

LIST OF CONDITIONS - proposed PROPERTY DEVELOPMENT

DEVELOPMENT	AT	POINTE	AUX	PIMENTS	BY	SOCIÉTÉ
IMMOBILIÈRE	DE	POINTE	AUX	PIMENTS	(SIPP)	
LTD (ENV/DOE/EIA/1518)						

1. All other necessary permits/clearances from the relevant authorities 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 mitigating measures stated in the EIA report, the additional information submitted, unless as otherwise advised herein. The setback from the site boundaries shall be 3m. The distance between the villas shall be at least 6m. The size of the rooms shall be at least 14 m².
3. 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 Environment & SD for approval prior to the start of works.
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 and to ensure compliance with the conditions of the EIA licence.
5. The proponent shall sort out the land issue with regard to provision of the footpath along the access road to the site with the Ministry of Housing and Lands and the Ministry of Agro Industry and Food Security.
6. No waste of any type shall be allowed to have access directly or indirectly to any water body including the drains.
7. Solid wastes and non-compostable wastes shall be collected and disposed of to the satisfaction of the Local authority.
8. All green and biodegradable wastes shall be composted. All recyclable wastes shall be sorted out at source and properly collected for eventual recycling.

9. The proponent shall adopt energy-saving devices and eco-friendly practices such as recycling plants including recycling of treated wastewater for irrigation, rain water harvesting, renewable energy supply (solar energy and photovoltaic cells) and other similar facilities.
10. All domestic wastewater from the property development shall be directed to the proposed RBC package Type Sewage Treatment Plant. Detailed design of the Sewage Treatment Plant and sewer reticulation (including longitudinal profiles) shall be submitted to the WMA for approval prior to construction. The design report of the Sewage Treatment Plant shall be as per the 'Guidelines for Preparation of Application for Wastewater Treatment Plants'. Copy of same is available at the Wastewater Management Authority. The design and construction of the sewer network shall be as per the relevant standards and shall be carried out under the supervision of a Civil Engineer registered with the Council of Professional Engineers of Mauritius. The quality of effluent that emanates from the above treatment plant shall meet the standards for irrigation as per the EPA Act and subsequent amendments. The Promoter shall ensure that the operation and maintenance of the treatment plant are carried out by specialists or a specialist firm. No untreated wastewater shall be discharged to the environment. During the construction stage, all domestic wastewater is to be collected in a retention tank and carted away to WMA approved site. The excess sludge shall be dewatered, processed as appropriate and shall either be re-used or disposed of at an approved landfill in accordance with the prevailing norms/guidelines. At operational phase results of analysis of treated effluent shall be carried out by an accredited laboratory and submitted to the WMA.
11. The wastewater treatment plant shall be fully enclosed and equipped with an odour control equipment. Trees shall be planted all around the treatment plant premises.
12. 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.

13. The plant 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.
14. Necessary bunded walls shall be provided around the hydrocarbon storage tanks to cater for any accidental spillage and leakage.
15. 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, such as ammonia.
16. The villas, apartments and other buildings should blend well with the natural surroundings.
17. The turning radii of the junction to the Pointe Aux Piments - Mon Choisy Road (B38), the visibility splays, traffic island, access to the site, the gradient of the access, the provision of the footpath shall be to the satisfaction of the Road Development Authority and Traffic Management and Road Safety Unit.
18. The proponent shall provide street-lighting of the solar type at the entrance, the exit, along the frontage of the development and along the internal access roads.
19. No surface runoff shall be allowed onto the main road. Appropriate drains shall be provided for the channelling and evacuation of storm water so as to avoid flooding of the site and adjoining areas. Any existing natural water drain found on the proposed development site shall be upgraded and maintained. The proponent shall consider the construction of a cut off drain within the development to avoid flooding downstream. The design of the entire surface drain network and silt trap/stilling basin/catch pits including clear indications of low points that is lieu of eventual discharge of water shall be duly signed by a Registered Professional Engineer and shall have the prior approval of the National Development Unit of the Ministry of Public Infrastructure, Land Transport and Shipping, Road Development Authority and the District Council. The silt trap/stilling basin shall be maintained at all times.

20. Approval shall be sought from the RDA prior to any constructions and connections to existing services (eg, CWA, CEB, MT etc) on Main roads. A programme of works shall also be submitted to the RDA with the date of start, duration and completion of the works.
21. 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.
22. Necessary measures must 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.
23. The site shall be landscaped properly and ornamental plants and trees shall be planted to upgrade and enhance the aesthetics.
24. In accordance with section 18(2)(A) of the Environment Protection Act 2002, the proponent shall submit to the Director of Environment, an Environmental Monitoring Plan for approval prior to start of works. The Environmental Monitoring Plan shall also address the energy-saving and eco-friendly practices as required under conditions 8 and 9 above. The proponent shall thereafter submit reports on the implementation accordingly.
25. 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.