

**LIST OF CONDITIONS FOR PROPOSED RESIDENTIAL MORCELLEMENT AT LA GAULETTE BY SOUTH WEST SAFARI GROUP LTD [ENV/DOE/EIA/1782]**

1. 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.
2. 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.
3. 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.
4. 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.
5. A building setback of 6.0m and a road reserve of 2.0m shall be provided along the frontage of the development with the Black River-Savanne Coast B9 Road for future upgrading works. The road reserves shall be properly landscaped and embellished with ornamental plants and trees so as to upgrade and enhance the aesthetics.
6. The proponent shall provide footpath of at least 1.5m wide and drains along the frontage of the development with the Black River-Savanne Coast B9 Road. All internal roads within the proposed morcellement shall be at least 5.5m wide and shall be equipped with covered drains and raised footpath of at least 1.2m wide on both sides of the road. Moreover, all existing road fronting the proposed development shall also be equipped with footpath of at least 1.2m wide on the development sides. The turning radii at all junctions shall be at least 10m.
7. The proponent shall submit all engineering details of the proposed works to be carried out by the proponent with respect to the Black River-Savanne Coast B9 Road (inclusive of road widths, road reserves, kerb radii, junction details, pavement structure, provision of footpaths, drains and street lighting) to the Road Development Authority(RDA) and the Traffic Management and Road Safety Unit(TMRSU) for approval prior to start of works.
8. The design of the internal 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 RDA 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.

9. Street lighting shall be provided along the frontage of the development and at junction with the Black River-Savanne Coast B9 Road.
10. Approval shall be sought from the Road Development Authority prior to any construction and connection to existing services on project through the installation of a washing bay at the site entrance. Any part of the Black River-Savanne Coast B9 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 Proponent's costs. Safety measures shall be implemented in consultation with TMRSU with respect to visibility splay and no road safety. Visibility splay shall be provided at all junctions.
11. The proponent shall seek clearance from the Highway Authority (Road Development Authority and District Council Black River) with regard to drains and other design aspects of the road structure and regarding connection of the proposed morcellement with the Black River-Savanne Coast Road B9.
12. The Highway Authority (Road Development Authority and District Council Black River) and the proponent 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.
13. Prior to implementation, the proponent shall submit proper drawings showing traffic signs and road markings for appraisal following which a joint site visit shall be effected to check that the traffic signs and road markings are properly implemented on site. In case of any traffic and road safety problem arising from the proposed morcellement, the TRMSU will come up with corrective measures and any infrastructural work required shall be implemented by the proponent at his own cost.
14. All necessary precautions shall be taken so that the proposed development does not impact negatively on the ground water and surface water quality.
15. No waste of any type shall be discharged in any waterbody, stormwater drains or ground surface.
16. The existing man made canals shall be maintained at all times.
17. All domestic wastewater shall be disposed of via septic tank followed by leaching field for each individual residential lot. The individual septic tank shall have a minimum capacity of  $3m^3$ , be watertight and accessible at all times for maintenance/inspection. The individual leaching field shall have a plan surface area of at least  $20m^2$ . The minimum

distance of the septic tank from any structure, building or site boundary shall be 2m as per the planning Policy Guidance of the Ministry of Housing and Lands. The minimum distance of the leaching field from any structure, building or site boundary shall be 1m as per the Planning Policy Guidance of the Ministry of Housing and Lands.

The minimum distance of the formation level of the leaching field from any groundwater table shall be 1.2m as per the Planning Policy Guidance of the Ministry of Housing and Lands. The on-site wastewater disposal system shall not be sited on a slope greater than 10%. Vehicular access, parking and cultivation of trees (except grass) shall not be allowed on the on-site wastewater disposal system. 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 a Wastewater Management Authority's (WMA) approved disposal site. The clearance of the WMA shall be sought for development other than residential.

18. Solid wastes and non-compostable wastes shall be collected and disposed of to the satisfaction of the Local Authority. The recyclable fraction of wastes generated during construction phase of the morcellement shall be sent to registered recyclers.
19. The proposed green spaces shall be well landscaped preferably with native species and vested to the District Council of Black River.
20. 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 (as amended).
21. Machines and equipment during construction period shall be maintained in good working condition so as to avoid excessive noise emanation.
22. 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.
23. The proponent shall keep the individual lots clean and tidy and shall be responsible for the upkeep of the lots up to the sale.
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. The eventual owners of the lots shall thereafter properly maintain the acquired lots until the time of any development thereon.
26. Conditions No. 17,18, and 25 shall be included in the Deed of Sale and any Deeds in succession.

27. In case of any environmental pollution or nuisances arising from this development, this Ministry in consultation with other authorities concerned may impose additional conditions, which shall be strictly observed and will take necessary actions in accordance with the provisions of the Environment Protection Act 2002 (as amended).
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.