Contents

		Pa	age	
Execu	ıtive Sum	mary	1	
1	Introduction			
	1.1	Background to the Project	1	
	1.2	Outline Description of the Masterplan Components	2	
	1.3	Anticipated Project Timing	2	
2	The Pr	romoter, Project Team and Project Site	3	
	2.1	The Promoter	3	
	2.2	The Project Team	3	
	2.2.1	Masterplanner	3	
	2.2.2	Project Manager	3	
	2.2.3	Engineer and EIA Consultant	3	
	2.2.4	Land Surveyor	3	
	2.3	The Project Site	3	
	2.3.1	Location	3	
	2.3.2	Site ownership	4	
	2.3.3	Site survey	4	
	2.3.4	Site Occupancy	4	
3	Regula	itory Framework	5	
	3.1	The Environment Protection Act No 19 of 2002	5	
	3.1.1	Environment Protection (Standards for Air) Regulations 1998	3 5	
	3.1.2	Environment Protection (Standards for Effluent Discharge) Regulations 2004	5	
	3.1.3	Environment Protection (Standards for Noise) Regulations 2004	5	
	3.1.4	Planning Policy Guidance – Ministry of Housing & Lands, November 2004 and Revision 1, September 2006	5	
	3.2	The Town &Country Planning Act	6	
	3.3	Ports Rules & Regulations	6	
	3.3.1	Previous clearances from the MPA	6	
4	The Ba	aseline Environment	8	
	4.1	Site description and features	8	
	4.2	Nearby Residential Settlements	8	
	4.3	The Harbour & Harbour Related Activities	8	
	4.4	Nearby Business Activities	9	
	4.5	Nearby Historical, Cultural and Recreational Sites	9	
	4.5.1	The Kwan Tee Sanctuary	9	

	4.5.2	The Madurai Mariamen Temple	9
	4.5.3	The Robert Edward HART Gardens	9
	4.5.4	The Western Cemetery	9
	4.6	The Terrestrial Environment	10
	4.6.1	Biodiversity	10
	4.6.2	Geology and Pedology	10
	4.6.3	Seismic Activity	10
	4.6.4	Site Roads & Access	11
	4.6.5	External Road Infrastructure	11
	4.6.5.1	Motorway widening	11
	4.6.5.2	Caudan Roundabout Grade Separation	11
	4.6.5.3	Terre Rouge - Verdun – Trianon Link Road	11
	4.6.5.4	Port Louis - Eastern Ring Road	12
	4.7	The Marine Environment	12
	4.7.1	Water Quality	12
	4.7.2	Tidal Regime and Water Level fluctuations	12
	4.8	Air Quality	13
	4.8.1	Fort George Power Station	13
	4.8.2	Ambient Air Quality Measurements	13
	4.9	Odours	14
	4.10	Noise	14
	4.11	Climatic conditions	14
	4.11.1	Wind data	15
	4.11.2	Cyclones	15
	4.11.3	Rainfall	16
	4.11.4	Temperature	17
	4.12	Existing utilities and infrastructure	17
	4.12.1	Electricity Supply	17
	4.12.2	Potable Water Supply	17
	4.12.2.1	Water Deficit in Port Louis	18
	4.12.3	Telecommunications	18
	4.12.4	Port Navigation	18
	4.12.5	Sewerage	18
	4.12.6	Solid Waste	19
5	Description of Project		
	5.1	General	20
	5.1.1	Land Utilisation	20
	5.2	Physical components of the project to be constructed	21
	5.2.1	Tower 1 – Prime Offices	21
	5.2.2	Tower 2 – Designer Hotel (4 star)	21
	5.2.3	Tower 3 – Luxury Hotel Apartments (5 Star)	21
	5.2.4	Tower 4 – Serviced Hotel Apartments (4 Star)	21

	5.2.5	Tower 5 – Convention Hotel (5 Star)	21
	5.2.6	ICOEX Convention and Exhibition Centre	22
	5.2.7	Entertainment Hub, Roof garden, Waterfront esplanade and Uptown plaza	22
	5.3	New Quay Wall	22
	5.4	On Site Road Network	23
	5.5	Off-site road Network	23
	5.5.1	Estimated Total Capacity	23
	5.5.2	Traffic Data Collected	25
	5.5.3	Estimated Spare Capacity	26
	5.6	Vehicular Parking	27
	5.7	Surface Water Management	28
	5.8	Utility & Services Requirements	28
	5.8.1	Potable Water Requirements	29
	5.8.2	Irrigation Water Requirements	29
	5.8.3	Fire Water Requirements	29
	5.8.4	Electricity Supply and Distribution System	30
	5.8.4.1	Street Lighting	30
	5.8.5	Telecommunications	30
	5.8.6	Sewage Collection and Disposal	30
	5.8.7	Solid Wastes	31
	5.9	Sustainable Design Principles	31
	5.10	Site Containment During Construction	34
	5.11	Construction Methodology	34
	5.11.1	Construction Activities	34
	5.11.2	Construction Activites for New Quay Wall	35
	5.11.3	Transport of Bulk Materials	35
	5.11.4	Construction Labour	35
	5.11.5	Construction Wastes	35
	5.11.6	Construction Effluent	36
6	Identific	cation and Assessment of Impacts	37
	6.1	Impacts during construction	37
	6.1.1	Noise and vibration	37
	6.1.2	Air quality	38
	6.1.3	Water usage	39
	6.1.4	Energy usage	39
	6.1.5	Construction traffic	39
	6.1.6	Water quality	40
	6.1.7	Generation of solid wastes	41
	6.1.8	Generation of foul effluents	41
	6.1.9	Terrestrial biodiversity	42
	6.1.10	Socio-economic	42

8	Conclus	sion	63
	7.2	Operation Stage Environmental Monitoring Plan	61
	7.1	Construction Stage Environmental Monitoring Plan	57
7	Enviror	nmental Monitoring Plan	57
	6.2.14	Shadow from Tall Buildings	55
	6.2.13	Visual	54
	6.2.12	Socio-economic	54
	6.2.11	Terrestrial biodiversity	54
	6.2.10	Generation of foul effluents	54
	6.2.9	Generation of solid wastes	53
	6.2.8	Water quality	52
	6.2.7	Hydrology	52
	6.2.6.5	Possible Interventions	50
	6.2.6.4	Future Capacity	49
	6.2.6.3	Long Term Trip Distribution	47
	6.2.6.2	Short Term Trip Distribution	47
	6.2.6.1	Trip Generation	45
	6.2.6	Off-site Road Network	45
	6.2.5	On-site Road Network and Car Parking	45
	6.2.4	Energy usage	44
	6.2.3	Water usage	43
	6.2.2	Air Quality	43
	6.2.1	Noise and vibration	42
	6.2	Impacts during operation	42

Appendices

Appendix A

Figures

Appendix B

Promoter Details

Appendix C

Quay Wall EIA Licence

Appendix D

Soil Investigation Report

Appendix E

Wind Roses

^{- |} Issue | 13 July 2012

Appendix F

Correspondence with Authorities

Appendix G

Bulk Service Load Calculations