

PROPOSED REFURBISHMENT AND EXTENSION OF PARADISE COVE BOUTIQUE HOTEL AT ANSE LA RAIE

ENVIRONMENTAL IMPACT ASSESSMENT REPORT

TABLE OF CONTENT

0	EXECUTIVE SUMMARY	0-1
1	INTRODUCTION	1-1
1.1	THE PROPONENT AND PROJECT TEAM	1-1
1.1.1	<i>The Proponent</i>	1-1
1.1.2	<i>The Project Team</i>	1-1
1.2	PROPOSED SCOPE OF WORKS	1-1
1.3	PROJECT JUSTIFICATION.....	1-2
1.4	PROPOSED PROGRAMME OF WORKS	1-2
1.5	SCOPE AND METHODOLOGY OF THE ENVIRONMENTAL IMPACT ASSESSMENT.....	1-2
1.6	LIAISON WITH STAKEHOLDERS AND CLEARANCES OBTAINED.....	1-3
1.6.1	<i>Hotel Operation Clearances</i>	1-3
1.6.2	<i>Clearances from Statutory Bodies</i>	1-3
1.6.3	<i>Liaison with Stakeholders</i>	1-3
1.7	STRUCTURE OF THE EIA REPORT	1-4
2	POLICY, LEGAL AND ADMINISTRATIVE FRAMEWORK	2-1
2.1	THE ENVIRONMENT PROTECTION ACT 2002.....	2-1
2.1.1	<i>The Act</i>	2-1
2.1.2	<i>The Requirement for Environmental Impact Assessment (EIA)</i>	2-1
2.1.3	<i>Main Regulations under the Environment Protection Act 2002</i>	2-2
2.2	OTHER MAIN APPLICABLE LEGISLATION AND POLICIES	2-3
2.2.1	<i>The Tourism Act, 2006</i>	2-3
2.2.2	<i>The National Development Strategy 2003 & Planning Policy Guidance 2004</i>	2-3
2.2.3	<i>Pamplemousses/Riviere du Rempart Outline Planning Scheme</i>	2-4
2.2.4	<i>The Fisheries and Marine Resources Act, 2007</i>	2-5
2.2.5	<i>The Central Water Authority Act, 1991</i>	2-5
2.2.6	<i>The Central Electricity Board Act, 1963</i>	2-5
2.2.7	<i>The Waste Water Authority Act, 2000</i>	2-6
2.2.8	<i>The Occupational Safety & Health Act, 2005</i>	2-6
2.3	INTERNATIONAL TREATIES AND AGREEMENTS.....	2-7
3	PROJECT DESCRIPTION	3-1
3.1	THE REFURBISHMENT COMPONENT	3-1
3.2	THE EXTENSION COMPONENT	3-2
3.2.1	<i>General</i>	3-2
3.2.2	<i>The Rooms</i>	3-2
3.2.3	<i>Provision of a new swimming pool</i>	3-4
3.3	UPGRADING OF INFRASTRUCTURE AND SERVICES.....	3-4
3.3.1	<i>Upgrading of Infrastructure</i>	3-4
3.3.2	<i>Upgrading of Services</i>	3-4

3.3.3	<i>Summary of Green Design Components of the Project</i>	3-6
3.4	SOLID WASTE MANAGEMENT.....	3-6
4	DESCRIPTION OF EXISTING BASELINE CONDITIONS	4-1
4.1	THE SITE AND ITS DEVELOPMENT CONTEXT.....	4-1
4.2	BASELINE ENVIRONMENTAL CONDITIONS.....	4-3
4.2.1	<i>Site Geology, Topography and Geotechnical Conditions</i>	4-3
4.2.2	<i>Site Fauna and Flora</i>	4-3
4.3	GENERAL CLIMATIC CONDITIONS.....	4-3
4.3.1	<i>Wind Regime</i>	4-3
4.3.2	<i>Temperatures</i>	4-4
4.3.3	<i>Rainfall Regime</i>	4-4
4.4	CULTURAL AND HISTORICAL HERITAGE.....	4-4
5	PREDICTED ENVIRONMENTAL IMPACTS AND MITIGATING MEASURES	5-1
5.1	SCOPING AND IDENTIFICATION OF POTENTIAL IMPACTS.....	5-1
5.2	IMPACTS EVALUATION AND MITIGATION MEASURES.....	5-3
5.2.1	<i>Methodology</i>	5-3
5.2.2	<i>Impacts and Mitigation Measures</i>	5-3
5.3	SUMMARY OF IMPACTS AFTER MITIGATION MEASURES.....	5-13
6	ENVIRONMENTAL MONITORING PLAN	6-1
6.1	MONITORING CONSTRUCTION PHASE.....	6-1
6.1.1	<i>Monitoring</i>	6-1
6.1.2	<i>Maintenance</i>	6-1
6.1.3	<i>Environment Monitoring Plan during Construction Phase</i>	6-1
6.2	MONITORING DURING OPERATION PHASE.....	6-3
6.2.1	<i>General Inspection/Audit</i>	6-3
6.2.2	<i>Maintenance</i>	6-3
6.2.3	<i>Environment Monitoring Plan during Operation Phase</i>	6-3
7	CONCLUSION	7-1
8	REFERENCES	8-1

LIST OF APPENDICES

Appendix A	Administrative Documents
Appendix B	Application and Clearances Received
Appendix C	Public Consultation Process
Appendix D	Paradise Cove Boutique Hotel - Concept report for MEP Services