

**LIST OF CONDITIONS FOR PROPOSED 5-STAR HOTEL PROJECT BY  
STELLA DI MARE MAURITIUS LTD AT LES SALINES KOENIG, BLACK  
RIVIER [ENV/DOE/EIA 1804]**

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. A detailed programme of work and implementation plans shall be submitted to the Department of Environment prior to start of works.
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 work 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.
4. All other necessary permits/clearances from the relevant authorities shall be obtained and all conditions attached therewith shall be scrupulously observed. A copy of all the permits/clearances obtained shall be submitted to the Director of Environment.
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. A planning clearance shall be obtained from the Ministry of Housing of Lands.
7. A clearance shall be obtained from the Department for Continental Shelf, Maritime Zones Administration and Exploration of the Ministry of Defence and Rodrigues.
8. A clearance shall be obtained from the Mauritius Oceanography Institute.
9. A fire certificate shall be obtained from the Mauritius Fire and Rescue Service.
10. All ingress and egress to the site, traffic management, road safety measures and road layout shall be to the satisfaction of the Traffic Management and Road Safety Unit.
11. The proponent shall submit all engineering details of the proposed works including vehicular access from/to the development and realignment to be carried by the proponent, with respect to the B9 Road (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.

12. Approval shall be sought from the Road Development Authority (RDA) prior to any construction and connection to existing services on RDA road. The proponent shall ensure the cleanliness of B9 Road during the construction phase of the project through the installation of a washing bay at the site entrance. Any part of B9 Road leading to the project site which may be damaged during the works shall be restored to an acceptable level to the satisfaction of the RDA at the proponent's costs.
13. 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 and surface water quality, given that the proposed development site is found in a permeable zone.
14. 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 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.
15. All drainage infrastructures shall be designed and constructed to the satisfaction of the District Council of Black River, National Development Unit and Road Development Authority.
16. The proponent shall ensure that the proposed drainage network takes into consideration the presence of the natural water paths within the site, as indicated by the National Disaster Risk Reduction and Management Centre.
17. The proponent shall include a system to prevent the backflow of sea water in the events of storm surges to the satisfaction of the National Development Unit.
18. The promoter shall ensure to secure wayleaves from relevant authorities to enable connection of the stormwater pipe to the sea as per the recommendation of the National Development Unit.
19. No waste of any type shall be discharged in any rivers, canals, watercourses, and waterbody or ground surface.
20. Necessary bunded walls shall be provided around the fuel storage tanks for standby generator to cater for any accidental spillage and leakage.

21. The proponent shall put in place safety and security measures for non-motorised activities prior to the start of operation and to the satisfaction of the Tourism Authority.
22. The proponent shall make a fresh application to the Forestry Service upon the receipt of the lease agreement, for any felling of trees on site. No trees shall be felled without prior approval from the Forestry Service. The construction of the tree houses shall be subject to the approval of the Forestry Service and same shall favour a design which is non-detrimental to the trees.
23. All native vegetation present on site shall be preserved or translocated.
24. No mangroves and rocks shall be removed from the lagoon during project implementation.
25. Double-layered geo-textile screens shall be used during project implementation to prevent sediment entrainment in the adjoining lagoon.
26. The development shall be in compliance with the criteria in the Planning Policy Guidance for coastal development.
27. No development shall be carried out on the mudflat and the 45m setback from mudflat, including the proposed beach re-profiling over a length 580 metres and width 30 metres.
28. Public access to the sea and the beach shall be clear of any encumbrance and the public shall have free and unrestricted access thereto.
29. All domestic wastewater from the proposed development of the hotel are to be directed to the Bio type Activated Sludge wastewater Treatment Plants (WTP). The effluents that emanate from the treatment plants shall meet the discharge norms for irrigation set under the Environmental Protection Act 2002 and shall be used for irrigation purposes. No untreated wastewater shall be discharged to the environment. Analysis of the treated effluent from the wastewater treatment plants shall be effected by an accredited laboratory and the results shall be submitted to the Wastewater Management Authority (WMA) for desk monitoring only, on a monthly basis. The proponent shall ensure that the removal of oil and grease and the operation and maintenance of the treatment plants 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 WMA shall at no time be responsible for any malfunctions or other nuisances associated with the operation and maintenance of the wastewater treatment plants. The 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. The proponent shall make necessary arrangements at his own costs to

ensure that, every year, or if required at a higher frequency, the treatment plants are desludged by private registered wastewater carrier(s) and the sludge is carted away to the WMA approved wastewater disposal site at Roche Bois.

30. 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.
31. Construction wastes shall be reused as backfill material. Recyclable wastes shall be sorted out and sent to registered recyclers and non-recyclable wastes shall be disposed at the landfill. Green wastes shall be composted.
32. 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 be within permissible levels as per the Environment Protection Act 2002 (Standard for noise Regulations).
33. Necessary measures shall be taken during all the phases of the project, including site preparation, construction and operation so as not to cause any form of nuisances by way of noise, vibration, dust, air pollution and odour to the public and surrounding environment. The site of works shall be properly protected by fencing/hoardings to prevent air pollution during the construction phase.
34. The proponent shall adopt energy-saving devices and eco-friendly practices such as rain water harvesting, energy saving lights, renewable energy supply (solar energy and photovoltaic cells) and other similar facilities.
35. 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.
36. The site shall be landscaped properly and ornamental plants and trees shall be planted to upgrade and enhance the aesthetics.
37. 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.
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.