

**LIST OF CONDITIONS FOR PROPOSED 4-STAR HOTEL DEVELOPMENT AT BAIE  
DU TOMBEAU BY GENERESS HOTEL LTD[ENV/DOE/EIA/1818]**

1. 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.
2. The Department of Environment shall be informed in writing of the date of commencement of works for monitoring purposes.
3. 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 infrastructural works on site. No works shall start prior to the approval of the EMP. The proponent shall thereafter submit monitoring reports as per the EMP approval.
4. 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.
5. A Land Conversion Permit shall be obtained for an extent of 1,047.00m<sup>2</sup> of the privately owned land.
6. All other necessary permits/clearances from the relevant Authorities shall be obtained and a copy shall be submitted to the Director of Environment. All the conditions attached therewith shall be scrupulously observed.
7. A minimum setback of 30m from the High Water Mark shall be observed for all hard structures to be constructed.
8. The tensile structure including its wooden deck, proposed at about 22m from the High Water Mark, shall be removable and shall be subjected to a prior approval from the Ministry of Housing and Lands.
9. Grasses located on the sandy beach shall not be removed as they are effective sand binders and help in the control of beach erosion. However, the grasses shall be trimmed and maintained by the hotel.
10. Any felling of trees on site shall be subject to prior approval of the Conservator of Forests. A landscaping plan shall be provided, indicating that for each tree felled at least thrice the number of trees shall be planted. The landscaping plan shall be included in the Environmental Monitoring Plan for monitoring purposes.
11. The proponent shall rehabilitate and maintain the National Heritage Sites, located in the vicinity of the site, in collaboration with the National Heritage Fund, while involving the local community, prior to completion of works.
12. The National Heritage Fund shall be informed in case of discovery of any artefact or historical feature during the construction phase.

13. The approval of the Road Development Authority shall be sought for the proposed project.
14. All necessary precautions shall be taken to the satisfaction of the Water Resources Unit so that the proposed development does not impact negatively on the ground water given that the site lies in a permeable zone.
15. The proponent shall make provision for an appropriate means of discharging storm water through mud/silts traps to open discharge to the receiving environment.
16. No waste of any type shall be discharged in any rivers, canals, natural watercourses, natural drains, waterbody and ground surface.
17. All drainage infrastructures to be provided on site shall be to the satisfaction of the District Council of Pamplemousses, the National Development Unit, the Land Drainage Authority, the National Disaster Risk Reduction and Management Centre and the Road Development Authority.
18. 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.
19. All domestic wastewater from the proposed development shall be disposed of to the public sewer line. All kitchen wastewater shall be discharged to a grease interceptor for the removal of fats, oil and grease before reaching the public sewer line. Sewers shall be designed by Civil Engineers registered with the Council of Registered Professional Engineers of Mauritius (CRPEM) and comply with the Standard BS EN 752. The proponent/consultant shall liaise with the Wastewater Management Authority to finalise the connection point/s prior to start of design of the sewerage network, as connection by gravity of part of the site is not feasible as per the present topography. The detailed design drawings and report, duly signed by the Civil Engineer, shall be submitted and shall include: materials specifications for the works; detailed design drawings showing dimensions and steel reinforcement of proposed manholes, inspection chambers, pumping stations (if applicable) and drain crossings, layout of proposed sewers, showing the position of inspection chambers, manholes, pumping stations, fittings and sewer alignment; longitudinal sections of the proposed sewers and drawings showing details of connection of the internal sewer to the public sewers, where applicable.
20. A clearance shall be sought from the Ministry of Health & Quality of Life, in case a pumping station or wastewater treatment plant needs to be incorporated.
21. Excavated soil generated during construction phase shall be used as landfill material.
22. All recyclable wastes shall be sorted out at source and sent to registered recyclers. Non-recyclable wastes shall be disposed of at the landfill. All green wastes shall be composted.

23. All electric motors such as pumps, compressors, generators and other noise generating equipment shall be housed in noise attenuating structures so that noise generated therefrom shall be within permissible limits as per Environment Protection (Environmental Standards for Noise) Regulations 1997.
24. The plant and equipment that will be used on site during the construction period shall be regularly serviced and maintained in good condition to minimize risk of air and noise pollution.
25. Necessary measures shall be taken during all the phases of the project so as not to cause any nuisance, such as noise, vibration, dust and air pollution to the public and surrounding environment.
26. The proponent shall adopt energy-saving devices and eco-friendly practices such as rain water harvesting, economic bulbs, renewable energy supply (solar energy and photovoltaic cells) and other similar facilities.
27. The technology for the refrigeration and air conditioning systems shall be energy efficient, ozone-friendly with an Ozone Depleting Potential value of zero and climate friendly.
28. The site shall be landscaped properly and ornamental plants and trees shall be planted to upgrade and enhance the aesthetics.
29. In case of any environmental pollution or nuisances arising from this development, this Ministry in consultation with other authorities concerned may impose additional conditions and will take necessary actions in accordance with the provisions of the Environment Protection Act 2002 (as amended). The additional conditions shall be strictly observed and implemented by the proponent.
30. 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.