

List of Conditions: Proposed subdivision of a plot of land of an extent of 18 Ha 1912.48m² into 305 lots essentially for residential purposes by Medine Ltd [ENV/1581]

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(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.
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. No commercial development likely to give rise to environmental nuisance by way of noise, odour, dust, loading and unloading activities shall be allowed on the lots earmarked for residential/commercial development.
7. Provision shall be made for lots to cater for the lower income families to the satisfaction of the Ministry of Housing and Lands.

8. All domestic wastewater from the proposed project shall be connected to the public sewer. Detailed design drawings and design report of the sewer network, including longitudinal profiles, shall be submitted to the Wastewater Management Authority for approval prior to construction works. The design report shall be certified by a Registered Professional Civil Engineer registered by the Council of Professional Engineer in Mauritius. The cost associated with any deviation/ realignment of existing sewer line shall be borne by the promoter. Any deviation/ realignment of sewer line shall be carried out under the supervision of the Wastewater Management Authority. The deviation/ realignment shall not cause any disruption to the proper functioning of the existing sewer line. A work methodology shall be submitted to the Wastewater Management Authority for approval prior to start of work.

9. 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.
10. Appropriate drains with soakaways /absorption pits 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.
11. The design of the entire surface drain network with soakaways/absorption pits, 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 Local Authority and the National Development Unit of the Ministry of Public Infrastructure, National Development Unit, Land Transport and Shipping.
12. All engineering details of the road network, road widths, road reserves, kerbradii at the road junctions, visibility splay and pavement structure shall be submitted to the Road Development Authority, the Traffic Management and Road Safety Unit and the Local Authorities for approval prior to start of works.

Footpath 1.5 m wide shall be provided on both sides of all roads within the morcellement including the main access.

13. The bends near lot 42, 87 and 304 shall be improved and/or modified to the satisfaction of the Traffic Management & Road Safety Unit. Drawings showing traffic signs and road markings shall also be submitted to the Traffic Management & Road Safety Unit for approval.
14. 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.
15. 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.
16. A minimum setback of 4m from the nearby High Tension Line shall be provided along lots no. 28, 30 - 43.
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 in consultation with the Local Authority and vested to the latter.
19. A 4m wide green buffer planted with fast growing leafy trees shall be provided within the surplus land on the western side along the boundary of lots no 43 to 86.
20. 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.

21. 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.
22. The proponent shall submit to the Local Authority the name, address and contact details of the owner of the respective lots within three months after the sale thereof, for environmental monitoring purposes.
23. 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.
24. Conditions No. 6, 8, 9, 14 and 21 shall be included in the Deed of Sale.
25. Any development proposed to be carried out on the lots earmarked for residential/ commercial, which are listed as an undertaking in the Fifth Schedule of the Environment Protection Act shall require the approval of a Preliminary Environment Report or an EIA Licence.
26. 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.