

## **LIST OF CONDITIONS FOR PROPOSED HOTEL PROJECT AT LES SALINES, RIVIERE NOIRE BY NEW MAURITIUS HOTELS LTD [ENV/DOE/EIA/1767]**

1. Notwithstanding all the other permits and clearances from the relevant authorities, the following clearances/permit from the following authorities shall be obtained and a copy shall be submitted to the Director of Environment and the Ministry of Ocean Economy, Marine Resources, Fisheries and Shipping:
  - (i) Since the sites for sea-based components of the project, including the jetty, mooring buoys (10 Nos) and the two floating platforms, fall within the Black River Fishing Reserve, which a Marine Protected Area, the promoter shall have to apply for Interference Permits to the Ministry of Ocean Economy, Marine Resources, Fisheries and Shipping and pay Rs. 75,000 for each structure, as per the Fisheries and Marine Resources (Marine Protected Areas) (Amendment) Regulations 2007 (GN No. 196 of 2007);
  - (ii) Clearance from the National Coast Guard with respect to the setting up of the water ski and motorised watersports lane;
  - (iii) Central Water Authority and Water Resources Unit, with regards to the location of the intake and rejection boreholes for the desalination plant, including the brine salinity prior to its disposal;
  - (iv) Department for Continental Shelf, Maritime Zones Administration and Exploration of the Prime Minister's Office with regards to works at the sea, including jetty, floating pontoons and moorings and the setting up of the water ski and motorised watersports lane;
  - (v) National Heritage Fund with regards to development in the vicinity of the Martello Tower; and
  - (vi) Fire clearance from the Mauritius Fire and Rescue Service.

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 and the Ministry of Ocean Economy, Marine Resources, Fisheries and Shipping 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)(l) 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. All the State Land issues shall be sorted out with the Ministry of Housing and Lands.
7. The clearance of the Forestry Service of the Ministry of Agro Industry and Food Security shall be sought for the removal of exotic trees. The indigenous plants shall be translocated within the same subject site where no construction will be undertaken. The promoter shall plant thrice the number of trees felled.
8. The clearance of the National Coast Guard, Prime Minister's Office and the Coordination Committee on Sea Based Tourism shall be sought for the to the setting up of the water ski, motorised watersports lane, the floating pontoons, the T-shape jetty, and the 10 fixed mooring buoys. The width of the water ski and motorised watersports lane shall be reduced by at least 25 metres so that it does not hinder navigation of other sea users.
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. 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.
10. 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. The salinity of the evacuated brine shall not exceed 44,000 mg/l prior to its release into the rejection borehole
11. 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 2002 (as amended).
12. 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. 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 and National Development Unit.
13. All domestic wastewater to be generated from the project shall be directed to the proposed Sequential Batch Reactor (SBR) type wastewater treatment plant. The effluent 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. No vehicular loadings shall be allowed on the wastewater treatment plant. Thus the wastewater treatment plant shall not be located on parking spaces or drive way. Detailed design report for the wastewater treatment plant shall be submitted to the WMA for approval before construction/upgraded works. A format of the design report 'Guidelines for Preparation of Application of Wastewater Treatment Plant' is available at the WMA. Sludge to be generated from the Crystal Lagoon shall be dried and mixed with compost for reuse. In no case the sludge shall be carted away as liquid waste to WMA disposal site.

14. The operation of the wastewater treatment plant shall not give rise to noise and odour nuisances.
15. The construction waste 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. The hazardous wastes such as expired paints be sent to Interim Hazardous Waste Storage Facility at La Chaumiere.
16. 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.
17. The Promoter shall ensure that there is no sediment entrainment in the lagoon during the construction works. During the works at sea, the adjoining areas shall be protected from sediment entrainment by properly placing and anchoring double layered geotextile screens of appropriate mesh size. The geotextile screens shall be regularly maintained during the proposed works.
18. Prior to the start of works, all living benthic organisms located near the site shall be carefully hand-picked and transferred to safer areas in the lagoon in the presence of a Fisheries Officer.
19. Works at sea shall be carried out at low tide and between sunrise and sunset.
20. The jetty shall start from the Low Water Mark and shall be 75m in length.
21. The construction of the jetty shall as far as possible limit impact on seagrass and the proponent shall assume the responsibility to rehabilitate the seagrass bed and the surrounding marine environment in case of any damage incurred to them during the course

of the project to the satisfaction of the Ministry of Ocean Economy, Marine Resources, Fisheries and Shipping.

22. Any dune restoration shall respect the natural beach profile, which shall not be altered so as not to interfere with natural beach processes.
23. During construction of the jetty, any live marine organisms shall be displaced prior to cleaning activity. Coral colonies, if any, found within the location of the proposed jetty, shall be relocated to deeper waters prior to the works.
24. The proponent shall carry out monitoring of the seawater quality monthly and ecological/marine biota surveys of the adjoining lagoon twice yearly to the complete satisfaction of the Ministry of Ocean Economy, Marine Resources, Fisheries and Shipping.
25. All constructions shall be as per plans submitted and shall be located beyond 30 m from the High Water Mark and at more than 3 m above the mean sea level so as to be above flood prone zones during extreme weather events.
26. The natural vegetation found in the 30 m buffer from the High Water Mark shall be kept as far as possible. The endemic trees shall be preserved and the ground shall be covered with grasses as far as practicable to protect the shoreline from any erosion during storm surges.
27. The floating platforms shall be removed during extreme weather conditions.
28. Being located in the public domain, the public shall have unrestricted and free access to the jetty, the floating platforms and to the use of the mooring buoys, which shall not be restricted to the boats serving the hotel. The promoter shall ensure that they do not interfere with existing navigational pathways. All motorized sport activities shall be carried out in the channel only.
29. Public access to the sea and the beach shall be clear of any encumbrance and the public shall have free and unrestricted access thereto.
30. The site of works shall be properly protected by fencing/hoardings and maintained to ensure that no waste has access to the lagoon or any watercourses and 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.
31. 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 to the satisfaction of the Ministry of Ocean Economy, Marine Resources, Fisheries and Shipping.
32. In case of any negative impact caused to the marine environment, the proponent shall at his own cost, redress the harm caused to the complete satisfaction of the Ministry of Ocean Economy, Marine Resources, Fisheries and Shipping.

33. No beach/lagoon cleaning works shall be allowed. No heavy machinery shall have access to the sea. No waste of any type shall be discharged of into the sea.
34. The swales from the relocated wetland to the sea shall not be lined with any construction material or rocks. It is imperative that the swales be kept as natural as possible for it to function properly. Same shall be maintained regularly to avoid any clogging/sedimentation especially after heavy rainfall.
35. An approval shall be obtained from the National Ramsar Committee with regards to the creation of the new wetland. The creation of the wetland shall be carried out prior to the hotel construction under the supervision of the Ministry of Agro-Industry and Food Security. The relocated wetland shall be fully functional prior to the development, in view to allow relocation of all wildlife prior to conversion of the existing wetland into a resort hotel site. As far as practicable, all endemic vegetation shall be transplanted to the new location.
36. Monitoring of the salinity of nearshore waters and the new wetland shall be carried on a weekly basis so as to monitor any change that may result from the activities of the desalination plant.
37. Monitoring of the water quality in the relocated wetland shall be carried out on a monthly basis during the first year and quarterly thereafter.
38. Monitoring of the vegetation shall be carried out and any dead plant be replaced until the wetland is fully functional. Ecosystem monitoring shall be carried out every three months for the first two years and yearly thereafter.
39. Beach profile survey, every 50m, shall be carried out every three months to monitor beach changes as a result of the development. A baseline survey shall be carried prior to any works on site including the relocation of the wetland. Permanent monitoring stations shall be established.
40. All results of analyses and monitoring carried out shall be submitted to the Department of Environment.
41. 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).
42. Machines and plants during construction phase shall be maintained in good working condition so as to avoid excessive noise emanation.
43. 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.

44. 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 2002 (as amended).
45. 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.