C/115/2025

Complaint regarding parking issues against KVS Events Ltd

On 24th April 2025, this Office received an anonymous complaint regarding parking issues at 15, Boundary Road, Rose Hill.

Upon enquiry, the Ministry of Land Transport reported that following a site visit effected by the Traffic Management and Road Safety Unit, the following observations were made:-

(i) Boundary Road is a classified road, bearing classification number B75, with a width varying between 5.5 and 6 metres. It serves as a connecting route between Berthaud Avenue and Rose Hill.
(ii) Robert Edward Hart Avenue is classified as a UR road and connects Boundary Road to the regions of Camp Levieux and Stanley.
(iii) It was observed that hazardous parking regularly occurs along both Boundary Road and Robert Edward Hart Avenue.
(iv) In accordance with existing legal provisions, the parking of vehicles is strictly prohibited within a radius of 6 metres from any road junction.

2. The comments of the Municipal Council of Beau Bassin -Rose Hill which were also sought reported as follows: -

(a) A Building and Land Use Permit (BLUP) was issued on 06th March 2019 for the construction of a two-storey building to be used for the economic activity for renting of tents at the ground floor and residential use at first floor at 15 Boundary Avenue, Rose Hill with specific conditions, interalia, that "*all parking and loading/unloading of vehicles must be confined within the site and not allowed on the street, and vehicular parking on the main road (B75) fronting the development and reverse vehicular manoeuvres onto the main road (B75) are not allowed".*

(b) A site visit was effected on 05th May 2025 and the employees refused to grant access to inspectors to survey the building without the consent of the Director who was absent. Therefore, the inspection could not be carried out on that day.

(c) On 16th May 2025, a complete inspection was thereafter carried out on the said premises in the presence of the Director of the company, where it was found that the development works were being carried out in breach of the BLUP conditions.

(d) Thus, an Enforcement Notice was served upon the Director of the company on 20th May 2025 in accordance with Section 127B of the Local Government Act 2018 as amended.

(e) On 30th May 2025, another inspection was carried out and it was observed that the said company had not yet complied with the requirements of the Enforcement Notice served.

(f) On 14th July 2025, a follow up site visit was effected and the following were observed: -

(i) The shipping containers that were initially found on the parking areas had been removed.
(ii) No road obstruction was observed at the time of visit.
(iii) The building at first and second floors were still being used as a store.
(iv) The toilet block that had been illegally constructed was still there.

3. (i) The Director of the company made a request on 20th June 2025 asking the Council to grant him a delay of two months to comply with the requirement of the Notice served upon him.

(ii) The request was granted, and a correspondence was issued to him on 26th June 2025, granting him up to 20th August 2025 to comply accordingly.

(iii) A close monitoring was being done by the Council to ensure that the requirements of the Notice served upon the owner were being complied with, failing which legal action would be initiated against him.

4. On 29th August 2025, the Municipal Council further informed that a site visit was effected on 27th August 2025 during which it was observed that the requirements of the Enforcement Notice had been partly complied with as follows: -

(i) The shipping containers had been removed from the parking spaces.
(ii) The first and second floors were still being used as store.
(iii) The toilet block had not yet been demolished.

5. In light of the above, legal actions are being initiated against K.V.S Events Ltd before the Lower Plaines Wilhems District Court, Rose Hill for having failed to comply with the requirements of the Enforcement Notice served on 20th May 2025.