

LIST OF CONDITIONS FOR PROPOSED CONSTRUCTION OF A 185 KEYS 5-STAR HOTEL AT RICHE TERRE BY JINFEI EDEN DEVELOPMENT CO LTD
[ENV/DOE/EIA/1745]

1. Clearances from the following authorities shall be obtained and submitted to the Department of Environment:
 - i. Ministry of Public Infrastructure (Architect Division) with regards to protection of the most exposed elevations of the building and ventilation and lighting in the building.
 - ii. Mauritius Fire and Rescue Service with regards to compliance to relevant requirements.

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 all works on site for monitoring purposes. A detailed programme of work shall be submitted to the Department of Environment, prior to the start of works.
4. 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 infrastructural works on site. No infrastructural works shall start prior to the approval of the EMP.
5. The Department of Environment shall be informed in writing of the date of completion of all works on site, with copy of the final layout plan for monitoring purposes.
6. All necessary precautions shall be taken so that the proposed development does not impact negatively on the ground water.
7. Any natural drains found on the proposed development site shall be upgraded and maintained so as to prevent flooding and ponding of water on the site. In this context, all drainage infrastructures including the proposed absorption pits and the locations of the final point of disposal of surface runoff shall be designed and constructed to the satisfaction of the Local Authority, National Development Unit and the Road Development Authority.
8. The proponent shall make provision for an appropriate means of discharging storm water through mud/ silts traps and hydrocarbon separators prior to open discharge to the receiving environment.

9. 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.
10. For the desalination plant, a separate EIA application shall be submitted. Necessary application shall be made to the Central Water Authority for exploration of any existing borehole and drilling of any new borehole for the desalination plant.
11. All domestic wastewater (black or grey water) shall be discharged in the public sewer line, after provision, installation and commissioning of all electromechanical equipment to the existing pumping station and laying of sewer lines/ rising main till the connection point.
12. Detailed design drawings and design report of all civil / electromechanical components of the wastewater system shall be submitted to the WMA for vetting and approval before construction. The design of the gravity sewer lines and rising main shall be carried out as per BS EN 752.
13. All costs associated with the provision of the above work, including the provision of screen, pumps, and electromechanical equipment shall be borne by the proponent. The operation and maintenance of the system (including pumps) shall be carried out by the Proponents until such time that the system is taken over by the Ministry of Energy and Public Utilities.
14. A road reserve of 6.0m shall be provided along the frontage of the development with the B29 road for future upgrading works. No structure shall be constructed within the reserve which shall be properly embellished and maintained at all times by the proponent.
15. The proponent shall provide a footpath at least 1.5m wide and drains along the frontage of the proposed development with B29 Road. Street lighting shall be provided along the frontage of the development and at junction with B29 road.
16. No direct vehicular access from the proposed development shall be allowed onto B29 road. The proponent shall construct a low masonry wall along the frontage of the proposed development.
17. The design of the internal surface drain network shall be carried out such that no stormwater within the proposed development is channelled towards / into the drain network along the road network of the Road Development Authority. The stormwater drainage design pertaining to the classified road network shall be duly signed by a Registered Professional Engineer and shall have prior approval of the Road Development Authority prior to start of works. The Road Development Authority reserves the right to request the proponent to carry out any additional works pertaining to stormwater drainage evacuation upon submission of detailed engineering design calculations, at the proponent's costs.

18. The proponent shall submit all engineering details of the proposed works including junction with the B29 road to be carried out by the proponent with respect to the B29 road (inclusive of road widths, road reserves, kerb radii, junction details, pavement structure, provision of footpath, drains and street lighting) to the RDA and TMRSU for approval prior to start of the works.
19. Approval shall be sought from the RDA prior to any construction and connection to existing services on B29 road. The proponent shall ensure the cleanliness of the B29 road during the construction phase of the project through the installation of a washing bay at the site entrance. Any part of the B29 road leading to the project site which may be damaged during the works shall be restored to an acceptable to the RDA at the proponent's costs.
20. The new T-junction is a skewed junction and the turning radius shall be improved to the satisfaction of the Traffic Management and Road Safety Unit to allow for left turning movement from Baie du Tombeau Road, B29.
21. Dimensions of bus layby shall be 3.5 m x 3.6m and the bus shelter shall be approved by the National Transport Authority (NTA).
22. The building setbacks and number of parking slots and dimensions shall be as per the relevant Planning Policy Guidance.
23. Detailed design and drawings shall be submitted to the Traffic Management and Road Safety Unit for a road safety audit prior to implementation. Drawing regarding proposed road signage and road marking shall be submitted for appraisal prior to implementation.
24. Street lighting and storm water drainage shall be approved by the Highway Authority.
25. The restaurant, including the roof top garden shall only play light background music to accompany dinner and shall not play loud amplified music in the roof top garden.
26. All electric motors such as air compressors, generators, transformers, pumps and other noise generating equipment be housed in noise attenuating structures such that the noise emanating therefrom shall be within permissible limits as per Environment Protection Act 2002 (Standard for Noise Regulations).
27. Machines and plants during construction phase shall be maintained in good working condition so as to avoid excessive noise emanation.

28. The proponent shall ensure that the energy-saving devices and eco-friendly practices such as recycling plants, rain water harvesting, renewable energy supply (solar energy and photovoltaic cells) and other similar facilities are adopted.
29. 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 and public. The site of works shall be properly protected by hoardings during construction phase.
30. In case of environmental 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.
31. 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
12 January 2018