

**LIST OF CONDITIONS FOR PROPOSED PARCELLING OUT OF LAND ABOVE 5
HECTARES AT LA SALETTE, GRAND BAIE BY G.B. LA SALETTE DEVELOPMENT
LTD [ENV/DOE/EIA/1841]**

1. The EIA Licence is valid for the parcelling of land of a total extent of 8ha8968m² out of 17ha7148.69m² into 81 lots for residential purpose and 1 green space.
2. Notwithstanding all the other permits and clearances, the following permits/clearances shall be obtained:
 - i. a Land Conversion Permit from the Ministry of Agro-Industry and Food Security, prior to start of works on site;
 - ii. a clearance from the Central Water Authority with regards to water supply; and
 - iii. a Building and Land Use Permit from the District Council of Rivière du Rempart.

A copy of all the permits and clearances obtained shall be submitted to the Director of Environment and all conditions attached therewith shall be scrupulously observed.

3. 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.
4. The Department of Environment shall be informed in writing of the date of commencement of works on site for monitoring purposes.
5. In accordance with Section 18(2)(1) 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.
6. The Department of Environment shall be informed in writing within one month of the date of completion of all works on site, with copy of the final morcellement layout plan, for monitoring purposes.
7. The proposed lots earmarked for “Future Developments” shall be used for mixed-use development i.e. commercial, residential and office use to the satisfaction of the Ministry of Housing and Land Use Planning.
8. The proponent shall liaise with the Road Development Authority (RDA) for the development and construction of any structure on the properties along Plaine des Papayes, B11 Road given that the RDA intends to improve the existing B11 Road alignment in front of the site. No additional direct vehicular accesses for future development on the properties

along B11 Road shall be allowed onto B11 Road and only the approved access shall be used.

9. The proponent shall provide for proper visibility splay and turning radius at the junction with Plaine des Papayes, B11 Road. The proposed development shall strictly comply to the relevant Planning Policy Guidance (PPG). Pursuant to Section 4A of Roads Act, the proponent shall seek authorisation from the Road Development Authority (RDA) to undertake works along/on classified roads and shall submit all requested information, in at least two copies. In view thereof, prior to the commencement of works on site, the proponent shall submit to the RDA, all relevant engineering design details and drawings certified by a Registered Professional Engineer (Civil) of the proposed works to be carried out in relation to main roads including road widening/road realignment, cycle track (if any), road side setbacks, road reserves, kerb radii, junction details, pavement structure, provision of footpaths, drains and laybys in line with the relevant PPG and a Programme of Work. Permission to undertake the works along main roads will be issued by the RDA after submission and acceptance of all requested information. A copy of the Clearance Letter from the RDA and the permission to carry out the works along the B11 Road shall be kept on site at all times.
10. The proponent shall secure necessary prior approval/wayleaves from the Road Development Authority for any connection to existing services on Plaine des Papayes, B11 Road and removal/modification of any amenities/facilities such as handrails, guardrails, traffic signs, road marking on B11 Road.
11. The proponent shall provide street lightings along the frontage with the main road which must be operational upon completion of the works. The proponent shall seek the approval of the District Council of Rivière du Rempart for street lightings and associated works. Upon completion of the works, street lighting services shall be handed over to the Council.
12. The proponent shall maintain and keep clean the main road free from entrained mud and other construction materials at all times and any damage caused to the classified road during the construction phase shall be immediately repaired by the proponent, at his own costs to the satisfaction of the Road Development Authority (RDA). The whole of the works shall be supervised by a Registered Professional Engineer (Civil). Upon completion of all the works, the Registered Professional Engineer (Civil) shall submit a certificate to the RDA to certify that the works have been constructed as per RDA conditions and accepted drawings. Pursuant to Section 19 of the Roads Act, the proponent shall apply to the RDA for approval of access onto Plaine des Papayes, B11 Road upon completion of the works. Thereafter, the works will be provisionally accepted upon satisfaction of the RDA. The works shall be subject to a 1-year maintenance period by the proponent until a Final Acceptance Certificate is issued by the RDA.

13. Notwithstanding the above conditions imposed by the Road Development Authority (RDA), the proponent and his consulting Engineer shall be solely responsible and liable for the works. The RDA reserves the right to require the proponent to undertake works incidental to the proposed development and/or modify any existing access on the main road for the improvement of traffic and road safety without any prior notice. The proponent shall bear all costs arising therefrom.
14. Approval shall be obtained from the relevant Highway Authority with regards to the proposed road network and road furniture within the morcellement. The design of all No through roads (cul-de sac) shall be provided with an appropriate turning point [Hammerhead, “Y” Hammerhead or a turning circle]. Visibility splay shall be provided at all junctions as per the relevant Planning Policy Guidance. Turning radius along internal junctions shall be at least 6.0m and for main junctions with Plaine des Papayes Road, B11 shall be 10m. All internal roads shall be at least 5.5m wide, except the three emergency exits, two of which are access roads for lot No. 19 and 30 as per the amended site plan dated 20 June 2021. The minimum width of these 3Nos. Emergency exits shall be at least 5.0m. Raised footpaths of at least 1.2m wide shall be provided along the frontages of all the morcellement lots.
15. Parking facilities shall be provided to the satisfaction of the District Council of Rivière du Rempart and no on-street parking shall be allowed.
16. At no time stormwater and/or any other effluent from the proposed development shall be discharged onto Plaine des Papayes, B11 Road, roadside drains and culverts. The proponent shall provide on-site stormwater and effluent disposal system or discharge the stormwater to an approved discharge point. Any soakaway proposed shall be located at the rear of the development and shall be furthest away from the classified roads.
17. All roads shall be fitted with drains, the outlet of which shall be through an absorption pit not forming part of any existing drain except with the consent of the Highway Authority.
18. All traffic signs shall be reflectorized and of Engineer’s grade and road markings shall be with reflectorized thermoplastic material. The signs shall be according to the Traffic Signs Regulations of the Republic of Mauritius. A drawing showing all roads marking and traffic signs shall be submitted to the Traffic Management and Road Safety Unit for further appraisal.
19. 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 development site lies in a permeable region.

20. No waste of any type shall be discharged in any rivers, canals, watercourses, waterbody or ground surface.
21. The proposed drains shall be designed with the provision of a minimum recommended freeboard of 300mm. As such, the revised detailed design calculations and revised drainage layout including the engineering details of the proposed drainage infrastructure shall be submitted to the Land Drainage Authority at the Building and Land Use Permit stage. The proposed absorption pits shall be provided with an overflow to be channelled to a proper and safe discharge point. The proposed drain network shall be fitted with heavy duty metal covers at regular intervals of 5m c-c to allow for the ease of maintenance.
22. In view of the topography of the project site, the proponent/consultant shall provide an adequate drainage network for plots 1 to 30 to be channelled to a proper discharge point to the satisfaction of the Land Drainage Authority, so as not to accentuate flooding of the downstream regions. Maximum stormwater runoff emanating from the upstream catchment as well as from the project site shall be contained within the proposed development to the satisfaction of the Land Drainage Authority so as not to accentuate flooding at the flood prone areas at Kapukay, Racket Road and Camp Carol downstream to the proposed site.
23. The proponent shall ensure that a comprehensive maintenance plan for the drainage infrastructures is established and regular maintenance thereof be carried out to the satisfaction of the Land Drainage Authority.
24. All drainage infrastructures shall be designed and constructed to the satisfaction of the District Council of Rivière du Rempart, Land Drainage Authority and Road Development Authority.
25. For each residential lot, an individual septic tank and absorption pit shall be used for disposal of domestic wastewater. The septic tank shall have a minimum capacity of 3m^3 , be watertight and accessible at all times for inspection/maintenance. The absorption pit's wall surface area shall be at least 20m^2 . The minimum distance of the septic tank and absorption pit from any structure, building or boundary shall be 2m as per the Planning Policy Guidance of the Ministry of Housing and Land Use Planning dated November 2004 and revised in September 2006. The minimum distance of the formation level of the absorption pit from any groundwater table shall be 1.2m as per the Planning Policy Guidance of the Ministry of Housing and Land Use Planning dated November 2004 and revised in September 2006. The on-site wastewater disposal systems shall not be sited on slope greater than 10%. The on-site wastewater disposal systems shall be set back from any watercourse/water body as per the requirements of the Ministry of Health and Wellness. Vehicular access, parking and cultivation of trees (except grass) shall not be allowed on the on-site wastewater disposal systems. Every 3 years, or if need be, at a higher frequency, the septic tank shall be desludged by a registered wastewater carrier and

carted away to Wastewater Management Authority (WMA) approved site. The clearance of the WMA shall be sought at Building and Land Use Permit Stage for developments listed in the “Guidelines for obtaining a clearance from WMA for a Building and Land Use Permit (BLUP) Application”, available on WMA website wmamauritius.mu.”

26. Construction wastes shall be sorted out into inert (excavated soil and boulders, etc.) and non-inert (packaging, plastics and metal cuts, etc.) wastes. Inert wastes shall be used as backfill material and non-inert wastes shall be sent to recyclers.
27. During the operational phase, the syndic shall ensure that recyclable wastes generated shall be sorted out and sent to registered recyclers. The Syndic shall also ensure that biodegradable wastes including green wastes shall be composted and non-recyclable wastes shall be collected and disposed of at nearest transfer stations.
28. All equipment to be used on site, during the construction period, shall be regularly serviced and maintained in good working condition to avoid excessive noise emanation.
29. All electric motors such as pumps, compressors, generators, transformers 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.
30. 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.
31. Necessary measures shall be taken to notify the public of the contact details of person responsible for environmental issues by way of notices/signboards at the project site near to existing residential development. 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, among others.
32. The site shall be properly embellished and landscaped with native and non-invasive plants to enhance its aesthetic value. The maintenance of common infrastructure including roads, road reserves, street lighting, drainage infrastructure and landscaped areas shall be ensured regularly by the Syndic.
33. 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 District Council of

Rivière du Rempart 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.

34. The eventual owners of the lots shall thereafter properly maintain the acquired lots until the time of any development thereon.
35. Conditions 25, 27, 29, 32, 33, and 34 shall be included in the Title Deed of each owner for all residential lots and any Deeds in Succession.
36. 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.
37. 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.

EA Division
21 April 2022