

List of conditions for proposed Subdivision of Land of an extent of 43.2219ha into 616 residential lots at Albion by Medine Ltd [ENV/DOE/EIA/1605]

1. Notwithstanding all the other permits and clearances from the relevant authorities, a land conversion permit from the Ministry of Agro Industry and Food Security 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 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. The proponent shall thereafter submit reports on the implementation accordingly.

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.

6. The proponent shall make provision for an appropriate means of discharging storm water through mud/silts traps and hydrocarbon separators prior to open discharge to the receiving environment. 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 District Council of Black River. The design of the surface drain network shall be carried out such that no storm water is channeled towards/into the drain network along the road network of the Road Development Authority.

7. 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.

8. Approval shall be sought from the Road Development Authority prior to any construction and connection to existing services on main roads. A programme of works with the date of start, duration and completion of the works shall be submitted to the Road Development Authority prior to start of works. Any part of the existing RDA road leading to the project site which may be damaged during the works shall be restored to an acceptable level to the RDA at the Promoter's costs.

9. All internal roads shall be equipped with footpath of at least 1.2m wide on both sides of the road. The proposed roundabouts shall have an inscribe diameter of at least 28m each and equipped with appropriate street lighting and the detail of junctions shall be to the satisfaction of the Traffic Management and Road Safety Unit. A detailed design shall be submitted for the proposed additional access shown in the drawing 1196ap100 of 13.04.16, including the design of the junction with the existing road network, for appraisal and clearance.

10. The proposed bus route road shall be at least 7m wide and all other roads shall be at least 6m wide. The bends at lot S34 shown in drawing 1196ap100 shall be improved to allow safe two way traffic. Prior to its implementation, the promoter shall submit proper drawing showing traffic signs and road marking to the Traffic Management and Road Safety Unit for appraisal following which a joint site visit will be organized to check that the traffic signs and road marking are properly implemented on site.

11. The promoter shall ensure that during the construction phase, construction vehicles getting in and out of the site do not smear mud on the existing road infrastructure especially during rainy days. In case of any problem resulting from the proposed development, the Traffic Management and Road Safety Unit will come up with corrective measures and any infrastructural work required will have to be implemented by the promoter at his own cost.

12. The proposed project shall comply with the Rivers and Canals Act.

13. The functions of any existing drains shall be enhanced to prevent risk of flooding within and outside the project area.

14. The Water Resources Unit reserves the right to apply for a review of water right associated to portion of land being excised from land having TV 433 No.416 for residential development.

15. 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.

16. 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.

17. Provision shall be made for some commercial facilities to the satisfaction of the Ministry of Housing and Lands. Provision shall also be made for some community and recreation facilities in consultation with the District Council.

18. All domestic wastewater shall be disposed via septic tank followed by an absorption pit on each residential plot. The individual septic tank shall have a minimum capacity of $3m^3$. The individual absorption pit shall have a minimum wall surface area of $20m^2$. 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 at least 2m from any building or site boundary as per the

Planning Policy Guidance (PPG) of the Ministry of Housing and Lands dated November 2004 and revised in September 2006. Clearance of the WMA shall be sought for any development other than residential purpose. Clearance of the WMA shall be sought for development on Blocks A, L, N and T.

19. 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.

20. Machines and equipment during construction period shall be maintained in good working condition so as to avoid excessive noise emanation.

21. 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.

22. The proponent shall keep the individual lots clean and tidy and shall be responsible for the upkeep of the lots up to the sale.

23. The eventual owners of the lots shall thereafter properly maintain the acquired lots until the time of any development thereon.

24. 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.

25. All solid wastes shall be properly collected and disposed of to the satisfaction of the Local Authority.

26. Conditions No 18, 23 and 25 shall be included in the Deed of Sale and any Deeds in succession.

27. 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.

28. 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.