

**LIST OF CONDITIONS FOR THE PROPOSED ROYAL ST LOUIS MIXED USED RESIDENTIAL DEVELOPMENT AT PAILLES BY SANDO AND CIE (DEVELOPER) [ENV/DOE/EIA/1660]**

1. All other necessary permits/clearances from the relevant authorities, including the Building and Land Use Permit from the City Council of Port Louis and Land Conversion Permit from the Ministry of Agro Industry and Food Security 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 proposals and mitigating measures stated in the EIA report and the additional information submitted, unless as otherwise advised herein.
3. No development shall be allowed on part of the site exhibiting slopes above 20% in line with the provisions of the Planning Policy Guidance.
4. Prior to start of works, the proponent shall undertake a fresh and detailed Geotechnical Investigation by a Registered Professional Engineer (registered with the Council of Engineers in Mauritius) on part of the site exhibiting slopes above 10 % up to 20 % to the satisfaction of the Landslide Management Unit of the Ministry of Public Infrastructure and Land Transport taking into consideration the amended scale of the development (*as compared to the one carried out by Geocrust for the area studied in 2014 which was meant for low rise conventional residential buildings (Maximum two storey's)*). The Geotechnical Investigation undertaken shall certify:
  - the suitability of the ground conditions and stability of the site for the proposed development in relation to any risk of landslide and flooding.
  - that the proposed development will not impact on overall stability of sites adjoining the proposed development site.

The above study shall also identify appropriate countermeasures regarding risks of landslide and flooding that shall be implemented by the proponent.

In areas of poor bearing capacity, a Site Constraint Analysis and written statement detailing all mitigation measures shall be submitted to the Local

Authority. The development type, plot coverage, building height, amongst others shall be to the satisfaction of the Local Authority and in compliance with the planning guidelines of the Ministry of Housing and Lands.

The proponent insolido with his team of consultants involved in the preparation of the EIA report and the Registered Professional Engineer undertaking the geotechnical investigation shall be responsible for all liabilities with respect to defects in construction, structural damages and any property damages due to landslide or any other associated risks in line with provisions of the Building and Control Act (2012).

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, Sustainable Development and Disaster& Beach Management prior to the start of works.
6. In accordance with section 18(2)(l) of the Environment Protection Act 2002, the proponent shall submit to the Director of Environment, Ministry of Environment, Sustainable Development and Disaster& Beach Management an Environmental Monitoring Plan for approval prior to start of infrastructural works on site. No works shall start prior to the approval of the Environmental Monitoring Plan.
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 as well as the proposals in the EIA report.

***Natural Watercourses:***

8. The development shall comply fully with Clause 25 of the Rivers and Canals Act regarding construction of any kind. Necessary authorization from the Supreme Court shall be obtained for any construction works on the stream. The construction of the dammed ponds shall have the approval of the Ramsar Committee.
9. The development shall comply fully with all the provisions of the Forest and Reserves Act and the Rivers and Canals Act. As such a 30m setback shall be

observed from St Louis stream as per Clause 26 of the Rivers and Canals Act. No trees shall be felled within the reserves of the Rivulet St Louis and its affluents. Any landscaping or rehabilitation programme along the reserves of Rivulet St Louis shall be subject to the approval of the Conservator of Forests.

10. The proposed development with the construction of the dammed ponds shall not cause any prejudice to downstream water right owners or any relevant water users. The proponent shall ensure that the spilled water from these ponds during high intensity rainfall does not cause any flooding and land erosion downstream of the proposed development site. The structural aspects of the proposed concrete dams and any other features on St Louis stream shall be according to the requirement of the Local Authority.
11. No waste of any type shall be disposed of or have access to the Rivulet St Louis and the natural drains.

**Drainage:**

12. Any existing natural drain on the proposed development site shall be preserved and maintained.
13. Given that the proposed development site is located on a slopy region and at the foot of the mountain, the risk of flash floods exist at the proposed development site, the proponent shall carry out necessary in depth investigations to design appropriate and reliable drainage infrastructure. The proponent shall also investigate and assess the safe and allowable capacity of the open discharge environment (receptive medium) located downstream of his proposed development site and shall ensure that the surface runoff emanating from his proposed development site will not cause any flooding and land erosion downstream at the open discharge environment.
14. Given that Rivulet St Louis ends its course in the flood hazard vulnerable areas such as Canal Dayot, the proponent shall take appropriate measures to prevent additional flood related issues downstream to the satisfaction of the National Disaster Risk Reduction and Management Centre, Ministry of Public Infrastructure and Land Transport, Road Development Authority, Local Authority and Water Resources Unit.

15. The proponent shall make provision for an appropriate means of discharging storm water through mud/silts and hydrocarbon separators prior to open discharge to the receiving environment. The design of the entire surface drain network and silt trap/stilling basin including clear indications of low points that is lieu of eventual discharge of water shall be duly signed by a Registered Professional Engineer. A complete drainage layout including contours, spot levels and storm water disposal; detailed drainage design calculation, including clear assumptions and drainage calculation pertaining to return period, time of concentration and maximum flow shall be submitted to the Road Development Authority, the Ministry of Public Infrastructure and Land Transport, the Local Authority and the Water Resources Unit for approval prior to construction.
  
16. The natural landform of the proposed development site shall be preserved so as to prevent any flooding and land erosion downstream of the proposed development site.
  
17. Any excavations works shall be closely monitored and the proponent shall take all necessary measures so that the proposed development does not cause any negative impacts to the subsurface water (water table) within the regions to the satisfaction of the Water Resources Unit.

### **Wastewater Disposal**

18. The proposed connection to the forthcoming PaillesGuibies Sewerage Project shall be as per the recommendations of the Wastewater Management Authority. Prior to operation, the proponent shall ensure that wastewater infrastructure has been constructed as per plans/designs approved by the Wastewater Management Authority. The location of any wastewater lifting station shall be in accordance with the requirements of the Wastewater Management Authority and the Ministry of Health and Quality of life. Any cost incurred to allow connection to the forthcoming PaillesGuibies Sewerage Project shall be borne by the proponent. *(Letter from the Wastewater Management Authority regarding the options and conditions is attached for your ease of reference).*

### **Accesses:**

19. The entrance and exit for the development shall be by a deceleration and an acceleration lane respectively as is commonplace for access and exits on motorways. The design of the deceleration and acceleration lanes shall be approved by the TMRSU and RDA before the start of construction.

20. Prior to construction, the detailed geometrical design of the road network of the proposed development and of all the junctions shall be submitted to TMRSU and the RDA for approval. The haulage routes shall also be approved by the TMRSU and the RDA prior to start of construction.

**Others:**

21. Solid wastes and non-compostable wastes shall be collected and disposed of to the satisfaction of the Local Authority. All green and biodegradable wastes shall be composted. All recyclable wastes shall be sorted out at source and properly collected for eventual recycling.
22. The proponent shall ensure that an adequate and continuous potable water supply is available on site. The proponent shall seek confirmation regarding the availability of the water supply to the proposed site from the Central Water Authority.
23. Prior to start of construction works, the proponent shall meet all the requirements of the Ministry of Tourism and External Communications on the tourism accommodation aspects of the project (exact number of rooms, phasing, financing, proposed management, 3-D pictures, feasibility study, marketing plan).
24. The proponent shall adopt energy-saving devices and eco-friendly practices such as rain water harvesting, economic bulbs, renewable energy supply and other similar facilities.
25. 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 2002.

26. The plants 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.
27. The technology for the refrigeration and air conditioning systems shall be energy efficient, ozone-friendly with an Ozone Depleting Potential value of zero.
28. 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.
29. 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.
30. In case of any environmental nuisances arising from this development, the Ministry of Environment, Sustainable Development, and Disaster and Beach Management reserves the right to impose additional conditions which shall be scrupulously observed.
31. 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.

**Note:**

1. *According to Section 15 (2)(c) of the Environment Protection Act, no proponent shall commence or cause to be commenced any undertaking more than three years after the issue of an EIA licence unless the Minister in circumstances beyond the control of the proponent, otherwise determines in respect of that undertaking.*
2. *According to Section 24 (30) (a)(ii) notwithstanding the approval of an EIA, the Minister may at any time revoke an EIA Licence or amend the conditions of an EIA licence where he has reason to believe that the proponent is contravening the conditions attached to the EIA licence.*