

**LIST OF CONDITIONS FOR PROPOSED DOMAINE DE BELLE VUE, PHASE 3 –
PARCELLING OF CONVERTED LAND AT BUTTE AUX PAPAYES BY TERRAGRI
LTD [ENV/DOE/EIA/1847]**

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 within one month of the date of completion of all works on site. The proponent shall submit to this Ministry a copy of the final morcellement layout plan, as attached to the Morcellement Permit not later than one month after obtaining same.
5. All other necessary permits and clearances from the relevant authorities shall be obtained and all the conditions attached therewith shall be scrupulously observed. A copy of all the permits and clearances obtained shall be submitted to the Director of Environment.
6. The proponent shall sign an agreement with the Irrigation Authority with regards to a delivery main pipe and its associated valve chambers, which cross the subject site to convey water to an existing irrigation network under the Northern Plains Irrigation Project – Phase II Block 2.
7. Visibility splay shall be provided at all junctions as per the requirements of the Planning Policy Guidance. Footpath of at least 1.2m wide shall be provided on both sides of internal roads. The design of turning bay shall be as per the Planning Policy Guidance. Turning radius along internal junctions shall be at least 6.0m and that of main junctions shall be 10m.
8. All drainage infrastructures shall be designed and constructed to the satisfaction of the District Council of Pamplemousses and the Land Drainage Authority. All stormwater generated within the site shall be disposed in such a way that it does not affect downstream infrastructure.
9. All precautions shall be taken so that the proposed development does not impact negatively on the groundwater and surface water quality. The proponent shall make necessary

provisions for an appropriate means of discharging stormwater through mud/silt traps and hydrocarbon separators prior to open discharge to the receiving environment.

10. No waste of any type, solid or liquid, shall be discharged in any river, canal, watercourse, waterbody or ground surface during all phases of the project.
11. All domestic wastewater from the individual residential plot shall be treated in their respective individual Wastewater Treatment Plant (WTP), which shall be designed and constructed pursuant to the specialist consultant's and supplier's recommendations. The setbacks of the individual WTP from any building and site boundary shall be at least 2m. The wastewater treatment plants shall not be located on parking spaces or drive way and no vehicular loadings shall be allowed on same. The effluents that emanate from the individual WTP shall be used for irrigation purposes and shall meet the discharge norms for irrigation set under the Environment Protection Act 2002 (as amended). Disinfection shall be carried out prior to disposal of treated effluent. No untreated wastewater shall be discharged to the environment. The proponent shall ensure that the removal of oil and grease and the operation and maintenance of the treatment plants are carried out by specialist firm(s) and shall enter into an operation and maintenance contract with the specialist firm(s). Results of analysis of the treated effluent from the WTP, effected by an accredited laboratory, shall be carried out and submitted to the Wastewater Management Authority (WMA) on a monthly basis. The WMA shall at no time be responsible for any malfunctions or other nuisances associated with the operation and maintenance of the WTP. Detail design report for the WTP shall be submitted to the WMA for approval before construction, pursuant to the "Guidelines for obtaining a clearance from WMA for a Building and Land Use Permit (BLUP) application". Same is available on the WMA website: wmamauritius.mu
12. During construction phase, construction wastes and excavated soil shall be re-used as backfill materials as far as possible and non-recyclable waste shall be disposed at the Mare Chicose Landfill. The Syndic shall ensure that recyclable wastes generated during operation phase shall be sorted out and sent to registered recyclers. The Syndic shall also ensure that green and biodegradable wastes are composted and non-recyclable wastes are disposed to the satisfaction of the District Council of Pamplemousses.
13. All equipment to be used on site, during the construction period, shall be regularly serviced and maintained in good working condition to minimize risks of air and noise pollution.
14. 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 the Environment Protection (Environmental Standards for Noise) Regulations 1997.

15. Necessary measures shall be taken during site preparation and infrastructural works, so as not to cause any nuisance by way of noise, vibration, dust, odour or otherwise to the public and surrounding environment. The site of works shall be properly protected by hoardings during the construction phase to avoid any nuisance therefrom.
16. A proper line of communication (including provision of contact details of person responsible for environmental issues) shall be established with the inhabitants of the locality to ensure effective monitoring and prompt actions by the proponent to address any grievances and environmental nuisances in terms of noise, dust and mud entrainment, amongst others.
17. The site shall be properly embellished with ornamental plants and trees to enhance the aesthetic value of the site. The Syndic shall maintain the green space areas.
18. The proponent shall keep the individual lots clean and tidy and shall be responsible for the upkeep of the lots up to their sale. The proponent shall submit to the District Council of Pamplemousses, 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.
19. The eventual owners of the lots shall thereafter properly maintain the acquired lots until the time of any development thereon.
20. Condition 19 shall be included in the Title Deed of each owner and any Deeds in Succession. Lots D9a and D16a shall retain their agricultural use and this shall be included in the Title Deeds and in any Deeds in Succession of the respective owners.
21. 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 2002 (as amended).
22. 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.