

LIST OF CONDITIONS - PROPOSED REFURBISHMENT AND
EXTENSION OF THE COTTON BAY HOTEL AT POINTE COTON,
RODRIGUES BY POINTE COTON RESORT HOTEL CO. Ltd
(ENV/DOE/EIA/1543)

1. 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 and to the Environment Division of the Commission responsible for Environment in Rodrigues.
2. The development shall be undertaken in conformity with the provisions of the Forests and Reserves Act, the Rivers and Canals Act and as per the mitigating measures stated in the EIA report and the additional information submitted, unless as otherwise advised herein.
3. The Department of Environment shall be informed in writing of the date of commencement of works for monitoring purposes. A detailed programme of work shall be submitted to the Department of Environment, Ministry of Environment and Sustainable Development and to the Environment Division of the Commission responsible for Environment in Rodrigues prior to the start of works.
4. In accordance with section 18(2)(l) of the Environment Protection Act 2002, the proponent shall submit to the Director of Environment and the Environment Division of the Commission responsible for Environment in Rodrigues, an environmental monitoring plan for approval prior to start of works. The proponent shall thereafter submit reports on the implementation accordingly.
5. The Department of Environment and the Environment Division of the Commission responsible for Environment in Rodrigues 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 as well as the proposals in the EIA report.

6. No concrete structures shall be allowed within the 15-30m setback from the High Water Mark. The beach facilities reserved for the hotel shall be of light structures and removable. The part of the restaurant located at 22-30m from the HWM shall be of light structure.
7. The intake well and the rejection well shall be at least 30m from the HWM.
8. The proponent shall adopt energy-saving devices and eco-friendly practices such as recycling plants, rain water harvesting, renewable energy supply (solar energy and photovoltaic cells) and other similar facilities. The percentage of energy to be saved through the energy saving devices and the renewable energy supply shall be indicated in the environmental monitoring plan.
9. All recyclable wastes shall be sorted out at source and properly collected for eventual recycling.
10. No waste of any type shall be disposed of or have access to the adjoining water course and the sea.
11. Solid wastes shall be properly collected and disposed of to the satisfaction of the relevant authority in Rodrigues.
12. All green and biodegradable wastes shall be composted.
13. Disposal of wastewater shall be via the sewage treatment plant and as per the recommendations of the Wastewater Management Authority.
14. Trees shall be planted around the wastewater treatment plant and the wastewater treatment plant shall be equipped with odour control equipment; The operation of the wastewater treatment plant shall not give rise to noise

and odour nuisances. The lifting station (*near Type E Block 10*) shall be at least 5m from the boundary of the site.

15. The swimming pool water shall be recirculated, chlorinated and filtered. Spa water shall be filtered and disinfected;
16. All electric motors such standby generator and other noise generating equipment shall be housed in sound proof enclosures so that the noise emanating therefrom be within the permissible limits as per the Environment Protection (Environment Standard for Noise) Regulations 1997.
17. During the construction phase, the site of works shall be properly fenced and properly maintained so as to prevent any construction material and debris to have access to the river, beach and into the adjoining lagoon.
18. Necessary measures shall be taken during all the phases of the project, including site preparation, demolition, construction and operation so as not to cause any nuisance by way of noise, odour and dust pollution to the neighbours and surrounding environment.
19. Provision shall be made for at least 25 parking lots.
20. Any native or endemic plants present on the project site shall be preserved and all landscaping works shall preferably be carried out with native plants.
21. 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 and eventually the lagoon.

22. Plant and 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;
23. All emissions from the standby generator shall be in compliance with the emission standards promulgated under the Environment Protection Act 2002.
24. The refrigerants used in the air-conditioning units shall be ozone-friendly with Ozone Depleting Potential value of zero as well as a low Global Warming Potential such as ammonia, carbon dioxide and hydrocarbons.
25. Public access to the sea and the beach shall be clear of any encumbrance and the public shall have free and unrestricted access thereto. No works shall be carried out on the beach and in the lagoon under this EIA licence.
26. Prior to the start of the operation of the desalination plant, the promoter shall carry out a baseline survey on the water quality, the current pattern and the state of the marine ecosystem of the lagoon. The result shall be submitted to the Ministry of Environment & SD, the Ministry of Fisheries and the Environment Division of the Commission responsible for Environment in Rodrigues.
27. The promoter shall carry out monitoring of the water quality and the marine ecosystem of the lagoon on a quarterly basis and submit results to the Ministry of Environment & SD, the Ministry of Fisheries and the Environment Division of the Commission responsible for Environment in Rodrigues.
28. A contingency plan shall be set up to combat any case of accidental spillage. The contingency plan as provided for, under Section 30(3)(a) of the Environment protection Act shall be submitted to the Director of Environment prior to operation.

29. The promoter shall carry out analysis of water samples at the dilution tank and ensure that the salinity of the diluted brine does not exceed 45 000 ppm before discharge.
30. The quality of the desalinated water after treatment shall comply with the Environment Protection (Drinking Water Standards) Regulations 1996 promulgated under the Environment Protection Act.
31. 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.