

LIST OF CONDITIONS FOR PROPOSED HOTEL RESORT AND SPA PROJECT
AT BEL OMBRE BY WEST COAST LEISURE LTD [ENV/DOE/EIA/1770/T]

1. Notwithstanding all the other permits and clearances from the relevant authorities, the following permits shall be obtained and a copy submitted to the Director of Environment:
 - (i) National Ramsar Clearance from the Ministry of Agro-Industry and Food Security; and
 - (ii) Fire certificate from the Mauritius Fire and Rescue Service.

All 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 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, 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.
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.
6. The proponent shall submit all engineering details of the proposed works at the junction with Black River Savanne Coast Road (B9) to be carried out by the proponent (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. A minimum kerb radius of 10m shall be provided at junction of access road with B9 Road.
7. Adequate visibility splay and street lighting shall be provided at the junction of the access road with Black River Savanne Coast Road (B9) for safe traffic and pedestrian movement.
8. 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 (RDA). 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 RDA prior to start of works. The RDA 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.

9. The proponent shall make provisions for appropriate means of discharging stormwater through mud/slit/oil grease traps prior to open discharge to receiving environment.
10. 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.
11. Approval shall be sought from the Road Development Authority (RDA) prior to any construction and connection to existing services on Black River Savanne Coast Road (B9) . The 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 proponent's costs.
12. 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 spillage of brine, diesel, liquified petroleum gas and any other chemical. 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.
13. The proposed development shall be in compliance with the provisions of the Planning Policy Guidance.
14. A desalination plant shall be implemented on site in line with the provisions of the Design Sheet on Desalination Plants.
15. The proponent shall carry out monitoring of the water quality of the lagoon on a quarterly basis and the marine ecosystem of the lagoon on a biannual basis to the satisfaction of the Ministry of Ocean Economy, Marine Resources, Fisheries and Shipping.
16. The quality of the treated water via the desalination plant shall at all times comply with the Environment Protection (Drinking Water Standards) Regulations 1996.
17. The treated effluent which will be used for irrigation purposes shall conform to the prevalent environmental standards.
18. Electric motors such as pumps, compressors, generators and other noise generating equipment shall be housed in noise attenuating structures so that noise generated therefrom be within permissible limits as per Environment Protection (Environment Standards for Noise) Regulations 97.
19. Additional parking shall be provided for the restaurant as per the Planning Policy Guidance.
20. A Building and Land Use permit shall be obtained from the District Council of Savanne prior to any construction on site.
21. All domestic wastewater from the project shall be directed to the proposed Fixed Bed Biofilm Reactor (FBBR) 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, at his own cost, 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. Analysis of the treated effluent from the wastewater treatment plant shall be effected by an accredited laboratory and the results shall be submitted to the WMA for desk monitoring only, on a monthly basis. No vehicular loadings shall be allowed on the wastewater treatment plant. Setbacks of the wastewater treatment plant with respect to any water course/water body found on or in the vicinity of the project site and with respect to high water mark shall be as per the requirements of the relevant Authorities/Ministries.

22. The wastewater treatment plant shall be fully enclosed and equipped with an odour control device. The operation of the wastewater treatment plant shall not give rise to noise and odour nuisances.
23. Solid wastes and non-compostable wastes shall be properly collected and disposed of to the satisfaction of the Local Authority. The construction debris shall be reused as backfill materials. All green waste shall be composted. Other recyclable wastes including paper, PET bottles, glass, metal cans shall be segregated and sent to registered recyclers.
24. The proponent shall take necessary precautions so that the proposed development does not impact negatively on the ground water and surface water quality as the site lies in a region which is considered as permeable.
25. No waste of any type shall be discharged in any rivers, natural watercourses, wetlands, waterbody or ground surface.
26. The proposed development shall comply fully with all provisions as stipulated in Section 25 (Part I) and Section 26 (Part I) of the Rivers and Canal Act.
27. The proponent shall obtain necessary clearances/licences for drilling and exploitation of boreholes on site from the Central Water Authority and Water Resources Unit.
28. 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.
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 both during construction and operation phase.

30. 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.
31. The proponent shall hold consultative meeting with fishermen and coastal users of the region concerning the project and the proponent shall resolve any conflict that may arise with coastal users including fishermen of the region prior to, during and after the implementation of the project.
32. The proponent shall carry out an in-depth vegetation survey on the site and submit its report to the Forestry Service prior to start of works.
33. No trees shall be felled within the reserves without a prior written approval from the Forestry Service. For any development within the river reserves including excavation, trenching or bridge construction, the proponent shall seek for clearance from the Forestry Service and other relevant authorities including the Supreme Court. All native vegetation on the site shall be preserved.
34. Machines and plants shall be maintained in good working condition during construction phase so as to avoid excessive noise and smoke emanation.
35. The proponent shall adopt energy-saving devices and eco-friendly practices such as renewable energy supply (solar energy), energy efficient bulbs and other similar facilities.
36. 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.
37. In case of any 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.
38. 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.