

**LIST OF CONDITIONS - PROPOSED CONSTRUCTION OF A  
RESORT HOTEL AT LE CHALAND BY CURRIMJEE JEEWANJEE &  
CO LTD [ENV/DOE/EIA/12/1570]**

1. All other necessary permits/clearances from the relevant authorities including, Planning Clearance from the Ministry of Housing and Lands, clearance from the National Ramsar Committee (Ministry of Agro-Industry & Food Security), clearance from the Department of Civil Aviation as well as Building and Land Use Permit from the Grand Port District Council 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. The proponent shall also comply with the provisions of the Letter of Intent issued by the Ministry of Housing & Lands.
2. 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.
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 and implementation plans shall be submitted to the Department of Environment, Ministry of Environment & SD and the Ministry of Fisheries, for approval 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, Ministry of Environment & SD and to the Ministry of Fisheries, an Environmental Monitoring Plan for approval prior to start of works. The Environmental Monitoring Plan shall also address the energy-saving and eco-friendly practices as required under conditions 19 and 20 below. The proponent shall thereafter submit reports on the implementation accordingly.
5. 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 as well as proposals in the EIA report.

6. The 100 m buffer zone shall be completely protected and no construction or development shall be allowed within the said buffer. The erection of light structures within the buffer as indicated in the master plan shall be removed.
7. The height of all buildings shall be as per the Planning Policy Guidance for coastal frontage and as per the recommendations of the Department of Civil Aviation.
8. The proponent shall apply to the Conservator of Forests for the removal of trees and translocation of plants growing within the construction area. The proponent shall plant twice the number of trees which need to be felled.
9. The geometry of the new access road, roundabout and T-junctions shall be reviewed to cater for buses and large trucks. These shall be subject to the approval of the Road Development Authority and Traffic Management & Road Safety Unit. Access to site for Mauritius Police Force shall be relocated away from sharp bend. The proponent shall submit all engineering details of new roads and intersections including turning radii, visibility splays and pavement structure to the Road Development Authority and Traffic Management & Road Safety Unit for approval, prior to start of the works. The Road Development Authority reserves the right to change the proposed design shall any safety issues arise. The proponent shall ensure that the present road setup is adequate for both short and long term traffic in terms of geometry and pavement structure. A footpath and bicycle track, each of width 1.5m shall be provided alongside the frontage of the development as well as along the internal access roads.
10. The proponent shall provide bus laybys along the new access road to the public beach. Clearance shall be sought from the National Transport Authority and Traffic Management & Road Safety Unit.
11. The proponent shall submit detailed engineering drawings of the whole road layout including the round- about and the parking layout for the public beach to the Traffic Management & Road Safety Unit in order

to carry out a proper safety audit prior to the start of works. Clearance regarding traffic impact and road safety issues shall be sought from the Traffic Management & Road Safety Unit.

12. The proponent shall provide street lighting within the site, along the new access roads and intersections. The street lighting shall be of the solar type.
13. The proponent shall submit for approval, comprehensive detailed plans of its drainage system showing run-off water in and out of the development, drain sizing details and location of approved outlet to the Road Development Authority.
14. In consultation with the National Heritage Fund, the proponent shall commission a full documentation of all structures identified as ruins as well as a research and analysis that could give an insight on the military planning and functions, the social aspects of the military interactions and the potential links between the site and other ruins. The proponent shall integrate the platforms in the development in such a way so as to valorize them and provide information to visitors on the importance of the site. All conditions imposed in the clearance from the National Heritage Fund shall be complied with.
15. The site of work shall be properly fenced and maintained regularly to ensure that no construction wastes/debris have access to the adjoining lagoon. No wastes of any type namely solid or liquid shall be disposed into the watercourses. All land based activities proposed shall have no direct or indirect impact on the Blue Bay Marine Park. *In the event of any adverse impact to the marine ecosystem of the Blue Bay Marine Park resulting from the activities of the Hotel, the proponent shall redress the situation at his own cost.*
16. The coastal vegetation including grasses and creepers play an important role in the stabilization of sand dunes and hence the beach shall not be cleaned of this vegetation for hotel residents. All precautions shall be taken so as not to disrupt the beach and surrounding ecosystems and the existing sand dunes. The sand stretch within the boundary of the marine side shall be left untouched.

17. The proponent shall seek the approval of the Ministry of Fisheries and the National Parks & Conservation Service regarding any recreational activities in the lagoon.
18. The public shall have free and impeded access to the beach at all times. Any conflict that may rise from the fishermen or local communities shall be resolved by the proponent.
19. The proponent shall adopt energy-saving devices and eco-friendly practices such as recycling plants including recycling of treated wastewater for irrigation, rain water harvesting, renewable energy supply (solar energy and photovoltaic cells) and other similar facilities.
20. All green and biodegradable wastes shall be composted. All recyclable wastes shall be sorted out at source and properly collected for eventual recycling.
21. Solid wastes and non-compostable wastes shall be collected and disposed of to the satisfaction of the Local authority. Demolition waste shall be used as a fill material as far as possible.
22. All wastewater shall be directed to the proposed RBC type wastewater treatment plant. The proponent shall ensure that the operation and maintenance of the wastewater treatment plant are carried out by specialist/s or a specialist firm on a regular basis. The proponent shall also seek guarantees for the equipment from the designer/s and supplier/s in order to cater for the repairs of mechanical breakdowns, equipment failures and availability of spare parts.

No untreated wastewater shall be discharged into the environment. The quality of effluents that emanate from the wastewater treatment plant shall not exceed the maximum permissible limits as set for irrigation standards. Given the proximity of the site with the Blue Bay Marine Park decreed as RAMSAR site, the wastewater treatment plant shall be designed to remove phosphorus.

The detailed design report of the wastewater treatment plant and sewer layout plan with longitudinal profiles shall be submitted to the Wastewater Management Authority for approval prior to any construction. The design report shall be in line with the "*Guidelines for*

*Preparation of Application of Wastewater Treatment Plant" available at the Wastewater Management Authority. Monthly results of analyses of the treated effluent shall be submitted to the Wastewater Management Authority.*

23. The wastewater treatment plant shall be fully enclosed and equipped with an odour control equipment. Trees shall be planted all around the treatment plant premises.
24. 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.
25. 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.
26. 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, such as ammonia.
27. 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.
28. 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.
29. The development shall blend harmoniously with the environment and the natural surroundings. The site shall be landscaped properly and ornamental plants and trees shall be planted to upgrade and enhance the aesthetics.
30. 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.