

List of Conditions for Proposed creation residential morcellement at Mon Tresor (Mare D'Albert) by OmnicaneLtd[ENV/DOE/EIA/1730]

1. Notwithstanding all the other permits and clearances from the relevant authorities, a Building and Land Use Permit from the District Council of Grand Port shall be obtained and all conditions attached therein 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 works 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 works. 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, 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.
6. The proponent shall release about 5 Arpents of land for Government projects and/or social housing projects at an appropriate location acceptable to the Ministry of Housing and Lands.
7. No residential development shall be allowed at ground level of each commercial lot. The construction of any new building/structure shall not exceed a height of 9.1m.
8. The proponent shall submit all engineering details of the proposed works to be carried out by the proponent for the road to connect with the roundabout along Motorway M1 (inclusive of road width, road reserves, kerb radii, junction details, pavement structure, provision of footpaths, drains and street lighting) to the Road Development Authority and Traffic Management and Road Safety Unit for approval prior to start of works.
9. All roads shall be fitted with drains, the outlet of which shall be through an absorption pit which shall not form part of any existing drain except with the consent of the Highway Authority (Road Development Authority and the District Council of Grand Port).
10. The design of the surface drain network shall be carried out such that no stormwater within the proposed development is channeled towards/into the drain network along the road network of the Road Development Authority. The stormwater drainage design pertaining to the classified road network shall be duly signed by a Registered Professional Engineer and shall have the prior approval of the Road Development Authority prior to start of works. The Road Development

Authority reserves the right to request the Proponent to carry out any additional works pertaining to stormwater drainage evacuation upon submission of detailed engineering design calculations, at the Proponent's costs.

11. All necessary precautions and mitigating measures shall be taken in order to avoid any risk of flooding of the site and the proposed development as well as its neighbouring vicinity.
12. Approval shall be sought from the Road Development Authority prior to any construction and connection to existing services on main roads.
13. No direct vehicular access shall be allowed from the Morcellement onto the Port-Louis –Plaisance (M1) dual carriageway and Road Development Authority roads.
14. Any part of the existing Road Development Authority road leading to the project site which may be damaged during the works shall be restored to an acceptable level to the Road Development Authority at the Proponent's costs.
15. The Proponent shall ensure the cleanliness of the Road Development Authority roads during the construction phase of the project through the installation of a washing bay at the site entrance/exit.
16. Street lightning shall be provided along the access roads to the proposed development as per requirements of the Highway Authority (Road Development Authority and the District Council of Grand Port).
17. Visibility splay shall be provided at all junctions and shall be as per Planning Policy Guidance.
18. Raised footpaths of at least 1.2m wide shall to be provided on both sides of the internal road network and on the main access road to the site. All internal roads shall be at least 6.0m wide with minimum turning radii 6.0m.
19. No on-street parking shall be allowed. Parking facilities shall be provided according to Guidelines of Local Authority.
20. All traffic signs shall be reflectorized and of Engineer's grade and road markings shall be with reflectorized thermoplastic material. The signs shall be according to the Traffic Signs regulation of the Republic of Mauritius.
21. The geometric design of the roundabouts, access road with junction with AML Road, the proposed road markings/traffic signs and the proposed location of the main access roads shall be submitted to the Traffic Management and Road Safety Unit for appraisal.
22. 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.

23. Adequate leisure facilities shall be provided within the site in consultation with the Grand Port District Council.
24. Provision shall be made for the site to be serviced by public transport in consultation with the National Transport Authority.
25. The borehole BH 1052 found close to the southern site boundary of the proposed development site shall be maintained and preserved and access shall be provided for monitoring purposes.
26. No wastewater shall be discharged either on the surface of the ground, in a watercourse or into any waterbody.
27. All domestic wastewater from each residential plot shall be disposed through a septic tank followed by absorption pit. The individual septic tank shall have a minimum volume of 3m³ and shall be accessible at all times for maintenance. The individual absorption pit shall have a minimum wall surface area of 20m². 1m thick of imported material of grading 0.05 to 0.15mm shall be provided around and also below the formation level of the individual absorption pit.
28. 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 (WMA) approved disposal site. The individual 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 in September 2006. 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 the water table shall be 1.2m as per PPG. The design, construction and location of the on-site wastewater disposal system shall be as per the PPG.
29. All solid wastes shall be properly collected and disposed of to the satisfaction of the Local Authority.
30. All electric motors such as compressors, generators, pumps and other noise generating equipment shall be housed in sound attenuating structures so that noise generated therefrom be within permissible limits as per the Environment Protection Act 2002 (Standard for Noise Regulations).
31. Machines and equipment during construction period shall be maintained in good working condition so as to avoid excessive noise emanation.
32. The development shall not give rise to any form of pollution or nuisance by way of noise, vibration, dust, odour or otherwise during site preparation, construction or operation phase to the surrounding environment.
33. 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.
34. 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.

35. Conditions No 7, 26, 27, 28, 29 and 33 shall be included in the Deed of Sale and any Deeds in succession.
36. 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.
37. 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.