

## **Chapter 1: Project Description**

### **1.1 Project Location**

The project consists of the subdivision of the proposed site into 463 plots made up of 451 residential plots, 5 commercial plots and 7 greenspaces extending over an area of 261,483m<sup>2</sup>. The proposed undertaking is located at Mon Trésor in the vicinity of the villages of La Rosa, New Grove and Plaine Magnien. The proposed site shall be accessible to and from the 'Port Louis - Plaisance Dual Carriageway' (M2) through slip lanes to be implemented alongside the dual-carriageway and through a proposed roundabout via an access road 7.00 metre wide. The village of Mon Trésor can also be accessed from the underpass and through the aforementioned proposed roundabout. The proposed undertaking will consist of the following main features:

- Medium-sized to Large Residential plots
- Services including water, electricity etc
- Green spaces
- 6.00 m road with 2.00m reserves and 7.00 m roads with 3.00m road reserves

The site belonging to Omnicane Ltd has been mainly used for sugarcane cultivation and in line with Omnicane's policy of diversification; it does not bear any endemic fauna and flora. The site under consideration is crossed by the former railway land which is to be preserved. The site is not of ecological interest and no monuments are found on or next to the site. The site location and proposed morcellement layout is given at Annex A.

### **1.2 Project Initiator**

The project site belongs to Omnicane Ltd as evidenced by the title deed transcribed in Volume T.V. 487 No. 605, a copy of which is found at Annex B. The land conversion permit for the proposed site has been obtained and is found at Annex C. For the implementation of the project, Omnicane Ltd has sought consultancy services from professionals of the construction industry including engineers, surveyors and planners.

The registered address of the promoter is:

**Omnicane Limited**

Attn: Mr. Joel Bruneau

Head-Office  
7<sup>th</sup> Floor  
Anglo-Mauritius House  
Adolphe de Plevitz Street  
PO Box 159  
Port-Louis  
Tel: (230) 212 3251  
Fax: (230) 211 7093

Correspondences and queries regarding the present EIA report should be submitted to the following address:

**KDA Geosystems Ltd**  
Attn: Mr. Krishna Dwarka  
4th Floor  
Stratton Court  
Rue La Poudrière  
Port-Louis  
Tel: (+230) 211 0595  
Fax: (+230) 211 0594

### **1.2.1 Project Management**

The project management services have been entrusted to Luxconsult (Mauritius) Ltd of 23, Stevenson Avenue, Quatre-Bornes, who has previously undertaken projects of similar nature.

### **1.2.2 Civil and Structural Engineering**

For the purpose of the EIA including completion of the Engineering report and associated preliminary designs as required by the *EIA guideline for proposed residential morcellement projects* (2004), the services of Luxconsult (Mauritius) Ltd of 23, Stevenson Avenue, Quatre-Bornes have been retained.

### **1.2.3 Land Surveying**

The Land surveying services will be provided by Krishna Dwarka Associates Ltd and includes topographical maps in compliance with Clause 18 (1) (c) (ii) of EPA 2002. The proposed morcellement layout meets the planning policy guidelines in force on the island.

Queries in relation to land surveying should be addressed to Krishna Dwarka Associates Ltd at 4<sup>th</sup> Floor, Stratton Court, Office No. 24, Rue La Poudrière, Port-Louis.

#### **1.2.4 Planning**

Planning consultancy services will also be provided by Krishna Dwarka Associates Ltd. The proposed undertaking has been designed taking into consideration the natural terrain topography while respecting the natural setting of the site. Queries in relation to planning consultancy services should be addressed to Krishna Dwarka Associates Ltd at 4<sup>th</sup> Floor, Stratton Court, Office No. 24, Rue La Poudrière, Port-Louis.

#### **1.2.5 Construction and Civil works**

The civil works including road construction, water reticulation network, storm water drainage network etc will be performed once all necessary permits are gathered and the tender exercise performed.

### **1.3 Existing Land Use**

The project site is presently used for sugar cane plantation. The site does not accommodate any endangered flora or fauna that are of ecological interest. The site is not located within an environmentally sensitive zone and does not include wetlands, river courses or springs. Prior to the beginning of civil engineering works for the implementation of the morcellement, the site will be cleared of the cane plantation. The project site is separated by the former railway land which is to be duly preserved.

### **1.4 Site Zoning**

According to the outline scheme presently in force, the site can be considered to be on the edge of settlement boundaries. The northern section of the site is bounded by existing settlement areas just across the motorway and readily accessible via an existing underpass and the change in use of land from cane plantation to the proposed development should not entail any drawback; consequently, the sequential approach shall be implemented during the development along with the principle of clustering development, which fully complies with requirements for development on the edge of settlement boundaries. Furthermore, the proposed undertaking shall make use of existing utility supplies and transport network. The direction of the South East Trade Winds shall also ensure that the proposed site for

development shall be free from any potential dust emanations. A zoning map is attached in Annex F.

Under the Sugar Industry Efficiency Act, the conversion of agricultural land to non-agricultural use requires a Land Conversion Permit from the ministry responsible for agriculture.

As per the Land Conversion Permit (LCP) attached in Annex C, the site under consideration has already been converted to non-agricultural use by the Ministry of Agro Industry and Fisheries back in March 2006.