

LIST OF CONDITIONS FOR PROPOSED MORCELLEMENT FOR COMMERCIAL PURPOSES AT COTE D'OR, MOKA BY SIT PROPERTY DEVELOPMENT LTD [ENV/DOE/EIA/1840]

1. Notwithstanding all the other permits and clearances from the relevant authorities, a clearance from the Traffic Management and Road Safety Unit and Central Water Authority shall be obtained. A copy of all the permits and clearances obtained shall be submitted to the Director of Environment. All conditions attached therewith shall be scrupulously observed.
2. 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.
3. The Department of Environment shall be informed in writing of the date of commencement of works on site for monitoring purposes.
4. 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.
5. 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.
6. The development shall comply fully with all the provisions stipulated in the Forests & Reserves Act. A reserve and setback of 16m shall be observed on either side of the River Terre Rouge. No development shall be allowed and no trees shall be felled within the 16m reserves of the River Terre Rouge. Any landscaping or planting programme along the river reserves shall be subject to the approval of the Conservator of Forests.
7. The development shall make provisions for people with disabilities within both the site compound and eventual building blocks.
8. The development shall strictly comply to the relevant Planning Policy Guidance (PPG) of the Ministry of Housing and Land Use Planning. The conditions of the Morcellement Permit bearing reference MHL/M/15524 shall be maintained.
9. A setback of minimum 20m wide shall be provided along the frontage of the proposed development facing the Terre Rouge-Verdun-Trianon Link Road (M3). Additionally, the proponent shall provide a physical barrier within its property along the frontage of the Terre Rouge-Verdun-Trianon Link Road (M3). No direct vehicular access from individual slots shall be allowed onto the Terre Rouge-Verdun-Trianon Link Road (M3). The proponent shall provide adequate visibility splay and turning radius at the approved entry/exit location.

10. Stormwater/surface run-off and/or any other effluent from the proposed development shall not be discharged on the Terre Rouge-Verdun-Trianon Link Road (M3) and other roadside drains and culverts.
11. Prior to commencement of works on site, the proponent shall submit to the Road Development Authority:
 - (i). All relevant engineering design details and drawings certified by a Registered Professional Engineer (Civil) of any proposed works to be carried out with respect to the motorway, for necessary approval; and
 - (ii). A Programme of Work.
12. The proponent shall secure necessary approval/way leaves from the Road Development Authority (RDA) for any connection to existing services and removal of any amenities/facilities on the motorway. The proponent shall maintain and keep clean the RDA road from all entrained mud and other construction materials at all times and any damage caused to the motorway during the construction phase shall be immediately repaired by the proponent, at his own costs to the satisfaction of the RDA.
13. All drainage infrastructures shall be designed and constructed to the satisfaction of the Land Drainage Authority and Municipal Council of Vacoas/Phoenix. A runoff coefficient of 0.552 as calculated in the Drainage Impact Assessment report submitted in the EIA report shall be used. A comprehensive maintenance plan for the drainage infrastructure shall be submitted to the Land Drainage Authority and regular maintenance thereof shall be ensured.
14. The project shall comply fully with all the provisions as stipulated in Section 25 (Part I) and Section 26 (Part I) of the Rivers and Canals Act, given that River Terre Rouge borders the site along the eastern boundary. No construction shall be undertaken within 100 feet (i.e. 30m) from River Terre Rouge as per Section 26 (Part I).
15. 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 as water from River Terre Rouge is used for domestic water supply.
16. No waste of any type shall be discharged in any rivers, canals, watercourses, waterbody or ground surface, during all phases of the project.
17. The project site shall be connected by gravity to the existing 315mm diameter sewer line running along link road, as detailed in drawing number MHL/M/19218/SRC/S/LAY-01 dated December 2019. The individual lots shall be connected to a sewer line which is proposed to be laid along a 7m wide common road as detailed in the abovementioned drawing. The internal sewers shall be designed pursuant to BS EN 752:2008 by a Civil Engineer duly registered with the Council of Registered Professional Engineers of Mauritius.

18. During the construction phase, wastes shall be sorted out into inert (excavated soil and boulders) and non-inert (packaging, plastics and metal cuts). The inert wastes shall be used as backfill material and the non-inert wastes shall be sent to recyclers.
19. Recyclables wastes generated during operation phase shall be sorted out and sent to recyclers. Biodegradable wastes including green wastes shall be composted and non-recyclable wastes shall be collected and disposed at nearest transfer stations.
20. All equipment to be used on site, during the construction period, shall be regularly serviced and maintained in good working condition to minimise risks of air and noise pollution.
21. 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.
22. The activities including loading and unloading to be carried out in the commercial lots shall not cause any nuisance by way of noise and odour to the surrounding environment.
23. 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.
24. A proper line of communication (including provision of contact details of person responsible for environmental issues), during construction phase, 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, among others.
25. The proponent shall keep the individual lots clean and tidy and shall be responsible for the upkeep of the lots up to the sale. The proponent shall submit to the Municipal Council of Vacoas/Phoenix 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.
26. The eventual owners of the lots shall thereafter properly maintain the acquired lots until the time of any development thereon.
27. Conditions 6, 7, 14, 16, 17, 19, 21, 22 and 26 shall be included in the Title Deed of each owner and any Deeds in Succession.
28. 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.

29. 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.