

**LIST OF CONDITIONS FOR PROPOSED RESIDENTIAL AND COMMERCIAL
MORCELLEMENT AT UNION PARK BY PARADISE DEVELOPMENTS CO LTD
[ENV/DOE/EIA/1785]**

1. The development shall be undertaken as per the mitigating measures stated in the Environment Impact Assessment (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.
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 project shall comply fully with all the provisions of the Rivers and Canals Act as well as the Forests and Reserves Act. Onsite wastewater disposal system shall be located at not less than 30m from Feeder Baramee and its affluents.
5. A clearance shall be obtained from the Ministry of Agro Industry and Food Security with regards to the validity of the Land Conversion Permit.
6. No development shall be carried out on site until and unless a Building and Land Use Permit for provision of infrastructural works is obtained and the Council reserves its right to request for additional information at time of the said application.
7. All other necessary permits/clearances from the relevant authorities 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.
8. 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.
9. The proposed development shall conform to the Planning Policy Guidance in terms of design quality, plot coverage, building setbacks, road widths, parking etc.
10. A road reserve of 2.0m shall be provided along the frontage of the development with A10 Road for future upgrading works. The road reserve shall be properly embellished and well maintained at all times by the proponent.
11. Only one access from A10 Road to the proposed development shall be allowed from Mon Roze Street with the provision of 1.2m wide raised footpath on both sides of the road.

The promoter shall resurface and upgrade the existing road markings along the Mon Rose Street. No direct vehicular access from individual lots will be given on A10 Road. A low masonry wall shall be constructed by the proponent along the frontage of the development with A10 Road for this purpose.

12. All internal roads shall be at least 6.0m wide with minimum turning radii 6.0m. Raised footpaths of at least 1.2m wide shall be provided on both sides of the proposed common roads 6.0m wide.
13. The proponent shall submit all engineering details of the proposed works to be carried out at junction with Road Development Authority (RDA) 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 and Traffic Management and Road Safety Unit for approval prior to start of works.
14. 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 (RDA). 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 RDA prior to start of works.
15. Stormwater shall be collected and canalised towards soakaways which shall be equipped with mud/silt traps and hydrocarbon separator, prior to its final disposal to enable aquifer recharge to the satisfaction of the Water Resources Unit.
16. Street lighting shall be provided along the frontage of the development and at junction with A10 Road and at main junctions.
17. Approval shall be sought from the Road Development Authority (RDA) prior to any construction and connection to existing services on A10 Road. The proponent shall ensure the cleanliness of the A10 Road during the construction phase of the project through the installation of a washing bay at the site entrance. Any part of the A10 Road including footpath and drains 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.
18. Approval shall be obtained from the Road Development Authority for the reserves with the morcellement boundary and the Port Louis – Plaisance (M1) dual Carriageway. No direct access shall be provided from the Morcellement onto the Port Louis -Plaisance dual Carriageway.
19. 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. The Road Development Authority reserves the right to request the promoter to carry out additional works pertaining to improvement along Phoenix – Plaisance Road, A10 and adjoining roads after assessment of the TIA report submitted, at the proponent's cost.

20. The proponent shall liaise with the National Transport Authority for any need for public transport facilities such as bus layby and bus shelter along A10 Road.
21. The main access shall have at least 60m of visibility splay along both sides and shall be approved by the Highway Authority. Visibility Splay shall be provided at all junctions and shall be as per Planning Policy Guidance. Existing handrail on the A10 road along the frontage of the Morcellement shall be replaced by See Thru Handrail Type at the junction of the Mon Rose Street with the A10 Main Road to enhance visibility for vehicular access.
22. Parking facilities shall be provided according to Guidelines of Local Authority and no on-street parking shall be allowed.
23. 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.
24. A drawing showing all roads marking and traffic signs and the above mentioned modifications for the Morcellement shall be submitted to the Traffic Management and Road Safety Unit for further appraisal.
25. In the event of any traffic/road safety problems arising as a result of the proposed development, the Traffic Management and Road Safety Unit will come up with measures that will be considered necessary and same shall be implemented by the proponent at its cost.
26. All drainage infrastructures to be provided on site shall be designed and constructed to the satisfaction of the District Council of Grand Port, Road Development Authority and National Development Unit. An adequate drainage network including mud/silt traps shall be provided for evacuation of storm water and surface runoff.
27. The proposed culvert across A10 Road shall be designed to cater for additional water runoff/ discharge. Culverts that will be under the road shall have an access via an openable chimney of adequate size for cleaning purposes. The stormwater drainage network and structural design of the culvert shall be duly signed by a registered Professional Engineer. Detailed engineering designs and drawings of the culvert shall be submitted to the Road Development Authority (RDA) for approval prior to start of the construction of culverts. The works including liaison with service providers and any relocation of their services shall be at the proponent's costs. Approval of RDA shall be sought prior to any construction across A10 Road.
28. Clearance from Water Resources Unit and other relevant authorities shall be obtained prior to upgrading of the culvert across A10 Road and widening of the existing drain downstream.

29. The Authorization of the Supreme Court shall be obtained prior to construction of culverts and bridges or any other works over any water feature as per Section 25 of the Rivers and Canals Act.
30. The proponent shall obtain a clearance from the Forestry Service regarding the proposed construction of an outlet for a crossdrain across the reserve of Feeder Baramee.
31. The proposed retaining wall on the side of Feeder Baramee shall be a minimum of 3m from the edge line of the watercourse and shall be constructed to the satisfaction of the National Housing Development Corporation, Forestry Service and Grand Port District Council.
32. All necessary precautions shall be taken so that the proposed development does not pollute the underlying aquifer and the surface water courses to the satisfaction of the Water Resources Unit.
33. No waste of any type shall be dumped or discharged into the environment in particular any watercourse and water body.
34. 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 3m³. The individual absorption pit shall have a minimum walls surface area of 20m². Every 3 years or if need be to a higher frequency the septic tanks shall be desludged by a registered wastewater carrier and carted away to Wastewater Management Authority (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 and site boundary as per the Planning Policy Guidance (PPG) of the Ministry of Housing and Land dated November 2004 and revised on September 2006.
35. The Clearance of the Wastewater Management Authority shall be sought for development other than residential purposes.
36. Solid wastes and non-compostable wastes shall be collected and disposed of to the satisfaction of the District Council of Grand Port.
37. A landscape scheme as per Planning Policy Guidance for residential development and also a list of amenities within the public open space shall be provided to the Council. The proponent shall maintain the public open spaces and green space areas for a period of 5 years as from the date they are vested to the Council.
38. All electric motors such as pumps, compressors, generators and other noise generating equipment shall be housed in noise attenuating structures so that noise generated therefrom shall be within permissible limits as per Environment Protection (Environmental Standards for Noise) Regulations 1997.

39. Machines and equipment during construction period shall be maintained in good working condition so as to avoid excessive noise and smoke emanation.
40. Necessary measures 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.
41. The proponent shall keep the individual lots clean and tidy and shall be responsible for the upkeep of the lots up to the sale.
42. 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.
43. The eventual owners of the lots shall thereafter properly maintain the acquired lots until the time of any development thereon.
44. Conditions No. 34, 36, and 43 shall be included in the Deed of Sale and any Deeds in succession. Conditions No. 35 shall additionally be included in the Deed of Sale for the Commercial lots.
45. In case of any environmental pollution or nuisances arising from this development, this Ministry in consultation with other concerned authorities may impose additional conditions which shall be strictly and will take necessary actions in accordance with the provisions of the Environment Protection Act 2002 (as amended). The additional conditions shall be strictly observed and implemented by the proponent.
46. 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.