

LIST OF CONDITIONS - PROPOSED CONSTRUCTION OF A HOTEL
AT VAR BRULé, RODRIGUES BY VAR INVESTMENT LTD
(ENV/DOE/EIA/1503)

1. All other necessary permits/clearances from the relevant authorities, including clearance from the Forestry Services of the Commission responsible for Forests in Rodrigues for the felling of trees 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 and to Environment Division of the Commission responsible for Environment in Rodrigues.
2. The development shall be undertaken as per the mitigating measures stated in the EIA report as well as the additional information submitted, unless as otherwise advised herein.
3. The Department of Environment and the Environment Division of the Commission responsible for Environment in Rodrigues 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)(l) of the Environment Protection Act 2002, the proponent shall submit to the Director of Environment, with copy to the Environment Division of the Commission responsible for Environment in Rodrigues, an environmental monitoring plan for approval prior to start of works. The proponent shall thereafter submit reports on the implementation accordingly.
5. The Department of Environment and the Environment Division of the Commission responsible for Environment in Rodrigues 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 the additional information submitted.

6. 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.
7. The intake well and the rejection well shall be at least 30m from the High Water Mark. No direct intake from the sea shall be allowed. Any direct intake from the sea shall require appropriate clearance from the Prime Minister's office.
8. Solid wastes shall be properly collected and disposed of to the satisfaction of the relevant authority in Rodrigues.
9. All recyclable wastes shall be sorted out at source and properly collected for eventual recycling. All green and biodegradable wastes shall be composted.
10. No waste of any type shall be disposed of or have access to the natural water course and the sea.
11. All wastewater shall be directed to the proposed Rotating Biological Contactor type wastewater treatment plant. The promoter shall ensure that the operation and maintenance of the treatment plant are carried out by specialists 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 the mechanical breakdowns, equipment failures and availability of spare parts. No untreated wastewater shall be discharged into the environment. The quality of the treated effluent shall comply with the standards set out in the Schedule of the Environment Protection (Standards of effluent for use in irrigation) Regulation 2003 under Section 39 and 96 of the Environment Protection Act 2002.
12. Trees shall be planted around the wastewater treatment plant and the wastewater treatment plant shall be equipped with odour control equipment.

The operation of the wastewater treatment plant shall not give rise to noise and odour nuisances.

13. During the 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 natural water course, beach and into the adjoining lagoon.
14. The proponent shall not construct any building or structure of any kind prior to the site and building plans having been approved by the Rodrigues Regional Assembly.
15. The maximum building height within 81.21m shall be restricted to G+1+33%.
16. The swimming pool water shall be recirculated, chlorinated and filtered.
17. The proposed development shall comply fully with Clause 26 of the Rivers and Canals Act and a setback of 30m shall be respected from the natural watercourse. The existing natural drain found on the proposed development site shall be upgraded and maintained.
18. All necessary precautions shall be taken so that the proposed development does not impact negatively on the freshwater resources in the vicinity of the proposed development site.
19. 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.
20. The proponent shall carry out monitoring of the water quality and the marine ecosystem of the lagoon on a quarterly basis and submit results to the Ministry

of Environment and Sustainable Development and the Environment Division of the Commission responsible for Environment in Rodrigues.

21. 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.
22. During the operation of the desalination plant, the promoter shall carry out daily analysis of water samples at the dilution tank prior to its release into the rejection tank and the proponent shall ensure that the salinity of the diluted brine does not exceed 37 400 ppm prior to its discharge into the rejection well as mentioned in the additional information submitted.
23. The desalination plant as well as the wastewater treatment plant shall be located not less than 5m from the site boundary.
24. 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 Environment Division of the Commission responsible for Environment in Rodrigues and the Director of Environment prior to operation.
25. The operation of the hotel shall conform to the Food Act/Regulations.
26. Necessary measures shall 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.
27. 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.

28. All emissions from the standby generator shall be in compliance with the emission standards promulgated under the Environment Protection Act 2002.
29. The refrigerants used in the air-conditioning units shall be ozone-friendly with Ozone Depleting Potential value of zero as well as a low Global Warming Potential such as ammonia, carbon dioxide and hydrocarbons.
30. 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.
31. The deviation of the road crossing the land and the diversion of the low tension lines shall be to the satisfaction of the Rodrigues Regional Assembly.
32. 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. The percentage of energy to be saved through the energy saving devices and the renewable energy supply shall be indicated in the environmental monitoring plan.
33. The endemic plants namely Bois d'Ebene, Bois Olive and Vacoas on the site shall be preserved and integrated in the landscape.
34. The proponent shall provide for a green belt/buffer area to shield the G+2 buildings and to minimise any negative visual impact from the sea.
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.