

LIST OF CONDITIONS FOR THE PROPOSED CONSTRUCTION OF A 19 STOREYED MIXED USE BUILDING ON A PLOT OF LAND OF AN EXTENT OF 1,507M² AT RENGANADEN SEENEVASSEN STREET IN THE DISTRICT OF PORT LOUIS BY KWONG & FOK ASSOCIATES LTD[ENV/DOE/EIA/1663]

1. All other necessary permits/clearances from the relevant authorities 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, Sustainable Development and Disaster and Beach Management prior to the start of works.
4. 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 (EMP) for approval prior to start of infrastructural works. No works shall start prior to the approval of the EMP.
5. 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.
6. The proposed development shall comply with the design guidance spelt out in the Planning Policy Guidance (PPG) for tall buildings and PPG 5 regarding development along motorway. A design statement/brief as stated in the PPG shall be prepared to the satisfaction of the Ministry of Housing and Lands and submitted to the City Council of Port Louis.
7. The building setback from the access roads shall be reviewed to the satisfaction of the Ministry of Housing and Lands to make a positive contribution to the public realm wherein a wider covered sidewalk along the

main street would provide a safe, active and attractive streetscape and would enhance the quality of development.

8. Provision for access within the site cartilage and the building block shall be made for people with disabilities to the satisfaction of the Ministry of Housing and Lands.
9. Neighbour's consent shall be sought as the lower floors of the proposed building are planned along the common boundary wall.
10. The proposed project shall comply with Clause 26 of the Rivers and Canals Act.
11. The stone walls on the northern boundary of the site shall be restored and integrated in the project to the satisfaction of the National Heritage Fund.
12. The proponent shall adopt the concept of green building to the satisfaction of the Ministry of Public Infrastructure and Land Transport and ensure a design option that promotes natural light and natural ventilation to all apartments.
13. The proposed building shall blend harmoniously within the surrounding environment.
14. The proponent shall maintain the existing drainage networks for channeling and evacuating surface runoff water 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. The drainage system within the semi-basement shall be to the satisfaction of the City Council of Port Louis.
15. All wastewater shall be disposed of as per the recommendations of the Wastewater Management Authority (*Letter bearing reference WMA/BP/RC/72 and dated 17 July 2015 from the Wastewater Management Authority is enclosed for your ease of reference*).
16. All recyclable wastes shall be sorted out at source and properly collected for eventual recycling. Solid wastes and non-compostable wastes shall be collected and disposed of to the satisfaction of the Local Authority.

17. 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.
18. 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.
19. 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.
20. The technology for the refrigeration and air conditioning systems shall be energy efficient, ozone-friendly with an Ozone Depleting Potential value of zero.
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. 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.
23. 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 (3) (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.*