

**Public comment for
Proposed HOTEL DEVELOPMENT AT LE BOUCHON,
by Le Bouchon Development Company Ltd**

EIA Committee
Ministry of Environment, Solid Waste Management and Climate Change
Ken Lee Tower,
Cnr Barracks & Georges Streets,
Port-Louis

Copy to media

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24th of May 2024,

Re : Proposed HOTEL DEVELOPMENT AT LE BOUCHON, by Le Bouchon Development Company Ltd

1. Summary	2
2. Environmental Issue - Disruption of the Grand-Port Fishing Reserve ecosystem due to Flawed Drainage system	3
3. Environmental Issue - No proper setback and restoration all along the Ruisseau les Marres du Tabac	4
4. Environmental Issue - No like-for-like replacement of ecosystemic services preventing sea water intrusion into mainland	5
5. Social issue - Outdated SIA consultations from 2015	6
6. Economic Issue - Gentrification & Food sovereignty	7

1. Summary

This document, crafted by Rezistans ek Alternativ is dedicated to the public comment consultation initiated by the Ministry of Environment concerning the Environmental Impact Assessment of Proposed HOTEL DEVELOPMENT AT LE BOUCHON, by Le Bouchon Development Company Ltd.

It summarizes a non-exhaustive list of environmental, societal and economic issues, that are amongst the reasons why we state that this project should be rethought inline with a national vision regarding our coastline development.

The main issues developed below are:

- Disruption of the Grand-Port Fishing Reserve ecosystem due to Flawed Drainage system
- No like-for-like replacement of the natural sediment filtering ecosystemic services
- No proper setback and restoration all along the Ruisseau les Marres du Tabac
- No like-for-like replacement of ecosystemic services preventing sea water intrusion into mainland
- Outdated Social Impact Assessment consultations from 2015
- Gentrification and Food sovereignty

2. Environmental Issue - Disruption of the Grand-Port Fishing Reserve ecosystem due to Flawed Drainage system

In case of saturation, Discharge point 9 (top-right of drawing below) will bring all the sediments into the Grand-Port fishing Reserve without adequate filtration.

No like-for-like replacement of the natural sediment filtering ecosystemic services has been proposed. Drainage system to be only connected to man made wetlands, without direct connection of the drainage system to the Fishing Reserve.

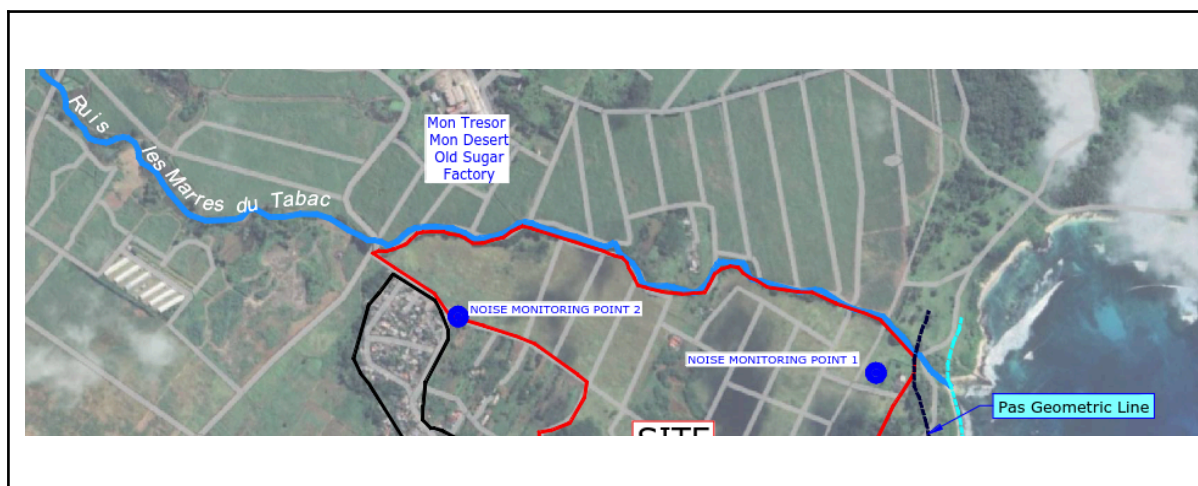
EIA Annex 2, Drawings, Sheet 6, Proposed Drainage Layout, page 501



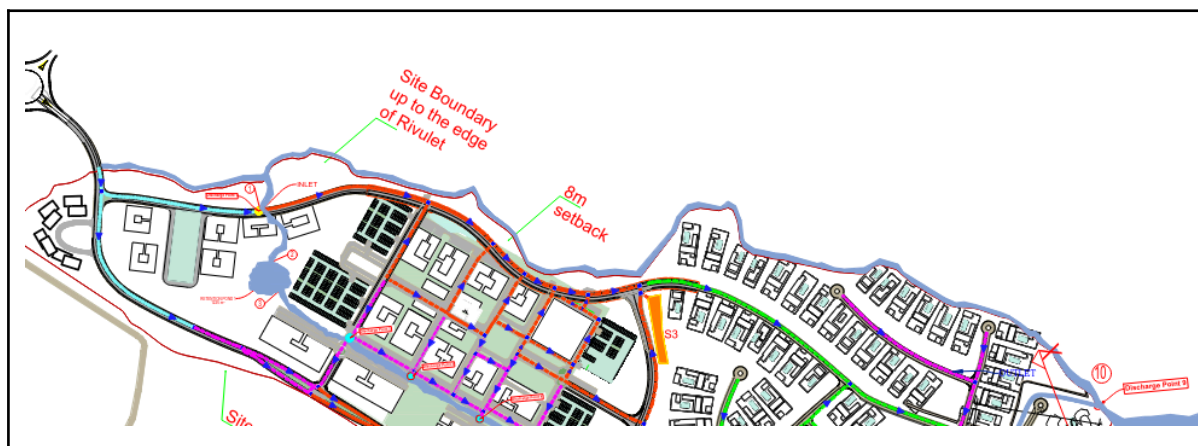
3. Environmental Issue - No proper setback and restoration all along the Ruisseau les Marres du Tabac

No proper setback has been enforced all along the Ruisseau les Marres du Tabac. In the context of Climate Change, a minimum buffer of 200 meters should be enforced on each side, with environmental restoration and the Ruisseau les Marres du Tabac declared as a public recreational area. Wetlands to be restored where needed.

EIA Chapter 5 Noise Monitoring Plan, page 427



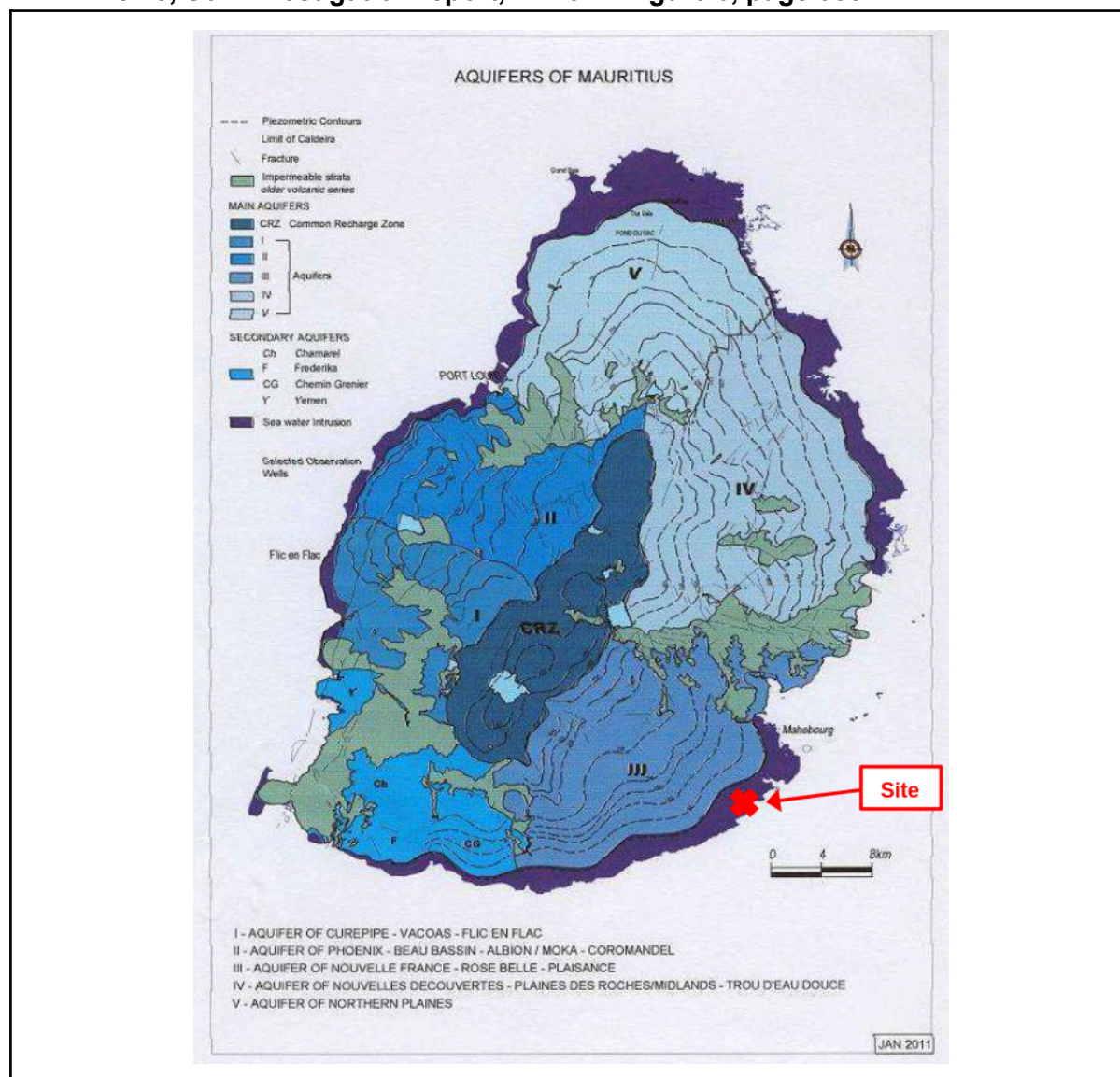
EIA Annex 2, Drawings, Sheet 6, Proposed Drainage Layout, page 501



4. Environmental Issue - No like-for-like replacement of ecosystemic services preventing sea water intrusion into mainland

As per this Mauritius Aquifers map produced in the EIA, the site is in a region dealing with sea water intrusion. Cumulative disruption of wetlands and catchment areas increase the sea water intrusion to the mainland. No like-for-like replacement of such ecosystemic services preventing sea water intrusion into the mainland has been proposed. Moreover, no cumulative impact assessment of real estate activities on the ecosystemic services preventing sea water intrusion into the mainland has been conducted.

EIA Annex 8, Soil investigation report, Annex B figure 6, page 385



5. Social issue - Outdated SIA consultations from 2015

While the Social Impact Assessment is dated 2021, local community consultations have mostly been carried-out in 2015 and the latest one in 2017. Since 2015, the Republic of Mauritius faces 4 unprecedented issues, namely;

- The COVID-19 pandemic
- The MV Wakashio oil spill
- An increase of flash floods and droughts
- Saturation of Mauritius coastline with real estate projects

It would be completely dishonest, and in complete contradiction with the essence of the purpose of an EIA process than to grant an EIA license having held public consultations led more than 9 years ago, and before the occurrence of such blatant issues mentioned above, especially in view of the major social, environmental and economic impact of such a project on the livelihood of the population in the vicinity of the project and the nearby regions.

EIA Appendix 8 Social Impact Assessment, section 6.1, Meeting with Local Communities, page 21

6.1 Meeting with Local Communities

Meeting held on 20th April 2015 at Mon Tresor Office – Questions raised during the presentation with different Village Council Representatives namely Trois Boutiques, Camp Carol, Plaine Magnien, Malakoff, Desplaces Village Council Representatives

EIA Appendix 8 Social Impact Assessment, section 6.1, Meeting with Local Communities, page 22

Meeting held on 21st July 2015 at Holiday Inn Hotel with the MNAs namely Government of Mauritius, Grand Port District Council, Plaine Magnien Council, Trois Boutique Village Council.

EIA Appendix 8 Social Impact Assessment, section 6.1, Meeting with Local Communities, page 23

Meeting with Community of Plaine Magnien namely District Councillor of Plaine Magnien, Employee of Village Hall of Plaine Magnien, Union of Employee of Catering Industry, Member of Force Vive Plaine Magnien, Member of Senior Citizen of Plaine Magnien, Planters Association of Plaine Magnien, Member of Surya Prakask Mandal held on 8th September 2015 at Village Hall of Plaine Magnien

EIA Appendix 8 Social Impact Assessment, section 6.1, Meeting with Local Communities, page 24

Meeting with Community of Trois Boutiques namely President of Trois Boutiques Kalimata Mandir, Member of Ram Krishna Mandir of Trois Boutiques, Member of Socio Cultural Association of Trois Boutiques, President of Force Vive Carreau Esnouf held on 28th August 2015 at Village Hall of Trois Boutiques

EIA Appendix 8 Social Impact Assessment, section 6.1, Meeting with Local Communities, page 25

Meeting with Representatives of Beach Authority namely General Manager, Ecologist, and Administrative Secretary of Beach Authority held on 25th September 2015

EIA Appendix 8 Social Impact Assessment, section 6.1, Meeting with Local Communities, page 28

Meeting with NGOs namely Eco-Sud, Mauritius Marine Conservation Society, Mauritius Wildlife Foundation held on 4th November 2015

6. Economic Issue - Gentrification & Food sovereignty

Real estate activities all over the coastline of the Republic of Mauritius for more than 20 years showed that such a model can not properly address the economic welfare of the inhabitants in the vicinity of such real estate activities. An economic shift is mandatory to face the unprecedented time of Ecological Disruption humanity is plunged into.

Both Fishing reserve disruption and sea water intrusion in mainland will at term disrupt the region's capability to achieve Food Sovereignty. This also implies a loss of livelihood for impacting fisherfolks and small planters.

From the SIT website one can read “As the largest shareholder based public company in Mauritius, SIT Group has grown into a rare model of economic empowerment with more than 55,000 shareholders consisting mainly of small cane planters, employees and pensioners of the sugar industry.”

In the unprecedented times of Ecological Disruption the Republic of Mauritius is facing, SIT investments could lead the path to the mandatory economic paradigm shift required to address the numerous challenges our nation currently faces, and certainly not carried-out against the Public Interest.

Rezistans ek Alternativ proposes the Just Ecological Transition as this new economic pillar SIT could be at the forefront of, be this requires courage to uphold the ethical and moral values needed to avoid succumbing to money politics, especially during the government end of term period.

24th of May 2024,
on behalf of Rezistans ek Alternativ



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