

Chapter 1.0: Introduction

1.1 The Promoter & Statement of Purpose

The project is being initiated by Barachois Villas Company Ltd and will be implemented at a site called Barachois along the Rempart River in the village of Tamarin situated in the district of Black River. The land to be developed has an extent of 246,414.4m² and is currently owned as a freehold land by Societe R. Jhuboo & cie (SRJ) as per title deed at annex 1.

The Medine Sugar Estates Co Ltd (MSE) has been the first company to conceptualize and implement an Integrated Resort Scheme in Mauritius. Following the success of the Tamarina Golf Estate and Beach club, MSE reached an agreement with SRJ to develop 51 villas of the IRS type at Barachois Estate, Tamarin. The company is registered under the company “Barachois Villas Company Limited. (annex1).

The Project will consist of a high profile residential development adjoining Tamarina Golf Estate and extending partly along a rocky promontory and partly along the Rempart River. The ideal geographical location as well as its natural extension to the Tamarina Golf Estate prompted the Architect and the management team to prepare a master plan that integrates the proposed project in a very logical manner respecting visual, architectural, planning and environmental parameters. By so doing it also maintains the high economic perspective of the overall area.

The proposed project will be built on 24.64 hectares and will consist mainly of the followings: -

- 26 villas (zone 5)
- 25 river villas(zone 1-4)
- Restaurant complete with deck and pontoon (zone 3)
- A common pontoon along the nearshore river bank (zone 2).

The villas for this proposed project will be built on the same architectural design as the villas at Tamarina Golf Estate. The villas will be low pitched and will provide for continuity and visual harmony. Natural materials such as stone and timber will be used extensively thus blending with the savannah type of environment.

1.2 The Benefit

In the wake of this project the Medine Sugar Estates Co Ltd has carried out a social need analysis as well as a social impact assessment of the proposed project. This has resulted in a dozen recommendations listed in the Medine Master Plan 2005-2025. MSE has already set up the necessary funding instruments and processes for the disbursement of funding in support of social integration around the Barachois IRS project.

The promoters foresee the creation of approximately 1,200 jobs during the construction phase and more than 100 permanent jobs during the running phase of the

EIA Report for Barachois IRS Project by Barachois Villas Company Ltd - Tamarin

project. The budget earmarked for social integration activities for the Barachois IRS Project amounts to MUR 9,800,000. Details of allocation of these funds are further elaborated in the main report. The multiplier effect through indirect jobs and economic ventures is foreseeable.

All elements which reflect policy of the Government to provide for sustainable employment, to raise the social standard of the local population, to provide for a formal integration of the local population through diverse economic benefits, empower people and backup as well as on a more national platform, accelerate Foreign Direct Investment, tax collection and all this with respect to the environment as per different protocols where the Government of Mauritius is signatory, is addressed positively in this project.

On the Environmental perspective such a project integrates well with adjoining developments namely the Tamarina IRS as well as other low density but high profile developments. Owing to the high profile target, set in terms of environmental standards the end result will be beneficial to the receiving environment.

Thus the project has compounding effects on the overall physical, economic, social, and ecological environment. Such a project should be promoted.

1.3 The Team

Head	Societe R. Jhuboo & cie & The Medine Sugar Estates Co Ltd
Planner/Architect	Maurice Giraud
Project Managers	Promotion & Development
Quantity Surveyors	Hoolooman & Associates
EIA Consultant	Coastal Specialists Ltd (Rajiv Bheeroo)
Civil Engineers	Servansingh Jadav & Partners
Engineering Consultant	Reshad Laulloo
Land Surveyor	Medine Sugar Estates
Marketing & Sales	Medine Sugar Estates
Social Impact	Sophie D. de Speville
Botanical Survey	Dr. Regis Julien

1.4 Stakeholder Meeting

The promoter presented this project to stakeholders on the 05th November 2007. A list of stakeholders present during the meeting as well as notes of meeting is included at annex 9.