

**LIST OF CONDITIONS FOR PROPOSED RESIDENTIAL MORCELLEMENT AT
PETIT VERGER, POINTE AUX SABLES BY MONTREAL RESIDENCE LTD
[ENV/DOE/EIA/1784]**

1. All other permits and clearances from the relevant authorities shall be obtained and a copy shall be submitted to the Director of Environment. All the 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 works on site for monitoring purposes. A detailed programme of works 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 (as amended), the proponent shall submit to the Director of Environment, an Environmental Monitoring Plan (EMP) for approval prior to start of works on site. No infrastructural works shall start prior to the approval of the EMP. The proponent shall thereafter submit monitoring reports as per the EMP approval.
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, as attached to the Morcellement Permit.
6. The proponent shall submit, prior to start of works, a Traffic Impact Assessment (TIA) report for the proposed development based on the TIA Guidelines from the Ministry of Public Infrastructure and Land Transport to the Road Development Authority and the Traffic Management and Road Safety Unit for approval. The Road Development Authority reserves the right to request the proponent to carry out additional works pertaining to improvement along the Pointe Aux Sables Road B31 and adjoining roads after assessment of the TIA report submitted, at the proponent's cost.
7. Safety measures shall be implemented in consultation with Traffic Management and Road Safety Unit with respect to visibility splay and road safety. A clear visibility splay shall be provided at all the junctions of the proposed morcellement to allow safe entry and exit of vehicles.
8. In consultation with Traffic Management and Road Safety Unit, the minimum road width deserving the morcellement shall be 6.0m. Raised footpath, minimum 1.2m wide shall be provided on both sides along all the internal roads. The minimum turning radii at all the internal road junctions shall be 6.0m except at the main access whereby the minimum turning radii shall be 12m.
9. A drawing showing all the road markings and traffic signs for the morcellement project shall be submitted to the Traffic Management and Road Safety Unit for approval.

10. The road reserves shall be excluded from the individual lot extents and the boundaries of all proposed lots shall be properly drawn.
11. The provision of bus lay-bys at appropriate locations shall be to the satisfaction of the National Transport Authority and Traffic Management and Road Safety Unit. Provision of infrastructure for public transport shall be made on site to the satisfaction of the National Transport Authority. The possibility of creating pedestrian access to connect the internal roads shall be looked into in order to facilitate pedestrian movement in the area.
12. The green space shall be redesigned and relocated given that it has been proposed within the 200m-400m notification zone of the Montagne Jacquot Sewage treatment plant. Moreover, the green space shall be regularly shaped and centrally located within the proposed morcellement and shall be no less than 2% of the site area. The green space and other lots of land for provision of amenities shall be properly created, fenced, landscaped and equipped with appropriate amenities in consultation with the Municipal City Council of Port Louis. Moreover, the green space shall be vested into the Municipal City Council of Port Louis free of charge.
13. Prior to the start of works, an amended morcellement layout plan taking into consideration the redesign and relocation of the green space shall be submitted to the Municipal City Council of Port Louis for approval. A copy of the amended morcellement layout plan shall be included in the Environmental Monitoring Plan.
14. All necessary precautions shall be taken so that the proposed development does not impact negatively on the ground water and surface water quality, given that the proposed development site is found on a semi- permeable zone.
15. In order to avoid the potential risk of flooding and accumulation of water within and in the vicinity of the proposed development site due to heavy rainfall and flooding in nearby water bodies, the proponent shall take all reasonable measures and shall provide an integrated drainage network for channelling and evacuating surface and storm water. The proponent shall make provision for an appropriate means of discharging storm water through mud/silts traps prior to open discharge to the receiving environment.
16. Necessary clearances and approvals for all the proposed land drainage infrastructures related to the project shall be obtained from the Local Authority, National Development Unit and the Road Development Authority.
17. 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 with Pointe aux Sables B31 Road.
18. All domestic wastewater shall be disposed of through individual septic tank followed by individual leaching field for each plot. The individual septic tank shall have a minimum capacity of 3m³, be watertight and accessible at all times for maintenance/inspection. The individual leaching field shall have a plan surface area of at least 20 m². The minimum distance of the septic tank from any structure, building or site boundary shall be 2m as per

the Planning Policy Guidance (PPG) of the Ministry of Housing and Lands. The minimum distance of the leaching field from any structure, building or site boundary shall be 1 m as per the PPG. The minimum distance of the formation level of the leaching field from any ground water table shall be 1.2m as per the PPG. Vehicular access, parking and cultivation of trees (except grass) are not allowed on the on-site wastewater disposal systems. Every 3 years, or if need be, at a higher frequency, the septic tank shall be desludged by a registered wastewater carrier and carted away to Wastewater Management Authority's approved disposal site. Clearance of the Wastewater Management Authority shall be sought and obtained for development other than residential purposes.

19. No wastewater shall be discharged either on the surface of the ground, in a watercourse or into any water body.
20. 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. The excavated soil generated during the construction phase shall be used as backfill material.
21. All electric motors such as air pumps, compressors, generators, transformers and other noise generating equipment shall be provided with appropriate noise attenuating materials/ structures so that noise generated therefrom be within permissible limits as per Environment Protection Act 2002 (Standard for Noise Regulations).
22. Machines and equipment during construction period shall be maintained in good working condition so as to avoid excessive noise emanation.
23. Necessary precautions shall be taken during site preparation and infrastructural works so as not to cause any nuisance by way of noise and dust nuisances to the public and the surrounding environment. The construction site shall be properly fenced to avoid any nuisances therefrom.
24. The proponent shall keep the individual lots clean and tidy and shall be responsible for the upkeep of the lots up to the sale.
25. 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.
26. The eventual owners of the lots shall thereafter properly maintain the acquired lots until the time of any development thereon.
27. No industrial activities shall be permitted in the morcellement. No other commercial activity shall be allowed in the morcellement except home-based activities in line with the Planning Policy Guidance.
28. Any development proposed to be carried out in the commercial lots and listed as an undertaking in the Fifth Schedule of the Environment Protection Act 2002 (as amended) , shall require the approval of a Preliminary Environment Report or an EIA Licence.

29. Prospective buyers of the morcellement lots shall be notified of the existence of bad neighbour activities within a distance of less than 1km.
30. Conditions No. 18,19,20, 26 and 29 shall be included in the Deed of Sale and any Deeds in succession. Conditions No. 21, 27 and 28 shall additionally be included in the Deed of Sale for the commercial lots.
31. In case of any environmental pollution or nuisances arising from this development, this Ministry will take necessary action in accordance with the provisions of the Environment Protection Act 2002 (as amended).
32. 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.