

**PROPOSED INLAND INTEGRATED RESIDENTIAL DEVELOPMENT AT POINTE D'ESNY  
UNDER THE PROPERTY DEVELOPMENT SCHEME BY POINTE D'ESNY LAKESIDE CO.  
LTD [ENV/DOE/EIA/1764]**

1. 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.
2. 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 the start of works.
3. 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.
4. 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. The proponent shall also ensure compliance with the conditions of the EIA Licence as well as the proposals in the EIA report and the additional information.
5. A Land Conversion Permit shall be obtained from the Ministry of Agro Industry and Food Security.
6. A Building and Land Use Permit shall be obtained from the District Council of Grand Port prior to any development on site. The Council reserves its right to request for additional information at time of application for Building and Land Use Permit.
7. A Clearance shall be obtained from the Central Electricity Board (CEB) with respect to displacement/ insulation/ undergrounding of any existing CEB network crossing the site.
8. The approval of the Ministry of Housing and Lands shall be sought prior to any development on State Land (Astroea Hotel).
9. No development shall be carried within the 30m buffer from the existing wetlands. The prospective land owners shall be notified of the presence of wetland buffers (applicable for affected lots). The width of reserves of each lot located within the 30m buffer of wetlands shall be indicated and no structure either fixed or light shall be put up within the same buffer.
10. The proposed ecological restoration of the wetlands and the geological pit including the protection of their respective buffers shall be to the satisfaction of the National Ramsar Committee and the Ministry of Agro Industry and Food Security.

11. The terms and conditions attached to the clearance from the National Ramsar Committee dated 28 September 2018 bearing ref: MAC/RAMSR/PDS/PDESNY, issued to GIBB Mauritius Ltd for the Proposed Inland Integrated Residential Development at Pointe D'Esny under the Property Development Scheme, as stipulated by the Ministry of Agro Industry and Food Security, shall be strictly complied with, except for Condition (vi).
12. The proposed development shall conform to the Planning Policy Guidance (PPG) in terms of design quality, plot coverage, building setbacks, road widths, parking etc.
13. The building height shall not exceed 15m above ground level as per letter dated 03 August 2017 bearing ref. CAV/BWD/4/2 from the Director of Civil Aviation.
14. The proponent shall hold consultative meetings with the coastal users of the region concerning the project, including Astroea Hotel and the proponent shall resolve any conflict that may arise before, during and after the implementation of the project.
15. A road reserve of 6.0m shall be provided along the frontage of the development with the B67 Road for future upgrading works. No structure shall be constructed within the reserve which shall be properly embellished and maintained at all times by the proponent.
16. The proponent shall submit all engineering and geometric details of the proposed works, including for vehicular access from/ to the development; and realignment to be carried out by the proponent with respect to the B67 Road (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.
17. The proponent shall provide footpath at least 1.5m wide and drains along the realignment section of B67 road and proposed roundabout on B67 road.
18. The design of the internal surface drain network shall be carried out such that no stormwater within the proposed development is channelled towards/into the drain network along the road network of the Road Development Authority (RDA). 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 RDA prior to start of works. The RDA reserves the right to request the proponent to carry out any additional works pertaining to stormwater drainage evacuation upon submission of detailed engineering design calculations, at the proponent's costs.
19. Street lighting shall be provided along the realigned section of B67 Road and at junction with main roads.
20. Approval shall be sought from the Road Development Authority (RDA) prior to any construction and connection to existing services on B67 Road. The proponent shall ensure the cleanliness of the B67 Road during the construction phase of the project through the installation of a washing bay at the site entrance. Any part of the B67 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 proponent's costs.

21. A layout showing the Road Marking and Traffic sign shall be submitted to the Traffic Management and Road Safety Unit for necessary approval. All traffic signs shall be reflectorised and of Diamond grade and road markings shall be reflectorised with thermoplastic material. The signs shall be according to the Traffic Signs Regulation of the Republic of Mauritius
22. All necessary measures shall be taken to prevent contamination of surface and groundwater to the satisfaction of the Water Resources Unit .
23. The proponent shall ensure that no wastewater is to be discharged on the surface of the ground or into waterbodies.
24. The proposed overall stormwater drainage network shall be designed and implemented to the satisfaction of the District Council of Grand Port, National Disaster Risk Reduction and Management Centre, National Development Unit to convey flood flows within the proposed integrated residential development during period of heavy rainfall.
25. The National Disaster Risk Reduction and Management Centre reserves the right to request for a flood contingency plan from the proponent in case flooding occurs on the proposed project site despite the implementation of the Storm Drainage Network.
26. The proponent shall make provision for appropriate means of discharging stormwater through mud/silts traps and hydrocarbon separators prior to open discharge to the receiving environment.
27. All domestic wastewater to be generated from the project shall be directed to the proposed Vortex System (Oxyfix-Type) wastewater treatment plant in the short term. Clearance of the Wastewater Management Authority shall be sought in case the treatment plant will be upgraded for the long term. The effluent that emanate from the treatment plant 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 plant are carried out by specialist firm(s) and shall enter into an operation and maintenance contract with the specialist firm(s). The Wastewater Management Authority shall at no time be responsible for any malfunctions or other nuisances associated with the operation and maintenance of the wastewater treatment plant. 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 Wastewater Management Authority 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.
28. Detail design report for the wastewater treatment plant shall be submitted to the Wastewater Management Authority (WMA) for approval before construction/upgrade works. A format of the design report '*Guidelines for Preparation of Application of Wastewater Treatment Plant*' is available at the WMA.
29. The operation of the wastewater treatment plant shall not give rise to noise and odour nuisances. The wastewater treatment plant shall be fully enclosed and equipped with an

odour control device and located not less than 15m from the plot boundary as per the requirements of the Planning Policy Guidance of the Ministry of Housing and Lands.

30. Construction waste shall be reused on site as fill material, as far as possible. Excess construction waste, which cannot be reused or recycled, shall be disposed of at the Mare Chicose Landfill.
31. During the demolition and construction phase, the site of works shall be properly fenced and properly maintained so as to prevent dust, any construction material and debris to have access to the nearby wetlands, beach and the sea.
32. 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 District Council of Grand Port.
33. No waste of any type shall be disposed of or have access to the nearby wetland, beach and sea.
34. The proponent shall keep the individual lots clean and tidy and shall be responsible for the upkeep of the lots up to the sale.
35. The eventual owners of the lots shall thereafter properly maintain the acquired lots until the time of any development thereon.
36. The proponent shall submit to the District Council of Grand Port with copy to this Ministry, the name, address and contact details of the owner of the respective lots after the sale thereof, for environmental monitoring purposes.
37. Adequate sound attenuation and acoustical measures shall be undertaken in all buildings lying within the Aircraft Noise Exposure Area No 1 to ensure that the occupants of either residential or service/ commercial buildings are not exposed to annoyance and discomfort due to Aircraft Noise.
38. All prospective buyers shall be informed about the presence of Aircraft Noise in the specified Zone by clearly stipulating it in their title deeds the possibility of facing Aircraft Noise in that specific Zone.
39. Electric motors such as pumps, compressors, generators and other noise generating equipment shall be housed in noise attenuating structures so that noise generated therefrom be within permissible limits as per Environment Protection Act 2002 (as amended).
40. All machines and plants to be used during the construction period shall be regularly serviced and maintained in good working condition to minimise any risk of air and noise pollution.
41. Necessary measures shall be taken to prevent any hydrocarbon spills from vehicles and from the stand-by generator and diesel storage tanks to infiltrate through the soil so as to avoid the contamination of the underground and surface waters and eventually the lagoon.

42. The proponent shall adopt energy-saving devices and eco-friendly practices such as energy efficient lighting, renewable energy supply (solar energy and photovoltaic cells), rainwater harvesting and other sustainable initiatives.
43. The technology for the refrigeration and air conditioning systems shall be energy efficient, ozone-friendly with an Ozone Depleting Potential value of zero and climate friendly.
44. Conditions 9,27,35,37 and 38 shall be in the Deed of Sale and any Deeds in succession of the affected lots.
45. Necessary measures shall be taken during all the phases of the project, including site preparation, construction and operation so as not to cause nuisances by way of noise, vibration, dust, odour 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.
46. 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).
47. The site shall be properly landscaped with native species and non-invasive ornamental to upgrade and enhance its aesthetic value. A green hedge/belt shall be provided along the edge of the 30m buffer of the wetlands/marshy areas.
48. 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.