

LIST OF CONDITIONS FOR PROPOSED RESIDENTIAL AND COMMERCIAL COMPLEX AT CAP MALHEUREUX BY CREATIVE PROPERTIES LTD [ENV/DOE/EIA/1787]

1. Notwithstanding all the other permits and clearances from the relevant authorities, the following clearances/ permits from the following authorities shall be obtained and a copy shall be submitted to the Director of Environment:
 - a. Land conversion clearance/land conversion permit and Ramsar Clearance from the Ministry of Agro Industry and Food Security;
 - b. Authorization from the Water Resources Unit and Central Water Authority to drill and operate a borehole; and
 - c. Clearance from the Wastewater Management Authority and clearance from the Ministry of Health and Quality of Life regarding the siting of the proposed wastewater treatment plant which shall be in compliance with the Planning Policy Guidance.

All conditions attached therewith shall be scrupulously observed.

2. The development shall be undertaken as per the mitigating measures stated in the Environment Impact Assessment (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 on site for monitoring purposes. A detailed programme of works and implementation plans shall be submitted to the Department of Environment prior to start of works.
4. In accordance with Section 18(2)(l) of the Environment Protection Act 2002 (as amended), the proponent shall submit to the Director of Environment, an Environmental Monitoring Plan (EMP) for approval prior to start of works on site. No infrastructural works shall start prior to the approval of the EMP. The proponent shall thereafter submit monitoring reports as per the EMP approval.
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 Environmental Impact Assessment (EIA) licence as well as the proposals in the EIA report and the additional information.
6. Development proposals within the slope gradient of above 20% shall be avoided. Proposals over the site which are found within the slope gradient of 10 to 20% shall comply with the provisions of Planning Policy Guidance 9 on Development on Sloping sites and landslide Hazard Areas (especially with regard to plot size, height and plot coverage) to the satisfaction of the Local Authority.

7. All drainage infrastructures including the proposed absorption pits/soakaways and the locations of the final point of disposal of surface runoff shall be designed and constructed to the satisfaction of the Local Authority, Road Development Authority and the National Development Unit.
8. All necessary precautions and mitigating measures shall be taken in order to avoid any risk of flooding of the site and the proposed development as well as its surrounding environment.
9. Excavated soil generated during construction phase shall be reused as backfill materials.
10. The recyclable wastes (carton boxes, PET bottles) shall be sorted out and sent to registered recyclers. Non-recyclable wastes shall be sent to Poudre D'Or Transfer Station. Green wastes shall be composted.
11. The syndic shall ensure that green and biodegradable waste are composted and that other recyclable waste generated are sorted out and properly collected for eventual recycling. The syndic shall also ensure that solid waste and non-compostable waste are collected and disposed of to the satisfaction of the District Council of Riviere Du Rempart.
12. A road reserve of 6.0m shall be provided along the frontage of the development with the Vingt Pied B45 Road for future upgrading works. The road reserve shall be properly embellished and maintained at all times by the proponent. The promoter shall provide footpath at least 1.5m wide and drains along the frontage of the development with B45 Road. No vehicular access shall be allowed from the proposed development onto Mon Choisy-Cap Malheureux B13 Road due to the presence of a sharp bend. Proponent shall liaise with Road Development Authority for access on the proposed roundabout for the upcoming bypass project at Cap Malheureux.
13. 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 Road Development Authority 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.
14. Street lighting shall be provided along the frontage of the development with Vingt Pied B45 Road and at junctions with main roads. Proponent shall submit all engineering details of the proposed works to be carried out by the proponent with respect to the Mon Choisy-Cap Malheureux B13 Road and Vingt Pied B45 Roads (inclusive of road widths, road reserves, kerb radii, junction details, pavement structure, provision of footpaths, drains and street lighting) to the Road Development Authority and Traffic Management and Road Safety Unit for approval prior to start of works. The Road Development Authority reserves the right to request the promoter to carry out any additional works pertaining to improvement of the road infrastructure after assessment of the TIA report submitted, at the proponent's cost.
15. Approval shall be sought from the Road Development Authority prior to any construction and connection to existing services on Mon Choisy-Cap Malheureux B13 Road and Vingt Pied B45 Roads. Proponent shall ensure the cleanliness of the Mon Choisy-Cap Malheureux B13 Road

and Vingt Pied B45 Roads during the construction phase of the project through the installation of a washing bay at the site entrance. Any part of the B13 and B45 Roads leading to the project site which may be damaged during the works shall be restored to an acceptable level to the Road Development Authority at the Promoter's costs. The proponent shall liaise with National Transport Authority for any provision of public transport facilities.

16. All necessary precautions shall be taken so that the proposed development does not pollute the underlying aquifer and surface water courses given that the proposed site lies in a permeable zone.
17. No waste of any type shall be dumped or discharged in any watercourse, river, canals, natural drains or ground surface.
18. The proponent shall make provision for an appropriate means of discharging storm water through mud/silts traps and hydrocarbon separators prior to open discharge to the receiving environment. Necessary bunded walls shall be provided around the proposed diesel /oil storage tanks for standby generator and chemicals to cater for any accidental spillage and leakage.
19. The proponent shall comply with the Tourism Authority criteria in case the proponent decides to apply for a Tourist Accommodation Certificate (TAC) in the future.
20. The development shall be carried out as per the provisions of the Planning Policy Guidance and Outline Scheme of the Riviere du Rempart District Area.
21. The proponent shall ascertain that provision be made for regular maintenance of utilities, waste disposal, sewerage networks and other infrastructure. This condition shall be included in the Title Deed of future owners.
22. Electric motors such as pumps, compressors, generators and other noise generating equipment shall be housed in noise attenuating structures so that noise generated therefrom shall be within permissible limits as per Environment Protection Act 2002 (as amended).
23. The proponent shall adopt energy-saving devices and eco-friendly practices such as rain water harvesting, economic bulbs, renewable energy supply (solar energy and photovoltaic cells) and other similar facilities.
24. Necessary measures shall be taken during all the phases of the project, including site preparation and construction so as not to cause nuisances by way of noise, vibration, dust, and air pollution to the public and surrounding environment. The site of works shall be properly protected by fencing/hoardings and double-layered geo-textile screens as applicable, to attenuate dust and noise nuisances during the construction phase.
25. In case of any environmental pollution or 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 2002 (as amended).

26. 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.