

LIST OF CONDITIONS FOR PROPOSED MIXED USE MORCELLEMENT AT ROSE BELLE BY ROSE BELLE ESTATE SUGAR ESTATE BOARD [ENV/DOE/EIA/1796]

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.
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. 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.
6. No residential development shall be allowed at ground level of each commercial lots. No industrial activities shall be permitted in the morcellement.
7. No further subdivision of land shall be permissible within the proposed Morcellement.
8. Lots numbers 1-2, 5-14, 83-95, 176-177, 237-248, 343-352 and 437 shall not have direct access onto proposed access road of 7m width.
9. A setback of 3m wide shall be observed along the banks of the open drain crossing the site and no development shall be allowed within the 3m setback. The drain shall be preserved and maintained and, where necessary, lined to ensure the safe passage of stormwater.
10. A setback of 30 meters shall be observed around the manmade pond found on site. No tree shall be felled within the reserves of the watercourse and the pond.
11. The statutory setback of 25m shall be observed on each side of the Savanne Branch Railway Centreline to the satisfaction of the Ministry of Public Infrastructure and Land Transport.

12. An extent of 50 perches shall be vested to the District Council of Grand Port in close proximity of the proposed morcellement to cater for the provision of community and other facilities.
13. The green space shall be centrally located, useable and shall be at least 2% of the total extent of site. A landscape scheme as per Planning Policy Guidance for residential development and a list of amenities within the public open space shall be provided to the District Council of Grand Port. The promoter shall maintain the public open space for a period of 5 years as from the date the public open space is vested to the Council. The four green wedges shall be maintained by the Rose Belle Sugar Estate Board.
14. No development shall be carried out on site until and unless a Building and Land Use Permit for provision of infrastructural works is obtained from the District Council of Grand Port, who shall reserve the right to request for additional information at time of application for Building and Land Use Permit.
15. A variation of the Land Conversion Permit shall be sought from the Ministry of Agro Industry and Food Security to allow the mixed use development.
16. All ingress and egress to the site, traffic management, road safety measures and road layout shall be to the satisfaction of the Road Development Authority and the Traffic Management and Road Safety Unit.
17. The Road Development Authority reserves the right to request the Promoter to carry out an additional works pertaining to improvement of the road infrastructure after assessment of the Traffic Impact Assessment Report submitted, at the Promoter's cost.
18. The proponent shall take all reasonable measures and shall provide an integrated drainage network for channeling and evacuating surface and stormwater in order to avoid the potential risk of flooding and accumulation of water within and in the vicinity of the proposed development site. 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.
19. All onsite drainage infrastructures shall be designed and constructed to the satisfaction of the District Council of Grand Port, the National Development Unit and the Road Development Authority.
20. All necessary precautions shall be taken so that the proposed development does not impact negatively on the groundwater and surface water quality to the satisfaction of the Water Resources Unit.

21. All domestic wastewater shall be disposed via a septic tank followed by an absorption pit on each residential plot. The individual septic tank shall have a minimum capacity of 3m³ and the individual absorption pit shall have a minimum wall surface area of 20m². 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 WMA approved disposal sites. No vehicular loading shall be allowed on the on-site disposal system.
22. 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 is to be 1.2m. The septic tank and absorption pit shall be located at least 2m from any building or site boundary as per the Planning Policy Guidance (PPG) of the Ministry of Housing and Lands dated November 2004 and revised in September 2006. Authorisation from the Wastewater Management Authority shall be sought for any development other than residential purposes.
23. A clearance shall be obtained from the Ministry of Health and Quality of Life and the Water Resources Unit and a copy of same shall be included in the Environmental Monitoring Plan.
24. During all phases of the project, no waste of any type, solid or liquid, shall be disposed of into any natural drain or water body as well as in the surrounding environment. All necessary measures shall be taken to prevent pollution of the water resources thereon.
25. 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.
26. 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.
27. 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).
28. Machines and equipment during construction period shall be maintained in good working condition so as to avoid excessive noise emanation.
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.

30. The eventual owners of the lots shall thereafter properly maintain the acquired lots until the time of any development thereon.
31. The proponent shall submit to the District Council of Grand Port with copy to this Ministry, the name, address and contact details of the owner of the respective lots after the sale thereof, for monitoring purposes.
32. Conditions No. 7, 8, 21,22, 25, 29 and 30 shall be included in the Deed of Sale and any Deeds in succession. Condition No. 6 shall additionally be included in the Deed of Sale for the Residential/Commercial lots.
33. Necessary measures shall be taken so as not to cause any nuisance by way of noise, vibration, odour and dust or otherwise during site preparation, construction or operation phases to the neighbours, surrounding environment and public. The site of works shall be properly protected by hoardings during the construction phase.
34. In case of environmental 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.