

LIST OF CONDITIONS - PROPOSED west island Real estate
scheme (res) development at la balise marina,
granderiviere noire by west island resort
ltd (ENV/DOE/EIA/1539)

1. All other necessary permits/clearances from the relevant authorities including clearance from the Traffic Management & Road Safety Unit regarding the traffic implications 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 proponent shall ensure a regular potable water supply during the operation phase in consultation with the Central Water Authority or alternatively make his own arrangements for potable water supply.
3. The residential units that are proposed to be rented out to tourists shall meet the criteria/guidelines for tourist residences set by the Tourism Authority and shall have a Tourist Enterprise Licence.
4. 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.
5. 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.
6. 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 and to the Ministry of Fisheries & Rodrigues (Fisheries Division), 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 and 13 below. The proponent shall thereafter submit reports on the implementation accordingly.

7. 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.
8. The development shall observe a set back of 16 metres from the Grande Rivière Noire and 3 metres from Feeder St. Martin. No development shall be allowed within the reserves.
9. The site of work shall be properly fenced and maintained regularly to ensure that no construction wastes/debris have access to the adjoining areas. No waste shall be disposed of or allowed access to the estuary. In the event that adverse impacts are noticed to the estuarine environment, the promoter shall redress the situation at his own cost.
10. No works shall be carried out in the estuary, Grande Rivière Noire and Feeder St. Martin under this EIA.
11. 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.
12. Solid wastes and non-compostable wastes shall be collected and disposed of to the satisfaction of the Local authority.
13. All green and biodegradable wastes shall be composted. All recyclable wastes shall be sorted out at source and properly collected for eventual recycling.
14. All domestic wastewater from the development shall be directed to the RBC Type Central Sewage Treatment Plant for La Balise IRS project to the satisfaction of the Wastewater Management Authority. The wastewater treatment plant shall be fully enclosed and equipped with an odour control equipment. Trees shall be planted all around the treatment plant premises.

15. 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.
16. 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.
17. 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.
18. No surface runoff shall be allowed onto the main roads. The complete design of the soakaways and catch pits shall be submitted to the Road Development Authority and the Local Authority for approval prior to the start of works.
19. Street-lighting of the solar type shall be provided within the site and along the access roads.
20. Approval shall be sought from the Road Development Authority prior to any construction and connections to existing services (e.g CWA, CEB, MT etc) on Main Roads. A programme of works with the date of start, duration and completion of the works shall be submitted to the Road Development Authority prior to starts of works.
21. 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.
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. The villas and apartments shall blend harmoniously with the IRS development and the natural surroundings. The site shall be landscaped properly and ornamental plants and trees shall be planted to upgrade and enhance the aesthetics.
24. 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.