

LIST OF CONDITIONS FOR THE PROPOSED CONSTRUCTION OF LOW-COST HOUSING ESTATE AT COTTAGEEIA LICENCE REF: [ENV/DOE/EIA/1691]

1. Notwithstanding all the other permits and clearances, the following clearances shall be obtained and a copy submitted to the Director of Environment:
 - (i) Planning Clearance from the Ministry of Housing and Lands;
 - (ii) Clearance from the Conservator of Forest prior to felling of any trees on site;
 - (iii) Clearance from the CEB and Mauritius Telecom for the relocation of existing poles.

All conditions attached therewith shall be scrupulously observed.

2. The development shall be undertaken as per the mitigating measures stated in the EIA report 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 and Disaster and Beach Management prior to the start of works.
4. 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, Sustainable Development, Disaster and Beach Management, an Environmental Monitoring Plan (EMP) for approval prior to start of infrastructural works on site. No infrastructural 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 final 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.
6. All domestic wastewater from each plot shall be disposed through a septic tank followed by individual absorption pit. The individual septic tank shall

have a minimum capacity of 3m^3 . The individual absorption pit shall have a minimum wall surface area of 20m^2 . 1 m thick of imported material of grading 0.05 to 0.15 mm shall be provided below the formation level of the individual absorption pit. 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 WMA 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 1.2m. The septic tank and absorption pit shall be located as per the Planning Policy Guidance (PPG) of the Ministry of Housing and Lands.

7. All solid wastes shall be properly collected and disposed of to the satisfaction of the Local Authority.
8. No direct access onto the Beau Plateau Road is allowed. A low masonry wall shall be erected along the frontage of the site with Beau Plateau Road.
9. A road reserve of 2.0 m, exclusive of the proposed footpath shall be provided and same 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.
10. All areas earmarked for green spaces shall be properly located, created to the satisfaction of the Local Authority and vested same.
11. 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.
12. The access to the site shall be approved by the relevant Highway Authority. All main access roads shall be at least 6.0 m wide and internal access road shall be a minimum of 5.5 m wide. The turning radii pertaining to junctions onto main access road shall be at least 10 m and 6 m pertaining to junctions onto internal roads. All roads shall be fitted with drains, the outlet of which should be through an absorption pit which should not form part of any existing drain except with the consent of the Highway Authority. Parking facilities shall be provided according to the Guidelines of the Local Authority and no on-street parking shall be allowed. The final geometric design shall be provided of all the roads /junctions the proposed road

markings, traffic signs and the proposed location of the main access roads shall be submitted to the Traffic Management & Road Safety Unit for approval prior to implementation.

13. All drainage infrastructures shall be designed and constructed to the satisfaction of the Local Authority and the Road Development Unit.
14. All precautions shall be taken so that the proposed development does not impact negatively on the ground water and surface water quality.
15. 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. During the construction phase, all machines and plants shall be maintained in good working condition so as to avoid excessive noise emanation.
16. Electric motors such as pumps, compressors, generators, transformers and other noise generating equipment be provided with appropriate noise attenuating materials/structures so that the noise generated therefrom be within permissible limit as per EPA (Standards for Noise Regulations) and does not constitute a source of nuisance.
17. In case of any environmental nuisances arising from this development, this Ministry will take necessary action in accordance with the provisions of the Environment Protection Act.
18. 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.
19. The Director reserves the right to request for submission and impose additional conditions.

Note:

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.