

LIST OF CONDITIONS - PROPOSED BOUTIQUE HOTEL AT POSTE
LA FAYETTE BY PINK SAPHIRE RESORTS
LTD(ENV/DOE/EIA/1545)

1. All other necessary permits/clearances from the relevant authorities, including clearance from the National Ramsar Committee, 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 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 accordingly be submitted 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, an environmental monitoring plan for approval prior to start of works.
5. The maximum building height within 81.21m shall be restricted to G+1+33%.
6. A minimum setback of 30 metres from the High Water Mark shall be observed for all hard structures.
7. The development shall comply with all the provisions stipulated in the Forests & Reserves Act. The felling of any trees including the 27 filao trees on site shall have the prior approval the Conservator of Forests. The proponent shall plant at least twice the number of trees for each tree removed and all necessary precautions shall be taken during all the phases of the project so as not to cause any adverse impact to the Bras D'Eau National Park. Preferably indigenous/native plants shall be used for replanting and landscaping.
8. The proponent shall submit all engineering details of junction of access road with Poste de Flacq - Goodlands (B15) including a site plan with the proposed

access, turning radii, pavement structure, for approval by the Road Development Authority prior to start of works. Necessary visibility splay at the junctions with B15 shall be provided to the satisfaction of the Road Development Authority and the Traffic Management and Road Safety Unit. The Road Development Authority reserves the right to change the proposed design shall any safety issues arise.

9. The promoter shall submit a hydrological study including run-off water in and out the development, drain sizing details, location of outlet etc to the Road Development Authority and the Local Authority. Pursuant to Roads Act of 1982, section 27, any surface runoff canalized outside the development shall be to an approved water outlet only to the satisfaction of the Road Development Authority and the Local Authority. The cost of any additional/upgrading works (drains, culverts, appropriate absorption pits etc) associated with the removal of the surface run-off shall be borne by the promoter only.
10. Any natural drain crossing the site shall be safeguarded, upgraded and properly reinforced.
11. Approval shall be sought from the Road Development Authority prior to any constructions and connections to existing services (eg. CWA, CEB, MT etc) on the main roads. A programme of works with the date of start, duration and completion of the works shall be submitted to the Road Development Authority prior to start of such works. Proponent shall provide street-lighting at entrance, exit and along the frontage of the development.
12. A 2.0 m wide footpath shall be provided along the frontage of the site to the satisfaction of the Road Development Authority.
13. Solid wastes and non-compostable wastes shall be collected and disposed of to the satisfaction of the Local authority. All green and biodegradable wastes shall be composted. All recyclable wastes shall be sorted out at source and properly collected for eventual recycling.
14. No waste of any type shall be disposed of or have access to any watercourse and the sea.

15. All domestic wastewater shall be disposed via septic tank followed by leaching field. The septic tank should have a minimum volume of 32 m³ and shall be accessible at all time for maintenance. The leaching field shall have a minimum plan surface area of 320 m². The septic tank shall be located at least 2m from any building, structure or site boundary as per the Planning Policy Guidance (PPG) of the Ministry of Housing and Lands. The leaching field shall be located at least 1m from any building, structure or site boundary as per the (PPG). Every 3 years or if need be to a higher frequency the septic tank shall be desludged by a registered wastewater carrier and carted away to WMA approved disposal site. No vehicular loading shall be allowed on the on-site disposal system. The on-site disposal shall be located on slope not greater than 10%. The minimum distance from the formation level of the leaching field to the maximum level of water table is to be 1.2m as per PPG. The proposed leaching field shall be raised so as to have a minimum distance of 1.2m from the formation level of the leaching field to the maximum level of water table. The depth of the leaching field shall be between 0.6 to 1m deep. The reconstituted materials to be provided from the formation level of the leaching field to the water table shall have a percolation rate between of 50 mm/hr and 500 mm/hr.
16. The swimming pool water shall be recirculated, chlorinated and filtered.
17. All electric motors such stand by 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.
18. 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.
19. 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 noise, odour and dust pollution to the neighbours and surrounding environment. Appropriate mitigation measures shall be taken to avoid soil erosion during excavation works to be undertaken during the construction phase. The site of work shall be properly fenced and maintained to ensure that no waste or debris have access to the lagoon.

20. 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.
21. 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.
22. 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.