

Chapter 1: Project Overview

1.1 Tourist-Related Development at Anse La Raie

Southern Comfort Holdings Ltd has intended to construct a beach resort at Anse La Raie, with a boutique/hotel complex of villas and apartments with all its amenities, consisting of 6 villas and 70 rooms together with commercial facilities and security services.

The project site is located within the Northern Tourism Zone as defined in the National Development Strategy issued in April 2003

The site forms part of the Pas Geometriques Union Ribet, Anse La Raie as shown on figure 1.1.1

It is to be noted that the promoter presently has no intention of carrying out lagoon rehabilitation work during the project.

1.2 Project justification

1.2.1 Development of Tourism Sector in Mauritius

Tourism, considered as one of the most important pillar of the Mauritian economy, contributes significantly to the economic growth and has been a key factor in the overall development of Mauritius. In 2000, gross tourism receipts were 14.2 billion rupees and contributed to about 11% of our GDP.

The number of tourists visiting Mauritius has increased at an average positive rate in the last decades. From 2012 to 2013 the rate of increase was about 2.9%. In 2013 the number of tourists visiting the island was about 993 000. Regarding the tourism sector, the Government's policy is to provide resort infrastructure to accommodate a targeted tourist population of 2 million per annum.

Key indicators pertaining to hotel occupancy are summarized below:

National Indicators	2010	2011	2012	2013
Number of Tourists	934 827	964 642	965 441	993 106
Number of Hotels	112	109	110	
Number of Rooms	12 075	11 925	12 027	
Number of Beds	24 698	24 698	24 446	
Room Occupancy Rate	65	65	65	
Bed Occupancy Rate	57	57	57	

Considering market diversification, increase in Chinese tourists, liberalisation of air access and future increased seat capacity on the national airline with the acquisition

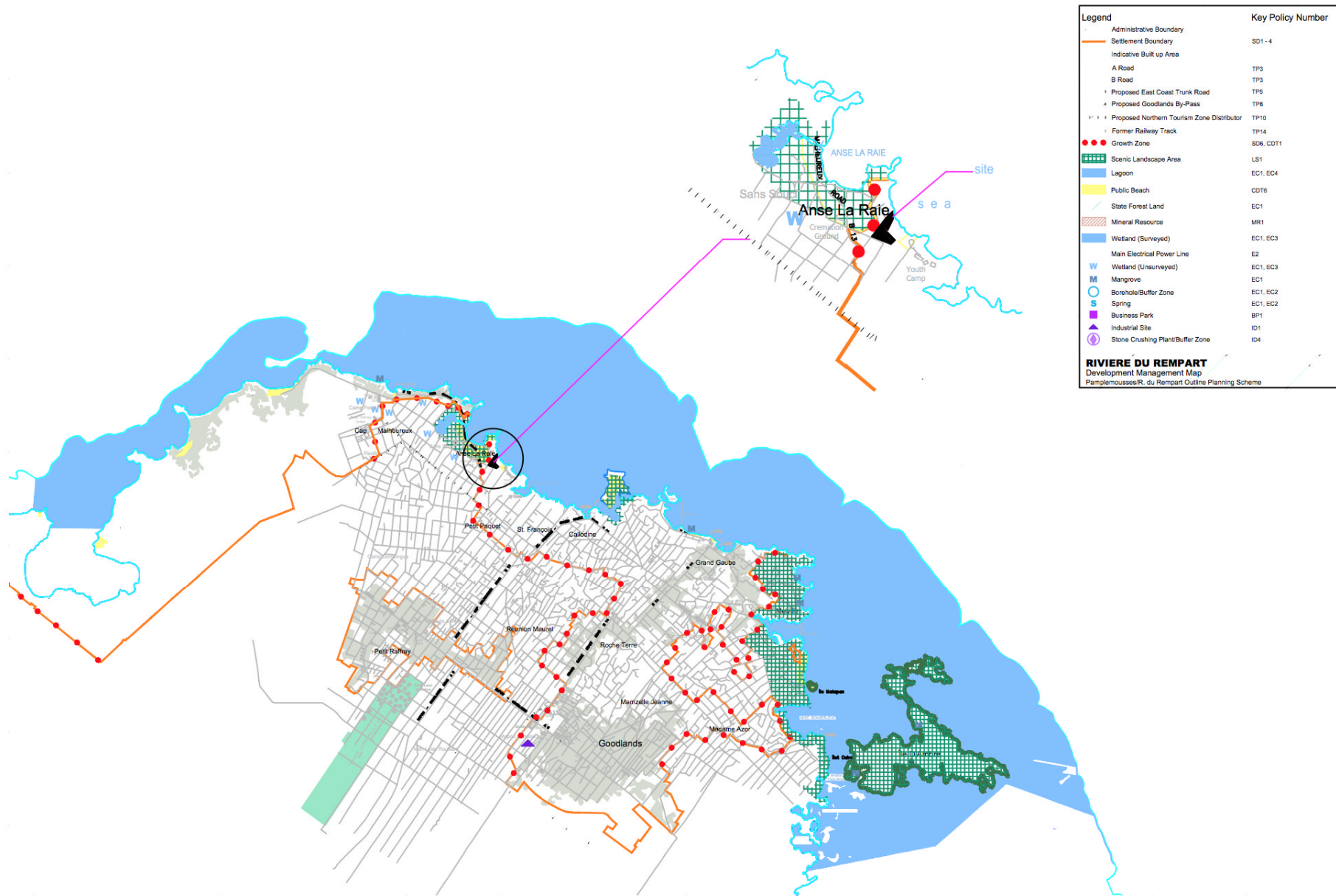


Figure 1.1.1: Location Plan

of new state-of-the-art A350s in about two years, the number of rooms available will become insufficient to accommodate tourists in peak seasons.

1.2.2 Government Policies

The Government's strategy for development of the country emphasizes on the tourism sector for short to medium term sustainable economic growth in Mauritius. The main aims of the Government for the tourism sector include:

- Increase the number of tourists on the island to 2 million by 2015 and be able to provide accommodation for them.
- Promote the construction of prestigious hotels to attract high-spending tourists.
- Increase the number of hotel rooms to about 20 000 by 2020.

The Government's policy on tourism development has been one of the key aspects for the expansion of SSR International Airport, thus increasing its capacity significantly. Events Mauritius Ltd has also been set up to organize special activities and promote the image of Mauritius as a tourist destination.

The Government has also planned for both the private and the public sector to invest much more in the tourism support programmes, such as tourist accommodation, attractions, sewage schemes and project like Grand Baie Waterfront Scheme, Trou d'Eau Douce Community Planning and the new Flic en Flac Beach. These flagship projects would be complemented by the Discovery Experience, the Heritage Product Improvement Programme and the Nature Improvement Programme.

The opening of the airspace in 2006 has also experienced an upsurge in tourist despite the risk of an epidemic prevailing on the island.

1.3 Legal, Regulatory and Institutional Framework

1.3.1 The Environment Protection Act 2002

Referring to the Environmental Protection Act – Act No 19 of 2002, this tourist-related development at Anse La Raie, with a boutique/hotel complex of villas and apartments with all its amenities, consisting of 6 villas and 70 rooms together with commercial facilities, will fall under Item 19 – *Hotel or Integrated Resort Scheme, including extension, with first boundary within 1 kilometre of high water mark of the First Schedule [Section 15 (2) Part B: List of Undertakings requiring an Environmental Impact Assessment]*

The Proponent has subsequently commissioned ASG Consulting Engineers Ltd to prepare the EIA for the new development in conformity with the provisions of the EPA 2002 and other current regulations.

The Environmental Impact Assessment as defined under the Environmental Protection Act 2002 (EPA 2002) shall be prepared and submitted to conform to provisions of:

- The Environmental Protection Act 2002
- The National Development Strategy, Ministry of Housing and Lands (April 2003)
- Planning Policy Guidance, Ministry of Housing and Lands (November 2004)
- The Business Facilitation Act 2006
- The standards and guidelines regulations as per Part VI, National Environmental Standards of the EPA 2002 in respect of the following:
 - a) Water
 - b) Air
 - c) Noise
 - d) Odour
 - e) Effluent limitations
 - f) Waste
 - g) Pesticide residues
 - h) Radioactive emission
 - i) Built-up environment and landscape

1.3.2 The National Development Strategy

1.3.2.1 Northern Tourism Zone

The Northern Tourism zone stretches from Baie aux Tortues via Grand Baie, Pereybere, Cap Malheureux up to Grand Gaube/Melville. The site reserved for Southern Comfort Holdings Ltd is found at Anse La Raie, which also lies within the Northern Tourism Zone.

On the coast within Tourism Zones identified in the Tourism Development Plan and presented as growth zones on the Development Strategy Map and Development Management Map, clustering of tourism and other employment-generating activities within or adjacent to existing settlements, resorts and campment sites and utility and transport networks should be encouraged.

1.3.2.2 Planning Policy Guidance

Parameters such as height of buildings above ground level, high water marks (HWM) and land occupancy, are governed by the Planning Policy Guidance of the Ministry of Housing and Lands published in November 2004.