

List of conditions - Proposed Mixed Use Morcellement at Cote D'Or, Highlands by Omnicane Ltd (ENV/DOE/EIA/1569)

1. All other necessary permits/clearances from the relevant authorities shall be obtained prior to start of works 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(/) 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. Lot Nos 100 to 111, GS3, GS4, 120, 121 and 123 to 126 adjoining River Plaine Wilhems which are prone to flooding shall not be developed into residential lots but instead created as green space in consultation with the Local Authority and thereafter vested into the Local Authority. Lot Nos 84 to 88 and 112 to 116 which are partially prone to flooding shall be redesigned.
7. Provision shall be made for lots of sizes varying from 200 - 250 m² (5 to 6 perches) so as to cater for the lower income families seeking residential property as per the recommendation of the Ministry of Housing and Lands.
8. All solid wastes shall be properly segregated, collected and disposed of to the satisfaction of the Local Authority and the Ministry of Local Government and Outer Islands.
9. The offsite works comprising the construction of a reservoir of capacity 2000 m³ at Camp Fouquereaux and pipe laying works shall be undertaken jointly with the SIT as per the requirements of the Central Water Authority

10. All domestic wastewater from individual plot shall be disposed of via the public sewer line. The detailed design of the sewer network for the proposed morcellement shall be submitted to the Wastewater Management Authority for approval, prior to the development of infrastructural works for the morcellement. The detailed design shall be carried out in accordance with BS EN 752 and signed by a civil engineer registered with the Council of Registered Professional Engineers of Mauritius and the submission shall also include material specifications, layout of sewer networks, longitudinal sections and detail of the connection point of the internal sewer to the public sewer. All cost related to the above sewerage infrastructure shall be borne by the Promoter. The promoter shall liaise with the WMA prior to the issue of a morcellement permit for payment representing the periodic preventive maintenance costs of the sewers.
11. Vegetation (trees, herbs and shrubs) on the river and rivulet banks shall not be removed. The development shall comply with the Rivers and Canals Act and the Forest and Reserve Act of 1983. Necessary authorisation shall be obtained from the Supreme Court prior to construction of any kind across the natural watercourses, River Plaine-Wilhems and Feeder/Rivulet Ducray.
12. 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 proponent shall ensure that the natural drainage pattern is maintained and all outlets from the existing VRS residential development are connected to the proposed development and incorporated within the drainage systems of the proposed Morcellement. The drainage flow catchment as mentioned in the additional information shall be maintained. The drainage outlets from the proposed development shall be channeled and properly connected to the new crossings of the Valentina-Bagatelle New Link road. 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, the National Development Unit and Municipality of Vacoas-Phoenix.
13. The proponent shall provide for soak away/ absorption pits of adequate capacity at regular intervals within the drainage network to allow for ground water recharge.

14. All natural drains on the proposed development site shall be upgraded and maintained so as to prevent flooding on the site.
15. The provision of utilities, including electricity shall be through an underground network.
16. All areas earmarked for green spaces and children's play areas shall be properly created in consultation with the Local Authority and thereafter vested into the Local Authority. Apart from the green spaces lying under the High Tension Line, the other green/recreational areas shall be regrouped and appropriately located in consultation with the local authority and other relevant authorities so as to provide for larger spaces for green areas and other major facilities.
17. A landscaped buffer shall be provided to segregate the commercial block from the residential area.
18. No direct access shall be allowed from the commercial lots on to the Bagatelle-Valentina Link Road and the Belle Terre Road (B68). The provision of any access from the site to the Bagatelle-Valentina Link Road shall be to the satisfaction of the Road Development Authority. All accesses shall be through the common service roads and a low masonry wall shall be constructed all along the frontage of the main roads so as to prevent any future creation of individual accesses. The Belle Terre Road shall be upgraded to the satisfaction of the Road Development Authority.
19. A bus lay-by (2 bays) along Belle Terre Road (B68) shall be provided. Clearance of the bus lay-by shall be sought from the National Transport Authority and Traffic Management & Road Safety Unit.
20. All parking facilities for the future commercial development shall be confined within the curtilage of each commercial plot.
21. Pedestrian pavements shall be provided along the frontage of Belle Terre Road (B68) and along at least one side of the main accesses. All engineering details of junction of access roads with Bagatelle-Valentina (A9) and the Belle Terre Road (B68) including turning radii, visibility splay at the junctions, roundabout, bus lay-bys, pavement structure, road reserves, provision of footpaths, bicycle tracks/cycling lanes etc shall be submitted to the Road Development Authority and the Traffic Management and Road Safety Unit 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. Detailed layout plans showing all proposed road furniture within the

morcellement shall be submitted to the Traffic Management and Road Safety Unit for further assessment.

22. The proponent shall provide an adequate reserve along the frontage of the development to allow for the future widening of the Belle Terre Road (B68) to 7 meters including the upgrade of any bridge/culverts so as to allow a free two-way traffic in both directions.
23. 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.
24. 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 along the internal access roads shall be of the solar type.
25. 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.
26. 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.
27. The proponent shall submit to the Local Authority the name, address and contact details of the owner of the respective lots after the sale thereof, for environmental monitoring purposes.
28. 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.
29. Conditions No. 8, 10, 23 and 26 shall be included in the Deed of Sale.
30. 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.