

**LIST OF CONDITIONS FOR PROPOSED 5 -STAR HOTEL DEVELOPMENT AT  
TROU AUX BICHES BY LITE BLUE LTD [ENV/DOE/EIA/1786]**

1. Notwithstanding all the other permits and clearances from the relevant authorities, the following clearances/permits from the following authorities shall be obtained and a copy shall be submitted to the Director of Environment:
  - a) An amended lease agreement for the change of purpose of lease from Campement to Hotel Development from the Ministry of Housing & Lands;
  - b) Planning clearance from the Ministry of Housing & Lands;
  - c) Clearance from the Beach Authority for the removal of part of the retaining wall for the construction of a stairway to the beach;
  - d) Clearance from the Ministry of Agro Industry and Food Security; and
  - e) Clearance from Riviere du Rempart District Council.

All the conditions attached therewith shall be scrupulously observed.

2. The development shall be undertaken as per the mitigating measures stated in the EIA report and the additional information submitted unless as otherwise advised herein.
3. The Department of Environment shall be informed in writing of the date of commencement of works on site for monitoring purposes. A detailed programme of works and implementation plans shall be submitted to the Department of Environment prior to the start of works.
4. In accordance with Section 18(2)(I) of the Environment Protection Act 2002 (as amended), the proponent shall submit to the Director of Environment, an Environmental Monitoring Plan (EMP) for approval prior to start of works on site. No infrastructural works shall start prior to the approval of the EMP. The proponent shall thereafter submit monitoring reports as per the EMP approval.
5. The Department of Environment shall be informed in writing of the date of completion of all works on site, with copy of the as-built layout plan, prior to the start of operation for monitoring purposes and to ensure compliance

with the conditions of the EIA licence as well as the proposals in the EIA report and the additional information.

6. The proposed project, including the plot coverage shall be in line with the Planning and Policy Guidelines (PPG) of the Ministry of Housing and Lands.
7. The existing boundary wall shall be lowered to the driver's eye level as per relevant planning policy guidance and to the satisfaction of the Traffic Management and Road Safety Unit.
8. A road reserve of 2.0m shall be provided along the frontage of the development with the Trou aux Biches- Mon Choisy B38 Coastal Road for future upgrading works. The road reserve shall be properly embellished and well maintained at all times by the proponent.
9. The design of the internal surface drain network shall be carried out such that no storm water within the proposed development is channelled towards or into the drain network along the road network of the Road Development Authority (RDA).
10. Street lighting of solar or LED type shall be provided along the frontage of the development and at junction with B38 Road. Removal/Refixing of existing signage/publicity board along the frontage of the development shall be carried out by the proponent at his own cost.
11. Given that the site lies in a region which is considered as permeable, all necessary precautions shall be taken so that the proposed development does not impact negatively on the ground water and surface water quality. No waste of any type shall be discharged in any waterbody or ground surface.
12. The proponent shall make provisions for an appropriate means of discharging storm water through mud/silt/oil grease traps prior to open discharge to the receiving environment. All drainage infrastructures to be provided on site shall be designed and constructed to the satisfaction of the Local Authority, National Development Unit and Road Development Authority.
13. Proponent shall submit all engineering details of the proposed works to be carried out by the proponent at junction with Road Development Authority

road (inclusive of road widths, road reserves kerb radii, junction details, pavement structure, provision of footpaths, drains and street lighting) to the Road Development Authority and Traffic Management and Road Safety Unit (TMRSU) for approval prior to start of works. Safety measures shall be implemented in consultation with TMRSU with respect to visibility splay and road safety.

14. Approval shall be sought from the Road Development Authority prior to any construction and connection to existing services on B38 Road. Proponent shall ensure the cleanliness of the B38 Road during the construction phase of the project through the installation of a washing bay at the site entrance. Any part of the B38 Road including footpath and drains leading to the project site which may be damaged during the works shall be restored to an acceptable level to the RDA at the proponent's costs.
15. Necessary bunded walls shall be provided around any diesel storage tanks for standby generator to cater for any accidental spillage and leakage.
16. Solid wastes and non-compostable wastes shall be collected and disposed of to the satisfaction of the Local authority. Demolition waste and any construction debris shall be reused on site as fill material as far as possible.
17. All green and biodegradable wastes shall be composted. All recyclable wastes shall be sorted out at source and properly collected for eventual recycling.
18. The on-site wastewater disposal system shall be located at least 30m from the High Water Mark. All domestic wastewater shall be disposed of through septic tank followed by leaching field. The septic tank shall have a minimum capacity of  $13\text{m}^3$ , be watertight and accessible at all times for maintenance/inspection. The leaching field shall have a plan surface area of at least  $130\text{m}^2$ . The minimum distance of the septic tank from any structure, building or site boundary shall be 2m as per the Planning Policy Guidance (PPG) of the Ministry of Housing and Lands. The minimum distance of the leaching field from any structure, building or site boundary shall be 1m as per the PPG. The minimum distance of the formation level of the leaching field from any groundwater table shall be 1.2m as per the PPG. The on-site wastewater disposal system shall be located on slope not greater than 10%. Vehicular access, parking and cultivation of trees (except grass) are not

allowed on the on-site wastewater disposal system. Every 3 years, or if need be, to a higher frequency, the septic tank shall be desludged by a registered wastewater carrier, and carted away to a Wastewater Management Authority approved disposal site.

19. Electric motors such as pumps, compressors, generators and other noise generating equipment shall be housed in noise attenuating structures so that noise generated therefrom shall be within permissible limits as per Environment Protection Act 2002 (as amended).
20. The plant and equipment that will be used on site during the construction period shall be regularly serviced and maintained in good condition to minimize risk of air and noise pollution.
21. The proponent shall adopt energy-saving devices and eco-friendly practices such as rain water harvesting, economic bulbs, renewable energy supply (solar energy and photovoltaic cells) and other similar facilities.
22. The technology for the refrigeration and air conditioning systems shall be energy efficient, ozone-friendly with an Ozone Depleting Potential value of zero and climate friendly.
23. Necessary measures shall be taken during all phases of the project, including site preparation, construction and operation so as not to cause any nuisance by way of noise, vibration, dust and air pollution to the public and the surrounding environment. The site of works shall be properly protected by fencing/hoardings to prevent air pollution during the construction phase.
24. In case of any environmental pollution or nuisances arising from this development, this Ministry in consultation with other authorities concerned may impose additional conditions, which shall be strictly observed and will take necessary actions in accordance with the provisions of the Environment Protection Act 2002 (as amended).

25. Any proposed deviation shall be subject to an application to the Director of Environment. No deviation or part thereof shall be executed prior to the determination of the application by the Director.

***Note: According to Section 15(2)(c) of the Environment Protection Act 2002 (as amended), no proponent shall commence or cause to be commenced any undertaking more than three years after the issue of an EIA licence unless the Minister in circumstances beyond the control of the proponent, otherwise determines in respect of that undertaking.***