

LIST OF CONDITIONS FOR PROPOSED 5- STAR HOTEL AND WORLD CLASS SEMINAR AND CONFERENCE CENTRE AT LES SALINES, RIVIERE NOIRE BY ATALIAN GLOBAL SERVICES LTD [ENV/DOE/EIA/1827]

1. This EIA licence shall be valid only for the construction of the hotel of 172 units, a Zero Liquid Discharge system in the desalination unit and coastal works including creation of a ‘natural lagoon’, beach creation around the ‘created natural lagoon’, an inflow/outflow underwater pipeline system for the purpose of creating a continuous water circulation in the ‘created natural lagoon’ only and a pontoon.
2. The construction of an artificial lagoon on the peninsula, a 20m break in the seawall, dredging for creation of a navigation channel, embarkation pontoon, coral farming in the ‘created natural lagoon’ and proposed maintenance of the seagrass shall not be allowed under this EIA Licence.
3. Notwithstanding all the other permits and clearances, the following permits/clearances shall be obtained:
 - a. A valid Letter of Reservation for the proposed site from the Ministry of Housing and Land Use Planning, prior to start of works;
 - b. A clearance from the National Coast Guard;
 - c. A clearance from the Prime Minister’s Office;
 - d. A clearance from the Ministry of Tourism.

A copy of all the permits and clearances obtained shall be submitted to the Director of Environment. All conditions attached therewith shall be scrupulously observed.

4. The development shall be undertaken as per the mitigating measures stated in the EIA report, the addendum report and the additional information submitted, unless as otherwise advised herein.
5. The Department of Environment shall be informed in writing of the date of commencement of works on site for monitoring purposes. A programme of works shall be submitted to the Ministry of Blue Economy, Marine Resources, Fisheries and Shipping, with copy to the Department of Environment, prior to commencement of works.
6. 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. No infrastructural works shall start on site prior to the approval of the EMP. The proponent shall thereafter submit monitoring reports as per the EMP approval. The EMP shall also include complete details on the technical specifications of the Zero Liquid Discharge (ZLD) system and on the end use of the dry salt crystals resulting from the ZLD system or, otherwise its final mode of disposal.
7. The Department of Environment shall be informed in writing within one month of the date of completion of all works on site, with copy of the as-built layout plan, for monitoring purposes.

8. No hard structures, including ponds, shall be erected within the 30m setback from the High Water Mark.
9. No brine or effluent from the desalination plant including the Zero Liquid Discharge (ZLD) system shall be discharged into the sea or any waterbody. The dry salt crystals resulting from the ZLD system shall be disposed to the satisfaction of the Solid Waste Management Division and any other relevant authorities.
10. Prior to the implementation of the project, the proponent shall liaise with the Ministry of Blue Economy, Marine Resources, Fisheries and Shipping and:
 - a. obtain an authorisation in respect of any proposed structure in the sea, in accordance with the Fisheries and Marine Resources Act 2007;
 - b. apply for Interference Permits and pay Rs. 75,000 for each component, as per the Fisheries and Marine Resources (Marine Protected Areas) (Amendment) Regulations 2007;
 - c. seek their authorisation with regards to the increase in frequency in the water renewal interval in the ‘created natural lagoon’;
 - d. obtain the approval on the length intervals between each anchorage point along the pipelines;
 - e. submit justifications for the proposed location of the embarkation point for the barge, accompanied by a bathymetric chart of the area around the proposed embarkation point. The location of the embarkation point shall be subject to the approval of the Ministry; and
 - f. submit the proposed location of the mooring point of the barge, including its GPS coordinates (WGS84 datum), for approval.
11. A vegetation survey shall be carried out to quantify the impacts of sensitive vegetation loss and same shall be submitted to the Ministry of Agro-Industry and Food Security, prior to start of works. All native and endemic plant species found on the project site shall be preserved and if not practicable, same shall be translocated to another area within the project site, under the supervision of the National Parks and Conservation Service (NPCS). The proponent shall submit a re-vegetation plan for the perimeter of the natural lagoon and sand dunes to the NPCS for approval prior to planting in those areas. No invasive alien species shall be used for the landscaping work.
12. Prior to start of works, the proponent shall make a fresh application to the Forestry Service, for any felling of trees on the site and shall submit a re-vegetation plan for approval. Thrice the number of trees felled shall be replanted.
13. Authorisation for the proposed works shall not construed as conferring upon the proponent any rights/title over the underlying seafloor occupied by the underwater pipes. The

underlying seafloor shall remain part of the ‘domaine public’. The State of Mauritius reserves the right to revoke this authorisation at any time whilst giving the proponent 3 weeks’ notice and without, in any way, incurring any liability towards the proponent.

14. The proponent shall be responsible to ascertain that the underwater pipes do not cause any nuisance, obstruction or constitute a danger to the safe use of the ‘domaine public’ in any way. The proponent shall ascertain that the underwater pipes are maintained in such condition that they do not constitute any danger to anyone. ‘La garde’ of the underwater pipes shall remain under the responsibility of the proponent.
15. The proponent shall take up defence in favour of the State of Mauritius in relation to any claim or action whatsoever that may be entered against the State of Mauritius, its employees, ‘préposés’, or agents, in any court, tribunal or at any forum in relation to the underwater pipes.
16. The proponent shall seek the approval of the Ministry of Blue Economy, Marine Resources, Fisheries and Shipping for any lagoon cleaning. The proposed maintenance of seagrass meadows shall not be undertaken. Speed limit buoys shall be placed in the lagoon to indicate the proposed 5 knot speed around seagrass beds as recommended by the Mauritius Oceanography Institute.
17. The intake and outflow pipelines shall be placed in sandy bottom and avoid seagrass patches, to the satisfaction of the Ministry of Blue Economy, Marine Resources, Fisheries and Shipping. The pipelines shall not pose a hazard to navigation. The proponent shall carry out regular checks to ensure that there is no leakage along the outflow pipeline. In case any leakage is detected, the proponent shall take immediate action to repair the pipeline. Pumping of seawater in and out of the pipelines shall be stopped in the event of heavy rainfalls and severe weather conditions.
18. The pontoon as well as the intake and discharge points for the pipelines shall be placed at the GPS Coordinates provided in the addendum report dated 26 May 2020.
19. The pontoon shall not be a navigational hazard and shall be demarcated by buoys conforming to the International Authority of Light House Association (IALA), to the satisfaction of Ministry of Blue Economy, Marine Resources, Fisheries and Shipping.
20. Beach and dune creation shall be **restricted** only to areas surrounding the ‘created natural lagoon’. The proponent shall seek the approval of the Ministry of Blue Economy, Marine Resources, Fisheries and Shipping in case any maintenance works related to the sea-based components as well as any maintenance dredging of the ‘created natural lagoon’ are envisaged.
21. No mangroves shall be cut, taken, removed or damaged prior to, during and after implementation of the project. Only mangroves on the banks of the decantation basin shall be relocated to an appropriate site under the supervision of the Ministry of Blue Economy, Marine Resources, Fisheries and Shipping.

22. Prior to the start of works and during works, all living benthic organisms located in the decantation basin and in the lagoon at and around the site of works shall be carefully hand-picked and transferred to safer areas in the lagoon in the presence of a Fisheries Officer.
23. During works at sea, the adjoining areas shall be protected from sediment entrainment by properly placing and anchoring double layered geotextile screens of appropriate mesh size. The geotextile screens shall be regularly maintained during the proposed works. After implementation of the project, all geotextile screens shall be removed and disposed of at an approved disposal site. Sites of works shall be properly fenced and maintained to ensure that no waste has access to the lagoon or any waterbody.
24. The seawater output shall be made at the centre of the existing channel, in strict compliance to the surrounding seawater biogeochemical properties, including the ambient salinity; hence ensuring that prevailing seawater properties, including its salinity, are not altered at the output point. No sediment shall be discharged at the exit point of the pipeline. The proponent shall carry out monthly monitoring of the seawater quality at and around the discharge point of the outflow pipeline and any departure from norms shall be mitigated immediately. Ecological biota surveys at the discharge point and of the adjoining lagoon shall be carried out by the proponent on a quarterly basis. Reports of the seawater quality and ecological/marine biota surveys shall be submitted to the Ministry of Blue Economy, Marine Resources, Fisheries and Shipping.
25. In case of any negative impact caused to the marine environment, the proponent shall at this own cost, redress the harm caused, to the complete satisfaction of the Ministry of Blue Economy, Marine Resources, Fisheries and Shipping.
26. Public access to the sea and the beach shall be clear of any encumbrance and the public shall have free and unrestricted access to any features falling in the public domain, including the pontoon and the barachois, to the satisfaction of the Ministry of Blue Economy, Marine Resources, Fisheries and Shipping.
27. The proponent shall hold consultative meetings with fishermen and coastal users of the region concerning the project and shall resolve any conflict that may arise before, during and after the implementation of the project to the satisfaction of the Ministry of Blue Economy, Marine Resources, Fisheries and Shipping.
28. A comprehensive maintenance plan for the drainage infrastructure shall be submitted to the Land Drainage Authority and District Council of Black River. Overflow from the perforated pipes emanating from the proposed swales shall be directed into the Barachois so as not to impede the functioning of the ecosystem. The proponent shall ensure that the stormwater drains are regularly maintained and cleaned such that no debris or sediments have access into the sea and any waterbody.
29. Necessary bunded walls, including peripheral drains, shall be provided around the storage of fuel tanks, brine storage tanks and any chemical storage tanks to cater for any accidental spillage and leakage.

30. The turning radii at all junctions shall be at least 10m. Visibility splay shall be provided at the accesses with the main road to the satisfaction of the Traffic Management and Road Safety Unit (TMRSU). 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 the Planning Policy Guidance (PPG). Prior to its implementation, the proponent shall submit proper drawings to the TMRSU, with dimensions showing traffic signs and road markings for appraisal, following which a joint site visit will be organised to check that the traffic signs and road markings are properly implemented on site. The Highway Authority 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. In case of any traffic and road safety problem arising from the proposed development, the TMRSU will come up with corrective measures and any infrastructural work required will have to be implemented by the proponent at his own cost.
31. All domestic wastewater from the proposed development shall be treated in 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 malfunction or other nuisances associated with the operation and maintenance of the wastewater treatment plant. Result 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. The wastewater treatment plants shall not be located on parking spaces or driveway. Detailed design report for the wastewater plant 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*', available on the WMA website: wmamauritius.mu. 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.
32. No component of the wastewater treatment plant, including the plants themselves and pumping station/s shall be located at a distance of less than 30m from any watercourse. 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. The quality of the treated effluent shall conform to the established standards for irrigation as per the Environment Protection (Standards of effluent for use in irrigation) Regulations 2003.
33. An adequate and continuous potable water supply shall be ensured on site.

34. The surplus sediment from dredging works and excavated soil shall be reused, as far as possible, as backfill material. During operation phase, the recyclable wastes shall be sorted out and sent to registered recyclers and green wastes shall be composted. No waste of any type shall have access or be disposed of at sea, including any wastes from the desalination plant.
35. No heavy machinery shall have access into the sea. Works at sea shall be carried out preferably at low tide and between sunrise and sunset. No works at sea shall be carried out in case of bad weather conditions or adverse climatic conditions.
36. All electric motors such as pumps, compressors, generators, transformers 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. Machines and plants during construction period shall be maintained in good working condition so as to avoid excessive noise emanation.
37. Necessary measures shall be taken during all phases of the project, including site preparation and construction so as not to cause any nuisance by way of dust, noise, vibration, odour or otherwise to the public and surrounding environment. The site of works shall be properly protected by fencing/hoardings to attenuate dust and noise nuisances during the construction phase.
38. In case of any environmental pollution or nuisance 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.
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.