

LIST OF CONDITIONS FOR PROPOSED DOMAINE DE GRAND BAIE RESIDENTIAL DEVELOPMENT BY NEW FUTURES LTD [ENV/DOE/EIA/1681]

1. Notwithstanding all the other permits and clearances, the following clearances shall be obtained and a copy submitted to the Director of Environment:
 - (i) Land Conversion Permit clearance from the Ministry of Agro Industry and Food Security.
 - (ii) Clearance from the Ministry of Tourism and External Communications.

All the conditions attached therewith shall be scrupulously observed.

2. The development shall be undertaken as per 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 and implementation plans shall be submitted to the Department of Environment, Ministry of Environment, Sustainable Development, Disaster and Beach Management 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, Ministry of Environment Sustainable Development, Disaster and Beach Management, an Environmental Monitoring Plan (EMP) for approval prior to start of infrastructural works on site. No infrastructural works shall start prior to the approval of the EMP. The EMP shall include the planting, management and monitoring of the green areas during the implementation and operation phase of the project.
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 start of operation, for monitoring purposes to ensure compliance with the conditions of the EIA licence as well as the proposals in the EIA report and the additional information.

6. The Director reserves the right to request for submission and impose additional conditions.
7. A setback of 200 m shall be respected from the existing cremation ground.
8. The location of the G+2+50% of Ground Floor buildings on site shall be at no less than 80m from the north eastern external perimeter wall of the adjoining Bois des Chandelles Morcellement.
9. The provision for parkings shall be in compliance with the Planning Policy Guidance for Real Estate Scheme (RES) project and to the satisfaction of the Riviere du Rempart District Council. In addition parking spaces for mini-buses shall also be provided.
10. Buildings design, amenities and landscaping of the premises shall be user friendly for the old age and disabled persons.
11. The minimum width of the access road to the proposed development shall be 6.0 m. The minimum turning radii at the junction of the access road to the development and the main road shall be 8.0 m. Visibility splay at the junction of the access road to the development with the existing main road of the Mon Choisy Shopping Mall shall be provided according to the applicable speed limit. Raised footpath, minimum 1.5m wide and street lighting shall be provided along the frontage of the proposed development site. Traffic signs and road marking shall be provided. All these provisions shall be to the satisfaction of the Traffic Management & Road Safety Unit.
12. All domestic wastewater shall be channelled to the public sewer line through (Wastewater Management Authority) WMA pumping station PS1.

At time of application at the level of the Building and Land Use Permit stage, detailed design report and drawings (sewer profiles and connection details) shall be submitted to the WMA for vetting and approval prior to any construction. The detailed design shall be carried out in accordance with BS EN 752 and signed by a civil engineer registered with the Council of Registered Professional Engineers of Mauritius. The promoter shall liaise with the WMA to know about all technical details to be submitted. All cost associated with the provision of the sewerage system, till the connection point, shall be borne by the Promoter. The promoter shall seek and obtain relevant wayleave clearance for the proposed sewer line routing.

13. 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. All green and biodegradable wastes shall be segregated and composted.
14. The proponent shall adopt energy-saving devices and eco-friendly practices such as rain water harvesting, renewable energy supply (solar energy and photovoltaic cells) and other similar facilities.
15. Appropriate drains shall be provided for the evacuation of storm water so as to avoid flooding of the site and adjoining areas to the satisfaction of the Local Authority. The proponent shall consider high water run-off during high intensity rainfall in designing their proposed drainage network and soak aways.
16. The proponent shall make provision for an appropriate means of discharging storm water through mud/silts/oil/grease traps and hydrocarbon separators prior to open discharge to the receiving environment.
17. The technology for the refrigeration and air conditioning systems shall be energy efficient, and ozone-friendly with an Ozone Depleting Potential value of zero.

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. Necessary precautions 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 noise and dust pollution to the public and surrounding environment.
20. Street lighting of solar or LED type shall be provided along the main access at the entrance and exit onto the main roads, as well as along the internal access roads and along the frontage of the development.
21. The site shall be landscaped properly. Ornamental plants and trees including endemic species, indigenous and native plants shall be planted to upgrade and enhance the aesthetics.
22. In case of environmental nuisances arising from this development, this Ministry in consultation with other authorities concerned may impose additional conditions, which shall be strictly observed and will take necessary actions in accordance with the provisions of the Environment Protection Act.
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.*