

LIST OF CONDITIONS FOR THE PROPOSED MONT CHOISY GOLF COURSE AT MON CHOISY BY MONT CHOISY PROPERTY DEVELOPMENT LTD [ENV/DOE/EIA/1615]

1. All other necessary permits/clearances from the relevant authorities including 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. The development shall be undertaken as per the mitigating measures stated in the EIA report and additional information, 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 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, an Environmental Monitoring Plan for approval prior to start of works. The Environmental Monitoring Plan shall also address the Integrated Turf Management Plan and eco-friendly practices. 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.
6. The proponent shall carry out monitoring of the ground water quality on a monthly basis and submit the results to the Ministry of Environment & SD, Water Resources Unit and the Central Water Authority. The sampling point shall be agreed upon with the Water Resources Unit, Central Water Authority and Ministry of Health and Quality of Life.

7. 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.
8. 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 groundwater and eventually the lagoon.
9. 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.
10. The proponent shall provide street-lighting of economic type 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 (e.g. CWA, CEB, MT etc) on Main Roads. No direct access shall be allowed onto Mon Choisy-Cap Malheureux Road B13. Only one access to the proposed development shall be allowed that is through roundabout as mentioned in the EIA Report.
11. 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.
12. All green and biodegradable wastes shall be composted.
13. Any used and expired chemicals shall be disposed of the satisfaction of the Ministry of Local Government & Outer Island and the Ministry of Health and Quality of Life.
14. 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.

15. All domestic wastewater from the club house shall be channeled to the existing septic tank and absorption pit. The responsibility and liability for the proper operation and maintenance of the proposed treatment units shall rest under the specialist firm/promoter. No treated wastewater shall be discharged into the environment.
16. The effluent used for the irrigation of the golf course shall meet the discharge for irrigation norms under the Environment Protection Act 2002. Monthly results of analysis of the treated effluent shall be submitted to the Wastewater Management Authority and the Ministry of Environment & SD.
17. 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.
18. 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 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.
19. 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.
20. All emissions from the standby generator shall be in compliance with the emission standards promulgated under the Environment Protection Act 2002.
21. 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.
22. 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.

23. Necessary measures shall 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.
24. The removal of the trees shall have the approval of the Conservator of Forests. At least twice the amount of trees shall be planted for any tree removed.
25. 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.
26. 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.