

**LIST OF CONDITIONS FOR PROPOSED SUBDIVISION OF LAND FOR
RESIDENTIAL PURPOSES AT FLIC EN FLAC BY SOCIETE DE LA RESERVE
[ENV/DOE/EIA/1743]**

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. Community needs/benefits shall be provided by the proponent to the value of approximately 2% of the proposed land to be subdivided or any agreed proposal from the proponent, to the satisfaction of the District Council of Black River.
7. A road reserve of 6.0m shall be provided along the frontage of the development with the Flic en Flac (B34) Road for future upgrading works. No structure shall be constructed within the reserve, which shall be properly embellished and maintained at all times by the proponent.
8. The proposed main access from Anna Branch Road to the proposed morcellement shall be widened to 7.0m and equipped with footpath of at least 1.5m wide on both sides. A road reserve of at least 5.0m wide shall be left along Anna Branch Road on the roadside of the development from the roundabout up to at least 100m after the proposed access road to the development.
9. All internal roads within the morcellement shall have amenities such as covered drains and raised footpath of at least 1.2m wide on both sides. The turning radii at all junctions within the proposed morcellement shall be at least 10m. A footpath of at least 1.5m wide and drains shall be provided along the frontage of the proposed development with the Flic en Flac (B34) Road.
10. 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 and infrastructure

especially during rainy days, to the satisfaction of the Highway Authority (Road Development Authority and District Council of Black River).

11. No individual direct vehicular access from the proposed development shall be allowed onto the Flic en Flac (B34) Road. The proponent shall construct a low masonry wall along the frontage of the development with B34 road.
12. Street lighting shall be provided along the frontage of the development with the Flic en Flac (B34) Road and at junctions with main roads.
13. Prior to the implementation of the project, the proponent shall submit geometric designs/ details of road, junctions and roundabouts, and proper drawing showing traffic signs and road markings to the Traffic Management and Road Safety Unit for appraisal.
14. The design of the internal surface drain network shall be carried out such that no stormwater within the proposed development is channelled 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 prior approval of the Road Development Authority prior to start of works. The Road Development Authority 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 cost.
15. The proponent shall submit all engineering details of the proposed works to be carried out by the proponent with respect to the Flic en Flac (B34) 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 the works.
16. In case of any traffic and road safety problems arising due to the proposed morcellement, the Traffic Management and Road Safety Unit shall establish corrective measures and any infrastructural works to be carried out shall be at the proponent's cost.
17. The Road Development Authority reserves the right to request the proponent to carry out any additional works pertaining to improvement of the road infrastructure after assessment of the Traffic Impact Assessment Report submitted, at the proponent's cost.
18. Approval shall be sought from the Road Development Authority prior to any construction and connection to existing services on the Flic en Flac (B34) Road. The proponent shall ensure the cleanliness of the B34 road during the construction phase of the project through the installation of a washing bay at the site entrance. Any part of the B34 road leading to the project site which may be damaged during the works, shall be restored to the satisfaction of the Road Development Authority, at the proponent's cost.

19. During the implementation of the project, the proponent shall arrange for an alternative road to gain access to his site of work for heavy vehicles other than using Anna Branch Road, to the satisfaction of the District Council of Black River.
20. The proponent shall liaise with National Transport Authority for the provision of public transport facilities.
21. 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 ground water and surface water quality, given that the proposed site lies in a region which can be considered as permeable and high water table.
22. The proponent shall ensure that borehole, BH 840, which is used for agricultural purposes is preserved and maintained, to the satisfaction of Water Resources Unit.
23. No wastewater shall be discharged either on the surface of the ground, in a watercourse or into any waterbody. The proponent shall take all precautionary measures to prevent contamination of the water resources in the region thereon.
24. Stormwater drains shall be implemented along Sunset Avenue and out towards Riviere des Galets. All drainage infrastructures including the proposed absorption pits/ soakaways and the locations of the final point of disposal of surface runoff shall be designed and constructed to the satisfaction of the District Council of Black River and the Road Development Authority. The proponent shall seek clearance from the Highway Authority regarding the provision of drains.
25. The proponent shall carry out investigations to ensure that the Riviere des Galets has adequate capacity to dispose of the stormwater emanating from the proposed development during high intensity rainfall. The proponent shall make an assessment of adjoining areas that may be affected by the proposed stormwater drainage and shall take necessary mitigating measures accordingly, to the satisfaction of the District Council of Black River.
26. All domestic wastewater shall be disposed through septic tank followed by leaching field for each residential plot. The individual septic tank shall have a minimum capacity of 3m³. The individual leaching field 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 onsite disposal shall be located on slope not greater than 10%. The minimum distance from the formation level of the leaching field to the maximum level of water table shall be 1.2m. The septic tank 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. The leaching field shall be located at least 1m from any building and site boundary as per PPG. Clearance of the WMA shall be sought for development other than residential purposes.

27. Any construction wastes generated during the construction phase shall be used as backfill materials. During the operational phase, the syndic shall ensure that the solid wastes shall be properly collected and disposed of to the satisfaction of the District Council of Black River. The recyclable fraction of wastes generated during the operational phase shall be sent to recyclers.
28. All electric motors such as air 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.
29. Necessary measures shall be taken during site preparation and infrastructural works so as not to cause any nuisance by way of noise, vibration, dust or otherwise to the public and the surrounding environment. The construction site shall be properly fenced to avoid any nuisance therefrom.
30. The proponent shall keep the individual lots clean and tidy and shall be responsible for the upkeep of the lots up to the sale.
31. The eventual owners of the lots shall thereafter properly maintain the acquired lots until the time of any development thereon.
32. The proponent shall submit to the District Council of Black River 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.
33. Conditions No. 26, 27 and 31 shall be included in the Deed of Sale and any Deeds in succession.
34. In case of any environmental pollution or nuisance arising from this development, this Ministry in consultation with other concerned authorities may impose additional conditions 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.
35. 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.