

**List of Conditions for the proposed subdivision of land at Gris Gris**  
**by the Union Sugar Estates Ltd**

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. A setback of 25 m from the edge of the ex-rail railway line shall be observed and there shall be no encroachment on same as per the recommendation of the Urban Transport Programme Secretariat.
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. 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 commencement of all works on site for monitoring purposes.
6. 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.
7. All domestic wastewater from the individual plot shall be disposed via individual septic tank and leaching field. The individual septic tank shall be of a minimum volume of 3m<sup>3</sup> and shall be accessible for operation and maintenance. The individual leaching field shall have a minimum plan surface area of 20m<sup>2</sup>. No vehicular movement shall be allowed on the in-site wastewater disposal systems. The septic tank shall be located at least 2m from any structure, building or boundary and that of the leaching field 1m. Every 3 years or if need be to a higher frequency the septic tank shall be desludged by a Registered Wastewater Carrier.
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 promoter shall divert the surface water to an approved outlet and shall submit its hydrological study including run-off water in and out of the development, drain sizing details, location of outlet etc to the Road Development Authority, Savanne District Council and the National Development Unit of the Ministry of Public Infrastructure. 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 design of the entire surface drain network with soak aways, 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 Savanne District Council.
10. No direct vehicular access from individual lots shall be allowed on to the Savanne Road (A9) 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.
11. A strip of land at least 5 metres wide along the Savanne Road (A9) shall be safeguarded from any development to cater for any future widening of the road.
12. The road network, road widths, road reserves and kerb radii as well as the provision of footpaths and bicycle tracks shall be to the satisfaction of the Road Development Authority and the Traffic Management and Road Safety Unit and the Local Authority.
13. Provision shall be made for a direct pedestrian access to link the morcellement with Savanne Road (A9).
14. Approval shall be sought from the Road Development Authority prior to any constructions and connections to existing services (eg. CWA, CEB, MT etc) on 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.
15. 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.

16. 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.
17. The provision of utilities, including electricity shall be through an underground network.
18. All areas earmarked for green spaces shall be properly located, created and maintained by the 'Syndic' to the satisfaction of the Savanne District Council.
19. 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.
20. 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.
21. 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.
22. 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.
23. Conditions No. 7, 8, 15 and 20 shall be included in the Deed of Sale.
24. 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.