

LIST OF CONDITIONS FOR THE PROPOSED HOTEL PROJECT AT LE GOULET BY SHARMA LTD [ENV/DOE/EIA/1611]

1. All other necessary permits/clearances from the relevant authorities, including Planning Clearance from the Ministry of Housing and Lands, clearance from the Conservator of Forests regarding the felling of trees and any landscaping/rehabilitation within the setback of the River du Tombeau, Mauritius Fire and Rescue Service and the Building and Land Use Permit from the 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.
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. No basement shall be allowed.

Environmental Monitoring

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 and Sustainable Development prior to the start of works.
5. 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 8, 9 and 11 below. The proponent shall thereafter submit reports on the implementation accordingly.
6. 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 the proposals in the EIA report.

Contingency plan

7. A contingency plan shall be set up to combat any case of accidental brine and chemical spillage. 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.

Solid waste

8. 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.
9. All green and biodegradable wastes shall be composted.
10. No waste of any type shall be disposed of or have access to the sea and the estuary.

Eco-friendly practices

11. 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.
12. 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.

Wastewater Disposal

13. All domestic wastewater to be generated shall be directed to the proposed Sequencing Batch Reactor (SBR) 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 emanates from the treatment plant shall meet the discharge for irrigation norms under the Environmental Protection Act 2002. No untreated wastewater shall be discharged to the environment. During construction

stage, domestic wastewater is to be collected in a retention tank and same carted away to Wastewater Management Authority (WMA) approved site. Detail design report for the wastewater treatment plant shall be submitted to the WMA for approval before construction. A format of the design report '*Guidelines for Preparation of Application of Wastewater Treatment Plant*' is available at the WMA. Monthly results of analysis of the treated effluent shall be submitted to the WMA. Detail drawings including longitudinal profiles shall be submitted to the WMA for approval prior to construction. The proponent shall inform the WMA when the construction works for the wastewater treatment plant will start so as to enable the WMA to effect site visits.

14. The wastewater treatment plant shall be fully enclosed and equipped with odour control equipment. A green belt consisting of green vegetation shall also be provided around the sewerage treatment plant.

Desalination plant

15. The proponent shall carry out monitoring of the water quality and the ecosystem of the estuary as well as the lagoon on a quarterly basis and submit results to the Ministry of Environment and SD, Ministry of Fisheries and the Water Resources Unit.
16. Baseline data shall be collected from River du Tombeau and the surface salinity profile shall be established prior to the implementation of the project. These results shall be submitted to the Ministry of Environment & SD, the Water Resources Unit and the Ministry of Fisheries once the drilling of the abstraction and rejection boreholes are completed.
17. The proponent shall ensure that the salinity of the diluted brine does not exceed the ambient salinity of the receiving water body by more than 10% prior to its discharge into the rejection well. Analysis of brine salinity prior to its dilution and the resultant diluted mix shall be carried out on a daily basis and the results shall be submitted to the Ministry of Environment & SD, the Ministry of Fisheries and the Water Resources Unit on a monthly basis.
18. The proponent shall provide for a borehole upstream of the abstraction borehole solely for monitoring purposes. Daily analysis of salinity values from the monitoring borehole and the discharge borehole shall be carried out and

submitted on a monthly basis to the Ministry of Environment and SD, Ministry of Fisheries and the Water Resources Unit.

19. The proponent shall ensure that any borehole/observation well found on the proposed development site is maintained and preserved.
20. It shall be the duty of the proponent to protect the coastal environment with all its ecological assets to the satisfaction of the Ministry of Environment and SD and the Ministry of Fisheries.
21. Used filters, sludge (solid waste) generated and the expired chemicals shall be disposed of to the satisfaction of the Ministry of Local Government & Outer Islands.
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. All necessary precautions shall be taken so that the proposed development does not impact negatively on the ground water and surface water quality. The proponent shall take all necessary precautions so as not to defile the River du Tombeau and preserve its water quality.
24. If during the implementation of the project, any environmental problems or negative impacts ensue, the proponent shall accordingly inform the Ministry of Environment and SD immediately and shall redress the harm caused to the complete satisfaction of the Ministry of Environment and SD and the Ministry of Fisheries.
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.

Access

26. The proposed widening of the carriageway fronting Le Goulet Public Beach (with the provision of footpath and bus lay) shall not encroach on Le Goulet Public Beach and shall be sorted out in consultation with the Road

Development Authority, the Ministry of Housing and Lands and the Beach Authority.

27. The proponent shall improve the junction of the tarred road fronting Le Goulet Public Beach with the B 40 road which currently has poor vertical geometrics with visibility compromised. The engineering details of the proposed improvement shall be submitted to the Road Development Authority for prior approval.

Site drainage

28. The existing natural drain on the proposed site shall be upgraded and maintained so as to prevent flooding of the site. The proponent shall provide the required inlet structures to cater for surface runoff emanating upstream of the proposed development to flow unhindered towards the existing natural drain. The existing natural drainage path on the proposed site shall be preserved.
29. 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.
30. 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, flooding in the nearby water bodies and contribution from any high water table, the proponent shall take all reasonable measures, including the provision of the necessary drainage infrastructure for channeling and evacuating surface and storm water.

Flooding and coastal inundation

31. Appropriate precautionary measures shall be incorporated in the design of the development so as to mitigate any risk of flooding along Tombeau River. The buildings and other structures shall be designed to resist the dynamic lateral loads during cyclones and flooding.
32. The promoter in solido with his team of consultants involved in the preparation of the EIA shall be liable for any damage including flooding of the river plain and coastal inundation.

Noise, odour, air emissions and dust

33. Necessary measures shall be taken during all the phases of the project, including site preparation, demolition, construction and operation so as not to cause any nuisance by way of dust, odour and noise pollution to the public and surrounding environment.
34. During the demolition and construction phase, the site of works shall be properly fenced and properly maintained so as to prevent dust, any construction material and debris to have access to the river, beach and into the adjoining lagoon.
35. 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.
36. All emissions from the standby generator shall be in compliance with the emission standards promulgated under the Environment Protection Act 2002.

Others:

37. Mangrove plants situated along the river edge shall be preserved.
38. 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.
39. Necessary bunded walls shall be provided around the diesel storage tanks to cater for accidental spillage and leakage.
40. 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.
41. 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.