

LIST OF CONDITIONS - PROPOSED SUBDIVISION OF A PLOT OF LAND OF AN EXTENT OF 203,1630HA INTO 364 LOTS ESSENTIALLY FOR RESIDENTIAL PURPOSES ALONG THE BLACK RIVER-SAVANNE COASTAL ROAD (B9) AT PETITE RIVIÈRE NOIRE BY SOCIÉTÉ DE PALMYRE(ENV/DOE/EIA/1459)

1. All other necessary permits/clearances from the relevant authorities 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. 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.
4. The Department of Environment shall be informed in writing of the date of commencement of all works on site for monitoring purposes.
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 lots to be developed shall have a maximum gradient of 20%. Development may be allowed on lots with a gradient above 20%, provided a minimum of 40% of the site extent is buildable (with a slope of less than 20%). The 19 lots numbered 1, 12, 33, 46, 48, 50, 51, 53, 54, 71, 76, 77, 167, 176, 195, 216, 239, 249, 255 shall be used as green spaces.

7. Development on the lots shall be in strict compliance with the 'Cahier de Charges', which shall have the approval of the Local Authority to ensure compliance with the provisions of the Planning and Policy Guidance and the Outline Scheme for the area.
8. The round-about shall be replaced by a T-junction to the satisfaction of the relevant authorities and the proposed emergency exit shall be removed.
9. The proponent shall submit all engineering details of junction of access road with Black River Savanne Coast Road (B9) including turning radii, pavement structure, for approval prior to start of works. Necessary visibility splay at the junctions with B9 shall be provided to the satisfaction of the Road Development Authority and the Traffic Management and Road Safety Unit. The Road Development Authority reserves the right to change the proposed design shall any safety issues arise.
10. No direct vehicular access from the individual lots shall be allowed on to the Black River Savanne Coast Road (B9) road. All accesses shall be through the common service roads and a low masonry wall shall be constructed all along the frontage of the main road so as to prevent any future creation of individual accesses. A footpath shall be provided along the frontage of the site with the B9 road.
11. Provision shall be made for a bus lay-by(2 bays) along the Black River Savanne Coast Road (B9) in consultation with the National Transport Authority and the Traffic Management and Road Safety Unit.
12. The promoter shall submit a hydrological study including run-off water in and out the development, drain sizing details, location of outlet etc. Pursuant to Roads Act of 1982, section 27, any surface runoff canalized outside the development shall be to an approved water outlet only to the satisfaction of the relevant authorities. The cost of any additional/upgrading works (drains, culverts, appropriate absorption pits etc) associated with the removal of the surface run-off shall be borne by the promoter only.

13. 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.
14. The development shall comply fully with all the provisions of the Rivers and Canals Act. No development shall be allowed on the eight meters reserves of Rivulet Minguel and Rivulet Petite Riviere Noire. Prospective land owners of lots adjoining the Rivulet Minguel and Rivulet Petite Riviere Noire shall be informed that a setback of eight meters on each bank shall be observed and clearance shall be sought from the Forestry Services of the Ministry of Agro-Industry and Food Security before any development is undertaken.
15. At least twice the amount of trees shall be planted for each tree removed. The proponent and the owners of the individual lots shall accordingly submit a Replantation Plan to the Conservator of Forests for approval and for monitoring purposes.
16. Necessary authorization from the Supreme Court shall be obtained for any construction across and in a natural watercourse as stipulated in the Rivers and Canals Act, Part I, Section 25. Applications shall be made to the Central Water Authority and Water Resources Unit for bridge/box culvert construction.
17. The small well, SW 83A, found on the site shall be maintained and preserved.
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11 domestic wastewater shall be disposed of via septic tank followed by leaching field for each individual residential plot. The individual septic tank shall have a minimum volume of 3 m³ and shall be accessible at all time for maintenance. The individual leaching field shall have a minimum plan surface area of 35 m². The septic tank shall be located at least 2 m from any building, structure or site boundary as per the Planning Policy Guidance (PPG) of the Ministry of Housing and Lands. The leaching field shall be located at least 1 m from any building, structure or site boundary as per PPG. All soil materials within the plan area of the individual leaching field to be

excavated to a depth of 2 m to remove any layer of dark magnesium clay and to provide aggregate 20/40 from the formation level of the leaching field till 2 m depth. Every 3 years or if need be to a higher frequency the septic tank shall be desludged by a registered wastewater carrier and carted away to Wastewater Management Authority approved disposal site. No vehicular loading shall be allowed on the on-site disposal system. The on-site wastewater disposal system shall be located on slope not greater than 10%. The minimum distance from the formation level of the leaching field to the maximum level of water table is to be 1.2 m as per PPG. Clearance of the Wastewater Management Authority is to be sought for development other than residential.

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Il theon site wastewater disposal structures shall be located at least 30m from the water courses.

20. Solid wastes and non-compostable wastes shall be collected and disposed of to the satisfaction of the Local authority. All green and biodegradable wastes shall be composted. All recyclable wastes shall be sorted out at source and properly collected for eventual recycling.

21. All monkey breeding activities shall be discontinued on the site prior to implementation of the project.

22. Approval shall be sought from the Road Development Authority prior to any constructions and connections to existing services (eg. CWA, CEB, MT etc) on the main roads. A programme of works with the date of start, duration and completion of the works shall be submitted to the Road Development Authority prior to start of works. The provision of utilities, including electricity shall be through an underground network.

23. 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 shall be of the solar type.

24. The proponent shall adopt energy-saving devices and eco-friendly practices such as recycling plants, rain water harvesting, renewable energy supply (solar energy and photovoltaic cells) and other similar facilities.
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 public and the 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. 13,14,15,18,19,20 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.