

**LIST OF CONDITIONS - PROPOSED CONSTRUCTION OF A HEALTH CARE AND WELLNESS CENTRE AT MONT BLANC, MARE ANGUILLES BY NORTH ORYX RESORTS LTD (ENV/DOE/EIA/1516)**

1. All other necessary permits/clearances from the relevant authorities including clearance from the National Heritage Fund and the Ministry of Arts and Culture, a Land Conversion Permit from the Ministry of Agro-Industry & Food Security, a Licence from the Ministry of Health & Quality of Life regarding the operation of the Health Centre under the Private Health Institution Act and a drilling permit/groundwater licence from the Water Resources Unit/Central Water Authority 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 amended master plan Drawing No. 1163-DD-01 and as per the mitigating measures stated in the EIA report and those proposed in the additional information submitted unless as otherwise advised herein.
3. The proponent shall undertake a Visual Impact Assessment and have the approval of the National Heritage Fund, prior to the start of works
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 & Sustainable Development for approval 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, 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 11, 12, 16 and 17 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 and additional information.
7. The development shall comply fully with the provisions as stipulated in Clause 26 of the Rivers and Canals Act and no construction shall be undertaken within a setback of 30 m from River Patates.
8. The height of the buildings shall not exceed 7.5 metres with a combined elevation of 10.5 metres measured from the lowest to the highest part of the building. The back of the house shall provide a setback of at least 3.00m from the access road.
9. No construction shall be allowed on portion of the site exhibiting more than 20 % slope and same shall be reserved for landscaping purposes only. The ground conditions shall be checked and all proposed structures shall be certified by a qualified engineer. A Site Constraint Analysis and written statement detailing all proposed mitigating measures shall be submitted to the Local Authority.
10. The proponent shall submit all engineering details of the access to the main road to the Road Development Authority for approval prior to start of works. The proponent shall upgrade at his own costs, the access road to a 7m wide road and shall improve the sharp bend to the approval of the Traffic Management & Road Safety Unit and Road Development Authority.
11. The proponent shall provide street-lighting of the solar type along the main access, at entrance and exit onto the main roads as well as along the frontage of the development and along all the internal access roads.
12. The proponent shall adopt energy-saving devices and eco-friendly practices such as recycling plants including recycling of treated wastewater for irrigation,

rain water harvesting, renewable energy supply (solar energy and photovoltaic cells) and other similar facilities.

13. 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.
14. No waste of any type shall be disposed of in any water body. The site of works shall be properly fenced and maintained to ensure that no waste has access to the nearby river.
15. Solid wastes shall be properly collected and disposed of to the satisfaction of the Local Authority.
16. All recyclable wastes shall be sorted out at source and properly collected for eventual recycling.
17. All green and biodegradable wastes shall be composted.
18. Medical waste shall be properly segregated, collected and disposed off site for incineration. No incineration of medical waste shall be allowed on site. Any hazardous wastes shall be collected and disposed of as per the Environmental Protection (Standards for hazardous wastes) Regulations 2001 (GN.157 of 2001).
19. All domestic wastewater shall be directed to the proposed Bio-Filter RBC sewage treatment plant. The design and construction of the sewer networks shall be carried as per the relevant standards and under the supervision of a registered Professional Engineer of Mauritius (Civil). The treatment plant shall have adequate capacity to cater for the wastewater flows to be generated from the proposed project. The quality of effluent that emanate from the above-mentioned treatment plant shall meet the standards set for irrigation as regulated by the Environment Protection Act. No untreated effluent shall be

discharged to the environment. During the construction stage, all domestic wastewater should be collected in a retention tank and carted away by licensed wastewater carriers to Wastewater Management Authority's approved site. The operation and maintenance of the treatment plant shall be carried out by specialists or a specialist firm. After completion of the project and upon occupancy thereof, analytical results of the treated effluent shall be submitted to the Wastewater Management Authority on a monthly basis.

20. 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.
21. All electric motors such as pumps, generators, and other noise generating equipment shall be housed in soundproof enclosures so that noise emanating therefrom be within permissible levels as per the Environment Protection (Environmental Standard for Noise) Regulations. The use of loudspeaker shall not be allowed.
22. 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.
23. 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 nearby water bodies and contribution from any high water table, the proponent shall take all reasonable measures including the implementation of a proper drainage scheme for channeling and evacuating uncontaminated surface and storm water. The proponent shall make provision for an appropriate means of discharging storm water through mud/silts traps prior to open discharge to the receiving environment.
24. All existing natural water drains and canals found on the proposed development site shall be upgraded and maintained to the satisfaction of the Local Authority so as to prevent flooding of the site.

25. Necessary measures shall be taken to prevent any hydrocarbon spills from vehicles and from 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. All necessary precautions shall be taken during site preparation, construction and operation phase so as not to cause any nuisance by way of noise and dust to the neighbours, surrounding environment and the public and so as not to adversely impact on the fauna.
27. The site shall be landscaped properly to blend with the surrounding environment. Ornamental plants and trees shall be planted to upgrade and enhance the aesthetics.
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.