

The AYANA Height Seaview Residence project has a 'comprehensive Mitigation Measures Plan' that covers both general measures and specific measures for the construction and operation periods. This plan must be strictly adhered to.

Here are the main mitigation measures by AYANA:

General Measures

- **Adherence to EIA Report:** The project must strictly follow the environmental impact prevention, mitigation, and monitoring measures outlined in the EIA report.
- **Monitoring and Reporting:** Results from monitoring and compliance with mitigation measures must be recorded and submitted to the licensing authority and the Office of Natural Resources and Environmental Policy and Planning (ONEP).
- **Notification of Changes:** Any necessary changes to project details or mitigation measures proposed in the approved EIA report must be communicated to the relevant authorities and ONEP for review and approval.
- **Responsibility Transfer:** Before transferring project rights to a legal entity, the project owner must inform the new entity of its responsibilities regarding compliance with the environmental impact prevention, mitigation, and monitoring measures specified in the EIA report.
- **Addressing Public Complaints:** The project owner or the legal entity receiving the rights must promptly address public complaints related to distress, nuisance, or damage caused by project activities. They must also inform the ONEP licensing agency and other relevant authorities to find solutions.

Mitigation Measures for Construction Period

These measures address impacts on topography, soil resources, water drainage, air quality, traffic, and land use during construction.

- **Topography and Land Preparation:**
 - Adjust the construction area only as necessary.
 - Control construction activities strictly within project boundaries.
 - Preserve the original condition of undeveloped areas as much as possible.

- **Soil Resources and Landslides:**

- Limit land preparation to within the project area, with excavation and transportation divided into zones, not all at once.
- Use 6-wheeled trucks for soil transportation to minimize public road disturbance.
- Install retaining walls designed by certified engineers.
- Expedite the planting of ground cover grass upon land preparation completion to absorb rainwater and reduce soil erosion.
- Regularly spray water on exposed soil areas.
- Construct roads and drainage pipes in the initial phases of the construction plan to manage rainwater.
- Ensure adequate drainage to prevent inconvenience to neighboring landowners.
- Control soil transportation to be orderly, clean, and minimize disturbance to the surrounding areas, covering soil with thick canvas.
- Remove or relocate trees, rocks, or obstacles before excavation to prevent hazards.
- Excavate only necessary areas and cover unused open areas with tarpaulin.
- Transport soil during daytime on weekdays, avoiding peak hours (7:00 AM-9:00 AM and 4:00 PM-6:00 PM).
- Maintain roads within construction areas in good condition.
- Spray water on roads during dry periods or when roads are dry due to transportation.
- Keep entrance and exit areas closed at all times, opening only for vehicle entry/exit, and maintain clean surfaces free from debris until construction is complete.
- Install warning signs.
- Conduct land leveling only during weekday daytime hours (8:30 AM-5:30 PM) and suspend activities during heavy rainfall.
- Integrate these environmental mitigation measures into the construction contractor's contract, requiring strict compliance.
- Prevent overloading of trucks and repair any road damage caused by soil transportation.
- Utilize sheet piles and steel bracing to prevent soil collapse during excavation.

- Implement phased excavation and foundation work under the supervision of a specialist engineer.

- **Water Drainage and Flood Prevention:**
 - Provide temporary drainage pipes with water retention ponds and sedimentation/detention ponds to collect rainwater and trap sediment, gravel, sand, and debris before discharge.
 - Perform monthly dredging of sedimentation/detention ponds and drainage pipes throughout the construction period to maintain efficiency.
 - Assign workers to clean construction areas to prevent blockages from soil, waste, or construction materials.

- **Air Quality:**
 - Inquire weekly from nearby residents about dust impact from construction throughout the construction period.
 - Monitor total suspended particles (TSP) and particulate matter (PM10) daily during foundation work, reporting weekly, then monthly during construction.

- **Traffic Management;**
 - Cover trucks carrying materials and equipment securely with tarpaulins to prevent materials from falling and posing danger to road users.
 - Ensure trucks do not exceed specified weight limits and repair any road damage caused by material transportation.
 - Share management, maintenance, and responsibility for servitude roads among all landowners and projects utilizing them.

- **Land Use and Environmental Protection:**
 - Avoid actions that destroy bedrock, whether underground, at ground level, or exposed.

While the document references "Table 3 Important environmental impact & Mitigation measures for Operation period", the provided content primarily details mitigation measures for the construction phase. Specific details for the operation period are not extensively covered in the extracted snippets.