

MINISTRY OF ENVIRONMENT & S.D.
NOTICE UNDER THE ENVIRONMENT PROTECTION ACT

Notice is hereby given under Section 28(1) of the Environment Protection Act 2002 that the project mentioned below has been declared an **exempt undertaking** and that the **Environmental Impact Assessment (EIA) has been approved**.

The undertaking concerns the **EIA for the proposed parcelling of a portion of land of an extent of 50,482 m² into 86 serviced lots with associated infrastructural works along the old Flacq Road at Khoyratty in the district of Pamplemousses.**

The proponent is the **National Housing Development Company Ltd**

The conditions attached to the approval of the EIA are as follows:

1. All other necessary permits/clearances from the relevant authorities including a clearance from the Central Electricity Board regarding compliance of any building setbacks to be observed from the High Tension Line and the National Development Unit Division of the Ministry of Public Infrastructure, NDU, Land Transport & Shipping regarding the drainage system 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 commencement of all works on site for monitoring purposes. A detailed programme of work shall be submitted to the Department of Environment, Ministry of Environment and Sustainable Development.
4. In accordance with EPA 2002 section 18 2(l) the proponent shall submit to the Department of Environment, an Environmental Monitoring Plan for approval. 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 Approval as well as the proposals in the EIA report and additional information.
6. The perimeter of the site shall be properly fenced/ hoarded during implementation / construction phase.
7. 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.

8. All domestic wastewater shall be disposed via a septic tank followed by an absorption pit on each individual residential plot. The individual septic tank should be of minimum capacity of 3m³. The individual absorption pit shall have a minimum wall surface area of 20m². 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 WMA approved disposal site. No vehicular loading shall be allowed on the on-site disposal system. The on-site disposal system shall be located on slope not greater than 10%. The minimum distance from the formation level of the absorption pit to the maximum level of water table is to be 1.2m. The individual septic tank and absorption pit shall be located at least 2m from any building and site boundary as per the Planning Policy Guidance (PPG) of the Ministry of Housing and Lands. The maintenance of the on-site wastewater system shall be carried out by the individual owner of NHDC.
9. Any existing natural drain on the proposed development site shall be upgraded and maintained so as to prevent flooding and ponding of water on the site. The proposed project shall comply fully with Clause 26 of the Rivers and Canals Act. A 30m setback for the onsite wastewater disposal system shall be respected from the tributary of River Labourdonnais which flows in the close vicinity of the eastern site boundary.
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 properly designed to cater for the surface water runoff of the site or surrounding catchment/s. Provision shall also be made for discharging storm water through mud/silts traps, prior to open discharge to the receiving environment. 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 Local Authority and National Development Unit Division of the Ministry of Public Infrastructure, National Development Unit, Land Transport and Shipping.
11. Surface water runoff shall not be diverted to classified road B20. No discharge of water shall be allowed through the existing culvert, crossing the B20 Road due to inadequacy of the soakaway in the green space adjoining the Old Flacq Road B20.
12. Only one access shall be allowed onto Old Flacq Road B20. The provision of access on site and connectivity with the Old Flacq Road shall be to the satisfaction of the Traffic Management and Road Safety Unit and the Road Development Authority.
13. After securing of all necessary clearances from other statutory bodies and prior to commencement of works, the following engineering details shall be mandatorily submitted to the Road Development Authority and the Traffic Management and Road Safety Unit for approval, namely:
 - General layout of road network (dimensions, curve radii, slopes, etc. to be clearly indicated thereon)
 - Road cross-sections (supported by structural design calculations for pavement structure)
 - General layout of drainage network indicating drain type/s, sizes and flow direction (supported by drain design calculations)
 - Longitudinal profiles for road stretches and drain lines.
 - Engineering drawings of the main access connection with B20 Road.
 - Provision of footpath and visibility splay.

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 of the economic type 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.
16. All areas earmarked for green spaces and children's play areas shall be properly created and vested to the Local Authority.
17. 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.
18. The proponent shall keep the individual lots clean and tidy and shall be responsible for the upkeep of the lots up to their allocation. The eventual owners of the lots shall thereafter properly maintain the acquired lots until the time of any development thereon.
19. 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.
20. 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.
21. 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.

06 November, 2014