

CLUB MEDITERANNEE
Construction of a Resort at Albion
ENVIRONMENTAL IMPACT ASSESSMENT
SUMMARY OF THE EIA DOCUMENT

1. Club MEDITERANNEE, already in activity in Mauritius for over 20 years requests to proceed with the construction of a new 300-key tourist resort on a 21.682 ha site at Albion. This second Club Resort or "Village" as it is currently called will also involve the construction over the said Site, of the following:
 - Reception and administration premises
 - 86 rooms allocated permanently to the Resident Personnel, and staff quarters
 - Miniclub and a covered theatre
 - A kitchen, restaurants and bars
 - A gymnasium, 8 tennis courts and a swimming pool
 - A boathouse with a jetty, and a diving centre, facing a portion of Public Beach to be de-proclaimed as per Cabinet decision
 - Services, including a wastewater treatment plant, a back-up power plant, and 180 parking spaces and bicycle and motor bike shed for the staff

2. The Project finds its justification in:
 - the Government policy of tourism development in Mauritius, particularly as the product offered by the Club is in line with the up-market policy advocated and has been specifically quoted as one of the projects agreed in principle by the Ministry of Tourism
 - the particularly successful promotion and occupancy context which has been characterising Club MEDITERANNEE's operations at Pointe-aux-Canonniers in synergy with the international network of the Club's resorts operating in many fashionable sites around the World

3. Although not mandatory under Mauritius regulations, the Promoters have invited all stakeholders to the Project to a meeting held on the 19th June 2003 at the Le Nautilus Club, Albion. The purpose of the meeting was to present the Project to the local communities and stakeholders and to hear and record their views and opinion on various issues raised. The minutes of the Stakeholders' consultation meeting are attached to the EIA Report

4. Positive impacts for the Tourism Industry in general are expected in terms of:
 - the widening of the spectrum of quality accommodation offered by Mauritius
 - increased foreign currency earnings for the country with concomitant increased contributions to the GDP
 - the creation of about 300 extra permanent jobs in the Hotel and related industries

Positive impacts will also accrue to the local Albion Communities, in terms of the participation to local social development *via* the Tourism Fund.

5. The main potentially negative impacts that have been identified, namely
 - the generation of solid wastes during construction
 - the generation of biological wastes during construction and operation phases
 - noise and air emissions from the diesel stand-by plants
 - risks of hydrocarbon spillage

These negative impacts have been assessed in the EIA report presented hereunder.

6. Mitigating measures deemed to form part of the Construction Works, or to be enforced during Operation phase, have been examined and will satisfactorily abate or eliminate the potential negative impacts. Thus,

inter alia:

- wastewater from the Hotel will be properly collected, with grease removal, and screened before being injected into the Sewerage Treatment Plant
 - similarly, solid wastes will be satisfactorily stored on Site (degradable wastes at 4°C) before being removed by a licensed solid waste operator to the St-Martin Transfer Station
 - hydrocarbon storage will be within an impermeable bunded containment of at least 110% the storage volume
7. The negative impacts being satisfactorily mitigated by measures forming the object of an Environmental Monitoring Plan, the positive impacts being of considerable importance, it is recommended that the Proponent be granted with the E.I.A Licence which will enable him to proceed with the Works scheduled to start in 2004.