

LIST OF CONDITIONS FOR PROPOSED RESIDENTIAL MORCELLEMENT AT MONT TRESOR BY MON TRESOR SMART CITY LTD [ENV/DOE/EIA/1809]

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 including National Development Unit, 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. The proposed project shall comply with all the provisions of the Smart City Certificate issued by the Economic Development Board dated 08th September 2016.
7. The construction of any new building/structure shall not exceed a height of 9.1m. The proponent shall obtain a clearance from the Department of Civil Aviation before the construction of any new building or structure at the proposed location.
8. The proposed development within the residential morcellement shall comply with the provisions of Planning Policy Guideline 1 and Planning Policy Guideline 3 – Places of Worship – to ensure that future development on the subject site is not affected by the activities of the existing temple.
9. No trees shall be felled within road reserves without prior approval from the Forestry Service. Any road reserves within the property shall be properly landscaped. No invasive alien species shall be used for landscaping works. The proponent shall plant twice the number of trees for each tree felled.
10. All onsite drainage infrastructures shall be to the satisfaction of the District Council of Grand Port and National Development Unit.

11. All necessary precautions shall be taken to the satisfaction of the Water Resources Unit so that the proposed development does not impact negatively on the groundwater and surface water quality. The proponent shall take all mitigating measures so as to preserve the quality of fresh water in that region.
12. A turning radius of 10m shall be provided at all junctions with B85 road. A minimum setback of 6.0m from B85 road and appropriate distance as per PPG guidelines shall be allowed from the proposed new motorway. 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 road 6.0m and 7.0m wide. Raised footpaths of at least 1.2m wide shall be provided along frontage of the morcellement along the Mon Desert Main Road B85.
13. All roads shall be fitted with drains, the outlet of which shall be through an absorption pit which shall not form part of any existing drain except with the consent of the Highway Authority.
14. Road reserves shall be provided as per PPG guidelines. No structures shall be constructed within the reserves. The road reserve shall be properly embellished and maintained at all times.
15. Visibility splay shall be provided at all junctions and shall be as per PPG. The main access shall have at least 60m of visibility splay along both sides and shall be approved by the Highway Authority.
16. Parking facilities shall be provided according to the guidelines of Local Authority and no-street parking shall be allowed.
17. The proponent shall submit a drawing showing all road markings and traffic signs for the morcellement to the Traffic Management and Road Safety Unit for further appraisal.
18. The proponent shall ensure the cleanliness of B85 road from all entrained mud and other construction materials at all times. No surface water shall be discharged on public roads and drains. Any damage to B85 road, footpath and drain during construction shall be immediately repaired by the proponent, to the satisfaction of the Road Development Authority, at his own costs and proper maintenance shall be carried out all throughout the duration of works.
19. Street lighting shall be provided as per the requirements of the relevant Highway Authority. All traffic signs shall be reflectorized and of Engineer's grade and road markings shall be with reflectorised thermoplastic material. The signs shall be according to the Traffic signs regulations of the Republic of Mauritius.
20. The provision of bus laybys with bus shelter and any need for public transport facilities shall be made in consultation with the National Transport Authority.
21. All domestic wastewater shall be disposed through septic tank followed by an absorption pit on each residential plot. The individual septic tank shall have a minimum capacity of 3m³.

The individual absorption pit shall have a minimum plan 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 Wastewater Management Authority (WMA) approved disposal site. No vehicular loading shall be allowed on the on-site disposal system. 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 & Lands dated November 2014 and revised on September 2006. The clearance of the WMA shall be sought at Building and Land Use Permit Stage pursuant to the “Guidelines for obtaining a clearance from WMA for a Building and Land Use Permit (BLUP) Application” for development listed in the Guidelines.

22. Construction and demolition wastes generated during construction phase shall be sorted into inert and non-inert wastes. The inert wastes (e.g. boulders, concrete, excavated soil) shall be used as backfill material. The non-inert waste (iron cuts, wooden beams, etc.) shall be sent to registered recyclers.
23. Green wastes generated during operational phase shall be composted. The recyclable fraction of waste shall be sorted out and sent to registered recyclers. Non-recyclables wastes shall be collected and disposed at the Mare Chicose landfill. Solid wastes shall be properly collected and disposed of to the satisfaction of the District Council of Grand Port.
24. Asbestos wastes generated during demolition of existing building shall be quantified. The Solid Waste Management Division of the Ministry of Social Security, National Solidarity, and Environment and Sustainable Development (Environment & Sustainable Development Division) shall be informed for a decision with regards to the disposal method.
25. 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.
26. Necessary measures shall be taken during site preparation, infrastructural works and demolition of existing buildings, so as not to cause any nuisance such as noise, vibration, dust, odour or otherwise to the public and surrounding environment. The construction site shall be properly fenced to avoid any nuisance therefrom. The site of works shall be properly protected by fencing/hoardings to prevent air pollution during the construction phase.
27. The proponent shall keep the individual lots clean and tidy and shall be responsible for the upkeep of the lots up to the sale.

28. The eventual owners of the lots shall thereafter properly maintain the acquired lots until the time of any development thereon.
29. 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 environmental monitoring purposes.
30. Conditions 7, 21, 23 and 28 shall be included in the Title Deed of each owner and any Deeds in Succession.
31. In case of any environmental pollution or nuisance arising from this development, this Ministry in consultation with other concerned authorities 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). The additional conditions shall be strictly observed and implemented by the proponent.
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.

Note:

According to Section 15 (2)(c) of the Environment Protection Act 2002 (as amended), 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.