

ENVIRONMENTAL IMPACT ASSESSMENT

CONTENTS

Chapter	Description	Page
EXECUTIVE SUMMARY		7
1	INTRODUCTION	1-1
	1.1 The Promoter and Project Team	1-1
	1.1.1 The Promoter	1-1
	1.1.2 The Project Team	1-1
	1.2 Rodrigues Island	1-1
	1.3 Project Site and Land Tenure	1-2
	1.3.1 Project Site	1-2
	1.3.2 Land Tenure	1-2
	1.4 Stakeholders Consultation	1-2
	1.4.1 General	1-2
	1.4.2 Meetings with RRA	1-2
	1.4.3 Public Consultation	1-3
	1.5 Timeframe for Development	1-4
	1.6 Scope and Methodology of the EIA	1-4
2	LEGAL FRAMEWORK	2-1
	2.1 Introduction	2-1
	2.2 Environmental Impact Assessment Requirements	2-1
	2.3 Other Legal Requirements and Policies	2-1
	2.3.1 National Environmental Policy, 2007	2-1
3	ENVIRONMENTAL BASELINE STUDY	3-1
	3.1 Site Description	3-1
	3.1.1 Site Location	3-1
	3.1.2 Site Area	3-1
	3.1.3 Land Tenure and Land Use	3-2
	3.1.4 Surrounding Environment	3-2
	3.2 Terrestrial Environment	3-3
	3.2.1 Topography	3-3
	3.2.2 Geology	3-4
	3.2.3 Hydrology and Hydrogeology	3-7
	3.2.4 Storm Water Drainage	3-8
	3.2.7 Terrestrial Biodiversity	3-8
	3.3 Air Quality and Noise	3-10
	3.3.1 Air Quality	3-10
	3.3.2 Noise	3-11
	3.4 General Climatic Conditions	3-11
	3.4.1 Wind Regime	3-11

3.4.2	Wind Pattern	3-11
3.4.3	Temperature	3-12
3.4.4	Cyclone and Natural Catastrophes	3-12
3.5	Marine Environment	3-13
3.6	Landscape and Visual Environment	3-13
3.7	Traffic and Infrastructure	3-13
3.7.1	Traffic	3-13
3.8	Existing Infrastructure	3-14
3.8.1	Water Supply	3-14
3.8.2	Electricity	3-14
3.8.3	Telecommunications	3-14
3.8.4	Sewerage	3-14
3.8.5	Solid Waste	3-15
3.9	Built Environment	3-15
3.9.1	General	3-15
3.9.2	Zoning	3-15
3.9.3	Demography	3-16
3.9.4	Economy and Employment	3-16
3.9.5	Culture	3-16
4	PROJECT DESCRIPTION	4-1
4.1	Masterplan Conceptualisation and Overview	4-1
4.2	Hotel Masterplan	4-2
4.3	Hotel Layout	4-3
4.3.1	Main Building	4-4
4.3.2	Villas	4-6
4.3.3	Leisure Facilities	4-6
4.3.4	Aquatic Activities and Boat House	4-6
4.3.9	Boat House	4-7
4.3.10	Service Area	4-8
4.3.14	Fire Protection and Health and Safety	4-9
4.4	Compliance with Planning Guidelines	4-10
4.4.1	Plot Coverage	4-10
4.4.2	Set-backs	4-11
4.4.3	Parking Facilities	4-12
4.5	Utilities Requirements	4-12
4.5.1	Water Requirements	4-12
4.5.2	Sewerage Collection, Treatment and Recycling	4-12
4.5.3	Sewerage Pumping Station	4-13
4.5.4	Wastewater Treatment Plant	4-13
4.5.5	Wastewater Treatment Process	4-14
4.5.6	Energy Requirements	4-14
4.5.13	Access and Internal Road Layout	4-16
4.5.14	Rain Water Harvesting	4-17
4.5.15	Solid Waste Management	4-17
4.6	Desalination Plant	4-17
4.6.4	Rejection Well	4-23
4.6.5	Desalination Plant Layout Plan	4-23
4.7	Excavation Works	4-25
4.7.1	General	4-25

4.7.2	Main Building Block	4-25
4.7.3	Villas	4-25
4.7.4	Roadworks and Parking Area	4-25
4.7.5	Pipelines	4-25
4.8	Erosion Protection Measures	4-26
4.8.1	Drain along Eastern Boundary of Site	4-26
4.8.2	Drain Originating from the Site	4-26
4.9	Landscaping Works	4-26
4.10	Storm-water Management	4-27
4.10.1	General	4-27
4.10.2	Storm-water Management Plan	4-27
4.11	Level of Investment and Employment	4-28
4.11.1	Implementation Cost Estimate	4-28
4.11.2	Level of Investment	4-28
4.11.3	Employment Opportunities	4-29
5	PROJECT JUSTIFICATION AND ALTERNATIVES	5-1
5.1	General	5-1
5.2	Project Justification	5-1
5.2.1	The Tourism Industry in Rodrigues	5-1
5.2.2	Other Hotels in the Environs	5-2
5.3	Project Alternatives	5-2
5.3.1	General	5-2
5.3.2	'No-Go' or 'No-Development' Alternative	5-2
5.3.3	Feasible Alternatives	5-3
5.3.4	Unfeasible Alternatives	5-3
5.3.5	The Retained Alternative	5-4
6	IMPACT IDENTIFICATION, ASSESSMENT AND MITIGATION MEASURES	6-1
6.1	Introduction	6-1
6.2	Methodology	6-1
6.2.1	Key Issues, Risks and Impacts	6-1
6.2.2	Environmental Significance Assessment Matrix	6-2
6.3	Construction Phase	6-4
6.3.1	Terrestrial Environment	6-4
6.3.2	Terrestrial Biodiversity	6-5
6.3.3	Surface Water and Groundwater	6-5
6.3.4	Air Quality	6-6
6.3.5	Noise	6-7
6.3.6	Traffic	6-8
6.3.7	Socio-economic	6-8
6.3.8	Solid Waste Management	6-8
6.3.9	Visual Impact	6-9
6.3.10	Health and Safety	6-10
6.4	Operation Phase	6-11
6.4.1	Terrestrial Environment	6-11
6.4.4	Air Quality	6-12
6.4.5	Noise Impact	6-12
6.4.6	Socio-economic Impact	6-12
6.4.10	Visual Impact	6-14

6.4.11	Occupational Health and Safety	6-14
6.5	Impact Assessment for Desalination plant	6-15
6.5.1	Construction Phase	6-15
6.5.2	Operation Phase	6-15
6.5.4	Raw Water Abstraction	6-16
6.5.5	Brine Injection	6-16
6.5.6	Pre-treatment and Cleaning Process	6-17
6.5.7	Operation of Pumps	6-17
6.5.8	Associated Aspects related to Plant Operations	6-18
6.6	Decommissioning Phase	6-19
7	ENVIRONMENTAL MONITORING PLAN - HOTEL	7-1
7.1	Construction Phase	7-1
7.2	Operation Phase	7-2
7.2.1	General Inspection/Audit	7-2
7.2.2	Maintenance	7-2
7.3	EMP for Desalination Plant	7-2
7.3.1	Waste Management, Pollution, and Management of Chemicals	7-3
7.3.2	Noise Impact Management	7-4
7.3.3	Discharge Management and Monitoring (Borehole)	7-4
7.3.4	Emergency prevention, planning and response	7-5
7.4	Conclusion	7-5
8	CONCLUSIONS AND RECOMMENDATIONS	8-1
	REFERENCES	8-2

APPENDICES:

- Appendix A: Administrative Documents of Rejuvenate Rodrigues Ltd
- Appendix B: Relevant correspondence between RRL and RRA
- Appendix C: Laboratory Test Results for Water Samples and Meteorological Data
- Appendix D: Project Masterplan, Preliminary Engineering and Architectural Drawings
- Appendix E: Marine Flora and Fauna Survey Report
- Appendix F: List of Attendees to Public Consultation Meetings
- Appendix G: Calculations for Dilution Process