

**LIST OF CONDITIONS FOR THE PROPOSED RESIDENTIAL MORCELLEMENT
AT L'AMITIE, NOTRE DAMES BY TERRAGRI LTD [ENV/DOE/EIA/1662]**

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 and the additional information submitted unless as otherwise advised herein.
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 Sustainable Development, Disaster and Beach Management prior to the start of works.
4. 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, Disaster and 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.
5. 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 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.
6. With regard to the access and road enlargement, any felling of trees along the Montagne Longue B19 Road shall be subject to the approval of the Conservator of Forests.
7. No development shall be allowed within the 3m reserves of Feeder Sèche. All building structures shall observe a setback of 3m from Feeder Sèche reserves.

8. No trees shall be felled within the reserves of Feeder Sèche. Any landscaping or rehabilitation programme along the Feeder Sèche reserves shall be subject to the approval of the Conservator of Forests.
9. Another centrally located lot, in close proximity to Lots Nos. 24 & 25 shall be dedicated as green space such that the aggregate total extent of the green space amounts to at least 2% of the morcellement site (Lot No 77 is not considered to be a greenspace due to the proposal to install a transformer room thereat). All areas earmarked for green spaces shall be properly located and created in consultation with Pamplémousses District Council and vested to the District Council.
10. Development of the lots shall be low rise and of low density so as to safeguard the panoramic view and scenic landscape from the Terre Rouge-Verdun Link Road (M3) Link Road to the satisfaction of the Pamplémousses District Council.
11. Prior to the sale of the lots fronting the Terre Rouge-Verdun Link Road (M3), the proponent shall submit a certificate from a Registered Professional Engineer regarding slope stability and the suitability of the site for construction purposes to the Pamplémousses District Council.
12. All domestic wastewater from each residential plot shall be disposed of via a septic tank followed by absorption pit. The individual septic tank shall have a minimum capacity of 3 m³. The individual absorption pit shall have a minimum wall surface area of 20 m². 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 minimum distance from the formation level of the absorption pit to the maximum level of water table shall be 1.2 m. The septic tank and absorption pit shall be located at least 2m 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 on September 2006. Clearance of the Wastewater Management Authority shall be sought for development other than residential purposes.

13. The onsite domestic wastewater disposal system for lots 56 and 58 shall be located at a distance of not less than 30 m from Feeder Sèche.
14. 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.
15. Solid wastes and non-compostable wastes shall be collected and disposed of to the satisfaction of the Local Authority. Any construction debris generated during the construction stage shall be reused as far as possible.
16. Any existing natural drain found on the proposed development site shall be upgraded and maintained so as to ensure proper conveyance of upstream runoff, prevent flooding and ponding of water on the site.
17. Appropriate drains with soakaways /absorption pits at regular intervals shall be provided and maintained at all times to the satisfaction of the Local Authority, 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.
18. The design of the entire surface drain network with soakaways/absorption pits, including 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 Pamplemousses District Council.
19. The Montagne Longue B19 Road shall be widened along the frontage of the development to improve horizontal curve near main access. Footpath and drain shall be provided along the frontage with Montagne Longue B19 Road. The drain shall be connected to drainage network of the proposed development. The capacity of soakaways shall be increased so as to cater for anticipated water discharge from drainage network and avoid overflow to existing roadside drain along Terre Rouge-Verdun Link Road M3. Additional street lighting shall be provided at junction with Montagne Longue B19 Road and along the frontage of the development. A turning bay shall be provided at end of cul-de-sac for lot No.74. Infrastructural drawings with calculations shall be submitted to Road Development Authority for approval. The infrastructural details shall include amongst others, road layout and

longitudinal profiles of access roads; typical road sections and road structure; junction detail on Montagne Longue B19 Road showing visibility splay distance; drainage layout showing location of proposed drain types D1-D4 and cross drain details and street lighting.

20. No direct vehicular access shall be allowed for the residential and commercial lots on Montagne Longue B19 Road.
21. A bus lay-by shall be provided on the frontage of the development in consultation with the Road Development Authority and Traffic Management & Road Safety Unit so as to improve connectivity with adjoining morcellements.
22. In consultation with the Traffic Management and Road Safety Unit, the proponent shall construct raised footpaths of 1.5m wide within the reserve of 5 m wide along the Montagne Longue B19 Road and the remaining 3.5m wide part shall be kept free from tall vegetation to ensure visibility on both sides of the access/exit. 1.2m wide raised footpaths shall be constructed on both sides of all internal roads of the proposed morcellement. Regarding the proposed commercial development, a clearance shall be obtained from the Traffic Management and Road Safety Unit and any additional measures deemed necessary shall have to be implemented by the proponent at his own cost.
23. 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.
24. 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.
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.7, 10, 12, 13, 14 and 15 shall be included in the Deed of Sale.

28. A green belt of 5m wide comprising of adult trees shall be provided along the boundary of the commercial lot adjoining the residential lots to avoid any nuisance to the residential lots.

29. 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 by the Local Authority. A green belt of adult trees shall be provided along the 5m wide landscaped strip along the lots 42 and 43 which adjoins Shell Filling Station.

30. 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 2002 (as amended in 2008), 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.*