

LIST OF CONDITIONS FOR PROPOSED IMPERIA GOLF ESTATE AT LES SALINES, BLACK RIVER BY LES SALINES PDS LTD[ENV/DOE/EIA/1826]

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)(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 works 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. The Department of Environment shall be informed in writing of the date of completion of all works on site, with copy of the final as-built layout plans prior to the start of operation for monitoring purposes.
5. All other necessary permits/clearances from the relevant authorities shall be obtained and all the conditions attached therewith shall be scrupulously observed. A copy of all the permits/clearances obtained shall be submitted to the Director of Environment.
6. The development shall comply fully with the provisions of the Planning Policy Guidance(s) of the Ministry of Housing and Lands.
7. A copy of the Ramsar clearance for the construction of the new wetland, as per Condition 35 of EIA License (ENV/DOE/EIA/1767) shall be submitted prior to start of works.
8. The proposed project shall comply fully with all the provisions of Clause 26 of the Rivers and Canals Act and as such, a setback of 30 m shall be respected from all rivers/feeders/natural watercourses, except for the construction of bridges.
9. Necessary authorisation shall be obtained from the Supreme Court for construction of any kind across and in a natural watercourse as stipulated in Part 1, Section 25 of the Rivers and Canals Act. The proponent shall make a formal application for construction of bridges/culverts across natural watercourses to the Central Water Authority prior to construction.
10. The proponent shall seek necessary clearances and a groundwater permit from the Central Water Authority for exploitation of borehole BH 1334, which belongs to New Mauritius Hotel Ltd.
11. A clearance shall be sought from the Geotechnical Unit of the Ministry of Public Infrastructure and Land Transport regarding development on a slope angle of 20% or greater.

12. The proponent *insolido* with his team of consultants involved in the preparation of the EIA report shall be responsible for all liabilities with respect to defects in construction, structural damages and any property damages due to flooding, storm surge or any other associated risks in line with provisions of the Building and Control Act (2012).
13. During all phases of the project, no waste of any type, solid or liquid, shall be disposed of and/or have access into any natural drain, watercourses, water body, on the surface of the ground, in the surrounding environment as well as to the sea. All necessary measures shall be taken to prevent pollution of the water resources thereon.
14. The proponent shall implement an integrated stormwater drainage system for evacuation of surface runoff, including through mud/silts traps and hydrocarbon separators prior to open discharge to the receiving environment. The proponent shall ensure that the natural surface water drainage, both upstream and downstream of the site is not altered so as to avoid flooding to adjoining properties.
15. The design of the stormwater drainage network and silt trap/stilling basin/catch pits, including clear indications of low points that is lieu of eventual discharge of surplus stormwater, shall be duly signed by a Registered Professional Engineer and shall have the prior approval of the National Development Unit and the District Council of Black River.
16. All internal roads within the proposed development, that will have vehicular access, shall be at least 5.5m wide and shall be equipped with covered drains and raised footpath of at least 1.2m wide on both sides of the road. The turning radii at all junctions shall be at least 10m. Visibility splays shall be provided at all junctions. Drawing showing the dimensions of the roads, turning bays, footpaths and turning radius, amongst others shall be submitted for appraisal by the Traffic Management and Road Safety Unit.
17. Prior to its implementation, the proponent shall submit drawings showing geometric details of all the junctions within the proposed estate to the Traffic Management and Road Safety Unit (TMRSU) for appraisal. The proponent shall also submit proper drawings showing all road markings and traffic signs within the proposed development for appraisal following which a joint site visit will be carried out to check that the road markings and traffic signs are properly implemented on site. The proponent or its representative shall contact the TMRSU concerning the road markings and/or traffic signs.
18. The proponent shall seek a clearance from the Traffic Management and Road Safety Unit and the National Land Transport Authority for the two pedestrian and golf cart crossing tracks to be located on the New Government Access Road at Les Salines.
19. The promoter shall carry out seawater quality analyses on a monthly basis in the lagoon adjacent to the project site and reports shall be submitted to the Ministry of Ocean Economy, Marine Resources, Fisheries and Shipping and the Ministry of Social Security, National Solidarity, and Environment and Sustainable Development (Environment and Sustainable Development Division).

20. The proponent shall carry out monitoring of the water quality of the watercourses and ponds on a monthly basis and submit the results to the Water Resources Unit and the Central Water Authority.
21. The proponent shall take all necessary measures to keep the input of chemical fertilizers to a minimum. In this respect, the proponent shall implement a control programme for the application of fertilizers and chemicals and necessary precautions shall be taken to avoid any contamination of the new wetland, watercourses, ponds and groundwater. The amount of fertilizers and chemicals application shall be detailed in the Environmental Monitoring Plan.
22. All plots of land, which have been earmarked for the application of fertilizers and chemicals, shall be bordered by appropriate drains or bunded wall so as to prevent contamination.
23. Necessary bunded walls shall be provided around the diesel and chemical storage tanks to cater for any accidental spillage and leakage so that the proposed development does not impact negatively on the groundwater and surface water quality.
24. The proponent shall ensure the cleanliness of the New Government Access Road during the construction phase of the project through the installation of washing bays at the site entrance. Any part of the New Government Access Road leading to the project site, which may be damaged during the works, shall be restored to an acceptable level to the Road Development Authority at the Proponent's cost.
25. All domestic wastewater from the individual villas, administrative buildings and technical building shall be treated by their respective individual wastewater treatment plant, which shall be designed and constructed pursuant to the specialist consultant's and supplier's recommendations. All domestic wastewater from the golf clubhouse shall be channelled to the wastewater treatment plant of New Mauritius Hotel Ltd at Les Salines, located adjacent to the golf course, as detailed in the EIA Report. The effluents that emanate from the treatment plants shall be used for irrigation purposes and shall meet the discharge norms for irrigation set under the Environment Protection Act 2002 (as amended). No untreated wastewater shall be disposed to the environment. 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 into an operation and maintenance contract with the specialist firm(s).
26. 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 plants. The PDS operator (via the syndic) shall ensure that the operation and maintenance of the individual wastewater treatment plants are carried out by specialist firm(s). The analysis of the treated effluent from the individual treatment plants shall be carried out on a monthly basis by the PDS operator (via the syndic) and submitted to the WMA, as and when required. No vehicular loadings shall be allowed on the wastewater treatment plants and the latter shall not be located on parking spaces or driveway. Detailed design report for the wastewater treatment plants shall be submitted to

the WMA for approval before construction, pursuant to the “*Guidelines for obtaining a clearance from WMA for a Building and Land Use Permit (BLUP) application*”. 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.

27. Construction wastes and excavated soil shall be re-used as backfill materials and non-recyclable waste shall be properly collected and disposed of to the satisfaction of the District Council of Black River. Green Waste generated during operational phase shall be composted, while the recyclable fraction of waste shall be sorted out and sent to registered recyclers.
28. Any expired hazardous chemicals shall be disposed of as hazardous wastes at the Interim Hazardous Waste Storage Facility at La Chaumière at the applicable fees.
29. An adequate and continuous supply of potable water shall be made available.
30. All equipment to 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.
31. 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.
32. Provisions shall be made for regular maintenance of utilities, waste disposal, sewerage networks and other infrastructure.
33. Condition 31 shall be included in the Title Deed of future owners.
34. The proponent shall adopt energy-saving devices and eco-friendly practices such as renewable energy supply (solar energy), energy efficient bulb, rain water harvesting 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 properly embellished with ornamental plants and trees to enhance the aesthetic value of the site. No invasive alien species shall be used for landscaping works. The translocation and plantation of new endemic plants shall have the prior approval of the Conservator of Forests and the National Parks and Conservation Service. At least thrice the amount of trees shall be planted for any tree removed.
37. The proponent shall place information panels on the history of the salt pans and allow for educational tours as and when possible.

38. Necessary measures shall be taken during site preparation, infrastructural and construction works and operation, so as not to cause any nuisance by way of noise, vibration, dust, odour or otherwise 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.
39. 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.
40. 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.