ENVIRONMENT IMPACT ASSESSMENT

Proposed Morcellement Development at Mon Loisir for "Societe Maurel Freres et Cie."

TABLE OF CONTENTS

1.0	Proposed Morcellement Project at Mon Loisir - "Societe Maurel Freres et Cie."	raye
		5
	1.1 Non-technical summary	5
2.0	Legal Framework	9
	2.1The Environment Protection Act 2002	9
3.0	Principal Features of the Undertaking	11
	3.1 Location and accessibility	11
	3.2 Site extent	11
	3.3 Site ownership/Certificate of Incorporation	11
	3.4 Zoning	11
	3.5 Topography	12
	3.6 Land use on site	12
	3.7 Land use in surrounding areas	13
	3.8 Scale of the undertaking	13
	3.9 Design of the undertaking	14
	3.9.1 Road planning and design	14
	3.9.2 Morcellement plot layout	14
	3.9.3 Access to the morcellement site	15
	3.9.4 Layout/specifications of internal access roads	15
	3.9.5 Visibility splays at junctions	16
	3.9.6 Pedestrian traffic and safety	16
	3.9.7 Provision of children's play area and open/green space	16

3.9.8 Cahier des Charges	17
 Plot coverage 	17
Building lines	18
Building height	18
Roof appearance/materials	18
External building appearance	18
Colour of buildings and structures	19
Boundary walls	19
 Landscaping 	20
Prohibited developments/uses	20
Construction time and period	20
3.10 Association Syndicale	20
3.11 Purpose and justification of the undertaking	21
4.0 Impact Identification and Mitigation Measures	22
4.1 Site preparation and infrastructure works	22
4.2 Collection and disposal of wastewaters	22
4.2.1 Site investigations	23
4.2.2 Proposed mode of wastewater disposal	25
4.2.3 Design of septic tank	25
4.2.4 Sizing of septic tank	25
4.2.5 Location and maintenance of septic tank	26
4.2.6 Design of leaching field	26
4.2.7 Location and preservation of the leaching field	27
4.2.8 Wastewater from kitchens	28
4.2.9 Wastewater from toilets, washbasins and showers	s 28
4.3 Site drainage	28
4.4 Solid waste management	28
4.5 Availability of telephone, water and electricity	28

4.6	Traffic related to the undertaking	29
4.7	Socio-economic impacts on the local residential population	29
5.0 Enviro	onmental Monitoring Plan and Conclusion	31
5.1 l	ssue of monitoring	31
	5.1.1 Monitoring at the implementation phase	31
	5.1.2 Monitoring by other authorities	31
	(i) The Ministry of Environment and Sustainable Developm	ent
	(ii) The "Association Syndicale"	
	(iii) The Pamplemousses - Riviere du Rempart District Cou	uncil
5.2 C	Conclusion	32
Annex 1	(Letter from the Ministry of Housing & Lands dated 15.03.11)	
Annex 2	(Morcellement Layout cum Location Plan)	
Annex 2A	(Context Plan)	
Annex 2B	(Individual Lot Extent in Tabular Form)	
Annex 3	(Certificate of Ownership)	
Annex 3A	(Certificate of Incorporation)	
Annex 4	(Letter from the Ministry of Housing & Lands dated 15.03.11)	
Annex 5	(Letter from the Ministry of Housing & Lands dated 11.11.10)	
Annex 6	(Drawings Showing Typical Details of Septic Tank and Leaching	Field)
Annex 6A	(Schedule of Septic Tanks)	
Annex 7	(Drawings Showing Typical Details of Leaching Field)	
Annex 8	(Drawing Showing Drain Details)	
Annex 8A	(Drawing Showing Drain Network Details)	