

**LIST OF CONDITIONS - PROPOSED COASTAL INTEGRATED RESORT  
SCHEME, HOTEL AND RESIDENTIAL DEVELOPMENT ON A TOTAL  
EXTENT OF FREEHOLD LAND OF 226,377M<sup>2</sup> AT HAUTE RIVE IN  
THE DISTRICT OF RIVIÈRE DU REMPART BY HAUTE RIVE  
HOLDINGS LTD & HAUTE RIVE IRS COMPANY LTD  
(ENV/DOE/EIA/1542)**

1. All other necessary permits/clearances from the relevant authorities including clearance from the Forestry Service for the felling of trees and clearance from the Traffic Management & Road Safety Unit regarding traffic impacts 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)(f) 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 energy-saving and eco-friendly practices as required under conditions 12, 13 and 14 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.

6. All hard structures shall observe a minimum setback of 30 m from the high water mark, Rivière du Rempart river and its estuary. The mangrove plants shall not be tampered with. No coastal works shall be carried out under this EIA licence.
7. The development shall comply fully with all the provisions stipulated in the Forests & Reserves Act. No trees shall be felled along the reserves of the Rivière du Rempart and the indigenous plants occurring within the reserves shall be preserved and maintained. No development shall be allowed in the river reserves. Any re/afforestation programme along the Rivière du Rempart reserves shall be subject to the approval of the Forestry Service.
8. The proponent shall submit all engineering details of junction of access road with Goodlands-Poste de Flacq Road (B15) as well as the realignment of the 2 sharp bends on the B15 Road with dimensions including turning radii, pavement structure, for approval prior to start of works. A clearance to start work will be issued after approval of detailed engineering drawings by the Road Development Authority.
9. The proponent shall provide street-lighting along access road and at the junction with B15 and along the frontage of the development. The access road to B15 shall be upgraded to a 7m width road with footpath. 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. A programme of works with the date of start, duration and completion of the works shall be submitted prior to starts of works to the Road Development Authority. All street lighting shall be of the solar type.
10. The proponent shall provide a public access to the existing barachois to the satisfaction of the Local Authority, Traffic Management & Road Safety Unit, Ministry of Housing and Lands and the Ministry of Fisheries.

11. During the construction phase, the site of works shall be properly fenced to prevent any construction material and debris to have access to the sea, river, estuary and barachois.
12. 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.
13. All green and biodegradable wastes shall be composted.
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 development shall be directed to the proposed Rotating Biological Contactor (RBC) type wastewater treatment plant. The Promoter shall ensure that the operation and maintenance of the treatment plant are carried out by specialists or specialist firm. The effluent that emanate from the treatment plant shall meet the discharge for irrigation norms under the Environment Protection Act 2002. No untreated wastewater shall be discharged to the environment. During construction stage, domestic wastewater shall be collected in a retention tank and carted away to Wastewater Management Authority approved site. Detail design report for the wastewater treatment plant shall be submitted to the Wastewater Management Authority for approval before construction. A format of the design report "Guidelines for Preparation of Application of Wastewater Treatment Plant" is available at the Wastewater Management Authority. Monthly results of analysis of the treated effluent shall be submitted to the Wastewater Management Authority. Detail drawings including longitudinal profiles shall be submitted to the Wastewater Management Authority for approval prior to construction. Sludge that will be produced shall be dewatered, processed and disposal of at an approved landfill.

16. The sewage treatment plant shall be fully enclosed and equipped with an odour control equipment. Moreover, trees shall be planted around the treatment plant premises.
17. In order to avoid the potential risk of flooding and accumulation of water within and in the vicinity of the proposed development site due to heavy rainfall, the proponent shall take all reasonable measures, including the implementation of a proper drainage scheme for storm water management.
18. The proponent shall submit a complete drainage layout including contours, spot levels and storm water disposal showing how runoff water is being canalized within and outside the development. Pursuant to Roads Act of 1982, section 27, any surface runoff canalized outside the development shall be an approved water outlet only to the satisfaction of the relevant authorities. The cost of any additional works (drains, culverts, appropriate absorption pits etc) associated with the removal of the surface run-off shall be borne by the promoter only.
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. 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.

23. The proponent shall ensure minimum disturbances to the natural vegetation cover during the construction and operation phase.
24. 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.
25. 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.
26. 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.
27. 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.