

**LIST OF CONDITIONS – PROPOSED MON ROZE IRS AND HOTEL  
PROJECT AT BAIE DU CAP BY BOUIQUE DEVELOPPEMENT  
(MAURICE) LTÉE (ENV/12/1455)**

1. All other necessary permits/clearances from the relevant authorities including a Land Conversion Clearance from the Ministry of Agro-Industry & Food Security 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. Necessary authorization from the Supreme Court shall be obtained for any construction across and in the natural watercourse as stipulated in the Rivers and Canals Act, Part I, Section 25. As such, the proponent shall make an application to the Central Water Authority and Water Resources Unit for bridge/box culvert construction enclosing a comprehensive detailed design report and size of culverts supported by relevant calculations. The proponent shall consider a reasonable return period and also consider spill water from the proposed reservoir in their calculations.
3. The development shall be undertaken as per the mitigating measures stated in the EIA report, in the additional information submitted as well as the recommendations of the Geotechnical Investigation Report, unless as otherwise advised herein.
4. 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.
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 for monitoring purposes and to ensure compliance with the conditions of the EIA licence.
6. The proponent shall submit to the Permanent Secretary, Ministry of Public Infrastructure (P.I. Division), with copy to the Director of Environment,

certifications from a Geotechnical Engineering Specialist confirming that the designs of buildings, retaining structures, cuts and fills are safe and have been carried out in accordance with the recommendations of the Geotechnical Investigation Report dated 11 May 2011. The proponent shall also submit certifications with respect to safety at regular intervals during the construction phase for temporary and permanent structures for monitoring purposes.

7. No development is allowed on steep slopes having gradients above 20%.
8. The height of the buildings shall not exceed 7.5m or 10.5 for cumulative elevation on the slopes.
9. The proponent shall submit the following to the Road Development Authority prior to start of works: detailed layout plans (A1 size) showing the existing road alignment (horizontal and vertical) at least 150m before and after the development frontage; footpath of 1.5m alongside the frontage of the proposed development and a programme of works with the date of start, duration and completion of the works. The safety aspects within and outside the development including the location of the bus lay-by shall be cleared with the Traffic Management and Road Safety Unit.
10. The proponent shall provide street-lighting of the solar type at the entrance, the exit, along the frontage of the development and along the internal access roads.
11. Approval shall be sought from the Road Development Authority prior to any constructions and connections to existing services (e.g Central Water Authority, Central Electricity Board Mauritius Telecom, etc) on main road.
12. Appropriate drain shall be provided for the channelling and evacuation of storm water so as to avoid flooding of the site and adjoining areas. Any existing natural water drain found on the proposed development site shall be upgraded and maintained. The proponent shall consider the construction of a cut off drain within the development to avoid flooding downstream. The cost of additional works (drains, culverts, appropriate absorption pits etc) associated with the removal of the surface run-off shall be borne by the promoter.

13. No waste of any type shall be allowed to have access directly or indirectly to any water body including the drains.
14. Solid wastes and non-compostable wastes shall be collected and disposed of to the satisfaction of the Local authority.
15. All green and biodegradable wastes shall be composted. All recyclable wastes shall be sorted out at source and properly collected for eventual recycling.
16. The proponent shall adopt energy-saving devices and eco-friendly practices such as recycling plants including recycling of treated wastewater for flushing of toilets/ irrigation, rain water harvesting, renewable energy supply (solar energy and photovoltaic cells) and other similar facilities.
17. All wastewater from the development shall be channeled to the proposed Sequence Batch Reactor (SBR) type wastewater treatment plant. The Promoter shall ensure that the operation and maintenance of the wastewater treatment plant is carried out by specialist/s or a specialist firm, on a regular basis. The Promoter shall seek guarantees for the equipment from the 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 treated effluent from the wastewater treatment plant shall meet the norms for irrigation as detailed in Standards of Effluent for use in Irrigation, Regulations 2003 made under Section 39 and 96 of the EPA Act 2002 and its subsequent amendments. Monthly results of analysis of treated effluent shall be carried out by an accredited laboratory and submitted to the Wastewater Management Authority. Prior to any construction works of the sewerage network and setup of the wastewater treatment plant, the promoter shall submit longitudinal profiles and a detailed design report as per the "Guidelines for Preparation of Application for Wastewater treatment Plant", copy of same is available at the Wastewater Management Authority. During construction phase all wastewater shall be channeled to a septic tank of two days retention followed by leaching field, as per the Guidelines from the Ministry of Housing and Lands".

18. The wastewater treatment plant shall be fully enclosed and equipped with an odour control equipment. Moreover trees shall be planted all around the treatment plant premises.
19. The location of the intake well for the water to be extracted for desalination as well as the rejection well for the discharge of the diluted brine shall have the prior approval of the Water Resources Unit of the Ministry of Energy and Public Utilities.
20. The promoter shall effect regular analysis of the diluted brine prior to its release into the rejection well and submit results on a monthly basis to the Ministry of Environment & SD and the Ministry of Fisheries and Rodrigues (Fisheries Division). The salinity of the brine prior to its discharge into the rejection well shall not exceed 10% of that of the ambient salinity of the lagoon water.
21. A contingency plan shall be set up to combat any case of accidental spillage of brine and chemicals. 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.
22. 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.
23. The backwash water shall be pre-treated so as to comply with the Environment Protection (Standards for Effluent Discharge) Regulations 2003 promulgated under the Environment Protection Act.
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. Necessary bunded walls shall be provided around the hydrocarbon storage tanks to cater for any accidental spillage and leakage.
27. 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.
28. The villas, apartments and other buildings should blend well with the natural surroundings and extensive use of wooden structures and local materials shall be made. Subdued, dark and earth-tone colours shall be used to make the building less conspicuous. Slope alterations shall be minimized so as to retain the natural terrain and topography of site. The form, massing and architectural features of the buildings shall be designed to blend with the natural terrain and preserve the undulations of the slopes.
29. All native plants present in the site shall be well tagged, preserved and maintained through removal of alien invasive species around these plants. The use of native plants shall be considered in the landscaping and restoration of the site. The clearance of the Forestry Service shall be sought for any felling of trees.
30. 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.
31. 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.
32. The site shall be landscaped properly and ornamental plants and trees shall be planted to upgrade and enhance the aesthetics in conformity with the recommendations of the ecological survey.
33. In accordance with section 18(2)(l) 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. The Environmental Monitoring Plan shall also address the energy-saving and eco-friendly practices as required under conditions 15 and 16 above. The proponent shall thereafter submit reports on the implementation accordingly.

34. This Ministry reserves the right to impose additional conditions which shall be scrupulously observed.
35. 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.