

Contents

	Page
Contents	1
Executive Summary	5
1 Introduction	10
1.1 Background to the Project	10
1.2 Project Justification	10
1.2.1 Exploitation of Land Potential	10
1.2.2 Golf and Local up-market Tourism	11
1.2.3 Golf and Ecology: no basic incompatibility	11
1.2.4 Foreign Currency Earnings	12
1.3 Legal, Institutional and Regulatory Framework	12
1.3.1 Environment Protection Act 2002	12
1.3.2 The Land Conversion Permit	13
1.3.3 The Board of Investment	13
1.3.4 The Planning and Development Act 2004	13
1.3.5 The National Development Strategy – Development Strategies and Policies	14
1.3.6 Implementation Schedule	15
2 Project Brief, Promoter and Professional Services	16
2.1 Brief Description of The Mont Choisy Golf Course	16
2.2 The Project Site	16
2.2.1 Site Extent and Location	16
2.2.2 Site Ownership	16
2.2.3 Site Occupancy	17
2.2.4 Project Siting	17
2.2.5 Site Topography	17
2.3 Timeframe for the development	17
2.4 The Promoter and the Project Team	18
2.4.1 The Promoter	18
2.4.2 The Project Team	18
3 Project Description	20
3.1 The Mont Choisy Golf Course	20
3.1.1 The Course Characteristics	20
3.1.2 The Golf Club House and Amenities	21
3.1.3 Road Networks and Parking Facilities	21
3.1.4 Potable Water Supply	24
3.1.5 Electricity Supply	24

3.1.6	Wastewater Production and Management	24
3.1.7	Solid Waste Generation and Management	25
3.1.8	Storm Water Management System	26
3.2	Description of Works to the Mont Choisy Golf	28
3.2.1	Construction of the Golf Course	28
3.2.2	Construction of Irrigation Ponds	29
3.2.3	Construction of Water Features	29
3.2.4	Construction of Roads and Golf Cart Lanes	29
3.2.5	Storm Water Interception and Disposal	30
3.3	Turfing of Greens, Tees, Fairways and Roughs	30
3.3.1	Fertilisation of Turfed Spaces	30
3.4	The Golf Course Irrigation System	31
3.4.1	Irrigation Water for the Golf Course and Landscaped Areas	31
3.4.2	The Grand Baie Wastewater Treatment Plant (Phase 1)	32
3.4.3	Treated effluent flows from GBWWTP	33
3.4.4	Quality of Treated Effluents from GBWWTP	33
3.4.5	Irrigation Water Requirements	34
3.4.6	Irrigation Water Supply Source	34
3.4.7	The Irrigation Network	35
4	Natural Environment of the Project	36
4.1	Overview	36
4.2	Climatic Environment	36
4.2.1	Rainfall	37
4.2.2	Temperature	38
4.2.3	Free Surface Evaporation	38
4.2.4	Evapo-transpiration	38
4.2.5	General Wind Regimes	39
4.3	Terrestrial Environment	41
4.3.1	Vegetal Cover	41
4.3.2	Fauna	41
4.3.3	Site Geology	41
4.3.4	Site Pedology	42
4.3.5	Site Hydrology	42
4.3.6	Site Hydrogeology	42
5	Built Environment	44
5.1	Demography and Local Administration	44
5.1.1	Demography	44
5.1.2	Administrative Zoning	44
5.1.3	Local Resident Population in Project Neighbourhood	44
5.1.4	Regional Tourism Activity	45
5.1.5	Para-touristic activities	46

5.1.6	Local Amenities	46
5.1.7	Other Attractions	46
5.2	Industry Activities	46
5.2.1	Sugar Milling and Power Station at Belle Vue	46
5.2.2	Solitude Industrial Zone	48
5.3	Social Infrastructure	48
5.4	Public Services and Utilities	49
5.4.1	Electrical Supply	49
5.4.2	Sewerage Collection, Treatment and Disposal	49
5.4.3	Telecommunications	50
5.4.4	Solid Waste	51
5.4.5	Road Infrastructure	51
6	Environmental Management Plan	52
6.1	Introduction	52
6.2	Impacts at Construction Stage	53
6.2.1	Disruption of Floral Species	53
6.2.2	Generation of Biological Waste	53
6.2.3	Generation of Solid Waste	54
6.2.4	Spillage of Hydrocarbons	55
6.2.5	Exhaust Gases	56
6.2.6	Mud Soiling of Public Roads	56
6.2.7	Dust Emissions	56
6.2.8	Noise Emissions	57
6.3	Impacts at Operation Stage	59
6.3.1	The Use of Fertilisers	59
6.3.2	The Use of Pesticides	62
6.3.3	Generation of Solid Waste	64
6.3.4	The Generation of Biological Pollution	65
6.3.5	Irrigation Water Supply	65
6.3.6	Increased demand on Local Water Resources	70
6.3.7	Increased demand on Public utilities	70
6.3.8	Intensification of Road Traffic: no impact	71
6.4	Socio-economic Impacts	72
6.4.1	At Construction Stage	72
6.4.2	At Operation Phase	72
7	Environmental Monitoring Plan	74
7.1	The Environmental Monitoring Plan	74
7.2	EMP at Construction Phase	74
7.3	EMP at Operation Phase	74

8 Conclusion

80

Appendices

Appendix A

Certificate of Incorporation / Notary Certificate / Letter from CDMC

Appendix B

Surveyor's Plan

Appendix C

BOI Letter of Approval

Appendix D

Land Conversion Application

Appendix E

Correspondences with Authorities

Appendix F

Flora Survey Report

Appendix G

Soil Investigation Report

Appendix H

Material Safety Data Sheets

Appendix I

Stormwater Report

Appendix J

Standards of effluent for use in irrigation

Appendix K

Windroses at Pamplemousses