

PROPOSED subdivision of land at bambous by the new
belle isle estate ltd (env/doe/eia/1476)

1. All other necessary permits/clearances from the relevant authorities, including Land Conversion Permit from the Ministry of Agro Industry & Food Security 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.
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 commencements of all works on site for monitoring purposes.
4. In accordance with EPA 2002 section 18 2(1) the proponent shall submit to the Department of Environment an Environmental Monitoring Plan for approval prior to start of works. The proponent shall thereafter submit reports on the implementation, accordingly.
5. The Department of Environment shall be informed in writing of the date of completion of all infrastructural works on site, with copy of the final morcellement layout plan to ensure compliance with the conditions of the EIA licence as well as the proposals in the EIA report and additional information.
6. The width of the existing tarred road shall be 6m along the frontage of the development so as to allow free two way traffic.
7. All engineering details of main access roads and internal roads with dimensions including turning radii, pavement structure, road reserves, junction details with existing road , provisions of footpaths, cycle tracks, etc shall be submitted to the Road Development Authority, Traffic Management and Road Safety Unit and the District Council for approval prior to start of works. The approval of the Road Development Authority shall also be sought for any

constructions and connections to existing services (eg CWA, CEB, MT, etc) on Main road.

8. The road reserves shall be properly landscaped and embellished with ornamental plants so as to upgrade and enhance the aesthetics. The road reserves shall be maintained at all times.
9. Street-lighting shall be provided along the main access, at the entrance and exit onto the main roads, as well as along the internal access roads and along the frontage of the development. The street lighting for all roads shall be of the solar type.
10. The provision of utilities, including electricity shall be through an underground network.
11. Individual septic tank and re-constituted leaching field shall be used for the disposal of all domestic wastewater for each lot. The individual septic tank shall be of a minimum capacity of 3m^3 , be watertight and shall be accessible at all time for inspection. The re-constituted leaching field shall have a minimum plan surface area of 20m^2 . The 20m^2 plan surface area of the leaching field shall be excavated to a depth of 3.5m below ground level and the re-constituted leaching field shall comprise of the following layers:

0.0mm(Ground level) to 200mm	Vegetable soil
At 200.00mm	Geotextile membrane
200.00mm to 1000.00mm (formation level of leaching field)	Macadam consisting of 20/40
At 100.00mm below Geotextile	110mm diameter perforated UPVC pipe
1000.00mm to 3500.00mm (below ground level)	Imported sand material of grading 0.05 to 0.15mm

No construction, parking or cultivation of trees, with the exception of grass shall be allowed on the leaching field. The closest distance of the septic tank to any structure, building or boundary shall be 2m and that of the leaching field 1m as per the Planning Policy Guidelines of the Ministry of Housing and Lands. Every three years, or if need be to a higher frequency, the septic tank shall be de-sludged by a registered wastewater carrier and carted away to WMA approved site.

12. All wastewater disposal systems including the septic tanks and re-constituted leaching fields shall be located at least 30m from Rivière Belle Isle.
13. All solid wastes shall be properly collected and disposed of to the satisfaction of the Local Authority.
14. The development shall be undertaken in conformity with the provisions under the Rivers and Canals Act. Necessary authorization shall be obtained from the Supreme Court (if any) regarding any alteration or works near the River Belle Isle. Necessary measures shall be taken to prevent any contamination of the said river by pollutants/sediments as a result of such infrastructural facilities.
15. Prospective buyers shall be made aware that there shall be no flexibility on the grant of the building permit for construction on Canals and River Reserves.
16. Any existing natural water drain found on the proposed development site shall be upgraded and maintained so as to prevent flooding on the site.
17. The proponent shall take all reasonable measures for channeling and evacuating surface and storm water. He shall also consider a reasonable return period for the drainage systems.

18. Provision shall be made for an appropriate means of discharging storm water through mud/silts and hydrocarbon separators prior to open discharge to the receiving environment.
19. Appropriate drains with soakaways at regular intervals shall be provided and maintained at all times to allow proper evacuation of runoff water during heavy rains so as not to cause flooding of the site and adjoining areas. The soakaways shall be designed to cater for high water run-off during heavy rainfall. The design of the entire surface drain network, including contours, spot levels and clear indications of low points that is the lieu of eventual discharge of water shall be duly signed by a Registered Professional Engineer and shall have the prior approval of the Road Development Authority and Black River District Council.
20. All areas earmarked for green spaces and children's play areas shall be properly created and maintained by the Syndic to the satisfaction of the District Council.
21. Necessary precautions shall be taken during site preparation and infrastructural works so as not to cause any nuisance by way of noise and dust pollution to the nearby residents and surrounding environment.
22. 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 eventual owners of the lots shall thereafter properly maintain the acquired lots until the time of any development thereon.
23. Any work to be undertaken to the old mill sugar chimney shall be to satisfaction of the National Heritage Fund. The chimney shall remain accessible to the public with the permission of the syndic.

24. In case of any dispute as regard the ownership of the land proposed for the residential morcellement development or any action against the State by Mrs. Marie Arlette Romeo in respect of the EIA, the New Belle Isle Estate Ltd undertakes to indemnify the Government.
25. In case of any environmental nuisances arising from this development, this Ministry will take necessary action in accordance with the provisions of the Environment Protection Act.
26. Conditions No. 8, 11, 12, 13, 15, 21 and 22 shall be included in the Deed of Sale.
27. Any proposed deviation shall be subject to an application to the Director of Environment. No deviation or part there of shall be executed prior to the determination of the application by the Director.