

**LIST OF CONDITIONS FOR PROPOSED HOTEL PROJECT AT BEL OMBRE BY  
KPMM (MAURITIUS) LTD [ENV/DOE/EIA/1733]**

1. Notwithstanding all the other permits and clearances from the relevant authorities, a clearance from the Water Resources Unit, National Ramsar Committee, Traffic Management and Road Safety Unit and Road Development Authority and a Fire clearance from the Mauritius Fire and Rescue Service shall be obtained and all the conditions attached therewith shall be scrupulously observed. A copy of all the permits/clearances obtained shall be submitted to the Director of Environment.
2. The proponent shall submit a copy of the lease agreement to this Ministry and to the Ministry of Agro Industry and Food Security.
3. The proponent shall submit to the Ministry of Agro Industry and Food Security:
  - (i) The final plan of the hotel construction with a view to effect a proper survey for the removal of trees;
  - (ii) An application to remove trees; and
  - (iii) A replanting programme of the hotel site together with timeframe.
4. 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.
5. The Department of Environment shall be informed in writing of the date of commencement of works for monitoring purposes. A detailed programme of works shall be submitted to the Department of Environment prior to the start of works.
6. In accordance with section 18(2)(l) of the Environment Protection Act 2002, the proponent shall submit to the Director of Environment, an

Environmental Monitoring Plan (EMP) for approval prior to start of works. No infrastructural works shall start prior to the approval of the EMP. The proponent shall thereafter submit reports on the implementation accordingly.

7. 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.
8. The proponent shall undertake the planting of twice the number of trees felled.
9. The proponent shall submit all engineering details of the proposed works to be carried by the proponent for the road to connect with the roundabout along Black River-Savanne Coastal Road B9 and the service access connecting to B9 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 for approval prior to start of works.
10. A minimum setback of 6m shall be kept from the B9 Road. A road reserve of 2 m shall be provided along the frontage of the development with B9 road. No structure shall be constructed within the reserve which shall be properly embellished and maintained at all times by the proponent. No other direct vehicular access from the proposed development shall be allowed onto B9 road.
11. Approval shall be sought from the Road Development Authority prior to any construction and connection to existing services on B9 road. Proponent shall ensure the cleanliness of the B9 road during the construction phase of the project through the installation of a washing bay at the site entrance. Any part of the B9 road leading to the project site which may be damaged

during the works shall be restored to an acceptable level to the RDA at the promoter's costs.

12. The proposed island shall be shifted in such a way that the entrance and exit to the development shall be at 90 Degrees with the existing Round About. Approval for vehicular access shall be obtained by the Road Development Authority from/to the development onto the Black River-Savanne Coast Road (B9). Visibility splay shall be provided at all junctions.
13. Street lighting shall be provided along the frontage of the development and at junctions with B9 road. The street lighting shall be as per requirements of the Traffic Management and Road Safety Unit and the relevant Highway Authority.
14. All traffic signs shall be reflectorized and of Engineer's grade and road markings shall be with reflectorized thermoplastic material. The signs shall be according to the Traffic Signs Regulations of the Republic of Mauritius and as recommended by the Road Development Authority and Traffic Management and Road Safety Unit.
15. The proponent shall make provision for an appropriate means of discharging storm water through mud/silt traps and hydrocarbon separators prior to open discharge to the receiving environment.
16. Necessary bunded walls shall be provided around the proposed diesel/fuel storage tanks for standby generator and chemicals to cater for any accidental spillage and leakage. A contingency plan shall be set up to combat any case of accidental brine, diesel, LPG and any other chemical spillage. The contingency plan as provided for, under Section 30(3)(a) of the Environment Protection Act shall be submitted to the Director of Environment prior to operation.

17. The promoter shall carry out analysis of intake water and the diluted brine prior to its rejection and submit the test results to the Department of Environment, Ministry of Energy and Public Utilities - the Water Resources Unit and the Ministry of Ocean Economy, Marine Resources, Fisheries and Shipping on a monthly basis.
18. The quality of the desalinated water after treatment shall comply with the Environment Protection (Drinking Water Standards) Regulations 1996 promulgated under the Environment Protection Act.
19. The proponent shall ensure compliance of the brine salinity prior to its dilution and disposal to the satisfaction of the Water Resources Unit.
20. The proponent shall record on a daily basis the results of the salinity values of the resultant mix in the brine discharge borehole and the monitoring borehole and to submit the results on a monthly basis to the Water Resources Unit and the Central Water Authority.
21. The proponent shall submit monitoring reports (to be prepared by a qualified and experienced Hydrogeologist) with analysis, interpretation of results and the recommendations thereof on the results, six months and twelve months after the operation of the desalination plant as per the recommendations of the Water Resources Unit.
22. The design of the internal surface drain network shall be carried out such that no stormwater within the proposed development is channeled towards/into the drain network along the road network of the Road Development Authority. The promoter shall upgrade the existing stormwater drainage system at the roundabout to ensure no water accumulation thereat. The stormwater drainage design pertaining to the classified road network shall be duly signed by a Registered Professional Engineer and shall have the prior approval of the Road Development Authority prior to the start of works. The Road Development Authority reserves the right to request the promoter to carry out any additional

works pertaining to stormwater drainage evacuation upon submission of detailed engineering design calculations, at the promoter's costs.

23. All domestic wastewater from the project shall be directed to the proposed Sequencing Batch Reactor (SBR) type wastewater treatment plant. The effluents that emanate from the treatment plant shall be used for irrigation purposes and shall meet the discharge norms for irrigation set under the Environment Protection Act 2002. No untreated wastewater shall be discharged to the environment. The promoter shall ensure that the removal of oil and grease and the operation and maintenance of the treatment plant are carried out by specialist firm/s and shall enter into an operation and maintenance contract with the specialist firm. The Wastewater Management Authority (WMA) shall at no time be responsible for any malfunctions or other nuisances associated with the operation and maintenance of the wastewater treatment plant. Results of analysis of the treated effluent from the wastewater treatment plant, effected by an accredited laboratory, shall be carried out and submitted to the WMA for desk monitoring only, on a monthly basis. Detailed design report and drawings of the wastewater treatment plant shall be submitted to the WMA for vetting and approval prior to construction. No vehicular loadings shall be allowed on the wastewater treatment plant.
24. The operation of the wastewater treatment plant shall not give rise to noise and odour nuisances.
25. The construction debris shall be reused for backfilling. The green wastes from landscaping shall be composted. The recyclable wastes shall be sorted out and segregated (paper, PET bottles, glass, etc) and shall be sent to registered recyclers. Any food waste shall be sent to the landfill.
26. Any hazardous chemicals (expired) used in the desalination plant shall be sent to Interim Hazardous Waste Storage Facility.
27. No waste of any type shall be discharged into the sea.

28. The sand dunes and the row of mature and healthy 'Coqueluche' trees shall not be tampered with.
29. The development shall be in compliance with the criteria in the Planning Policy Guidance for coastal frontage. No development shall be carried out on the 30m setback from the High Water Mark. No works shall be carried out at sea.
30. Public access to the sea and the beach shall be clear of any encumbrance and the public shall have free and unrestricted access thereto.
31. The site of works shall be properly protected by fencing/hoardings to prevent air pollution during the construction phase. Necessary measures shall be taken for the safety of beach users during the construction and no obstruction shall be caused to them.
32. The promoter shall hold consultative meeting with fishermen and coastal users of the region concerning the project and the promoter shall resolve any conflict that may arise before, during and after the implementation of the project.
33. All electric motors such as air compressors, generators, transformers, pumps and other noise generating equipment be housed in soundproof enclosures such that the noise emanating therefrom shall be within permissible limits as per Environment Protection Act 2002 (Standard for Noise Regulations).
34. Machines and plants shall be maintained in good working condition during construction phase so as to avoid excessive noise emanation.

35. The development shall not give rise to any form of pollution or nuisance by way of noise, vibration, dust, odour or otherwise during site preparation, construction or operation phase to the surrounding environment.
36. In case of any environmental pollution or nuisance arising from this development, this Ministry will take necessary action in accordance with the provisions of the Environment Protection Act.
37. 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 (2008), 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.

**EA Division**  
**07 March 2018**