
EXECUTIVE SUMMARY

1. The purpose of the undertaking is to provide 393 residential/commercial lots (inclusive of 14 lots reserved for green spaces) in Camp Mapou/Henrietta in the district of Plaine Wilhems. The proposed development consists of 13 portions of land of an aggregate extent of 22Ha1131m² (52^A 39^P) of land.
2. The subject site which is proposed for development is under the 800^{Arpents} Scheme I.
3. The proposed morcellement lies partly along Caldwell-Henrietta Road (B66). All the entrances to the 13 portions are directly from Cadwell-Henrietta Road. The internal roads within the proposed morcellement are 6.0m and 5.5m wide with a road reserve of 1.50m wide on either side of the road. All road junctions are provided with adequate kerb radii, with a minimum of 6 metre radius.
4. The project site is owned by The Medine Sugar Estates Co. Ltd. The owner will be assisted by a team of professionals in the implementation of the project.
5. The project site is presently under sugar cane cultivation. The height of the site above mean sea level varies between 100m to 102m at some places and 90m to 75m at other places. It does not accommodate any flora and fauna that are of ecological interest. Part of the site is bounded by River Papayes and Rivulet Augustin.
6. It is not in an environmentally sensitive zone. Its development will promote a consolidation of the urban form of the existing settlement. Such compact form allows for an efficient use of infrastructure and fosters the maximisation of economies of scale.
7. In compliance with the requirements of the Morcellement Act, the proponents of the undertaking will provide the infrastructural works required to service the plots; namely roads, water, electricity, telephone and roadside drains.
8. An assessment of the likely impact of the undertaking on the environment reveals that the effects of the morcellement will be insignificant on the following environmental components: flora and fauna, air, water, noise, landscape and traffic.
9. The proposed undertaking will, on the other hand, have a positive socio-economic impact in that it will provide for land for residential accommodation to accommodate growth that is being generated through the formation of households within the area.
10. The proposed development will not have any adverse impact on the soil and geology of the area provided that appropriate mitigating measures are taken as regards liquid waste water disposal.

11. The mitigating measures recommended after analysis of available data, including percolation tests carried out on site, consist in the provision of on-site wastewater disposal system comprising of a septic tank and leaching field arrangement for each plot. As regards surface water run off, appropriate drains will be provided, the detailed designs of which will be submitted to the Road Development Authority and Municipality of Vacoas Phoenixl for approval.