

**List of Conditions Re: EIA Licence (ENV/DOE/EIA/1660 dated 22 September 2015) –  
Request for amendment to EIA Licence by Sando&Cie**

1. All other necessary permits/clearances from the relevant authorities, including the Building and Land Use Permit from the City Council of Port Louis, a Clearance from the Wastewater Management Authority 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. Any development to be carried out, which is listed under Part A and B of the Fifth Schedule of the Environment Protection Act, shall be subjected to an EIA Licence or a PER approval as required.
4. No development shall be allowed on part of the site exhibiting slopes above 20% in line with the provisions of the Planning Policy Guidance (PPG).
5. Building setbacks of proposed building being to the satisfaction of the relevant Local Authority and in compliance with the Planning Policy Guidance.
6. The height and plot coverage of buildings proposed over site having slope gradient of more than 10% should comply with the provisions of the PPG 9 on Development on Sloping Sites and Landslide Hazard Areas.
7. 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 storeys). 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 (including new EIA consultant, namely Ecosis Ltd) 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).

8. 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 Social Security, National Solidarity and Environment and Sustainable Development prior to the start of works.
9. 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 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.
10. 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:**

11. 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.
12. 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.
13. 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

14. No waste of any type shall be disposed of or have access to the Rivulet St Louis and the natural drains.

**Drainage:**

15. Any existing natural drain on the proposed development site shall be preserved and maintained.
16. Given that the proposed development site is located on a sloppy region and at the foot of the mountain, the risk of flash floods exists 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.
17. 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, Landslide Management Unit of the Ministry of Public Infrastructure and Land Transport, Road Development Authority, Local Authority, Land Drainage Authority and Water Resources Unit.
18. 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, Landslide Management Unit of the Ministry of Public Infrastructure and Land Transport, Road Development Authority, Local Authority, Land Drainage Authority and the Water Resources Unit for approval prior to construction.
19. 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.
20. Any excavation 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**

21. All domestic wastewater to be generated shall be directed to the proposed Oxyfix type wastewater treatment plant for each phase as per the report. The effluents that emanate from the treatment plants shall be used for irrigation purposes and shall meet the discharge norms for irrigation set under the Environmental Protection Act 2002. No untreated wastewater shall be discharged to the environment. The promoter shall ensure that the removal of oil and grease and the operation and maintenance of the treatment plants are carried out by specialist firm/s and shall enter into an operation and maintenance contract with the specialist firm. The Wastewater Management Authority (WMA) shall at no time be responsible for any malfunctions or other nuisances associated with the operation and maintenance of the wastewater treatment plants. Results of analysis of the treated effluent from the wastewater treatment plant, effected by an accredited laboratory, shall be carried out and submitted to the WMA for desk monitoring only, on a monthly basis. No vehicular loadings shall be allowed on the wastewater treatment plant. Thus the wastewater treatment plant shall not be located on parking spaces or drive way. Detailed design report for the wastewater treatment plant shall be submitted to the WMA for approval before construction/upgraded works. A format of the design report 'Guidelines for Preparation of Application of Wastewater Treatment Plant' is available at the WMA. The promoter shall make necessary arrangements at his own costs to ensure that, every year, or if required at a higher frequency, the treatment plant is desludged by private registered wastewater carrier(s) and the sludge is carted away to the WMA approved wastewater disposal site at Roche Bois. The setbacks of the wastewater treatment plants from any water course shall be as per the recommendations of the Ministry of Health and Quality of Life.

## **Accesses**

22. 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 Traffic Management & Road Safety Unit (TMRSU) and Road Development Authority (RDA) before the start of construction.
23. Prior to construction, the detailed geometrical design of the road network of the proposed development and of all the junctions shall be submitted to Traffic Management & Road Safety Unit and the Road Development Authority for approval. The haulage routes shall also be approved by the Traffic Management & Road Safety Unit and the Road Development Authority prior to start of construction.
24. A building setback of 20m and a road reserve of 2.0m shall be provided along the frontage of the development with RDA road for future upgrading works. The road reserve shall be properly embellished and well maintained at all times by the proponent. Raise footpath minimum 1.5m wide shall be provided along the main and internal roads of the proposed development.
25. Proponent shall submit all engineering details of the proposed works to be carried out by the proponent at junction with RDA road (inclusive of acceleration and deceleration lanes, road

widths, road reserves, kerb radii, junction details, pavement structure, provision of footpaths, drains and street lighting) to the RDA and TMRSU for approval prior to start of works.

26. The design of the internal surface drain network shall be carried out such that no stormwater within the proposed development is channeled towards/into the drain network along the road network of the Road Development Authority. The stormwater drainage design pertaining to the classified road network shall be duly signed by a Registered Professional Engineer and shall have the prior approval of the Road Development Authority prior to start of works. The RDA reserves the right to request the promoter to carry out any additional works pertaining to stormwater drainage evacuation upon submission of detailed engineering design calculations, at the Promoter's costs.
27. Approval shall be sought from the RDA prior to any construction and connection to existing services on Ring Road. Proponent shall ensure the cleanliness of the Ring Road during the construction phase of the project through the installation of a washing bay at the site entrance. Any part of the Ring 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 costs.
28. The number of parking and its dimension shall be according to the Planning Policy Guidance (PPG). Street lighting shall be provided along the frontage of the development and at junction with RDA road and at main junctions. Safety measures shall be implemented in consultation with TMRSU with respect to visibility splay and road safety. Provision for dedicated loading/unloading bay(s) to be made within the parking area, the dimensions of which shall be in accordance with the PPG. The minimum width of the access roads to be 3.5m each. A clear visibility splay to be provided at the entrance and exits to and from the development site to allow safe and exit movements. The turning radius at the junction of the access road to the development to be at least 10m. Aisle width within the parking area to be as per PPG. No reversing to be allowed on the common roads. No on-street parking shall be allowed. In case any traffic/road safety problem occurring as a result of the proposed development, the TMRSU will come up with measures that will be considered necessary and same shall be implemented by the promoter at its own cost.

**Others:**

29. 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.
30. 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.
31. 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).

32. 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.
33. 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.
34. 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.
35. The technology for the refrigeration and air conditioning systems shall be energy efficient, ozone-friendly with an Ozone Depleting Potential value of zero.
36. 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.
37. 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.
38. In case of any environmental nuisances arising from this development, the Ministry of Social Security, National Solidarity and Environment and Sustainable Development reserves the right to impose additional conditions which shall be scrupulously observed.
39. 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.