

**LIST OF CONDITIONS FOR PROPOSED RESIDENTIAL  
MORCELLEMENT AT SAINTE CROIX BY SOCIETE VALLEE DE  
SAINTE CROIX [ENV/DOE/EIA/1669]**

1. Notwithstanding all the other permits and clearances, a clearance from the Central Electricity Board with regards to the high tension line shall be obtained and a copy submitted to the Local Authority and the Director of Environment. All conditions attached therewith shall be scrupulously observed.
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 all works on site for monitoring purposes. A detailed programme of work and implementation plans shall be submitted to the Department of Environment 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, 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 morcellement layout plan for monitoring purposes to ensure compliance with the conditions of the EIA licence as well as the proposals in the EIA report and the additional information.
6. Development on lots number 12-27, 46-53, 59-63 and 65 shall comply with the Planning Policy Guidance 9 of the Ministry of Housing and Lands. No development shall be allowed on slope above 20%.
7. The development shall comply fully with all the provisions of the Rivers and Canals Act.
8. Appropriate drains with soakways/absorption pits at regular intervals shall be provided and maintained at all times to allow proper capture and percolation 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.

9. 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 City Council of Port Louis. No stormwater shall be channelled to the Road Development Authority drainage network.
10. Any existing natural drain shall not be blocked or deviated and shall be upgraded to the satisfaction of Water Resources Unit and the City Council of Port Louis so as to ensure proper conveyance of upstream runoff, prevent flooding and ponding of water on the site.
11. The roads in the morcellement shall be of minimum width 6 m with footpath of minimum width 1.2 m on both sides. The kerb radius for the internal road shall be of 6 m minimum whereas that of all road junctions on the common roads bordering the site shall be of 10 m minimum. A plan indicating the traffic signs and road marking shall be submitted to the Traffic Management and Road Safety Unit for approval prior to implementation of the project.
12. The road reserves shall be properly landscaped and embellished with ornamental plants and trees so as to upgrade and enhance the aesthetics. The road reserves shall be maintained at all times by the Local Authority.
13. All domestic wastewater shall be channelled to the public sewer line. The promoter/consultant shall liaise with the Wastewater Management Authority (WMA) for the connection point/s and to plan the wastewater works for the morcellement. Detailed design drawings and design report of the sewer network, including longitudinal profiles, shall be submitted to the WMA for approval prior to construction works. The design report shall be certified by a Registered Professional Civil Engineer registered by the Council of Professional Engineer in Mauritius. The Promoter shall bear all cost associated with the provision of the entire wastewater system for the proposed morcellement. In case lifting station will be provided within the morcellement, same shall be located at least 30 m from "Tributary Rivulet" in line with provisions of the Rivers and Canals Act; and its cost of operation and maintenance shall be borne by the promoter.

14. 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.
15. All electric motors such as air compressors, generators, transformers and other noise generating equipment shall be housed in sound proof enclosures so that noise emanating therefrom be within permissible limits as per the Environment Protection Act.
16. Machines and equipment during construction period shall be maintained in good working condition so as to avoid excessive noise emanation.
17. Necessary precautions shall be taken during site preparation and infrastructural works so as not to cause any nuisance by way of noise, dust and vibration nuisances to the public and the surrounding environment. The construction site shall be properly fenced to avoid any nuisances therefrom.
18. Solid wastes and non-compostable wastes shall be collected and disposed of to the satisfaction of the City Council of Port Louis.
19. 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.
20. The proponent shall submit to the Local Authority with copy to this Ministry, the name, address and contact details of the owner of the respective lots after the sale thereof, for environmental monitoring purposes.
21. The green spaces shall be centrally located within the proposed morcellement and shall be no less than 2% of the site area. These green spaces shall be properly created and vested to the Local Authority.
22. Conditions No. 6, 7, 13, 18 and 19 shall be included in the Deed of Sale and any Deeds in succession.
23. 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.

24. 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:**

*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.*