

LIST OF CONDITIONS FOR PROPOSED BOUTIQUE HOTEL PROJECT UNDER INVEST HOTEL SCHEME AT LES SALINES KOENIG, BLACK RIVER BY ANSE DES SALINES LTD [ENV/DOE/EIA/1821]

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 on site for monitoring purposes.
3. In accordance with Section 18(2)(1) 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 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 including a clearance from the Mauritius Oceanography Institute and the Department for Continental Shelf, Maritime Zones Administration and Exploration 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. A planning clearance shall be obtained from the Ministry of Housing and Lands prior to start of any works on site.
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, prior to the start of operation for monitoring purposes.
7. The proposed development shall comply with the Planning Policy Guidance Design Sheet for Type A Resort Hotel Development (Coastal Frontage).
8. No development shall be carried out on site until and unless a Building and Land Use Permit is obtained.
9. Walkways shall be provided within the development area to cater for safe pedestrian movement. The turning radii at all junctions shall be at least 10m. Visibility splay shall be provided at all junctions. The proponent shall seek approval from the Highway Authority (Road Development Authority and District Council of Black River) regarding drains and other design aspects of the road structure. The number and dimensions of parking bays as well as other design aspects of the proposed development shall be as per Planning Policy Guidance (PPG).
10. Prior to its implementation, the proponent shall submit proper drawings with dimensions showing traffic signs and road markings for appraisal following which a joint site visit will be organized by Traffic Management and Road Safety Unit (TMRSU) to check that the traffic signs and road markings are properly implemented

on site. The proponent or its representative may contact the TMRSU regarding traffic signs and road markings. The Highway Authority (RDA and DCBR) and the proponent shall ensure that during the construction phase, construction vehicles getting in and out of the site do not smear mud on the existing road infrastructure, especially during rainy days.

11. In case of any traffic and road safety problem arising from the proposed development, the Traffic Management and Road Safety Unit will come up with corrective measures and any infrastructural work required will have to be implemented by the proponent at his own cost.
12. The project shall not impact the mudflat (wetland) and its native vegetation found on site to the satisfaction of Ministry of Agro Industry and Food Security.
13. All necessary precautions shall be taken to prevent sediment entrainment in the lagoon and watercourses in the vicinity of the site.
14. The public shall have free and unrestricted access to the sea and the beach as per regulations in force.
15. 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 site lies in a region which is considered as permeable.
16. The project shall comply fully with the provisions as stipulated in Section 25 (Part I) and Section 26 (Part I) of the Rivers and Canal Act. A minimum setback of 30m shall be respected from any watercourses/rivers as per Section 26 (Part I), unless clearance is obtained from the Ministry of Health and Quality of Life or Sanitary Authority. With regards to the stretch of watercourse which borders near the south eastern boundary, as per Section 25 (Part I) of the Rivers and Canal Act, approval from the Supreme Court shall be obtained for any stoppage, change of course or level and construction of any kind in the natural watercourse including any diversion.
17. No waste of any type shall be discharged in or have access to any waterbody, rivers, canals, ground surface or sea.
18. The proponent shall do a public relation exercise to inform fishermen of the region about the proposed project prior to implementation of the project. In case of conflicts which may arise the proponent shall resolve same with the fishermen prior to, during and after the implementation of the project to the satisfaction of the Ministry of Ocean Economy, Marine Resources, Fisheries and Shipping.
19. A double layer of protective geo-textile screens shall be installed around the project to intercept any access of sediment plumes into 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.

20. No mangrove shall be cut or removed or destroyed during the implementation of the project. No works at sea and no dredging of the sea bed shall be carried out.
21. Beach nourishment works shall be carried out only at low tide. No work shall be carried out in case of bad weather conditions.
22. All drainage infrastructures on site shall be designed and constructed to the satisfaction of the District Council of Black River and National Development Unit.
23. Necessary bunded walls shall be provided around the fuel storage tanks for standby generator to cater for any accidental spillage and leakage.
24. The proponent shall make a fresh application for any felling of trees on the site after the reception of a lease agreement. No trees shall be felled on the site without prior approval from the Forestry Service and thrice the amount of trees felled shall be replanted.
25. All native vegetation present on the site shall be preserved or translocated to the satisfaction of Ministry of Agro Industry and Food Security.
26. An adequate and continuous potable water supply shall be ensured at the site.
27. The proponent shall abide to the conditions in Central Water Authority letter dated 30 January 2019.
28. If the need arises, as may be determined by the Central Water Authority, a desalination plant shall be implemented on site to the satisfaction of the relevant authorities. The desalination plant shall be fully enclosed and located at not less than 5m from the site boundary.
29. All domestic wastewater from the proposed development shall be treated in a wastewater treatment plant, which shall be designed and constructed pursuant to the specialist consultant's and supplier's recommendations. 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 Environmental Protection Act 2002. No untreated wastewater shall be discharged to the environment. The proponent 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 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.
30. No vehicular loadings shall be allowed on the wastewater treatment plant. 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 pursuant to the “Guidelines for obtaining a clearance from WMA for a Building and Land Use Permit (BLUP) application”, before construction. The internal sewers shall be designed pursuant to BS EN 752:2008 by a Civil Engineer duly registered with the Council of Registered Professional Engineers of Mauritius (CRPEM). The construction shall be supervised by a Civil Engineer registered with the CRPEM.

31. The wastewater treatment plant shall be fully underground, enclosed and equipped with an odour control device. The operation of the wastewater treatment plant shall not give rise to noise and odour nuisances.
32. Excavated soil and boulders generated during construction phase shall be used as backfill material. Recyclable wastes (paper, PET bottles, metal cans, etc) shall be sorted out and sent to registered recyclers. The metal cuts and timber/wood pieces generated during construction phase shall be sorted and sent to recyclers. If same cannot be done, it shall be disposed at landfill. Green wastes shall be composted. Non-recyclable wastes shall be disposed at landfill. These requirements shall be to the satisfaction of the Solid Waste Management Division.
33. 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).
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 embellished with ornamental plants and trees to enhance the aesthetics value of the site. No invasive alien species shall be used for the landscaping work.
37. Necessary measures shall be taken during site preparation, infrastructural works and operation of the hotel, so as not to cause any form of nuisance such as noise, vibration, dust, air pollution and odour to the public and surrounding environment. The site of works shall be properly protected by hoardings during the construction phase to avoid any nuisance therefrom.
38. In case of 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.

39. 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.