

Chapter 5: The Built Environment of the Project

5.1 Demography

5.1.1 General

According to the Central Statistics Office of the Ministry of Finance and Economic Development (MFED), the population of Mauritius was estimated at 1, 237, 091 based on 2011 Census. The principal elements of the Mauritius Demography are:

- The population growth is predicted at an average annual rate of 0.56% according to the medium variant population projections, increasing from 1,186,873 in 2000 to around 1,486,000 in 2040.
- In 1972, the sex composition of the population consisted of slightly more males than females. This was reversed in 1983 and the population reached 610,294 males and 623,375 females in 2004, resulting in a sex ratio of 97.9 in 2040 due to lower mortality rates amongst females.

The population density of the Republic of Mauritius was around 606 in 2011 for a total land area of 2,040 square kilometres.

5.1.2 Regional Settlements and Population

The Site is in the administrative area of Riviere-du-Rempart District Council. The population census of 2011 provides information about the human settlements in its environment and the regional Village Council Areas as at 2011:

The resident population in the settlements around the Project Site, has been estimated for 2011 and given in table 5.1.2.1

Table 5.1.2.1: Estimated Resident Population Distribution around Project Site

	Estimated Resident Population 2005	Orientation <i>re</i> SITE	Distance from Site
Petit Paquet		S	1km
Calodyne		SE	1.8km
Grand Gaube	7578	SE	3km
Cap Malheureux	5070	W	1km

5.2 Regional Industrial Activity

The main industrial activities in this region are tourism and agriculture.

5.2.1 Tourism

The Site is at the edge of the Northern Tourist Zone defined in the Development Strategy & Policies. The main existing resorts along that zone are:

RESORTS	ROOMS & SUITES
BEACHCOMBER Le Mauricia	195
NAIADE Le Merville	169
Calodyne-sur-mer	156
NAIADE Le grand Gaube	119
BEACHCOMBER Royal Palm	84
Paradise Cove	67
Verandah	62

With the arrival of 965,441 tourists during 2012, tourism is one of the major economic resources of the island and has developed nicely in the North.

Along with the hotels mentioned above, several other Small and Medium Enterprises (SME) thrive from the tourist influx, namely:

- Restaurants
- Tour operators
- Model ships shops
- Car rentals
- T-shirts and pareos beach sellers
- Diving and catamaran tours and water skiing.

5.2.2 Commercial Activity

The urban sprawl of Goodlands and Grand Bay contain most of the commercial activities except the small self-service outlets at Calodyne and Cap Malheureux.

5.2.3 Agricultural activity

The St-Antoine Sugar Factory, which was closed down a few years ago, processed canes to produce sugar and was the main agricultural activity of the region.

5.3 Road Infrastructure

During the last few years, the road infrastructure in Mauritius has improved considerably. Some of the newest roads include the Triolet bypass, Verdun – Terre-Rouge road, which help connecting several towns and villages and reducing congestion significantly. Besides, in the National Action Plan on Sustainable Public Procurement, construction of roads is one of the priorities.

The project site is easily accessible by the B13 coastal road along the Northern Tourism Zone, through which the capital is easily reachable.

Links with the SSR International Airport and the Eastern Tourism Zone will also be improved by the projected East Coast Trunk Road that consists of:

- the Grand Baie – Mahebourg Route Improvement Project.

- the Link Road Project from the Northern Motorway at Belle-Vue Harel to Riviere du Rempart.
- the Trou d'Eau Douce bypass road project.

5.4 Public Services and Utilities

The services in the neighbourhood of the Project site include:

- Domestic water supply by the Central Water Authority (CWA).
- Electricity supply by the Central Electricity Board (CEB).
- Communication services by Mauritius Telecom and Emtel

5.4.1 Domestic Water Supply

The Domestic Water supply from the Hotel shall be from the Desalination plant however, application shall be made to the CWA for the supply of fresh water in case of flaws in desalination process or any water shortage. The Northern part of Mauritius is mainly supplied from boreholes and La Nicoliere Reservoir.

5.4.2 Electricity Supply

The total diversified electrical load for the project is estimated to be 400 kVA. A transformer of capacity 500 KVA shall be installed by the CEB. The CEB 22kV line is not far from the site.

5.4.3 Telecommunications

A 20 pair line shall be requested from Mauritius Telecom for telephony, fax and internet services. The Mauritius Telecom network serves the nearby Hotels and the network coverage in the North of Mauritius is good.

5.4.4 Sewage

There is no main sewer line in the vicinity of the project site. The residential lots are connected to individual septic tank and waste water disposed through absorption pits (officially not allowed for locations less than 1km from the high water mark) and leaching fields.

5.4.5 Solid Waste Disposal

Solid waste will be produced from the rooms, kitchen, bar, maintenance, etc. At a maximum rate of 150kg/d.

It shall be collected in bins and hauled away in appropriate lorries every scheduled day by an approved waste operator to the nearest transfer station at Poudre-D'or and thereafter to Mare -Chicose Landfill.

5.5 Social Infrastructure

There are a few major social infrastructures close to the project site, namely:

- District Council at Mapou
- Village Hall at Cap Malheureux
- District Court at Mapou
- SSR National Hospital at Pamplemousses