

TABLE OF CONTENTS

Title Page		
Table of Contents		
List of Tables		
List of Plates		
List of Annexes		
Executive Summary		
Chapter 1.	Introduction & Methods of Assessment of Impact	1
	1.1 The Promoter	1
	1.2 The Proposed Project	1
	1.3 Job Opportunities	2
	1.4 Need for an Environment Impact Assessment	2
	1.5 Methods of Assessment of Direct Environment Impact	3
Chapter 2.	Project Site Location & Description	6
	2.1 Project Location/Surrounding	6
	2.2 Zoning	12
	2.3 Names, Addresses & Qualifications of Consultant	12
	2.4 Existing Land Use	13
	2.5 Ownership of Land	13
	2.6 Access to Site	13
	2.7 Infrastructure & Public Utilities	15
	2.8 Climatic Conditions	16
	2.9 Geology, Landform & Soil Characteristics	16
	2.10 Topography	17
	2.11 Water Resources	17
	2.12 Flora & Fauna	17
	2.13 Value of Project Site as Designated Site	17
	2.14 Cultural Heritage	17
	2.15 Similar Projects	18
	2.16 Site Constraints	19
	2.16.1 The Sud Concasseuse Stone Crusher	19
	2.16.2 Old Railway Track	21
	2.16.3 Proposed Mahebourg by-Pass Project	21

Chapter 3.	Project Justification / Description and Legal & Administrative Framework		22
	3.1	Project Justification	22
	3.2	Project Description	22
	3.3	Alternative to the Proposed Undertaking	26
	3.4	Statutory Requirements	26
	3.4.1	Land Conversion Permit	27
	3.4.2	Environment Impact Assessment (EIA) Licence	27
	3.4.3	Morcellement Permit	27
	3.5	Other Institutional Clearances & Requirements	28
Chapter 4.	Provision of Infrastructure & Services		29
	4.1	Roads	30
	4.2	Estimation of Traffic Flow	31
	4.3	Water Resources & Supply	31
	4.3.1	Water Supply System	32
	4.3.2	Morcellement Connection Point	32
	4.3.3	Water Supply & Development Costs	33
	4.3.4	Detailed Design of Internal Reticulation Network	33
	4.3.5	Statutory Requirement	33
	4.4	Electricity	34
	4.5	Telecommunication Requirements	35
	4.6	Combined Utilities	35
	4.7	Street Lighting	35
	4.8	Fire Fighting System	35
	4.9	Building	36
	4.10	Schedule for Implementation of Project	36
Chapter 5.	Predicted Environmental Impacts		37
	5.1	The Rationale	37
	5.2	Impact Identification	38
	5.3	Impact During Construction Phase	38
	5.3.1	Disruption Due to Construction	38
	5.4	Impact During Operational Phase	39
	5.4.1	Domestic Wastewater	39

		5.4.2	Storm Run-Off	40
		5.4.3	Solid Waste	41
		5.4.4	Air Emissions	41
		5.4.5	Noise	42
		5.4.6	Water Resources	43
		5.4.7	Flora & Fauna	44
		5.4.8	Geology & Soil	44
		5.4.9	Landscape Effect	45
		5.4.10	Socio-economics Impacts	46
Chapter 6.	Mitigating Measures			47
	6.1	Negative impact of the project		47
	6.2	Disruption due to construction		47
	6.3	Wastewater Disposal		48
		6.3.1	The Approach	48
		6.3.2	Soil Absorption Characteristics	49
		6.3.3	Sewerage Treatment And Disposal	49
		6.3.4	Preliminary Designs Of Septic Tank – For Individual Households	49
		6.3.5	Absorption Pit Details	50
		6.3.6	Detailed Design	50
		6.3.7	Water Table And Degradation Action	50
		6.3.8	Desludging	50
		6.3.9	Statutory Requirements	50
	6.4	Storm Run-Off		51
	6.5	Solid Waste Disposal		52
	6.6	Noise		52
Chapter 7.	Environmental Management Plan during Implementation & at Operational State			54
	7.1	EMP During Construction		54
		7.1.1	Dust	54
		7.1.2	Fumes	54
		7.1.3	Noise Pollution	54
		7.1.4	Measures to be Implemented by Prospective Contractors	55
	7.2	EMP During Operation Stage		56

	7.3	Environmental Monitoring Matrix Plan – Construction Phase	57
	7.4	Environmental Monitoring Matrix Plan – Operational Phase	57
Chapter 8.	Conclusion		61
<u>LIST OF TABLES</u>			
Table 2.1:	Minimum distance between the plot of land and selected features		10
Table 3.1	Plot directory showing the lot numbers and their respective area.		23
Table 3.2	Area & % land use of the lots		25
Table 5.1	Assessment groups on which to assess impacts		38
Table 7.1	Environmental Monitoring Matrix Plan – Construction Phase		58
Table 7.2	Environmental Monitoring Matrix Plan – Operational Phase		60
<u>LIST OF PLATES</u>			
Plate 2.1	Le Beau Vallon 1 – MHL/M/13916 (left) adjoining Le Beau Vallon 2 (right)		6
Plate 2.2	Subject Site presently under Cane cultivation		7
Plate 2.3	The King Saver Supermarket Located Within Walking Distance From The Subject Site		8
Plate 2.4	Public Transport Serving The Region		9
Plate 2.5	The UBP/Sud Concasseuse Stone Crushing Plant		11
Plate 2.6	Intersection between A12 Road and the B67 Road		14
Plate 2.7	Le Beau Vallon 1 morcellement project (MHL/M/13916)		18
Plate 2.8	The entrance of the Le Beau Vallon 1 morcellement (MHL/M/13916		18
	Landscape of Le Beau Vallon 1		45
Plate 2.9	Wall and Trees as Vehicular Noise Barrier along the Blue Bay Link Road Reserve		53
Plate 5.1	Landscape of Le Beau Vallon – MHL/M/13916		45

Plate 6.1	Wall and trees as vehicular noise barrier along B67 Road Reserve	53
	<u>LIST OF ANNEX</u>	
Annex A1	Copy of Certificate of Current Standing of CBVL	
Annex A2	Copy of EIA Licence for Le Beau Vallon 1 Morcellement Project (MHL/M/13916)	
Annex A3	Copy of Letter of Intent for Le Beau Vallon 1 Morcellement Project (MHL/M/13916)	
Annex A4	Copy of Morcellement Permit for Le Beau Vallon 1 Morcellement Project (MHL/M/13916)	
Annex A5	Copy of EMP submitted for Le Beau Vallon 1 Morcellement Project (MHL/M/13916) after receipt of its EIA Licence	
Annex A6	Report on investigation of Ambient TSP at Le Beau Vallon 1 Morcellement Project	
Annex A7	Noise Survey Report for Le Beau Vallon 1 Morcellement Project (MHL/M/13916)	
Annex A8	Traffic Impact Assessment (TIA) Report for Le Beau Vallon 1 morcellement project (MHL/M/13916)	
Annex A9	Copy of approval letter received from TRMSU for the TIA report for Le Beau Vallon 1 morcellement project (MHL/M/13916)	
Annex B1	Context Plan	
Annex B2	Application for land conversion permit made to the Ministry of Agro-Industry & Food Security	
Annex B3	Copy of Land Conversion Permit from the Ministry of Agro-Industry & Food Security dated 9 th September 2015	
Annex B4	Letter of Appointment for EIA Consultant	
Annex B5	Copy of Title Deed	
Annex B6	Copy of "Certificat de Propriete" signed by the Notary	
Annex B7	Wind Analysis Report	
Annex B8	Geo-Technical Investigation Report	
Annex B9	Grand Port District Council Outline Scheme	

Annex B10	Grand Port District Council Outline Planning Scheme – Restrictions Inset Plan	
Annex B11	Copy of Commitment Letter from Management of Stone Crusher to prevent dust emanation from the plant to the subject site	
Annex B12	Copy of Letter from Ministry of Public Infrastructure, Land Transport and Shipping Division for its no objection to the setting up of Le Beau Vallon 1 Morcellement Project	
Annex B13	Layout showing the Mahebourg By-Pass	
Annex C1	The Proposed Morcellement Layout Plan	
Annex D1	Connection Point of Main Access with the Blue Bay Link Road	
Annex D2	Detailed Design Report of the Road Structure and Storm Water Run-Off Calculations.	
Annex D3	Section of the Proposed Road	
Annex D4	Copy of Letter dated 7 th February 2014 sent to CWA regarding the supply of additional potable water for future projects	
Annex D5	Copy of letter dated 2 nd April 2014 from CWA certifying supply of 700 m ³ /day of water for future development.	
Annex D6	The Proposed Potable Water Supply Layout Plan	
Annex D7	Proposed Electrical Supply Layout Plan	
Annex D8	Standard Pillars Details	
Annex D9	Electrical Trenches Details	
Annex E1	Copy of letter of submission of Geo-technical investigation report to Wastewater Management Authority on 7 th March 2014	
Annex E2	Copy of “No-objection” letter from the Wastewater Management Authority dated 18 th April 2014	
Annex E3	Proposed drainage layout plan	
Annex E4	Details of de-siltration trap, hydrocarbon traps and the absorption pit	
Annex F1	Details of Septic Tank	
Annex F2	Details of Absorption Pit for domestic sewerage	