

List of Conditions for Proposed Renovation and Extension of Preskil Beach Resort at Pointe Jerome by Southern Cross Tourist Company Ltd [ENV/DOE/EIA/1769]

1. Notwithstanding all the other permits and clearances, the following permits shall be obtained and a copy submitted to the Director of Environment:

- i. Planning Clearance from the Ministry of Housing and Lands
- ii. Clearance from the Department of Civil Aviation

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 all works on site for monitoring purposes. A detailed programme of work shall be submitted to the Department of Environment and the Ministry of Ocean Economy, Marine Resources, Fisheries and Shipping 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. A progress report shall be submitted to the Ministry of Tourism at least every 3 months until completion of the works. The proponent shall inform the Ministry of Tourism about 1 week before completion of works.
6. 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, for monitoring purposes.
7. The proponent shall provide minimum turning radii of 10m at junction of access road with Pointe D'Esny Road (B87). Footpath of at least 1.5m wide shall be provided at the junction of the access road with B87 Road for safety of pedestrians. Street lighting of solar or LED type shall be provided at the junction of the access road with B87 Road. Adequate visibility splay shall be provided at the junction of the access road with B87 Road for safe traffic movement.
8. The proponent shall submit all engineering details of the proposed works at the junction with Pointe D'Esny Road B87 Road to be carried out (inclusive of road widths, road reserves, kerb radii, junction details, pavement structure, provision of footpaths, drains and street lighting) to the Road Development Authority (RDA) and Traffic Management and Road Safety Unit (TMRSU) for approval prior to start of works.

9. The proponent shall ensure that the bridge structure has adequate hydraulic capacity and that works does not cause overflow/water accumulation on Pointe D'Esny Road (B87).
10. 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 storm water 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 start of works. The RDA 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.
11. Approval shall be sought from the Road Development Authority prior to any construction and connection to existing services on Pointe D'Esny Road (B87) Road. The proponent shall ensure the cleanliness of the B87 Road during the construction phase of the project through the installation of a washing bay at the site entrance. Any part of the B87 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. Any felling of trees shall have the prior approval of the Conservator of Forests.
13. All drainage infrastructures shall be designed and constructed to the satisfaction of the Local Authority, National development Unit and Road Development Authority.
14. The construction wastes shall be crushed/processed to enable sorting of steel bars that can be recycled. Block and concrete debris shall be reused as backfill materials and any excess be carried away to Mare Chicose Landfill. The recyclable wastes (PET bottles, paper, metal cans etc) during operation phase shall be sorted and sent to registered recyclers. Green wastes generated during operation phase shall be composted.
15. The public shall have free and unimpeded access to the beach at all times and public access to the sea and beach shall be clear of any encumbrance after the beach re-charging phase.

16. Prior to start of works, all living benthic organisms including the seagrass and any mangrove seedlings located near the access road and site of works shall be carefully hand-picked and transferred or relocated to safer areas in the lagoon under the supervision of Fisheries Protection Officer.
17. Works at sea shall be carried out at low tide and between sunrise and sunset. No waste of any type shall be disposed of within the intertidal area or at sea.
18. 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 on the islet.
19. Necessary measures shall be taken to prevent any hydrocarbon spills from vehicles and from the stand-by generator and diesel storage tanks to infiltrate through the soil so as to avoid the contamination of the underground and surface waters and eventually the lagoon.
20. The site of works shall be properly fenced and protected by double-layered geo-textile screens of appropriate mesh size, so as to prevent dust, any sediment entrainment in the lagoon and any construction material and debris to have access to the nearby beach during the demolition, construction phase and works at sea. The geotextile screens shall be regularly maintained.
21. The promoter shall hold consultative meetings 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.
22. The machineries to be used shall cause minimum disturbance to the lagoon. 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.
23. The proponent shall apply for Interference Permits to the Ministry of Ocean Economy, Marine Resources, Fisheries and Shipping given that Preskil Beach Resort is located

within the Grand Port Fishing Reserve, as per the Fisheries and Marine Resources (Marine Protected Area) Regulations 2001 and amended Regulations 2007 as follows:

- a. Reconstruction of bridge: The promoter shall apply for an interference permit or removal of solid back filled material under the existing causeway and levelling of sand in the lagoon area at the entrance site and pay Rs.75 000 thereto.
- b. Beach recharge: The promoter shall apply for four (4) interference permits for beach profiling works undertaken at the four identified sections of the beach and pay (Rs. 75 000 x4) =Rs 300,000 thereto.
- c. Rock protection works: The promoter shall apply for an Interference Permit for the proposed rock protection works and pay Rs75 000 thereto.

24. The rocks to be used for the protection works shall be free of contaminants and properly washed off site prior to be used. The rock revetment being provided at the side of the jetty shall follow the natural beach profile at that location to minimize scouring.

25. All domestic wastewater to be generated after the extension works shall be directed to the new wastewater treatment plant for the Oxyfix Type. 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 shall be 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 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. Detail 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.

26. 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 noise and odour nuisances.
27. Electric motors such as pumps, compressors, generators, and other noise generating equipment shall be housed in sound attenuating structures so that noise emanating therefrom be within permissible levels as per Environment Protection Act 2002.
28. The proponent shall adopt energy-saving devices and eco-friendly practices such as rain water harvesting, renewable energy supply (solar energy and photovoltaic cells) and other similar facilities.
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.
30. In case of any environmental nuisances arising from this development, this Ministry will take necessary action 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, 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.