

**LIST OF CONDITIONS FOR PROPOSED YIHAI GARDEN SMART CITY PHASE 3
AT DOMAINE LES PAILLES, LES PAILLES BY YIHAI INVESTMENT LTD.
[ENV/DOE/EIA/1829]**

1. Notwithstanding all other permits and clearances from the relevant authorities, a Land Conversion Permit or Clearance (should the land not fall under the purview of the SIE Act) as required by the Ministry of Agro Industry and Food Security and a clearance from the Traffic Management and Road Safety Unit shall be obtained and all conditions scrupulously observed. A copy of all permits/clearances obtained shall be submitted to the Director of Environment.
2. The development shall be undertaken as per the mitigating measures stated in the EIA report and additional information submitted, unless as otherwise advised herein.
3. The Department of Environment and the Municipal City Council of Port Louis shall be informed in writing of the date of commencement of works for monitoring purposes.
4. A Geotechnical Investigation shall be carried out to the satisfaction of the Geotechnical Unit of the Ministry of National Infrastructure and Community Development and a copy of the approved report shall be submitted along with Environmental Monitoring Plan (EMP).
5. The Geotechnical Investigation report shall be Peer Reviewed. The Peer Reviewer shall submit an assessment/monitoring report to the Geotechnical Unit at the following stages:
 - (i) At the start of the project
 - (ii) Mid-stage of the construction period
 - (iii) After completion of the project and
 - (iv) After defects liability period of the project.
6. The proponent shall submit a program of work to the Geotechnical Unit clearly stating the four stages defined above with submission dates.
7. The proponent shall ensure that the development of the project, design and construction practice will not give rise to any risk of ground instability that may affect actual and future residential developments and properties downstream.
8. The proponent shall provide to the Geotechnical Unit, a liability certificate from his Geotechnical Engineer that all risk associated with development on slopes above 20% have been addressed and that the countermeasure works proposed by him have been done to his satisfaction.
9. A completion certificate shall be submitted to the Geotechnical Unit, from a Registered Professional Engineer certifying supervision of the whole works and that the project has been undertaken and completed in accordance with relevant norms and standards.
10. The proponent insolido with his team of consultants, involved in the preparation of the EIA Report and the Registered Engineer undertaking the Geotechnical Investigation shall be

responsible for all liabilities with respect to defects in construction, structural and property damages amongst other due to landslide and any other associated risks in line with the provisions of the Building and Control Act (2012).

11. A clearance shall be obtained from the National Ramsar Committee of the Ministry of Agro-Industry and Food Security with regards any development near to the wetland (man-made pond) on the site.
12. The endemic plant *Dombeya Mauritiana* which is extinct in the wild (EW) according to IUCN Red list criteria shall be protected. No trees should be felled within the reserves of the Rivulet St. Louis and its affluents. The landscaping plan along the Rivulet St Louis reserves shall be submitted to the Ministry of Agro-Industry and Food Security for approval. A copy of the approved plan shall be submitted along with the EMP.
13. 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.
14. The Department of Environment shall be informed in writing within one month from the date of completion of all works on site, with copy of the as-built 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.
15. Necessary authorisation from the Supreme Court shall be obtained for construction of any structure across and in a natural watercourse as stipulated in the Rivers and Canals Act, Part 1, Section 25.
16. The development shall comply fully with all the provisions as stipulated in Section 26 of the Rivers and Canals Act. All precautions shall be taken so that the proposed development does not impact negatively on the groundwater and surface water quality. Necessary bunded walls shall be provided around any fuel storage tanks for standby generators so as to cater for accidental spillage and leakage.
17. The development shall comply fully with all the provisions stipulated in the Forests and Reserves Act. A setback of 8m of reserved shall be observed on either side of the Rivulet St Louis and 3m of reserves shall be observed on both sides of feeders of the Rivulet St Louis.
18. 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 Land Drainage Authority, National Disaster Risk Reduction and Management Centre, Ministry of National Infrastructure and Community, Road Development Authority and the Municipal City Council of Port Louis.
19. No watercourses (a natural stream, Ruisseau St Louis and its affluents), natural or manmade shall be tampered. All existing watercourses, drains and canals shall be preserved. Approval of the Water Resources Unit shall be obtained prior to any discharge into the natural watercourses.

20. The proponent shall ensure that the stream, affluent to Ruisseau St Louis, Ruisseau St Louis and other water courses to be used as final discharge points to which drains will be connected have adequate hydraulic capacity to take the additional flow, so as not to cause inland flooding downstream. Off-site works/upgrading of the watercourses and other relevant/associated works if required shall be undertaken by the proponent at his cost.
21. 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. Cut-off drains shall be provided with energy dissipating structures including energy dissipating ponds with a view to attenuating the velocity of the flow. The ground on either sides of cut-off drains shall be vegetated so as to prevent any siltation of the drainage infrastructure due to soil erosion in view of the steep slope of the site.
22. Existing roadside drains shall not be obstructed including during creation of temporary access. No soil or debris of any kind shall run into nearby drains. Existing drains to be upgraded and any offsite works to be undertaken shall be to the satisfaction of the Municipal City Council of Port Louis.
23. All drainage infrastructure including a comprehensive maintenance plan shall be designed and implemented to the satisfaction of the Land Drainage Authority (LDA) and Municipal City Council of Port Louis.
24. No discharge shall be allowed in the existing road side drain along the Ring Road, subject to the clearance from the Road Development Authority (RDA).
25. Engineering details for the two proposed accesses shall be submitted to the RDA for approval. Road reserves shall be as per Planning Policy Guidance (20m) of the Ministry of Housing and Land Use Planning. No surface water run-off shall be discharged onto Ring Road (M4) and existing road side drains/existing culvert of Ring Road. The stormwater drainage shall be approved by the LDA prior to the start of works which shall be duly signed by a Registered Professional Engineer. Street lightening shall be provided along frontage of development with RDA road and accesses at junctions with main road. Any damages caused to carriageway or road furniture along classified roads during construction phase shall be reinstated by the proponent at his own cost. Proponent shall ensure that classified roads are kept clean from mud, dust and debris during material haulage.
26. Any damage to existing infrastructures due to the development including movement of vehicles for transportation of workers, construction materials, amongst other, shall be repaired by the proponent.
27. The Municipal City Council of Port Louis shall not be responsible to undertake any infrastructural works incidental to the development. The Council shall not be responsible for the payment of street lighting bills and for maintenance of infrastructures such as roads, drains, street lighting, road furnitures, other infrastructures, amenities etc. The proponent shall be responsible for the implementation and maintenance of these infrastructural works as maybe required, to the satisfaction of the Local Authority.

28. Excavated soil and boulders generated during construction phase shall be reused as far as possible as backfill material. Contaminated soil shall be disposed of to the satisfaction of Solid Waste Management Division.
29. During the operation phase, recyclable wastes (paper, PET bottles, metal cans, etc.) shall be sorted out and sent to registered recyclers. Green wastes shall be composted. Non-recyclable wastes and Construction wastes shall be disposed at landfill to the satisfaction of Solid Waste Management Division.
30. All domestic wastewater from the proposed development for phase 3 shall be treated in wastewater treatment plants (WTPs), which shall be designed and constructed pursuant to the specialist Consultant's and Supplier's recommendations and as per the Drawing no: PF/38/19/P100 dated 03.07.19 Rev: PO. The effluent that emanate from the treatment plants shall be used for irrigation purposes and shall meet the discharge norms for irrigation set under the Environment Protection Act 2002. No untreated wastewater shall be discharged to the environment. The proponent 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 plants, effected by an accredited laboratory, shall be carried out and submitted to the WMA for desk monitoring only, on a monthly basis. The setbacks of the individual WTP from any building and site boundary shall be at least 2m. No vehicular loadings shall be allowed on the wastewater treatment plant. Thus the wastewater treatment plants shall not be located on parking spaces or drive way. Detail design report of the wastewater treatment plants shall be submitted to the WMA for approval before construction, pursuant to the "Guideline for obtaining a clearance from WMA for a Building and Land Use Permit (BLUP) application". Same is available on the WMA website: wmamauritius.mu.
31. Onsite wastewater disposal system (sewage treatment plants and irrigation tanks) shall be located at not less than 30m from any river, stream, feeder, rivulet and watercourse as per the provisions of the Rivers and Canals Act. The operation of the wastewater treatment plants shall not give rise to noise and odour nuisances.
32. All 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 (Environmental Standards for Noise) Regulations 1997.
33. The operation of the restaurant shall be in compliance to the Food Act and all other relevant legislations.
34. The proponent shall ensure that an adequate and continuous potable water supply is available on site. The Proponent shall make necessary arrangements to cater for the water requirement for the plots above 85m amsl.

35. The proponent shall adopt energy-saving devices and eco-friendly practices such as rain water harvesting, use of LED lights, renewable energies and other similar facilities. The lighting network shall be designed by a Registered Electrical Engineer.
36. 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.
37. The technology for the refrigeration and air conditioning systems shall be energy efficient, ozone and climate friendly.
38. A proper line of communication (including provision of contact details of person responsible for environmental issues) shall be establish with the inhabitants and economic operators of the locality (including inhabitants downstream) to ensure effective monitoring and prompt actions by the proponent to address any flooding issues, grievances and environmental nuisances in terms of noise, dust and mud entrainment.
39. Necessary measures shall be taken during site preparation and infrastructural works, so as not to cause any nuisance by way of noise, vibration, dust, odour or otherwise to the public and surrounding environment. The site of works shall be properly protected by hoardings during the construction phase to avoid any nuisance therefrom.
40. The site shall be properly embellished with ornamental plants and trees to enhance the aesthetic value of the site. The Syndic shall maintain the green space areas.
41. The proponent shall keep the individual lots clean and tidy and shall be responsible for the upkeep of the lots until the commencement of the development.
42. The eventual owners of the lots shall thereafter properly maintain the acquired lots until the time of any development thereon.
43. Condition 36 shall be included in the Title Deed of each owner and any Deeds in Succession.
44. The proponent shall submit to the Municipal City Council of Port Louis 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.
45. In case of any environmental nuisance 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.
46. 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.