

LIST OF CONDITIONS-PROPOSED APARTMENT COMPLEX CONSISTING OF 256 RESIDENTIAL UNITS & ASSOCIATED FACILITIES AT POINTE AUX CANNONIERS BY LA POINTE PROPERTY DEVELOPERS LTD [ENV/12/1561]

1. All other necessary permits/clearances from the relevant authorities including a Building and Land Use Permit from the Pamplemousses - Riviere du Rempart District Council 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, unless as otherwise advised herein.
3. The four 'Type B' blocks fronting the B13 Road shall be scaled down from G+2 to G+1. A green belt shall be provided for the mitigation of the built up area so as to have the least visual impact on the coastal road.
4. 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.
5. In accordance with section 18(2)(f) of the Environment Protection Act 2002, the proponent shall submit to the Director of Environment, Ministry of Environment & SD, 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 7 and 8 below. The proponent shall thereafter submit reports on the implementation accordingly.
6. 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 occupancy for monitoring purposes and to ensure compliance with the conditions of the EIA licence.

7. 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.
8. All recyclable wastes shall be sorted out at source and properly collected for eventual recycling. Solid wastes and non-recyclable wastes shall be collected and disposed of to the satisfaction of the Local authority. All green wastes shall be composted.
9. All wastewater to be generated from the project shall be disposed to the public sewer line. The design consultant shall liaise with the Wastewater Management Authority to be informed about the particulars of the connection point. Detailed design report, including detailed drawings for sewer reticulation, pumping stations and rising mains shall be submitted to the WMA for approval prior to any construction. All costs associated with the sewer works shall be incurred by the proponent.
10. The minimum width of the access road to the development shall be 7.0 m. The minimum turning radii at the main access shall be 10.0 m. Visibility splay at the junctions of the main access to the development with the Mon Choisy - Cap Malheureux (B13) shall be according to applicable speed limit. Raised footpath, minimum 1.2 m wide shall be provided on at least one side of the main access to the development.
11. The parking facilities shall be according to the Guidelines of the Local Authority. No on-street parking shall be allowed. No reversing manoeuvres shall be allowed on the public roads.
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. Surface run off from the development shall not be discharged towards the main roads. In order to avoid the potential risk of flooding and accumulation of water within and in the vicinity of the proposed development site due to heavy rainfall, the proponent shall take all reasonable measures, including the implementation of a proper drainage scheme for channeling and evacuating surface and storm water, to the satisfaction of the Road Development Authority and the Local Authority.
15. 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.
16. 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.
17. Necessary bunded walls shall be provided around the oil/diesel storage tanks to cater for any accidental spillage or leakage
18. The development shall comply with all the provisions stipulated in the Forests and Reserves Act. Felling of any trees on site shall have the prior approval of the Forestry Services of the Ministry of Agro Industry and Food Security. The proponent shall make extensive use of landscaping techniques along with endemic plants and shall plant at least twice the number of trees for each tree removed.
19. The apartment units shall blend harmoniously with the surrounding environment. The site shall be landscaped properly. Indigenous/native and endemic plants and trees shall be planted to upgrade and enhance the aesthetics.
20. The proponent shall keep a line of communication with the inhabitants in the area and shall resolve any conflict that may arise during the implementation of the project.
21. 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.