

**LIST OF CONDITIONS - PROPOSED SETTING UP OF AN INLAND
18-HOLE GOLF COURSE (THE AVALON GOLF COURSE) AT BOIS
SEC IN THE DISTRICT OF GRAND PORT BY ARTHUR AND
MORGANE LTD (ENV/DOE/EIA/1555)**

1. All other necessary permits/clearances from the relevant authorities including a Land Conversion Permit from the Ministry of Agro Industry & Food Security and clearance from the Traffic Management & Road Safety Unit regarding traffic impact and road safety issues 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.
2. Necessary applications for a drilling permit/groundwater licence shall be made to the Water Resources Unit/Central Water Authority regarding the boreholes on site. The boreholes cover shall be protected with appropriate borehole seal structure to prevent any ingress of surface water.
3. Necessary authorization from the Supreme Court shall be obtained for construction of any kind across and in a natural watercourse as stipulated in the Rivers and Canals Act, Part 1, section 25. The proponent shall make a formal application for construction of bridges/culverts across natural watercourse to the Central Water Authority prior to construction.
4. The development shall be undertaken as per the mitigating measures stated in the EIA report and additional information, unless as otherwise advised herein.
5. 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, Ministry of Environment & SD for approval prior to the start of works.
6. In accordance with section 18(2)(l) of the Environment Protection Act 2002, the proponent shall submit to the Director of Environment, Ministry of Environment & SD and the Water Resources Unit, an Environmental Monitoring Plan for approval prior to start of works. The Environmental Monitoring Plan shall also address the Integrated Turf Management Plan,

Environmental Protection Protocol and eco-friendly practices. The proponent shall thereafter submit reports on the implementation accordingly.

7. 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 and to ensure compliance with the conditions of the EIA licence.
8. The proposed project shall comply with 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. No trees shall be cut on the river or road reserve without a written authorization from the Conservator of Forests. No deposit of materials on the reserves shall be permitted. No diversion of water courses shall be allowed.
10. The proponent shall carry out monitoring of the water quality of the rivers and feeders that will feed the proposed Rivière Des Anguilles Dam on a monthly basis and submit the results to the Ministry of Environment & SD, Water Resources Unit and the Central Water Authority.
11. The proponent shall investigate the possibility of a reduced input of chemical fertilizers and a balanced combined use of chemical fertilizers with organic fertilizers and bio-fertilizers. The amount of fertilizers and chemicals application shall be detailed in the Environmental Monitoring Plan.
12. All necessary measures shall be taken by the proponent to prevent excessive application of fertilizers and chemicals. 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 watercourses.
13. 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 its contamination with adjoining surface water.

14. Necessary bunded walls shall be provided around the chemical storage tanks to cater for any accidental spillage and leakage. A contingency plan shall be prepared as stipulated under section 30 (3) of the Environmental Protection Act 2002 and shall be submitted to the Director of Environment prior to operation.
15. Prior to the start of works, the proponent shall submit all engineering details of junction of access road with the Grand Bassin Road B88 including turning radii, pavement structure, horizontal and vertical alignment of existing road for approval to the Road Development Authority and Traffic Management & Road Safety Unit. Necessary visibility splay at junction with Grand Bassin Road B88 shall be provided to the satisfaction of the Road Development Authority and Traffic Management & Road Safety Unit. The Road Development Authority reserves the right to change the proposed design shall any safety issues arise.
16. No surface water run-off shall be allowed on the main roads. The proponent shall safeguard from any development along the Grand Bassin Road B88 at least 3 meters to cater for future widening of the road.
17. The proponent shall provide street-lighting at entrance, exit and along the frontage of the development. Approval shall be sought from the Road Development Authority prior to any constructions and connections to existing services (eg CWA, CEB, MT etc) on Main Roads.
18. During the construction phase, the site of works shall be properly fenced to prevent any construction material and debris to have access to the rivers, feeders and other watercourses.
19. All recyclable wastes shall be sorted out at source and properly collected for eventual recycling. Solid wastes and non-compostable wastes shall be collected and disposed of to the satisfaction of the Local Authority.
20. All green and biodegradable wastes shall be composted.
21. Any used and expired chemicals shall be disposed of the satisfaction of the Ministry of Local Government & Outer Islands and the Ministry of Health and Quality of Life.

22. 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.

23. All domestic wastewater from the Maintenance Building, Main Entrance, Sales Office and Club House shall be channeled to a septic tank of minimum capacity 8 m^3 followed by a leaching field of plan area of 65 m^2 . All domestic wastewater from the Halfway House, Gate Post, Shelter & Toilets, Gate Post & Secondary Entrance shall be disposed via individual septic tank of capacity 3 m^3 and leaching field 20 m^2 . All domestic wastewater from the restaurant shall be disposed via a septic tank of capacity 5 m^3 followed by a leaching field of plan area 40 m^2 . A grease trap shall be provided at the kitchen to prevent oil & grease from entering the disposal system. All septic tanks shall be located at least 2 m from any building, structure or site boundary and that of leaching fields shall be 1 m as per the Planning Policy Guidance (PPG) of the Ministry of Housing and Lands. Every 3 years or if need be to a higher frequency the septic tanks shall be desludged by a registered wastewater carrier and carted away to Wastewater Management Authority approved disposal site. No vehicular loading shall be allowed on the on-site disposal system. The on-site wastewater disposal system shall be located on slope not greater than 10%. The minimum distance from the formation level of the leaching fields to the maximum level of water table shall be 1.2m .

24. Existing natural water drains found on the site shall be upgraded and maintained so as to prevent flooding and ponding of water on the site. The existing natural drainage path on the proposed site shall therefore, be preserved and maintained.

25. The proponent shall make provision for an appropriate means of discharging storm water through mud/silts traps and hydrocarbon separators prior to open discharge to the receiving environment.

26. In order to avoid potential risks of flooding and accumulation of water within and in the vicinity of the proposed development site, due to heavy rainfall, flooding in nearby water bodies and contribution from high water table, the proponent shall take all reasonable measures and will have to implement a proper drainage scheme for channeling and evacuating surface and storm water. No surface water run-off shall be allowed on the main roads.

27. All electric motors such as compressors, pumps, and stand-by generator shall be housed in sound proof enclosures. The noise level shall be within the permissible limits as per the Standards for Noise promulgated under the Environment Protection Act.
28. All emissions from the standby generator shall be in compliance with the emission standards promulgated under the Environment Protection Act 2002.
29. 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.
30. Necessary measures shall be taken during all the phases of the project, including site preparation, construction and operation so as not to cause any nuisance by way of dust and noise to the public and surrounding environment.
31. Necessary measures must be taken to prevent any hydrocarbon spills from vehicles and from the stand-by generator and diesel storage tanks to infiltrate through the soil so as to avoid the contamination of the underground and surface waters.
32. The removal of the noxious weeds on the river reserves shall be performed in the presence of a Forest Officer. The plant species for the re-stocking of the river reserves (with native species) shall have the approval of the Conservator of Forests and the National Parks and Conservation Service. At least twice the amount of trees shall be planted for any tree removed.
33. The development shall blend harmoniously with the surrounding environment. The site shall be landscaped properly and ornamental plants and trees shall be planted to upgrade and enhance the aesthetics.
34. 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.