	13		
2.5	Extract	s from the Rivers and Canals Act 1863	22		
CHAP	TER 3:	SITE DESCRIPTION	24		
3.1	Project	Site Location	24		
3.2	Site Ch	aracteristics	24		
	3.2.1	Existing Features and surrounding environment	24		
	3.2.2	Access to site	29		
3.3	Geolog	ical and Topographical Characteristics	32		
	3.3.1	Topography	32		
	3.3.2	Geology	32		
	3.3.3	Soil type	33		
3.4	Climate		35		
	3.4.1	Temperature	35		
	3.4.2	Rainfall	35		
	3.4.3	Wind regime	35		
3.5	Hydrolo	••	35		
	3.5.1	Water courses	35		
	3.5.2	Water canal	38		
3.6		and Flora	38 40		
3.7	Existing Infrastructure				
	3.7.1	Power supply	40		
	3.7.2	Water supply	40		

CHAP	CHAPTER 4: PROJECT DESCRIPTION 4		
4.1	Introdu	iction	41
	4.1.1	Plot coverage and Footprint of Villas	42
	4.1.2	Height of buildings	42
	4.1.3	Setbacks	43
	4.1.4	Parking facilities within individual villa	43
	4.1.5	Reserves	44
4.2	Descrip	otion of Villas	44
	4.2.1	Villa Albatross	44
	4.2.2	Villa Eagle	45
	4.2.3	Villa Birdie	46
	4.2.4	Number and size of bedrooms	47
4.3	Leisure	e activities and Amenities	47
4.4	Infrastr	ructures	49
	4.4.1	Water distribution and consumption	49
	4.4.2	Power distribution and consumption	50
	4.4.3	Telecommunication	51
	4.4.4	Lighting	51
	4.4.5	Ventilation	51
	4.4.6	Roads	51
4.5	Securit	ty and Administrative office	53
4.6	Waste	water disposal	53
4.7	Solid w	vaste disposal	54
4.8	Landso	·	55
4.9	Project	t Implementation Plan	56
CHAP		METHOD OF ASSESSMENT OF BASELINE ENVIRONMENT	58
5.1	Introdu	ction	58
5.2		dology for collection of Baseline information	58
	5.2.1	Noise assessment survey	58
	5.2.2	Geotechnical investigation	60
		5.2.2.1 Soil investigation	60
		5.2.2.2 Soil profile	60
		5.2.2.3 Percolation	60
		5.2.2.4 Water table	60
	5.2.3	River water quality monitoring at Avalon Golf Estate	61
5.3	Consul	tations	61
5.4	Identifi	cation of further studies	62
OLLAB	TED 6	ACCESCIMENT OF PREDICTED IMPACTO	00
		ASSESSMENT OF PREDICTED IMPACTS	63
6.1	Introdu		63
6.2	-	s during pre-construction and construction phases	63
	6.2.1	Dust emissions	63 65
	6.2.2		65 67
	6.2.3	· · · · · · · · · · · · · · · · · · ·	67
		6.2.3.1 Flora	67
		6.2.3.2 Generation of Solid Waste	67

		6.2.3.3 Domestic wastewater	67
		6.2.3.4 Hydrocarbon leakages	68
	6.2.4	Degradation of feeder water quality	68
	6.2.5	Change in landform	68
	6.2.6	Traffic impacts	68
6.3		s during operation phase	69
0.3	6.3.1	Noise emissions	69
	6.3.2	Land degradation	69
		6.3.2.1 Solid waste generation	69
		6.3.2.2 Wastewater generation	71
	6.3.3	Surface water drainage system	71
	6.3.4	Degradation of feeder water quality	71
	6.3.5	Traffic impacts	72
	TED =	MITIO ATION OF PREDICTED IMPACTO	70
		MITIGATION OF PREDICTED IMPACTS	73
7.1	Introdu		73 72
7.2	•	s during pre-construction and construction phases	73
	7.2.1	Mitigation measures for dust emissions	73
	7.2.2	Mitigation measures for noise emissions	74
	7.2.3	Prevention of Land degradation	75
		7.2.3.1 Flora	75
		7.2.3.2 Generation of solid waste	75
		7.2.3.3 Domestic wastewater	76
		7.2.3.4 Hydrocarbon leakages	77
	7.2.4	Landscaping	77
	7.2.5	Mitigation of traffic impacts	77
7.3	Impacts	s during operation phase	78
	7.3.1	Control of noise emissions	78
	7.3.2	Prevention of land degradation	79
		7.3.2.1 Solid waste management	79
		7.3.2.2 Wastewater generation	79
	7.3.3	Surface water drainage system	80
	7.3.4	Conservation of surface water quality	81
	7.3.5	Traffic impacts	81
	. 10.0	Traine impacte	0.
CHAP	TER 8:	SOCIO ECONOMIC AND SOCIO CULTURAL IMPACTS	82
8.1	Introdu	ction	82
8.2	Socio-e	economic impacts	82
	8.2.1	Direct Investment	82
	8.2.2	Operating Investment cost	83
	8.2.3	Direct and indirect employment	84
	8.2.4	Amenity, Commercial and Recreational Value	84
	8.2.5	Standard of living	85 86
8.3	8.2.6 Socio-c	Livelihood cultural impacts	86 86
0.0	8.3.1	·	86
	8.3.1	Quality of Life	86
	8.3.3	Social benefit to Grand Bassin pilgrims Cultural and community lifestyle	87

EIA	Proposed I	Property Development Scheme project on "Plot P" of Avalon Golf Estate at Bois Sec			
8.4	Social c	levelopment programme	88		
CHAPTER 9: ENVIRONMENTAL MANAGEMENT PLAN					
9.1	Introduc	etion	89		
9.2	Roles a	nd Responsibilities	89		
9.3	Potentia	al impacts, their Mitigation and Monitoring plan	91		
9.4	Fire aba	atement measures	97		
9.5	Use of I	_PG	97		
9.6	Use of r	refrigerant	97		
CHA	PTER 10:	ENHANCEMENT OPPORTUNITIES	98		
			400		
CHAPTER 11: ALTERNATIVES			100		
11.1	Introduc		100		
11.2			100		
	Alternative undertaking		100		
11.4		ive methods	101		
		On site wastewater disposal	101		
		Central Wastewater Treatment Plant	103		
		Individual Wastewater Treatment Plant	104		
	11.4.4	Pumping of sewage to the nearest sewer system	105		
СНА	CHAPTER 12: CONCLUSION 111				
References					

LIST OF ANNEXES

- 1 Location plan and surveyor's report
- 2 (a) Certificate of incorporation of Lignecaliste Property Company Ltd
 - (b) Certificate of Incorporation on change of name of Lignecaliste Property Company Ltd to Arthur and Morgane Ltd
 - (c) Proof of ownership
 - (d) Certificate of Incorporation of Chassalia Ltd
 - (e) Certificate of Incorporation of Badon Ltd
 - (f) Option de vente between Arthur and Morgane and Badon Ltd
 - (g) Business registration card of Badon Ltd
- 3 Letter of approval issued by BOI
- 4 Letter from MoE
- 5 Site on Development Management Map
- 6 (a) Boreholes licences
 - (b) Correspondences from CWA
 - (c) Renewed borehole licence
- 7 Master plan
- 8 Land use map
- 9 Clearance from CEB
- 10 Site layout plan
- 11 Ground floor plan, elevations, sections and schedule of area for:
 - (a) Villa Albatross
 - (b) Villa Eagle
 - (c) Villa Birdie
- 12 Road section, roadside drain and drain outlet details
- 13 (a) Design sheets for septic tank and leaching field
 - (b) Sewer details
- 14 Extract of geotechnical investigation report
- 15 (a) Location plan of noise monitoring points
 - (b) Environmental Noise survey results
- 16 River water quality test reports