

DOMAINE DE BELLE VUE PHASE 3 - PARCELLING OF CONVERTED LAND AT BUTTES AUX PAPAYES

ENVIRONMENTAL IMPACT ASSESSMENT REPORT

CONTENTS

1 EXECUTIVE SUMMARY	1-1
1.1 INTRODUCTION	1-1
1.2 ENVIRONMENTAL FRAMEWORK	1-1
1.3 PROJECT JUSTIFICATION AND ALTERNATIVES	1-1
1.4 PROJECT DESCRIPTION.....	1-1
1.5 PROJECT INFRASTRUCTURE AND SERVICES.....	1-1
1.6 BASELINE ENVIRONMENT	1-1
1.7 IDENTIFICATION OF IMPACTS AND MITIGATION MEASURES.....	1-2
1.8 ENVIRONMENTAL MONITORING PLAN	1-5
1.9 CONCLUSION	1-5
2 INTRODUCTION.....	2-1
2.1 THE PROMOTER & PROJECT TEAM	2-1
2.1.1 <i>The Promoter</i>	2-1
2.1.2 <i>The Project Team</i>	2-1
2.2 THE DEVELOPMENT MILESTONES	2-2
2.3 SCOPE AND METHODOLOGY OF THE ENVIRONMENTAL IMPACT ASSESSMENT (EIA)	2-2
2.4 APPLICATIONS AND CLEARANCES.....	2-2
2.4.1 <i>Clearances Received.</i>	2-2
2.4.2 <i>Applications Pending</i>	2-2
2.5 PUBLIC CONSULTATIONS	2-3
2.6 STRUCTURE OF THE EIA REPORT	2-3
3 ENVIRONMENTAL FRAMEWORK IN MAURITIUS	3-1
3.1 THE ENVIRONMENT PROTECTION ACT 2002.....	3-1
3.1.1 <i>The Act</i>	3-1
3.1.2 <i>The Requirement for Environmental Impact Assessment (EIA)</i>	3-1
3.2 OTHER MAIN APPLICABLE LEGISLATION AND POLICIES	3-2
3.2.1 <i>The National Development Strategy 2003 & Planning Policy Guidance 2004 (rev 2006)</i>	3-2
3.2.2 <i>Outline Planning Scheme for Pamplemousses Riviere du Rempart District Council Area 2006 (rev 2011)</i>	3-3
3.2.3 <i>Sugar Industry Efficiency Act, 2001</i>	3-4
3.2.4 <i>Morcellement Act, 1990</i>	3-4
3.2.5 <i>Occupational Safety & Health Act, 2005</i>	3-4
3.2.6 <i>Central Water Authority Act, 1971</i>	3-4
3.2.7 <i>Central Electricity Board Act, 1963</i>	3-5
3.2.8 <i>Waste Water Authority Act, 2000</i>	3-5
4 PROJECT JUSTIFICATION AND ALTERNATIVES	4-1
4.1 THE PROPOSED PROJECT.....	4-1
4.2 ALTERNATIVES	4-1

5 PROJECT DESCRIPTION	5-1
5.1 MASTER PLAN AND PLOT DIRECTORY.....	5-1
5.2 ARCHITECTURAL GUIDELINES	5-2
5.2.1 <i>Development Philosophy</i>	5-2
5.2.2 <i>Key Building Components</i>	5-2
5.2.3 <i>Building Setbacks</i>	5-2
5.2.4 <i>Building Heights</i>	5-2
5.3 KEY EXTERNAL COMPONENTS.....	5-3
5.3.1 <i>Stormwater and Wastewater Strategy</i>	5-3
5.3.2 <i>Services and Utilities</i>	5-3
5.4 ENERGY SAVING DEVICES AND ECO -FRIENDLY PRACTICES	5-4
5.4.1 <i>Energy and Water Conservation</i>	5-4
5.4.2 <i>Passive Solar Design and Air movement</i>	5-4
5.4.3 <i>Natural Light</i>	5-4
5.4.4 <i>Appliances</i>	5-4
5.4.5 <i>Water Harvesting</i>	5-4
5.4.6 <i>Landscaping</i>	5-4
6 PROJECT INFRASTRUCTURE AND SERVICES	6-1
6.1 INTRODUCTION	6-1
6.2 PROJECT INFRASTRUCTURE	6-1
6.2.1 <i>Bulk earthworks</i>	6-1
6.2.2 <i>Slope Analysis</i>	6-1
6.2.3 <i>Road Infrastructure</i>	6-2
6.3 STORM WATER DRAINAGE	6-3
6.4 UTILITIES.....	6-5
6.4.1 <i>Potable Water</i>	6-5
6.4.2 <i>Electricity</i>	6-6
6.4.3 <i>Wastewater Disposal</i>	6-6
6.5 SOLID WASTE MANAGEMENT.....	6-7
6.5.1 <i>Sources of Solid Waste</i>	6-7
6.5.2 <i>Solid Waste Disposal</i>	6-7
6.5.3 <i>Solid Waste Collection</i>	6-7
6.5.4 <i>Statutory Requirements in Respect of Solid Wastes</i>	6-8
7 BASELINE ENVIRONMENT.....	7-1
7.1 THE SITE AND ITS DEVELOPMENT CONTEXT	7-1
7.2 LAND USE AND BIODIVERSITY	7-2
7.3 GEOLOGY AND SOILS	7-2
7.4 BASELINE AMBIENT NOISE ASSESSMENT	7-3
7.5 BASELINE AIR QUALITY ASSESSMENT.....	7-4
7.6 CLIMATIC CONDITIONS	7-4
7.6.1 <i>Wind Regime</i>	7-5
7.6.2 <i>Temperatures</i>	7-5
7.6.3 <i>Rainfall Regime</i>	7-5
7.7 CULTURAL AND HISTORICAL HERITAGE	7-6
7.8 LANDSCAPE AND VISUAL ENVIRONMENT	7-6
8 PREDICTED ENVIRONMENTAL IMPACTS AND MITIGATING MEASURES	8-1

8.1	SCOPING AND IDENTIFICATION OF POTENTIAL IMPACTS.....	8-1
8.2	IMPACTS EVALUATION AND MITIGATION MEASURES	8-3
8.2.1	<i>Methodology</i>	8-3
8.2.2	<i>Impacts and Mitigation Measures</i>	8-4
8.3	SUMMARY OF IMPACTS AFTER MITIGATION MEASURES	8-20
9	ENVIRONMENTAL MONITORING PLAN	9-1
9.1	GENERAL SPECIFICATIONS	9-1
9.2	MONITORING DURING CONSTRUCTION PHASE (INFRASTRUCTURE)	9-1
9.2.1	<i>Monitoring</i>	9-1
9.2.2	<i>Maintenance</i>	9-1
9.2.3	<i>Environment Monitoring Plan at Construction Phase</i>	9-1
9.3	MONITORING DURING OPERATION PHASE	9-2
10	CONCLUSION	10-1
11	REFERENCES.....	11-1

LIST OF APPENDICES

Appendix A	Administrative Documents
Appendix B	Applications and Clearances
Appendix C	Preliminary Engineering Report
Appendix D	Drainage Impact Assessment
Appendix E	Baseline Ambient Noise Assessment
Appendix F	Baseline Air Quality Assessment