

### 1.1 INTRODUCTION

The Proponent is **Terragri Ltd**, formerly named Harel Freres Limited, duly incorporated under the Companies Act 2001, a major player in the socio-economic development of Mauritius.

The undertaking refers to the parcelling of land of 8.1 hectares located at Buttes aux Papayes for the purpose of a residential development.

A Land Conversion Permit No 3546 was issued by the Minister of Agro-Industry and Food Security on 22 October 2015 for residential (morcellement) purpose under Section 28 of the Sugar Industry Efficiency Act 2001.

### 1.2 ENVIRONMENTAL FRAMEWORK

The main applicable environmental legislation in Mauritius is the Environment Protection Act, 2002 which mandates the requirement for an Environmental Impact Assessment (EIA) licence prior to the implementation of any **Parcelling of land above 5 hectares**.

The EIA has been carried out in accordance with the Mauritius Environment Protection Act 2002 and Regulations and other Declared Environmental Laws.

### 1.3 PROJECT JUSTIFICATION AND ALTERNATIVES

The proposed parcelling of this plot of land of 8.1 hectares of land fits into the Terra Master Plan as one of the several clusters of residential development of the central northern part of Mauritius, adequately serviced by the necessary infrastructure and the utilities and located at short distance from the necessary socio economic clusters. The project is to be known as Domaine de Belle Vue Phase 3.

Domaine de Belle Vue Phase 3 is a planned extension of Domaine de Belle Vue Phases 1 and 2, which were implemented in 2006 2008 and 2019 respectively..

### 1.4 PROJECT DESCRIPTION

As previously mentioned, the project refers to the parcelling of converted land of an extent of 8.1 hectares of freehold land located at Buttes aux Papayes. The subdivision of land includes 64 lots in total being 53 residential lots, 9 green lots and 2 non converted agricultural lots.

### 1.5 PROJECT INFRASTRUCTURE AND SERVICES

The scope of construction works includes the provision of all necessary infrastructure (road, drainage, footpaths, driveways) and underground services (electricity, potable water and ducts for telecommunication services) up to plot boundary. The wastewater shall be treated via on site wastewater treatment plants to be provided by each individual owner.

The green spaces provided shall be properly landscaped and thereafter maintained by the Association Fonciere of Domaine de Belle Vue 3. The latter shall also be responsible amongst others for the implementation of a strict architectural cahier des charges within the community.

### 1.6 BASELINE ENVIRONMENT

The land to be subdivided is located at Buttes aux Papayes in the District of Pamplemousses. The site is currently under sugar cane cultivation; it has obtained its Land Conversion Permit since 22 October 2015 up to a distance of 800m from Terragen Power plant.

As shown on the Location plan attached, the project site is more or less rectangular and is generally bounded as follows:

- To the north by the following Morcellements: Domaine de Belle Vue phase 1 (developed), Domaine de Belle Vue phase 2 (infrastructure works ongoing),
- To the north east by Hillside residential development,
- To the east by the proposed residential development by Fleurot Limited (Labourdonnais). The site is currently under sugar cane cultivation;
- To the south by agricultural land owned by Terragri Limited (under sugar cane cultivation);
- To the west by agricultural land owned by Terragri Limited (under sugar cane cultivation) and a residential site

There is no biodiversity. No endemic fauna was observed.

There are no natural surface water features on site as per the Map of Mauritius 1:25,000.

A man made overflow drainage path runs from North West to south East of Site (as shown on all survey plans). The promoter shall retain this drainage path and incorporate it as a swale in the drainage layout.

There are no buildings on site. Infrastructures and/or services in or adjoining the site include:

- Irrigation pipe and 4.00m wide strip left for its maintenance adjoining the northern and north western boundary (between the site and part of Domaine de Belle Vue Phase 1 and Domaine de Belle Vue Phase 2)
- Telecom network adjoining the north western and part of the western boundary (between the site and Domaine de Belle Vue Phase 1)
- CWA potable water pipe crossing the site from south to north and servicing Domaine de Belle Vue phases 1 & 2, Hillside and Hilltop. A servitude and green space is provided along the pipe

These items are duly shown on the survey plan drawn by the Sworn Land Surveyor.

## 1.7 IDENTIFICATION OF IMPACTS AND MITIGATION MEASURES

The scoping exercise of the proposed project has identified key areas where appropriate mitigation measures need to be taken to reduce or eliminate possible significant negative effects of the undertaking on the environment, both during construction of the infrastructure and during the operation.

A summary of impacts after implementing of mitigation measures is presented in table 1-1 below.

CATEGORY	ENVIRONMENTAL ITEM	IMPACT SIGNIFICANCE WITHOUT MITIGATION MEASURE	IMPACT SIGNIFICANCE WITH MITIGATION MEASURE
1. Pollution Control	(1) Air Quality	The proposed residential development is not likely to generate any air pollutants during operation stage <b>There is no foreseen impact</b>	Not applicable
	(2) Water Quality	During operation stage <u>wastewater from the residential units:</u> <b>The impact is considered as major adverse</b>	The residual impact, with the implementation of mitigation measures, for wastewater, is considered as <b>negligible</b> .
	(3) Solid Wastes	During operation stage <b>The impact is considered as moderate adverse, mostly due to perishable waste</b>	The residual impact, with the implementation of mitigation measures, is considered as <b>negligible</b> .

CATEGORY	ENVIRONMENTAL ITEM	IMPACT SIGNIFICANCE WITHOUT MITIGATION MEASURE	IMPACT SIGNIFICANCE WITH MITIGATION MEASURE
	<b>(4) Noise and Vibration</b>	The proposed residential development is not likely to generate any significant noise during operation stage <b>There is no foreseen impact</b>	Not applicable
	<b>(5) Odour</b>	The proposed residential development is not likely to generate odours. <b>There is no foreseen impact</b>	Not applicable
<b>2. Natural Environment</b>	<b>(1) Protected Areas</b>	The proposed residential development is not located in or around any declared protected area <b>There is no foreseen impact</b>	Not applicable
	<b>(2) Ecosystem</b>	The site is not located in or around any area of biodiversity No water abstract shall be effected <b>There is no foreseen impact</b>	Not applicable
	<b>(3) Hydrology</b>	The land is currently used for agriculture with 100% permeable area. With the change in land use and development of the Morcellement, a significant area of the land shall be hardened. As a result the ground water pattern and recharge will be modified in the area <b>The impact is considered as moderate to major adverse</b>	The residual impact, with the implementation of mitigation measures, is considered as <b>minor adverse</b> .
	<b>(4) Topography and Geology</b>	The site is gently sloping towards the South-East with an average slope of 5%. At plot level, most of the site is rather flat. Consequently, no major earthworks are envisaged on the plots for the construction of most houses. A small portion of site is located in an area of moderate slope (max 16.3% on 8.9m of road D) <b>The impact is considered as moderate adverse</b>	The residual impact, with the implementation of mitigation measures, is considered as <b>minor adverse</b>
	<b>(5) Land Drainage</b>	Resolving the issue of flooding in Mauritius has become a national priority. In this context, the Government has come up with a series of measures including the proposal to introduce a Drainage Impact Assessment (DIA) as part of the Environment Impact Assessment (EIA) report for Morcellement projects. The site is not located in a floodable area. It is located at 103m amsl Adequate measures need to be taken to reduce the risk of flooding both on site and of adjacent lands <b>The impact is considered as moderate to major adverse</b>	The residual impact, with the implementation of mitigation measures, is considered as <b>minor adverse</b>
<b>3. Social Environment</b>	<b>(1) Resettlement</b>	The project shall not cause any involuntary resettlement. On the contrary it aims at providing land for new settlement	Not applicable

CATEGORY	ENVIRONMENTAL ITEM	IMPACT SIGNIFICANCE WITHOUT MITIGATION MEASURE	IMPACT SIGNIFICANCE WITH MITIGATION MEASURE
		<b>There is no foreseen impact</b>	
	<b>(2) Living and Livelihood</b>	The project will not adversely affect the living conditions of inhabitants in as much as this development is part and parcel of the overall master plan for Butte aux Papayes <b>There is no foreseen impact</b>	Not applicable
	<b>(3) Heritage</b>	No tangible local archaeological, historical, cultural, and religious heritage is found in or around the site <b>There is no foreseen impact</b>	Not applicable
	<b>(4) Landscape</b>	Any development in an undeveloped area would have a potential visual impact, be it positive or negative. If not properly designed and landscaped to blend into the surrounding environment, the project may have a severe visual impact. <b>The impact is considered as major adverse</b>	The residual impact, with the implementation of mitigation measures, is considered as <b>positive</b> with the implementation of green/landscaped areas and swales
	<b>(5) Ethnic Minorities / Indigenous Peoples</b>	The project does not involve ethnic minorities and indigenous peoples <b>There is no foreseen impact</b>	Not applicable
	<b>(6) Working Conditions</b>	The project refers to a residential development. As such no industrial works are undertaken in residential premises that could affect the environment, or health and safety are individuals. <b>There is no foreseen impact</b>	Not applicable
<b>4. Others</b>	<b>(1) Impacts during Construction</b>	<b>NOISE</b> During the construction stage <b>The impact is considered as moderate adverse</b>	The residual impact, with the implementation of mitigation measures, is considered as <b>negligible</b>
		<b>AIR EMISSIONS and DUST</b> During the construction stage <b>The impact is considered as moderate to moderate adverse</b>	The residual impact, with the implementation of mitigation measures, is considered as <b>negligible</b>
		<b>HEALTH AND SAFETY</b> During the construction stage <b>The impact is considered as moderate adverse and major adverse in case of mortality</b>	The residual impact, with the implementation of mitigation measures, is considered as <b>negligible.</b>
		<b>WASTEWATER MANAGEMENT</b> During the construction stage <b>The impact is considered as moderate to major adverse</b>	The residual impact, with the implementation of mitigation measures, is considered as <b>negligible.</b>
		<b>SOLID WASTE</b> During the construction stage <b>The impact is considered as moderate adverse</b>	The residual impact, with the implementation of mitigation measures, is considered as <b>negligible.</b>
	<b>(2) Monitoring</b>	Refer chapter 9	

Table 1-1: Summary Table of Impacts Significance with Mitigation Measures

## **1.8 ENVIRONMENTAL MONITORING PLAN**

This section describes the on-site monitoring to be effected during the construction of the infrastructure of the Morcellement. It also describes the level of monitoring to be performed by the Syndic during operation stage.

## **1.9 CONCLUSION**

The proposed project refers to the parcelling of converted land of an extent of 8.1 hectares for residential purposes.

The Environmental Impact Assessment (EIA) has identified key areas where appropriate mitigation measures need be taken to reduce or eliminate possible significant negative effects of the undertaking on the environment.

With the implementation of the mitigation measures, the long-term impact on the physical environment is negligible while in socio-economic terms, the development would be beneficial to the national housing sector.

Hence, the environmental impact assessment concludes that the overall long-term impact of the proposed parcelling of land is negligible provided mitigation measures outlines are implemented.