

List of Conditions for Proposed Residential Morcellement at Mont Piton by Alteo Ltd [EIA/DOE/EIA/1729]

1. Notwithstanding all other necessary permits and clearances, clearances from the following authorities shall be obtained and a copy submitted to the Department of Environment:
 - a. The District Council of Riviere du Rempart;
 - b. The Traffic Management and Road Safety Unit

All the conditions attached therein 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, Ministry of Social Security, National Solidarity, and Environment and Sustainable Development (Environment and Sustainable Development Division) 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 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 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 proposed main access roads which link the classified A6 Road shall observe a kerb radius of at least 10m. Proponent shall submit all engineering details of the proposed works at the junction with A6 Road to be carried out (inclusive of road width, road reserves, kerb radii, junction details, pavement structures, provision of footpath, drains and street lighting) to the Road Development Authority and Traffic Management and Road Safety Unit for approval prior to start of works.
7. Only one traffic lane shall be provided at the entrance and a dedicated right turning lane should be provided. Visibility splay should be provided as per Policy Planning Guidance.

The proponent shall ensure the cleanliness of the A6 Road during the construction phase of the project through the installation of washing bay at the site entrance.

8. No other direct vehicular access from the proposed development shall be allowed onto the Road Development Authority (RDA) roads. The proponents shall construct a low masonry wall along the frontage of the proposed development for this purpose.
9. All traffic signs shall be reflectorized and of Engineer's grade and road markings shall be reflectorized thermoplastic material. The signs shall be according to the Traffic Signs Regulation of the Republic of Mauritius.
10. Proponent shall provide a road reserve of 3.0m along the frontage of the development, exclusive of any road site amenities such as drains and foot path for future road widening. The road reserve along the frontage of the development shall be properly landscaped and embellished with ornamental plants. The road reserves shall be maintained at all times.
11. Footpath of at least 1.2m in width and a drain at least 700mm wide shall be provided along the frontage of the proposed development. A footpath of at least 1.2m width shall be provided on both sides of all internal roads. All internal roads shall be at least 6.0m wide with minimum turning radii 6.0.
12. Parking facilities shall be provided according to Guidelines of Local Authority and no on-street parking shall be allowed.
13. The proponent shall submit, prior to start of works a Traffic Impact Assessment (TIA) based on the TIA Guidelines published by the Ministry of Public Infrastructure and Land Transport for the proposed development. The Road Development Authority reserves the right to request the promoter to carry out additional works pertaining to improvement of the road infrastructure along A6 Road after assessment of the TIA report submitted at the promoter's cost.
14. Necessary clearances/approvals for all proposed land drainage infrastructures including the proposed absorption pits and locations of the final point of disposal of surface water run-offs related to the project shall be obtained from the Local Authority, National Development Unit and the Road Development Authority.

15. The design of the surface drain network shall be carried out such that no storm water is channelled towards/into the drain network along the road network of the Road Development Authority. The storm water drainage design pertaining to the classified road network shall be duly signed by a Registered Professional Engineer and shall have the approval of the Road Development Authority prior to start of drainage works. The Road Development Authority shall reserve the right to request the promoter to carry out any additional works pertaining to storm water drainage evacuation upon submission of detailed engineering design calculations at the promoter's cost.
16. Proponent shall provide street lighting at the junction with the Road Development Authority road to ensure proper visibility and safety of road users.
17. Approval shall be sought from the Road Development Authority (RDA) prior to any construction and connection to existing services on main roads. A program of works with date of start, duration and completion of works shall be submitted to the RDA 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.
18. The subdivision layout shall cater for turning bays in line with the Policy Planning Guidance so as to allow ease of manoeuvre for refuse vehicles. A turning bay shall also be provided between/at for plots 5,25, 26,32,30 and 79.
19. No developments shall be allowed on slopes exhibiting a gradient of above 20 %. Development on slopes between 10-20% should comply with provisions of Policy Planning Guidance 9 (PPG 9): Development on sloping sites and Landslide Hazard Areas. The proposed access roads on steep slopes including other sloping terrain within the site shall equally comply with PPG 9.
20. Plot coverage of 25% for each of the subdivided lot shall be allowed for sites having a slope gradient of less than 10% only and for slopes between 10-20% (2,15,18,20, 22, 35-43, 48-53, 65, 84 and 110) a maximum plot coverage of 12% will be allowed in compliance with Policy Planning Guidance 9 (PPG 9) on Development on Sloping and Landslide Hazard Areas.
21. An adequate and continuous potable water supply shall be provided. The proponent shall apply to the Central Water Authority for additional water supply which shall depend on

its availability in the region thereon. All necessary precautions shall be taken so that the proposed development does not impact negatively on the quality of water resources, ground water and surface quality.

22. Electric motors such as pumps, compressors, generators, transformers and other noise generating equipment shall be provided with appropriate attenuating material/structure so that noise generated therefrom shall be within permissible limits as per EPA (Standard for Noise Regulations) and do not constitute a source of nuisance.
23. Machines and plants during construction period should be maintained in good working condition so as to avoid excessive noise emanation. 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. 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.
25. No wastewater shall be discharged either on the surface of the ground, in a watercourse or into water body.
26. All domestic wastewater from each residential plot shall be disposed via a septic tank followed by 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 . 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 approved disposal site.
27. No vehicular loading shall be allowed on the on-site disposal system. The on-site disposal shall be located on a slope not greater than 10%. The minimum height from the formation level of the absorption pit to the maximum level of the water table shall be 1.2m as per the Planning Policy Guidance (PPG). The septic tank and abortion pit shall be located at least 2m from any building and site as per the PPG of the Ministry of Housing and Lands dated Nov 2004 and revised in September 2006.

28. The clearance of the Wastewater Management Authority should be sought for development other than residential purposes.
29. 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 proponent shall be responsible for the upkeep and maintenance of all infrastructures including drains, streetlights and roads.
30. The eventual owners of the lots shall thereafter properly maintain the acquired lots.
31. 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.
32. Solid wastes and non-compostable wastes shall be collected and disposed of to the satisfaction of the Local Authority. All green and biodegradable wastes shall be composted. All recyclable wastes shall be sorted out at source and properly collected for eventual recycling. The waste which cannot be recycled shall be sent to the Poudre d'Or Transfer Station and the recyclable wastes (paper, PET bottles) shall be sent to registered recyclers and syndic shall be responsible for its disposal to the recyclers.
33. Conditions 20, 26, 27 and 30 shall be included in the Deed of Sale and any Deeds in succession.
34. 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.