# **Contents**

			Page
Execu	utive Sumi	mary	1
1	Introduction		5
	1.1	Background to the Project	5
	1.2	Project Justification	5
	1.2.1	Exploitation of Land Potential	5
	1.2.2	Integrated Resort Scheme	6
	1.2.3	Foreign Currency Earnings	6
	1.2.4	Sales and Marketing Strategy	7
	1.3	Legal, Institutional and Regulatory Framework	7
	1.3.1	Environment Protection Act 2002	7
	1.3.2	Integrated Resort Scheme	8
	1.3.3	The Board of Investment	8
	1.3.4	The Planning and Development Act 2004	8
	1.3.5	The National Development Strategy- Development St and Policies	rategies 9
	1.3.6	Ministry of Energy and Public Utilities	10
	1.3.7	Road Traffic Act	10
	1.3.8	Maurice Ile Durable Project (MID)	10
	1.3.9	Implementation Schedule	10
	1.3.10	Land Conversion Permit	11
2	Project	Brief, Promoter and Professional Services	12
	2.1	Brief Description of the Project	12
	2.2	The Project Site	12
	2.2.1	Site Ownership	12
	2.2.2	Site Extent and Location	12
	2.2.3	Site Occupancy	13
	2.2.4	Project Siting	13
	2.2.5	Site Topography	13
	2.3	Time Frame for the development	13
	2.4	The Promoter	14
	2.5	The Project Team	14
	2.5.1	The Development Strategy Team	14
	2.5.2	The Consultants and Advisers	14
3	<b>Project Description</b>		16
	3.1	The Parc de Mont Choisy IRS	16
	3.1.1	The Residential Units	16

	3.1.2	Residential Units Type	17
	3.1.3	Security Post	20
	3.1.4	Site Land Utilisation	20
	3.1.5	Building Heights	21
	3.1.6	The Technical Yard Amenities	21
	3.2	Implementation of Eco-friendly practises/ appliances	22
	3.3	Mont Choisy IRS Infrastructure	22
	3.3.1	Existing Road Networks	22
	3.3.2	Existing Traffic Capacity Analysis	22
	3.3.3	Traffic Generation from Development	23
	3.3.4	Existing Road Capacity Analysis	23
	3.3.5	Existing Junction Capacity Analysis	24
	3.3.6	Main Access Road and Inner Distribution Roads	24
	3.3.7	Inner Distribution Roads	24
	3.3.8	Parking Spaces	25
	3.3.9	Potable Water Supply	25
	3.3.10	Electricity Supply	26
	3.3.11	Sewerage Collection and Disposal System	27
	3.3.12	Management of Solid Waste	27
	3.3.13	Storm Water Interception and Management System	28
	3.3.14	Rainwater Harvesting	30
4	Natura	l Environment of the Project	32
	4.1	Overview	32
	4.2	Climatic Environment	32
	4.2.1	Rainfall	32
	4.2.2	Temperature	33
	4.2.3	Free Surface Evaporation	34
	4.2.4	Evapo-transpiration	34
	4.2.5	General Wind Regimes	34
	4.3	Terrestrial Environment	36
	4.3.1	Vegetal Cover	36
	4.3.2	Fauna	36
	4.3.3	Site Geology	37
	4.3.4	Site Pedology	37
	4.3.5	Site Hydrology	37
			27
	4.3.6	Site Hydrogeology	37
5	4.3.6	Site Hydrogeology nvironment	37 39
5	4.3.6		
5	4.3.6 <b>Built E</b>	nvironment	39
5	4.3.6 <b>Built E</b> 5.1	nvironment  Demography and Local Administration	<b>39</b> 39

	5.1.4	Regional Tourism Activity	40
	5.1.5	Para-touristic activities	40
	5.1.6	Local Amenities	41
	5.1.7	Other Attractions	41
	5.2	Industry Activities	41
	5.2.1	Sugar Milling and Power Station at Belle Vue	41
	5.2.2	Solitude Industrial Zone	43
	5.3	Social Infrastructure	43
	5.4	Public Services Utilities	44
	5.4.1	Electrical Supply	44
	5.4.2	Potable Water Supply and Distribution	44
	5.4.3	Sewerage Collection, Treatment and Disposal	45
	5.4.4	Telecommunications	46
	5.4.5	Solid Waste	46
	5.4.6	Road Infrastructure	46
6	Enviro	nmental Management Plan	47
	6.1	Introduction	47
	6.2	Impacts at Construction Stage	48
	6.2.1	Disruption of Floral Species	48
	6.2.2	Generation of Biological Waste	48
	6.2.3	Generation of Solid Waste	49
	6.2.4	Spillage of Hydrocarbon	50
	6.2.5	Exhaust Gases	50
	6.2.6	Dust Emissions	51
	6.2.7	Mud Spoiling of Public Roads	52
	6.2.8	Generation of Noise from Site Equipment and Traffic	52
	6.2.9	Storm water Management	53
	6.3	Impacts at Operation Stage	53
	6.3.1	Generation of Solid Waste	54
	6.3.2	Generation of Biological Pollution	54
	6.3.3	Risks of Hydrocarbon Spillage at Stand-by Power storage tanks	55
	6.3.4	Atmospheric Pollution by Stack Gases	56
	6.3.5	Increased demand on Public utilities	58
	6.3.6	Intensification of Road Traffic: no impact	59
	6.4	Socio-economic Impacts	60
	6.4.1	At Construction Stage	60
	6.4.2	Positive Economic Impacts At Operation Phase	60
7	The Er	nvironmental Monitoring Plan	62
	7.1	The Environmental Monitoring Plan	62
	7.2	EMP at Construction Phase	62

Concl	usion	68
7.3	EMP at Operation Phase	62

## Appendices

8

## Appendix A

Certificate of Incorporation / Notary Certificate / Letter from CDMC

#### Appendix B

Surveyor's Plans

## **Appendix C**

**BOI** Letter of Approval

#### Appendix D

Land Conversion Application

#### Appendix E

Correspondences with Authorities

## Appendix F

Architect's Drawings

#### Appendix G

Flora Survey Report

#### Appendix H

Storm water Management Report

#### Appendix I

Windroses at Pamplemousses