

**LIST OF CONDITIONS - proposed DEVELOPMENT OF A BEACH HOTEL (THE CENTARA POSTE LAFAYETTE RESORT, MAURITIUS) AT POSTE LA FAYETTE BY PL RESORTS LTD (ENV/DOE/EIA/1529)**

1. All other necessary permits/clearances from the relevant authorities, including Planning Clearance from the Ministry of Housing & Lands, Clearance from the Conservator of Forests for the removal of any trees as well as 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. 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 be submitted to the Department of Environment, Ministry of Environment and Sustainable Development prior to the start of works.
4. 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.
5. The number of rooms and room sizes shall be in line with the conditions imposed by the Ministry of Tourism by way of letter dated 6 September 2011 bearing reference, EIA/CENTA/FAYET. The Long blocks of suites shall be staggered as appropriate to improve the visual impact of the buildings.
6. 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.

7. No waste of any type shall be disposed of or have access to the sea.
8. Solid wastes shall be properly collected and disposed of to the satisfaction of the Moka/Flacq District Council. The sludge emanating from the periodic desludging of the Treatment Plant shall not have a water content exceeding 70 % by weight prior to disposal at the landfill by a licensed waste carrier.
9. All green and biodegradable wastes shall be composted. All recyclable wastes shall be sorted out at source and properly collected for eventual recycling.
10. All domestic wastewater from the hotel project shall be directed to the proposed two Sequential Batch Reactor (SBR) Treatment Plants. The Treatment Plants shall be designed and constructed under the supervision of specialists or a specialist firm in the field. The design and construction of the sewer network shall be done as per the relevant standards and shall be carried out under the supervision of a Registered Professional Civil Engineer. The quality of effluent that will be emanated from each of the two treatment plants shall meet the relevant standards for their intended use. No untreated effluent shall be discharged to the environment. During the construction stage, all domestic wastewater is to be collected in a retention tank and carted away by licensed wastewater carriers to WMA's approved site. The Promoter shall ensure that the operation and maintenance of the treatment plant are carried out by Specialists or a specialist firm. The excess sludge shall be dewatered, processed as appropriate and either be re-used or disposed of at an approved landfill in accordance with the prevailing norms/guidelines. Design report of the treatment plants as per 'Guidelines for preparation of application for wastewater treatment plants' shall be submitted to the WMA for approval. At operational phase results of analysis of treated effluent shall be carried out by an accredited laboratory and submitted to the WMA. The siting of the Sewerage Treatment Plant under the parking space shall be subject to prior clearance from the Wastewater Management Authority.
11. The wastewater treatment plant shall be fully enclosed and equipped with an odour control equipment.

12. The swimming pool water shall be recirculated, chlorinated and filtered.
13. All electric motors such stand by generator and other noise generating equipment 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.
14. During the demolition and construction phase, the site of works shall be properly fenced and properly maintained so as to prevent any construction material and debris to have access to the beach and into the adjoining lagoon.
15. 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 noise, odour and dust pollution to the neighbours and surrounding environment.
16. A 3metres strip from the road edge along Goodlands-Poste de Flacq Road (B 15) shall be safeguarded from any development to cater for future widening of the road and the boundary wall offset accordingly as per the recommendations of the Road Development Authority and Traffic Management and Road Safety Unit.
17. The upgrading of the B15 road along the frontage of the site, location of the main gates, vehicular entry/exit point, the provision of the footpath and road side drains shall be to the satisfaction of the Road Development Authority and Traffic Management and Road Safety Unit.
18. The proponent shall provide for street-lighting along the frontage of the development.
19. Approval shall be sought from the RDA prior to any constructions and connections to existing services (eg CWA, CEB, MT etc) on Main road.

20. 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 high water run-off during high intensity rainfall, flooding in nearby water bodies and contribution from high water table, the proponent shall take all reasonable measures, including the implementation of a proper drainage scheme for channeling and evacuating surface and storm water.
21. The existing native plant species (*Veloutier Vert-Scaevola taccada* and *Veloutier blanc - Tournefortia argentea*) found within the 30m setback area from the High Water Mark shall be preserved on site as a green landscape. All landscaping works shall preferably be carried out with native plants.
22. 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.
23. Plant and equipment to 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;
24. All emissions from the standby generator shall be in compliance with the emission standards promulgated under the Environment Protection Act 2002.
25. 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.
26. Public access to the sea and the beach shall be clear of any encumbrance and the public shall have free and unrestricted access thereto. No works shall be carried out on the beach and in the lagoon under this EIA licence.
27. In accordance with section 18(2)(A) 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 6 and 9 above. The proponent shall thereafter submit reports on the implementation accordingly.

28. 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.