

MINISTRY OF ENVIRONMENT & SD

NOTICE UNDER THE ENVIRONMENT PROTECTION ACT

Notice is hereby given under Section 28 (5) 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 land parcelling for residential purposes and low cost housing project over a plot of land of an extent of 26,995 m² at La Tour Koenig, Pointe aux sables in the district of Port Louis.**

The proponent is the **Ministry of Social Integration and Economic Empowerment**

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

1. All other necessary permits/clearances from the relevant authorities, including Land Conversion Permit from the Ministry of Agro-Industry & Food Security 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. A minimum setback of 30m shall be observed from the coastal marshland located in the north-west direction of the project site.
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 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 layout plan to ensure compliance with the conditions imposed as well as the proposals in the EIA report and additional information.

7. All domestic wastewater from each plot shall be disposed via a septic tank followed by an absorption pit on each residential plot. The individual septic tank shall have a minimum capacity of 3m³. The individual absorption pit shall have a minimum wall surface area of 20m². The depth of the absorption pit shall be limited to 3m. 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 disposal 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 shall be 1.2m. The 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 Land dated November 2004 and revised on September 2006. No permanent structures shall be erected on the strip of land of 6m acquired as right of way for the existing rising main.
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. 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.
10. 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.
11. All engineering details of the road network, road widths, road reserves, kerb radii at the road junctions, visibility splay and pavement structure shall be submitted to the Road Development Authority and the Traffic Management and Road Safety Unit for approval prior to start of works. Drawings showing traffic signs and road markings shall also be submitted to the Traffic Management & Road Safety Unit for approval.
12. 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.
13. Street-lighting of 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.

14. All areas earmarked for green spaces shall be properly located, created and maintained to the satisfaction of the Local Authority.
15. 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.
16. For the “site and services” lots, 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.
17. The proponent shall submit to the Local Authority the name, address and contact details of the owner of the respective lots after the allocation thereof, for environmental monitoring purposes.
18. The proponent shall make an agreement with the State Land Development Co Ltd to ensure that a green buffer be provided in between the morcellement and the site reserved for investment activities (Lots 19F2, 19F3, 19F4, 19F5, 19F6 and 19F11). The green buffer shall be of at least 5m width, planted with fast growing trees. Also a boundary wall of adequate height shall be provided along the aforesaid lots reserved for investment activities to the satisfaction of the Ministry of Health & Quality of Life. Activities likely to cause noise, dust, odour or any other form of nuisances shall not be allowed on these lots. These should be included in their Lease Agreement. Activities on Lot 19F3, namely panel beating, painting work, servicing and tyre replacement and servicing shall not be allowed on the said lot.
19. 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.
20. 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.

**Director of Environment
Department of Environment
Ministry of Environment & SD**