Environment Impact Assessment

Pink Saphire Resorts Ltd

Proposed Boutique Hotel

At

Poste La Fayette



September 2011

ENVIRONMENTAL IMPACT ASSESSMENT

Pink Saphire Resorts Ltd

Proposed Boutique Hotel Project

at

Poste La Fayette

September 2011

ENVIRONMENTAL IMPACT ASSESSMENT

The Proponent:

Pink Saphire Resorts Ltd

(Represented by Mr. Siddick Caunhye)

EIA Consultant:

Mr. M. Mohseen Roojee

Sworn Land Surveyor

VAT Registration No: 12160561

Contact Address:

64, Royal Road

Beau-Bassin

Mob: 792-8845

All rights reserved. No part of this publication may be reproduced without the permission of the proponent / author.

List of Contents

	Page
Executive Summary	1
1.0 Introduction	3
2.0 The Legal Framework	4
2.1 The EIA Licence	4
3.0 The Promoters and the EIA Consultants	8
3.1 The Promoters	8
3.2 The EIA Consultants	9
4.0 Locational and Site Characteristics	10
4.1 Introduction	10
4.2 Zoning of Site	10
4.3 Site Description	11
4.4 Site Topography	11
4.5 Existing Land Use	11
4.6 Climate Conditions	12
4.7 Geology and Soil Characteristics	12
5.0 Statutory Requirements	14
5.1 Planning Clearance from Min. of Housing & Lands	14
5.2 Approval of the Ministry of Tourism	14
5.3 Building and Land use Permit	14
0.0 Daliding and Land doe i chill	17

6.0 Project Description	15
6.1 The Boutique Hotel Concept	15
6.2 Architectural Design	16
6.3 The Development Concept	16
6.4 Compliance with Planning Policy Guidance	18
6.5 Compliance with the MID Concept	19
7.0 Project Justification	21
8.0 Alternative to proposed undertaking	22
9.0 Provision of Services	24
9.1 Solid Wastes	24
9.2 Sewerage and Wastewater Disposal	24
9.3 Access and Parking	24
9.4 Electricity Supply	25
9.5 Water Supply	25
10.0 Effects of the Undertaking on the Physical Environment	
and Mitigating Measures	26
10.1 Disruption of Flora	26
10.2 Air Environment	27
10.3 Noise Control	28
10.4 Water Quality	28

11.0 Effects of the Undertaking or	ո the Human Environment	
and Mitigating Measures		30
11.1 Employment		30
11.2 Local Population		31
11.3 Foreign Currency		31
11.4 Traffic Issues		32
12.0 Environmental Monitoring Pl	an	33
12.1 EMP for Construction Pha	ase	33
12.2 EMP for Operational Phas	i e	36
13.0 Conclusion		37

List of Figures

Figure 1 – Location Plan

Figure 2 – Context Plan

Figure 3 – Geology and Soil Characteristics

Annexes

Annex	1	Certificate of Incorporation
Annex	2	Business Registration Card
Annex	3	Survey Plan issued by the Min of Housing &Lands
Annex	4	Letter of Reservation from the Min of Housing & Lands
Annex	5	Extension of the Reservation Period
Annex	5A	New Extension of the Reservation Period
Annex	6	Geotechnical Report
Annex	7	Architectural Drawings
Annex	8	Letter from CEB
Annex	9	Letter from CWA