

CHAPTER 1.0: INTRODUCTION

1.1 The Project

The project consists of parcelling out of a plot of land of 47.7 ha into 437 residential and commercial lots as well as green spaces at Mahebourg in the District of Grand Port. The total land space of 47.7 ha is made up of the following.

- 38 ha of land under the VRS Recoup Cost Scheme as per the Land Conversion Permit No. 2713 for residential and commercial purposes dated the 10th April 2004. A copy of the Land Conversion Permit is enclosed in this report as Annex A1.
- 4.4 ha of land as replacement of 4.4 Ha out of 5.2507Ha under the 1200A00 scheme as approved in the letter from the Ministry of Agriculture referenced MAC/17489/85/465.3 and dated the 2nd May 2001. A copy of this letter is enclosed in this report as Annex A2.
- 5.3 ha of existing residential land.

There will be 437 residential /commercial lots.

Two types of residential plots will be provided in the proposed morcellement, as follows.

- One consisting of 100 residential lots of size ranging from 1105 to 2854 m², the prospective buyers of which will be grouped under a syndic of co-owners and the sale will be subject to co-ownership regulations under the Article 664 of the Civil Code.
- The other residential plot type will comprise of 333 individual lots of size varying from 361 to 1222 m². These lots will not be grouped under a syndic of co-owners.

The following provisions will be made in the proposed morcellement.

- A round- about along the Phoenix-Mahebourg A10 Road to facilitate vehicular access to and from the proposed morcellement, as described in the Traffic Impact Assessment (TIA) report, which is annexed in the Engineering Report. The latter is enclosed in this report as Annex A3.
- Three types of internal roads as follows.
 - Type X: a road of 6.00 m wide with a total road and utility reserve of 3.0 m wide and a footpath of 1.5 m on both sides.
 - Type Y: a road of 6.00 m wide with a total road and utility reserve of 2.00 m wide and footpath of 1.50 m on both sides.
 - Type Z: a road of 6.00 m wide with a reserve of 2.00 m wide on both sides.
- Roadside drains to collect surface run-off during rainfall.
- Resources for water and electricity supply as well as telecommunication services to each individual lot in the proposed morcellement.
- A total of 24 020 m² of green space representing 5.06 % of the total plot for landscaping and embellishment of the proposed morcellement.
- Street lighting facilities.

1.2 The Promoter

The promoter of this proposed project is the Compagnie de Beau Vallon Ltée (CBVL). Its registered office is located at the Riche En Eau sugar estate, Riche En Eau, St Hubert. The company has been duly incorporated on the 10th January 1921, as evidenced by a copy of its certificate of current standing enclosed in this report as Annex A4.

Cultivation of sugar cane on an approximate land space of 2 600 Ha is the main activity of the company. It is also involved in agricultural diversification in food crops, aquaculture and farming of deer. Other activities of the CBVL comprise of energy production and, more recently, land development.

Its involvement in the energy production is through its shareholding in Compagnie Thermique du Sud Limitée (CTDS) and Compagnie Thermique de Savannah Limitée (CTSAV).

CBVL is also involved through its subsidiary company, namely Compagnie Sucrière de Riche En Eau Ltée, in the production of raw sugar and molasses as well as in the generation of electrical energy for sale to the national grid as a continuous power producer.

The CBVL has already developed 6 residential/commercial morcellement since 2002. This is indicated in Table 1.1.

Table 1.1: Residential/commercial morcellement developed by the Promoter

Year	Name of Project	No. of lots	Scheme
2002	Morcellement Beau Vallon	91	1200 ^{ARPENTS} Scheme
2003	Morcellement Lorette – Mahebourg	278	1200 ^{ARPENTS} Scheme
2004	Morcellement Pointe d’Esny	37	1200 ^{ARPENTS} Scheme
2005	Morcellement Ville Noire	401	VRS
2005	Morcellement St Henri	29	VRS
2006	Morcellement Grand Bel Air	152	VRS

The projects listed in Table 1.1 have been successfully implemented and, hence, the Promoter has acquired extensive experience in property development. In fact, the Compagnie Beau Vallon Ltée intends to establish itself as a leader in property development in the island.

1.3 Employment Opportunities

It is anticipated that the project will provide employment opportunities for 300 persons only during the construction phase of the project. Apart from the consultancy Project team members, the persons to be deployed for the implementation of the infrastructure works will comprise of engineers, technicians, foremen, gangmen, machine operators, mason, carpenters, plumbers, electricians, gardeners, among others.

1.4 Need for an Environment Impact Assessment (EIA)

As per Part B of the First Schedule (Section 15C) of the Environment Protection (Amendment of Schedule) Regulation 2006 under the Environmental

Protection Act (2002) and published in the Government Notice No. 142 of 2006, undertakings requiring an Environment Impact Assessment (EIA) Licence include parcelling out of land above 3 Ha. The aim of the EIA for morcellement is to ascertain that the proposed project will not only significantly alter the present settlement pattern, but also not to adversely affect the existing environment.