

List of conditions for Proposed Apartment Complex (KI Grand Baie Residences) by yellow Futures Ltd under Property Development Scheme (PDS)- ENV/DOE/EIA/1701

1. Notwithstanding all the other permits and clearances, a Land Conversion Permit and a Ramsar clearance shall be obtained from the Ministry of Agro-Industry and Food Security.
2. The proposed development shall be undertaken as per the mitigating measures stated in the EIA report and the additional information submitted unless as otherwise advised herein. It shall also comply with provision of the Outline Planning Scheme of the Rivière du Rempart District Area and the Planning Policy Guidance (PPG).
3. Construction on site shall be carried out in parallel to the drainage infrastructural work being carried out by the National Development Unit. In case there is any further problem with regard to surface run off from the site, appropriate measures shall be undertaken by the promoter as specified by the National Development Unit.
4. The Department of Environment shall be informed in writing of the date of commencement of all works on site for monitoring purposes. A detailed programme of work and implementation plans, **after liaising with the National Development Unit**, shall be submitted to the Department of Environment, Ministry of Social Security, National Solidarity, and Environment and Sustainable Development (Environment and Sustainable Development Division) prior to the start of works.
5. In accordance with section 18(2)(l) of the Environment Protection Act 2002, the proponent shall submit to the Director of Environment, Ministry of Social Security, National Solidarity, and Environment and Sustainable

Development (Environment and Sustainable Development Division), an Environmental Monitoring Plan (EMP) for approval prior to start of infrastructural works on site. No works shall start prior to the approval of the EMP.

6. The Department of Environment shall be informed in writing of the date of completion of all works on site, with copy of the final layout plan 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.
7. All domestic wastewater to be generated shall be directed to the proposed *Oxyfix type* wastewater treatment plant, equipped with odour control equipment. It shall be surrounded by a green belt consisting of planted trees. The responsibility and liability for the proper operation and maintenance of the proposed treatment units and also the proper disposal of oil and grease shall rest under the specialist firm/promoter. The effluent that emanates from the treatment plant shall meet the discharge for irrigation norms under the Environment Protection Act 2002. No untreated wastewater shall be discharged to the environment. Monthly results of the analysis of the treated effluent shall be submitted to the Wastewater Management Authority as per Section 5, condition No (v) of the Environmental Guidelines No 16 of the Ministry of Environment. The Wastewater Management Authority shall be informed when the construction works for the wastewater treatment plant will start so as to enable the Wastewater Management Authority to effect site visits.
8. The proponent shall collaborate with the National Development Unit (NDU), District Council Rivière du Rempart, Road Development Authority and Ministry of Housing and Lands to upgrade/enlarge the drain along Pyndiah Lane, the design of which shall take into account the load from the catchment as well as the proposed site. For enlargement of road and drain, proponent shall provide a strip of land as required by the NDU.

9. All engineering details of the proposed junction of the access road with Mont Choisy Cap Malheureux Road B13 (inclusive of road width, road reserves, kerbradii, junctions details, pavement structure, provision of footpaths, drains and street lighting) shall be submitted to the Road development Authority and the Traffic Management and Road Safety Unit for approval prior to start of work.
10. Fibre-glass storage tank(s) of adequate capacity to be provided to ensure a constant supply of water for drinking, washing, cleansing and flushing of toilets.
11. A minimum setback of 3m should be observed from the apartment blocks, and a minimum building setback of 2m from the proposed swimming pools to the site boundary.
12. A setback of 30m shall be respected from the wetland for all proposed development including the wastewater treatment plant.
13. A road reserve of 2.0 m shall be provided along the B13 road at the frontage of the development, exclusive of any roadside amenities such as drains and footpath for future road widening. The road reserves along the B13 road frontage shall be properly landscaped and embellished with ornamental plants. The road reserves shall be maintained at all times by the proponent.
14. A footpath of 1.5 m wide and roadside drain along the frontage of the proposed development with the B13 road shall be provided by the proponent.
15. The design of the surface drain network including soakaways shall be designed and constructed to the satisfaction of the Local Authority,

National Development Unit and Road Development Authority. No storm water shall be channelled towards/into the drain network along the road network of the Road Development Authority. The storm water drainage design pertaining to the classified road network shall be duly signed by a Registered Professional Engineer and shall have prior approval of the Road Development Authority prior to start of works. The Road Development Authority reserves the right to request the Promoter to carry out any additional works pertaining to storm water drainage evacuation upon submission of detailed engineering design calculations, at the Promoter's cost.

16. The proponent shall contribute to the cost to be agreed upon by the National Development Unit for the widening of the Pyndiah Lane and drainage improvement works for the surrounding catchment areas.
17. The promoter/syndic shall be responsible for regular maintenance and upkeep of the drain and the Pyndiah Lane.
18. No wastewater shall be discharged either on the surface of the ground, in a watercourse or into any water body.
19. Given that the proposed site is located in a region of with high water table, all necessary precautions shall be taken so that the proposed development does not impact negatively on the ground water and surface water quality.
20. Existing natural water drain found on the proposed development site should be upgraded and maintained so as to prevent so as to prevent flooding and ponding on the site.
21. Storm water from roof shall be collected and used for irrigation and cleaning purposes.

22. Surface run off shall be collected through a proper storm water drainage network and disposed of on- site through infiltration pond.
23. The impervious clayey strata shall be replaced by more porous material to allow maximum percolation.
24. Most of the site shall be left unpaved so as to allow maximum percolation of water.
25. All buildings shall be constructed on piles and shall be of mix building heights as per the PPG.
26. In the eventuality of an occurrence of flooding, the proponent/syndic shall make arrangement to pump the accumulated water from the site and disposed of same in an appropriate manner.
27. Condition No 17 and 26 shall be included in the Deed of Sale.
28. 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.
29. Approval shall be sought from the Road Development Authority prior to construction and connection to existing services on main roads. A programme of works with date of start, duration and completion of the works shall be submitted to the Road Development Authority prior to start of works. Proponent shall ensure cleanliness of the B13 Road during construction works.

30. Any part of the existing RDA road leading to the project site which may be damaged during the works shall be restored to an acceptable level to the RDA at the Promoter's cost.
31. Provision for parking shall be as per the Policy Planning Guidance and shall be to the satisfaction of the Traffic Management and Road Safety Unit.
32. All electric motors such as air compressors, generators, transformers and other noise generating equipment shall be housed in sound proof enclosures so that noise emanating therefrom be within permissible limits as per the Environment Protection Act 2002.
33. Machines and equipment during construction period shall be maintained in good working condition so as to avoid excessive noise emanation.
34. Necessary precautions shall be taken during site preparation and infrastructural works so as not to cause any nuisance by way of noise, dust and vibration nuisances to the public and the surrounding environment. The construction site shall be properly fenced to avoid any nuisances therefrom.
35. The recyclable fraction of solid wastes (paper, plastic, scrap metals and cans) generated shall be sent to registered recyclers. The construction wastes shall be re-used as far as possible as backfill purposes.
36. In case of any environmental nuisances arising from this development, this Ministry will take necessary action in accordance with the provisions of the Environment Protection Act.
37. 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:

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.

Appeal

This approval is granted subject to any appeal within 21 days as from the date of issue, as specified under Section 54 (2) of the Environment Protection Act 2002.