
Environmental Impact Assessment

Construction of Beach
Resort at Anse La Raie

Southern Comfort Holdings Ltd

ASG Consulting Engineers Ltd

Executive Summary

Southern Comfort Holdings Ltd, hereto referred as “the promoter”, is planning to construct a beach resort at Anse La Raie, with a boutique/hotel complex of villas and apartments with all its amenities. The project site is located within the Northern Tourism Zone, within 30m of the High Water Mark. The promoter has no intention of carrying out lagoon rehabilitation work.

Given the sensitive nature of the coastal zones, an Environment Impact Assessment (EIA) is hereto being submitted as required under section 15 of Environment Protection Act (EPA) 2002 for coastal hotels.

This EIA report ensured that all the environmental parameters have been addressed and their consequences recognised. It doesn't comprise statements of a general nature but instead substantive and indicative information on the proposed activity, the measures proposed to mitigate all adverse impacts as well as the opportunities for environmental enhancement.

The site belongs to the Government of Mauritius, as being part of Pas Geometriques Union RIBET, Anse La Raie. The Government of Mauritius has averred to grant a reservation to the promoter over the said plot of land.

The site has a total surface area of 15, 196 m² (3A60Ps). The plot of land has been surveyed by The Ministry of Housing & Lands

The Works, in a initial phase, will involve the demolition of the existing basketball/tennis court and the small kindergarten building. Thereafter the construction of:

- 70 rooms and 6 villas
- A restaurant, lounge, bar, reception desk, offices, water features, SPA, boutiques, boat house, toilet block and swimming pool.
- Stores, staff rooms, maintenance room.
- Driveway and parking spaces
- Sewer, water and electricity reticulations, treatment and desalination plants

The Project falls within the Tourism Sector, which is in full swing as government is targeting two millions tourists by the year 2015. Thus positive impacts are expected mainly in terms of increased foreign currency earnings for Mauritius, a distribution of wealth over all those sectors of activity, with an impact on the GDP, and the creation of about 300 extra jobs. The company also undertakes to recruit youngsters and middle aged people alike in the region and provide them training. This is in line with the policy to empower academically unsuccessful youngsters towards earning a decent living and to evade from the prevailing social evils encountered in the area.

Main negative impacts that have been identified and assessed in the EIA report presented hereunder, namely

- the generation of organic and inorganic solid wastes
- the generation of biological pollution
- the generation of odour from kitchen

- risks of hydrocarbon spillage from diesel storage to stand-by units
- atmospheric pollution by stand-by stack gases
- noise generated by stand-by diesel plants

Mitigation measures deemed to form part of the Works to be implemented, or to be enforced during the operation phase, have been examined and will satisfactorily eliminate the potential negative impacts. They include:

- a Moving Bed Bio Reactor (MBBR) type sewer treatment plant
- air extractors will be connected to an odour scrubber unit
- solid wastes- plastic bins to be collected by a licensed solid waste hauler
- sound-proofed stand-by power plants
- safety devices for LPG storage unit

An Environmental Monitoring Plan has been included.

The negative potentials have been satisfactorily mitigated. The positive impacts being of considerable importance, in terms of Foreign Currency earnings, GDP and job creation, it is requested that the promoter be granted with the EIA Licences, which will enable him to proceed with the works as soon as possible.

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