

LIST OF CONDITIONS FOR THE PROPOSED RESIDENTIAL AND COMMERCIAL MORCELLEMENT AT ST FELIX BY ST FELIX SUGAR ESTATE LTD (ENV/DOE/EIA/1652)

1. All other necessary permits/clearances from the relevant authorities, including a Building and Land Use Permit from the Savanne 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. In consultation with the Ministry of Housing and Lands and the Traffic Management and Road Safety Unit, the proponent shall submit an amended plan addressing issues of inappropriate siting of green space, soak away and parking on the green space, the access roads, all traffic issues, stormwater disposal and the slopy nature of the site.
3. The development shall be undertaken as per the proposals and mitigating measures stated in the EIA report and the additional information submitted, unless as otherwise advised herein.
4. No development shall be allowed on part of the site exhibiting slopes above 20%, in line with the provisions of the Planning Policy Guidance.
5. Prior to any development being carried out on the lots exhibiting slopes above 10 % up to 20 %, the eventual owner shall carry out a detailed Geotechnical Investigation by a Registered Professional Engineer (registered with the Council of Engineers in Mauritius) to certify the suitability of the soil conditions, design of the buildings and the foundation units. With respect to the lots exhibiting a slope gradient above 10 % up to 20 % a site constraint analysis and a written statement detailing all mitigating measures shall also be submitted to the Savanne District Council and in compliance with the planning guidelines of the Ministry of Housing and Lands.
6. 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 Sustainable Development, and Disaster & Beach Management prior to the start of works.

7. In accordance with section 18(2)(l) of the Environment Protection Act 2002, the proponent shall submit to the Director of Environment, Ministry of Environment Sustainable Development, and Disaster & Beach Management, an Environmental Monitoring Plan (EMP) for approval prior to start of infrastructural works on site. No works shall start prior to the approval of the EMP.
8. 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 as well as the proposals in the EIA report and the additional information.
9. The proponent shall not operate the sand plant upon the implementation of the proposed morcellement project. The sand processing activities in the vicinity of the site shall be phased out upon implementation of the morcellement project and the proponent shall submit a time frame for the above.
10. All green and biodegradable wastes shall be segregated and composted. All recyclable wastes shall be sorted out at source and properly collected for eventual recycling. Solid wastes and non-compostable wastes shall be properly collected and disposed of to the satisfaction of the Local Authority.
11. All domestic wastewater shall be disposed through septic tank and leaching field on each plot. The depth of the leaching field shall be limited to 1 m deep. The minimum distance from the formation level of the leaching field to maximum level of water table shall be 1.2m. The individual septic tank shall have a minimum volume of 3 m³ and shall be accessible at all time for maintenance. The leaching field shall have a minimum plan surface area of 20 m². The septic tank shall be located at least 2 m from any building and site

boundary as per the Planning Policy Guidance (PPG) of the Ministry of Housing and Lands dated November 2004 and revised in September 2006. The leaching field shall be at least 1 m from any building and site boundary as per PPG. Every 3 years or if need be to a higher frequency the septic tank shall be desludged by a registered wastewater carrier and carted away to Wastewater Management Authority approved disposal site. No vehicular loading shall be allowed on the on-site disposal system. The on-site disposal shall be located on slope not greater than 10%. The design and construction of the on-site wastewater disposal system shall be in line with the PPG. Clearance of the Wastewater Management Authority is to be sought for development on commercial plot and for apartment projects. All domestic wastewater is to be disposed through septic tank and leaching field during construction works.

12. Any existing natural drain on the proposed development site shall be preserved and maintained.
13. The proponent shall provide appropriate inlets to channel surface runoff from upstream of the proposed development site. The open drain fronting the Black River-Savanne Coast Road (B9) shall be upgraded to the satisfaction of the Road Development Authority
14. The proponent shall make provision for an appropriate means of discharging storm water through mud/silts and hydrocarbon separators prior to open discharge to the receiving environment. The design of the entire surface drain network with soak aways/absorption pits, including detailed design calculations, contours, spot levels and clear indications of low points, that is, the lieu of eventual discharge of water shall be duly signed by a Registered Professional Engineer and shall have the prior approval of the Road Development Authority and the Local Authority. The proponent shall also liaise with the latter authorities to channel and evacuate surface and storm water through an exit point. The drainage network and final evacuation point shall be designed in consultation with the National Development Unit.

15. Appropriate drains with soak aways/absorption pits at regular intervals shall be provided and maintained at all times to allow proper evacuation of runoff water during heavy rains so as not to cause flooding of the site and adjoining areas. The soakaways shall be designed to cater for high water run-off during heavy rainfall.
16. No direct access shall be allowed from the individual plot on to the Black River-Savanne Coast Road (B9) and Chemin Grenier Road (B10). The access from the commercial lot 218 through the main distributor road which lies in the proximity of the St Felix round about shall be to the satisfaction of the Ministry of Housing and Lands, the Road Development Authority and the Traffic Management and Road Safety Unit. The number of internal accesses connecting to the main distributors (7.0 m wide) shall be avoided through master planning/layouts to the satisfaction of the Ministry of Housing and Lands and the Road Development Authority.
17. The proponent shall construct footpath and bus lay along the frontage of the proposed development along the Black River-Savanne Coast Road (B9). A kerb radius of 10m (minimum) shall be provided at the junction of the Black River-Savanne Coast Road with the proposed main accesses. The main accesses shall as far as practicable be made user friendly and accessible for public transport with for instance bus lay-bys. All engineering details including the improvement of the sharp bend along Chemin Grenier Road (B10) in vicinity of plot 136, the provision of internal of 6m and external turning radii of 10m, visibility splay, bus lay-bys, bus shelter (in line with the Protocol of the Road Development Authority, which is available on the latter's website), pavement structure, road width, road reserves, provision of footpaths, provision of street lightings etc shall be to the satisfaction of the Road Development Authority and the Traffic Management and Road Safety Unit.
18. A pedestrian access shall be provided between Lot 40 and Lot 203 instead of vehicular access road to the satisfaction of the Savanne District Council. The width of the access road leading to lot 264 shall be indicated and shall be of a minimum of 5m wide.

19. Street lighting of solar or LED type shall be provided along the main access at the entrance and exit onto the main roads, as well as along the internal access roads and along the frontage of the development.
20. The provision of utilities, including electricity shall be through an underground network.
21. The configuration and location of all areas earmarked as green spaces shall be to the satisfaction of the Ministry of Housing and Lands. The green spaces shall be planted with native plants.
22. Necessary precautions shall be taken during site preparation and infrastructural works so as not to cause any nuisance by way of noise and dust pollution to the public and the surrounding environment.
23. The road reserves shall be properly landscaped and embellished with ornamental plants so as to upgrade and enhance the aesthetics. The road reserves shall be maintained at all times.
24. The development shall blend harmoniously with the surrounding environment. The site shall be landscaped properly and ornamental plants and trees shall be planted to upgrade and enhance the aesthetics.
25. The proponent shall keep the individual lots clean and tidy and shall be responsible for the upkeep of the lots up to the sale. The eventual owners of the lots shall thereafter properly maintain the acquired lots until the time of any development thereon.
26. The proponent shall submit to the Local Authority the name, address and contact details of the owner of the respective lots after the sale thereof, for environmental monitoring purposes.
27. Conditions No. 5, 10, 11, 12, 23 and 25 shall be included in the Deed of Sale.
28. In case of any environmental nuisances arising from this development, the Ministry of Environment, Sustainable Development, and Disaster and Beach Management reserves the right to impose additional conditions which shall be scrupulously observed.

29. 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.

Note:

1. *According to Section 15 (2)(c) of the Environment Protection Act, no proponent shall commence or cause to be commenced any undertaking more than three years after the issue of an EIA licence unless the Minister in circumstances beyond the control of the proponent, otherwise determines in respect of that undertaking.*
2. *According to Section 24 (3) (a)(ii) notwithstanding the approval of an EIA, the Minister may at any time revoke an EIA Licence or amend the conditions of an EIA licence where he has reason to believe that the proponent is contravening the conditions attached to the EIA licence.*