



# THE PRECINCT ECODISTRICT™ IMPERATIVES COMMITMENT

10 JULY 2023



## The Precinct Grand Baie<sup>1</sup> EcoDistrict™ Imperatives Commitment

Adoption Date: 13 March 2023

Submittal Date(s): 14 March 2023, for Round 1 assessment and 10 July 2023 for final Endorsement

### Adoption Method:

The *Precinct* design- and client team are located in various locations, most notably Mauritius and South Africa. To accommodate for the different locations, both online working sessions as well as in-person workshops were utilised to:

- Provide an overview of the EcoDistricts Certification process;
- Identify all relevant role-players and stakeholders to be included in the EcoDistricts processes;
- Introduce the design team, management team and all relevant stakeholders to the EcoDistricts Protocol;
- Take all relevant stakeholders through a locality context adapted version of the *Centring Equity in EcoDistricts* course;
- Workshop all content to be included in the Imperatives Commitment to ensure localised and project specific commitments are identified and internalised in ongoing, long-term processes beyond the certification process, and
- Identify the approvals routes that will be required to secure buy-in to the process and approval of all relevant certification submission materials.

Focussed workshop sessions were undertaken on the following dates (see Annexure A for a full roster of attendance as participants varied):

31 August 2022	26 October 2022	18 November 2023	21 November 2023
12 December 2023	1 February 2023	16 February 2023	17 February 2023
20 February 2023	7 March 2023	10 March 2023	13 March 2023

The process entailed focussed workshop sessions with a larger, interactive cohort of engagement participants, and more detailed strategic discussion sessions with a Core Development<sup>2</sup> and Implementation Team. The Precinct EcoDistrict Team (inclusive of the preparers, Solid Green, and the full working group participants) as referenced herein include the following:

**Table 1: Steering Committee and Principal Authors<sup>3</sup>**

Preparers:	Steering Committee		
The Precinct:	Aamish Beedassy	Gregory Pearson	Nitin Seenundun
Anouchka Chummun	Amal Sookye	Harley Baker	Peter Love
Avish Bhinkah	Adam Dembovsky	Hema Naiken Chinnapen	Ojong Nso (GRIT)
	Alex Mugambi	Humairah Ramjane	Roubina Mungarali
Solid Green:	Alfred Kippen	Jessica Ha Shun	Satyajit Harjan
Adrie Fourie	AlShafee Heeroo	JP De Marigny	Seema Ramrichia
Chilufye Lombe	Andre De Oliveira	Karan Emerit	Shameek Sookye
	Anil Singh Rana	Kavita Jeetun	Sheila Edward
	Anouchka Chummun	Kate Bosman	Shevira Bissessor
	Anya Fourie	Ken Poonoonsamy	Stuyven Reddi

<sup>1</sup> Pronounced 'Grand Bay'.

<sup>2</sup> The term 'Development' refers to both the physical processes involved with the actual construction of The Precinct, but also the creation of the relevant certification submission documentation.

<sup>3</sup> Additional information on the companies that these members represent is provided in Annexure A.

Preparers:	Steering Committee		
	Avish Bhinkah	Leigh-Anne Varrie	Tina Gopaul
	Azhar Tupsy	Melissa Ramsawmy	Vanessa Luximon
	Beth Titan	Moira van der Westhuizen	Veerappa-Pillay Iseivanen
	Bronwyn Corbett	Nadeem Nazurally	Vimal Jowohir
	Catherine McIlraith	Neetu Sewpal	Yanish Panchoo
	David Love	Nilma Dhooky	Yavhish Gobin
	Fawaaz Goolbar	Nisha Dinnaram	

The Steering Committee members depicted in the table above, will be a dynamic team throughout the EcoDistrict certification process and beyond into the implementation or performance phase.

A significant volume of information was sourced, shared, and most importantly created specifically for the EcoDistricts processes to enable development of materials that is reflective of the local context, project ambitions and project status. Based on this shared information creation approach, a draft Imperatives Commitment document, detailing the overall context along with the detailed approaches to each Imperative Commitment was drafted by the preparers for review.

Each member of the Core Team<sup>4</sup> confirmed through consensus that the Imperative Commitments that follows is a complete, accurate and true reflection of the assurances made by The Precinct EcoDistrict. Once approval was obtained from the Core Team, the final version was submitted to the GRIT Foundation and Responsible Business Committee representatives for adoption.

The signatories are listed in Annexure B of this document.

The representative from GRIT is the signatory on behalf of the GRIT Foundation GRIT Board, and the Responsible Business Committee (RBC) which consists of executive and non-executive members outside the GRIT organisation - both of whom are responsible for the Group's Environmental, Social & Governance (ESG) strategy and the direction the Group will take around related issues. The RBC consists of representatives from financial institutions, investment corporations, international development corporations and GRIT compliance team members.

The representative from GREA, is the signatory on behalf of all tenants, internal as well as external stakeholders as they are the active development partner. They engage with the surrounding communities, municipal officials, other stakeholder organisations (such as the Polytechnic University) and take overall responsibility for coordinating the activities and requirements of the EcoDistrict with this wider stakeholder forum.

They are supported as signatories by members of a Protector Committee, appointed as a supervisory entity to the GRIT Foundation, and which acts as a brain trust for The Precinct, which comprises of<sup>5</sup>:

- Bronwyn Corbett
- Gregory Pearson
- David Love
- Peter Todd, and
- Catherine McIlraith.

More detail on the backbone organisation that will be responsible for The Precinct EcoDistrict Implementation phase is provided in the Declaration of Collaboration.

<sup>4</sup> Refers to the Core Development and Implementation Team.

<sup>5</sup> Additional information on these members is included in Annexure B.

# Table of Contents

1.	INTRODUCTION	6
1.1.	ABOUT MAURITIUS	6
1.1.1.	From 1500 to 1600	6
1.1.2.	From 1600 to 1700	8
1.1.3.	From 1700 to 1800	8
1.1.4.	From 1800 to 1900	9
1.1.5.	From 1900 to 2000	10
1.2.	GRAND BAIE	10
1.3.	THE PRECINCT DEVELOPMENT VISION	12
1.3.1.	Developmental Approvals and Support	12
1.3.1.1.	National Support	12
	Approvals & Policy Alignment	12
	Policy AG5 – Marginal Sugar Cane Land:	13
	Strategic & Ongoing Support	13
1.3.1.2.	District Support	15
	Approvals & Policy Alignment	15
	Strategic & Ongoing Support	15
	Pre-Receipt of Building and Land Use Permit (BLUP):	15
	BLUP Application Period	16
	Post BLUP Application	16
1.3.2.	Phase 1	16
1.3.3.	Phase 2 and 3	17
1.4.	THE PRECINCT’S GUIDING PRINCIPLES OR DEVELOPMENT DRIVERS	19
1.4.1.	GRIT Real Estate Income Group	19
1.4.1.1.	GRIT’s ESG Strategy	19
1.4.2.	Gateway Real Estate Africa	21
1.4.2.1.	Commitments At A Glance	21
1.4.2.2.	ESG Commitments	21
2.	EQUITY	22
2.1.	Equity in Mauritius	22
2.1.1.	The Constitution of Mauritius (1968 with amendments through 2016)	23
2.1.2.	Challenges and Opportunities around Equity	29
2.1.3.	The Precinct EcoDistrict Demographic Context	30
2.1.4.	Feedback from The Precinct Stakeholders	31
2.2.	VISION & SCOPE	32
2.3.	VULNERABLE GROUPS	33
2.3.1.	The Precinct EcoDistrict Community	33
2.4.	WORK PLAN, RESPONSIBILITIES AND SCHEDULE	35

2.5. INDICATORS	36
2.6. EVALUATION & ADJUSTMENT	36
2.7. LETTERS OF SUPPORT	36
3. RESILIENCE	37
3.1. CHALLENGES AND OPPORTUNITIES AROUND RESILIENCE	37
3.2. HAZARDS FACED BY THE REPUBLIC OF MAURITIUS	40
3.3. VISION & SCOPE	46
3.4. WORKPLAN, RESPONSIBILITIES AND SCHEDULE	46
3.5. INDICATORS	47
3.6. EVALUATION & ADJUSTMENT	48
3.7. LETTER OF SUPPORT	48
4. CLIMATE PROTECTION	49
4.1. CURRENT SITUATION AND CHALLENGES	49
4.1.1. Concrete Actions Taken And Progress Achieved	51
4.1.2. Relevant Goals and Targets	54
4.2. VISION & SCOPE	55
4.3. WORKPLAN, RESPONSIBILITIES AND SCHEDULE	56
4.4. INDICATORS	57
4.5. EVALUATION & ADJUSTMENT	57
4.6. LETTERS OF SUPPORT	57
SOURCES	58
ANNEXURE A - THE PRECINCT ECODISTRICTS STEERING COMMITTEE MEETING SCHEDULE	62
ANNEXURE B - SIGNATORIES	63
ANNEXURE C - MAP 3 OF THE MAURITIAN NATIONAL DEVELOPMENT STRATEGY	64
ANNEXURE D - EQUITY LETTERS OF SUPPORT - POLYTECHNICS MAURITIUS, THE LIONS CLUB INTERNATIONAL AND A RESIDENT OF THE LOCAL NEIGHBOURHOOD	65
ANNEXURE E - RESILIENCE LETTER OF SUPPORT - PROJECT PATRIOT	66
ANNEXURE F - CLIMATE PROTECTION LETTERS OF SUPPORT - GBCSA & ECOMODE SOCIETY	67

### List of Maps

Map 1: Regional Location of The Precinct.....	6
Map 2: The Cantino Planisphere (1502).....	7
Map 3: Districts Map of Mauritius.....	11

### List of Images

Figure 1: Phase 1 Site Plan.....	16
Figure 2: GRIT's six sustainability pillars.....	19
Figure 3: Overall trends of our sustainability targets.....	20

Figure 4: Hazards Encountered in the Republic of Mauritius ..... 40  
Figure 5: Total Greenhouse Gas (GHG) emissions by sector, 2021 .....49

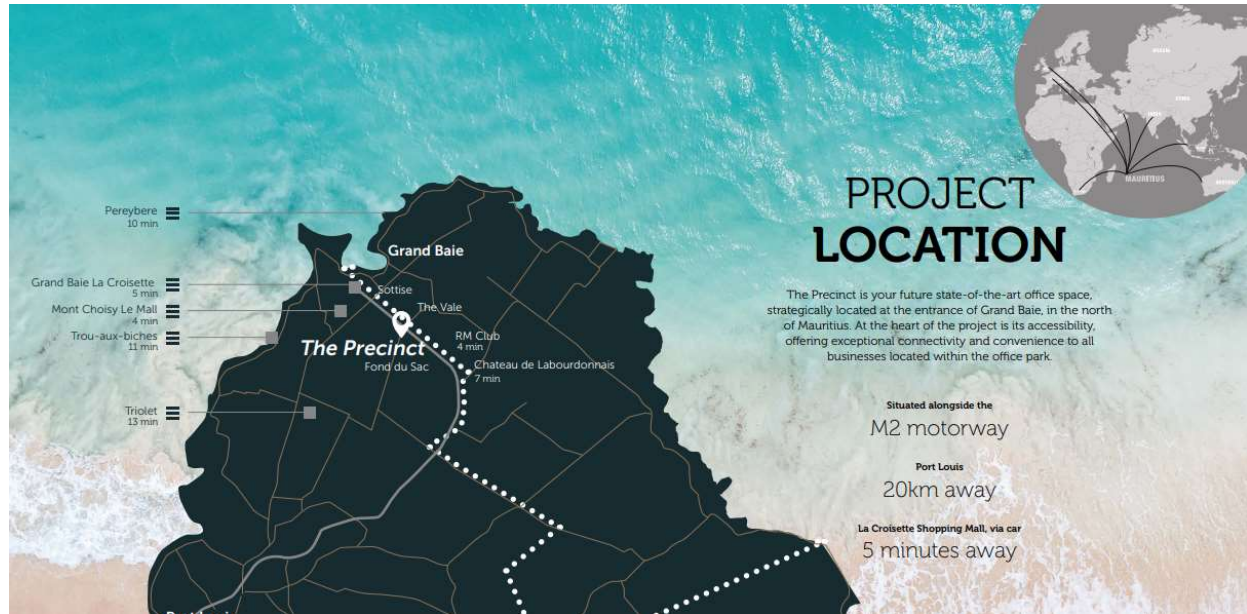
**List of Tables**

Table 1: Steering Committee and Principal Authors.....1  
Table 2: Local Census of Plans - EQUITY .....24  
Table 3: EQUITY Workplan .....35  
Table 4: Local Census of Plans - RESILIENCE.....38  
Table 5: Potential Risks and Impacts .....41  
Table 6: RESILIENCE Workplan.....46  
Table 7: Local Census of Plans - CLIMATE PROTECTION.....52  
Table 8: CLIMATE PROTECTION Workplan .....56

## 1. INTRODUCTION

GRIT Real Estate Income Group in partnership with Gateway Real Estate Africa is developing a property, envisioned as a state-of-the-art office space which is strategically located at the entrance of Grand Baie on the south-eastern corner of the M2 Motorway and Plaine des Papayes Road, approximately 20km from Port Louis and 5 minutes away by car from the **La Croisette Shopping Mall** in the Pamplemousses District of the Republic of Mauritius.

*Map 1: Regional Location of The Precinct*



Source: The Precinct Brochure, undated.

To provide context, the subsections below will provide a short overview of the history of Mauritius.

### 1.1. ABOUT MAURITIUS<sup>6</sup>

The history of Mauritius has always been told from a Eurocentric perspective, but more recently significant effort is placed on correcting historical inaccuracies (Discover Mauritius, 2022)<sup>7</sup>. To provide context to The Precinct and its location and to work toward creating an understanding of the socio-demographic reality of Mauritian society, a condensed overview of that history is presented here.

#### 1.1.1. From 1500 to 1600

There is no concrete evidence of who first set foot on the Mauritian Islands, and speculation identifies Arabs<sup>8</sup>, Chinese or even Malagasy people<sup>9</sup> as possible options, although most texts will identify it as an 'ancient British colony'. It is believed that the Arabs used their knowledge of astronomy to find their way through the oceans by navigating with the help of constellations.

<sup>6</sup> Section based on information sourced from the website of the Republic of Mauritius and the Discover Mauritius™ page. See here: <https://govmu.org/EN/Pages/exploremauritius.aspx> and here: <https://www.discovermauritius.app/history;search=21975945/c/0/i/57963712/mauritian-history-1500-1600#article>

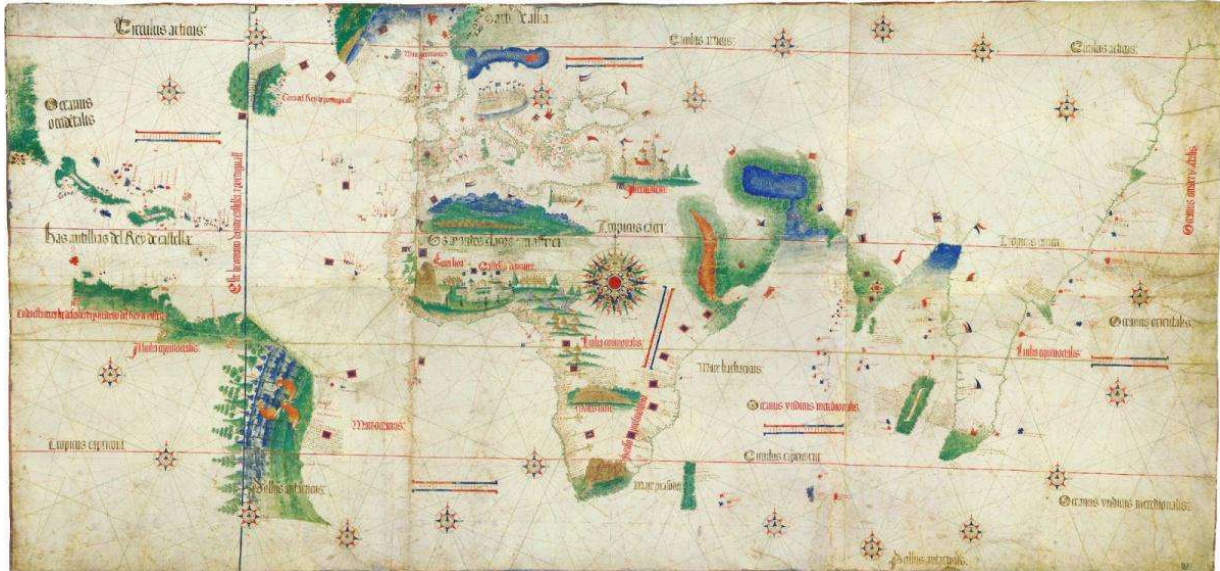
<sup>7</sup> Discover Mauritius™ is a travel app, dedicated to the cultural promotion of Mauritius.

<sup>8</sup> The Arabs, also known as the Arab people, are an ethnic group mainly inhabiting the Arab world in Western Asia, North Africa, the Horn of Africa, and the Western Indian Ocean Islands (including the Comoros). Source: <https://en.wikipedia.org/wiki/Arabs>

<sup>9</sup> The Malagasy are an Austronesian-speaking African ethnic group indigenous to the island country of Madagascar. Source: [https://en.wikipedia.org/wiki/Malagasy\\_people](https://en.wikipedia.org/wiki/Malagasy_people)

The earliest names to have been given to the islands of Mauritius, depicted as a group of three small islands, were Arabic-Sanskrit names: Dina Mozare, Dina Arobi and Dina Margabim<sup>10</sup> (DM™ (2021) identified through acquired knowledge and through the study of the Alberto Cantina Planisphere<sup>11</sup> dated 1502; further supporting the notion that they might have arrived first.

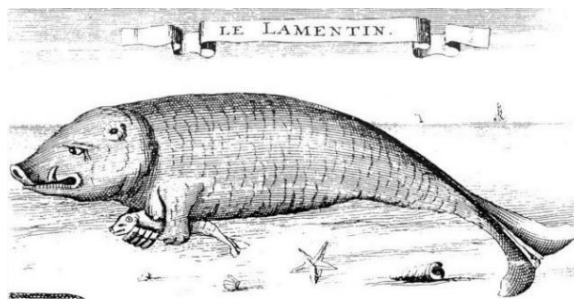
Map 2: The Cantino Planisphere<sup>12</sup> (1502)<sup>13</sup>



The planisphere contains texts along coasts which list the local merchandise that was highly desirable among European consumers (Zimmerman, 2021). These texts, identified a variety of spices and textiles, precious gems, gold and silver, ivory, and porcelain could be found in Asia; while showing that African sites are described as being rich in gold, and as sources of fine raffia mats, parrots, spices, and people who could be enslaved (Zimmerman, 2021).

The Portuguese claimed the discovery of Mauritius in the early 1500s as their own, and **renamed** the island, then known as Dina Arobi, to 'Ilha da Cirne', or *Swan Island*.

Image 1: Impression of the Dugong dugon known as lamentein in the Mauritian patois<sup>14</sup> by Frech Huguenot Francois Leguat (1708)



Although there were no swans on the island, it is believed that the legendary Dodo bird which might have looked similar to swans that the European travellers were more familiar with, but it seems that there might have been confusion on the name due to transcription errors changing the word Sirne to Cirne<sup>15</sup>. Discover Mauritius™ find a plausible

<sup>10</sup> According to DM™ through acquired knowledge and through the study of the Alberto Cantina Planisphere dated 1502.

<sup>11</sup> The Cantino planisphere, made by an unknown Portuguese chart maker, depicts what the Portuguese knew of the world in 1502 (Zimmerman, 2021).

<sup>12</sup> Unlike a map that emphasizes landmasses, a chart focuses on bodies of water and coastlines (Zimmerman, 2021).

<sup>13</sup> Source: <https://www.discovermauritius.app/history/search=21975945/c/O/i/57963712/mauritian-history-1500-1600#article>

<sup>14</sup> Patois (/ˈpætwɑː/, pl. same or /ˈpætwɑːz/) is speech or language that is considered nonstandard, although the term is not formally defined in linguistics. As such, patois can refer to pidgins, creoles, dialects or vernaculars, but not commonly to jargon or slang, which are vocabulary-based forms of cant (<https://en.wikipedia.org/wiki/Patois>). 'Cant' as referred to in the previous sentence is the jargon or language of a group, often employed to exclude or mislead people outside the group. It may also be called a cryptolect, argot, pseudo-language, anti-language, or secret language. Each term differs slightly in meaning; their use is inconsistent ([https://en.wikipedia.org/wiki/Cant\\_\(language\)](https://en.wikipedia.org/wiki/Cant_(language))).

<sup>15</sup> Speculation is that the name was originally spelled Sirne but changed to Çirne with the Ç pronounced as 's' but later the name changed to Cirne due to error.



explanation linking *cirne*, which originates from *sirene*, referring to sirens. The link to sirens were created by the abundance of another animal, the dugong (Dugong dugon), which was highly appreciated by the sailors in Mauritius due to its delectable meat. These creatures were linked to the fabled sirens in rich mythology since ancient times.

Similar to the earlier Arabic visitors, the Portuguese visitors also did not settle in Mauritius, but instead used the island as a stop along their way to replenish and rest. However, because the Portuguese (along with pirates from various places) were the only visitors to the island at the time, it was widely believed to be a Portuguese territory until 1598.

Mauritius became an important stopover for Arabic and European sailors in their travels between the Cape of Good Hope and the East, as a source of fresh water, but also for leaving messages for fellow travellers that might be scattered over the Indian Ocean. It is believed that these messages eventually led to the origins of the colonial history narrative of Mauritius.

### 1.1.2. From 1600 to 1700

By 1598, the Dutch assumed ownership of Ilha do Cirne and the island was again renamed, but this time to the name it still carries: Mauritius. It was named after the Statholder<sup>16</sup>, Johan Maurits van Nassau-Siegen (Maurice of Nassua). The name was retained two centuries later, when the British arrived, speculatively due to the connection they felt to the Netherlands as a previous British colony.

Admiral van Warwyk, led the first attempt at colonisation when he found a suitable landing spot<sup>17</sup>, where he planted orange- and lime trees, a number of vegetables and started caring for domestic fowl. This created an even more favourable destination for travellers, but although many people visited the Island, very few settled. Travellers were deterred from settling when Pieter Both van Amersfoorts died on the reefs of Tombeau Bay during a heavy storm and little to no further reference is made to the island in Dutch history for a number of years.

During this time ebony<sup>18</sup> trade increased, and when the Dutch East India Company retook control over the island to protect travellers from attacks, they also created a monopoly over ebony trade. Although a range of Dutch men ruled the island from 1638, by the 23<sup>rd</sup> of September 1706, all colonists left the island and the last of the Dutch left by 1710. Only a number of enslaved people remained.

### 1.1.3. From 1700 to 1800

The 18<sup>th</sup> century was marked by French settlement in Mauritius, but very little is captured in the history books about the relationship between the French and the Maroons<sup>19</sup>, nor if the Maroons are regarded as native to the island. The French did not have sufficient power to enslave the Maroons again at this time and with the use of a Management Act, management of Mauritius was handed over to the East Indian Company between 1715 to 1767. The island's lands were distributed free of charge with enslaved people assigned to work the land.

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<sup>16</sup> According to Wikipedia, "in the Low Countries, stadtholder (Dutch: stadhouder [ˈstɑtˌɦɑudər] was an office of steward, designated a medieval official and then a national leader. The stadtholder was the replacement of the duke or count of a province during the Burgundian and Habsburg period (1384 – 1581/1795) (Encyclopedia Britannica, undated as reference in Wikipedia, see here: <https://en.wikipedia.org/wiki/Stadtholder> )

<sup>17</sup> Later renamed Port Warwyk.

<sup>18</sup> This refers to the ebony tree - *Diospyros revaughanii* is a rare species of tree in the family Ebenaceae (ebony). The tree is one of several species of ebony tree which are endemic to the island of Mauritius, in the western Indian Ocean. See more here: [https://en.wikipedia.org/wiki/Diospyros\\_revaughanii](https://en.wikipedia.org/wiki/Diospyros_revaughanii)

<sup>19</sup> Maroons are descendants of Africans in the Americas and Islands of the Indian Ocean who escaped from slavery and formed their own settlements. They often mixed with indigenous peoples, eventually evolving into separate creole cultures (<https://en.wikipedia.org/wiki/Maroons>).

In 1723 the Code Noir was created in an attempt to protect slaves from their masters, but all it did was codify slavery and the slave trade. Segregation was also an omnipresent system that not only differentiated between different races, but there was also a strong system of classifying whites into different categories.

Most of the French who settled in Mauritius were Roman Catholic and the religion was forced onto all the enslaved people. In 1767, Pierre Poivre, sent by the royal government to restore the capacity of Port Louis as a strategic and military point in the Indian Ocean; and to strengthen agriculture - argued that people should be free to practice their own religion.

The enslaved people of Mauritius suffered under all three periods of colonization, and although 1794 saw the first abolition of slavery in the French republic, the colonizers in Mauritius unfortunately did not follow suit on the island.

#### 1.1.4. From 1800 to 1900

August 1810 saw the legendary battle of Vieux Grand-Port during which the French secured a temporary victory over the British, marking the only naval victory for Napoleon. By December 1810, the British were better informed of where to enter the island for a stronger foothold, and it started with the takeover of Rodrigues Island (650km east of Mauritius). The British paid mercenaries for their involvement in the battle, it was this strategy which demonstrated that the wage system prevails over the slavery system.

After the French were conquered, many of them remained in country but by 1830 they were all required to pledge allegiance to the British king. Only 5% of the French located in Mauritius at the time decided against the pledge and returned to France.

To ensure that the French never had the opportunity to take over the island, the Citadel Fort was constructed for £49,000 with a planned food supply storage for 200-300 men.

*Image 2: Citadel Fort<sup>20</sup>*



The Citadel was never used for its initial purpose. Instead, the white Mauritian population was compensated for the abolition of slavery after negotiations with the British, and because there were no big conflicts which arose as a result of the abolition, there was no reason for the Citadel to protect against any attack to the island<sup>21</sup>.

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<sup>20</sup> Source: <https://www.discovermauritius.app/history/c/O/i/59206746/article-1241#1>

<sup>21</sup> The first abolition took place in 1794 but restored in 1802 by Napoleon Bonaparte, slave trade was abolished in 1812 and slavery itself in 1835. From 1835 to 1839 all slaves went through an apprenticeship phase where they were retrained for alternative employment and to re-adapt themselves into the society. By 1834 to 1924 indentured labourers, mostly from India become much more prevalent. For more information, see: <https://www.discovermauritius.app/history/c/O/i/59206746/article-1241>



Still regarded as a large injustice, is the fact that only the masters were compensated for the abolition of slavery, while the enslaved themselves received nothing.

In 1808, a rebellion led by a black Mauritian slave, Louis<sup>22</sup>, saw the march into Cape Town (South Africa) to attack the Amsterdam Battery Fortification before negotiating a peace treaty that would result in the foundation of a free state and the abolition of slavery for all enslaved people. The plan was initiated by Louis, James Hooper, and Michael Kelly (two Irishmen), three enslaved: Jephtha (from Batavia), Abraham and Adonis; who would later be joined by an Indian enslaved person and two Khoi (originated from southern Africa) men.

*Image 3: Louis, the Mauritian*

### 1.1.5. From 1900 to 2000

Under British rule, modernization of agricultural techniques and the improvement of the road network meant that sugarcane production almost tripled between 1817 and 1827; and with the completion of two railway lines in 1864 and 1865 respectively, the sugar industry grew significantly. This industry was supported by the import of Indian indentured labourers, a system which stopped in the 1923 and during this time there was a brief period of prosperity which mostly benefited the planters.

The labour party created in 1936, had the main goal of improving worker lives, protect workers' rights, establishing the Department of Labour and to mobilise public opinion around the exploitation workers were subjected to.

*Image 4: The Mauritian Emblem*



Three destructive cyclones struck Mauritius in 1945. Regarded as the deadliest cyclones the island ever faced, with limited response from the British, who were embroiled in the 2<sup>nd</sup> World War at the time.

The number of sugarcane mills dropped from 296 in 1860 to 30 in 1947 and although the island was generating some revenue through the sugarcane industry, the island was not considered as a viable asset to the British and in 1968 the island secured partial independence (albeit with some conditions)<sup>23</sup>.

In 1992, Mauritius finally achieved the status of Republic, 24 years after independence was secured<sup>24</sup>.

## 1.2. GRAND BAIE

Mauritius is divided into nine districts: Black River, Flacq, Grand Port, Moka, Pamplemousses, Plaines Wilhems, Port Louis, Riviere du Rempart, and Savanne. Rodrigues island is an autonomous region of the Republic of Mauritius. Agaléga and Cargados Carajos Shoals have the status of dependencies.

The Precinct is located in the Pamplemousses District in Grand Baie which is a vibrant village that is blessed with some of the most beautiful sandy beaches on the island. It is well-known for its nightlife, beach-style living, and more recently, as a successful economic hub.

<sup>22</sup> For more information, see: <https://www.discovermauritius.app/history/c/O/i/59206746/article-1241#1>

<sup>23</sup> Which included keeping the Chagos Archipelago as a military base.

<sup>24</sup> <https://www.discovermauritius.app/history/c/O/i/59332272/mauritian-history-1900-2000#0>

Over the last few decades, Grand Baie has undergone rapid development including hotels, restaurants, and retail. The city has developed into a thriving business destination – attracting people from all over the country who are looking to advance their careers. The island is geographically centrally located – making travel and doing business with Europe, Southern Africa, Australia, and Asia easier. With a robust programme of constant development to strengthen the island’s overall position as an attractive investment location, Grand Baie is the ideal place for both business and leisure, offering an idyllic life for families.

Map 3: Districts Map of Mauritius



Source: <https://www.worldatlas.com/maps/mauritius>

### 1.3. THE PRECINCT DEVELOPMENT VISION

The Precinct is a mixed-use, office complex that will be developed in Phases, with the first building, The Unity, nearing completion. At its completion, the landscape will shape open parking, set on the site's periphery, providing a significant number of bays for convenient parking.

The intent is to ensure that The Precinct is at the forefront of workspace innovation and technology, with world-class facilities and exceptional social and wellness spaces – so the employees located here will get all the flexibility they need to achieve the balance they want.

*Image 5: Collection of Artist Renders of The Precinct*



Source: The Precinct Brochure, undated.

#### 1.3.1. Developmental Approvals and Support

The Precinct is located within the jurisdiction of the District Council of Pamplemousses along the M2-Motorway and Plaine des Papayes B11 Road. The Precinct comprises of two adjacent sites, namely:

- Site 1: TV 5293 No. 60 of 15,434m<sup>2</sup> with Property PIN 1206170006;
- Site 2: TV 5293 No. 62 of 20,497m<sup>2</sup> with Property PIN 1206170008.

Support for this development on both a national and district scale was secured prior to construction.

##### 1.3.1.1. *National Support*

#### **Approvals & Policy Alignment**

Although these sites previously contained sugar cane plantations, Map 3 of the Mauritian National Development Strategy (NDS) (see Annexure C of this document for a copy) shows that the land The Precinct project is located on was re-classified as Moderately Suitable Land for Sugar Cane farming<sup>25</sup>.

The NDS (2003:135) further sets out a policy specifically dealing with moderately suitable land. More specifically, the policy supports the conversion of land from agriculture to allow development to take place<sup>26</sup>:

<sup>25</sup> Mauritius Sugarcane Industry Research Institute (MSIRI), 2002 as referenced on Map 3 in the NDPD (2003).

<sup>26</sup> Section taken verbatim from the NDPD (2003:135) but text bolded for effect.

**Policy AG5 – Marginal Sugar Cane Land:**

*On land currently under sugar cane, but which has been classified as marginal in the Ministry of Agriculture/MSIRI 2002 Land Suitability Map, and which is located within or adjoining major settlements, strategic growth clusters or existing villages, consideration of the release of such lands for other uses should be subject to a sequential approach which takes into account:*

- 1) Long terms requirements for use as sugar cane buffer stock to be determined by the Ministry of Agriculture/MSIRI and the private sector*
- 2) Suitability for other non-sugar agricultural uses as defined by the Ministry of Agriculture*
- 3) Forming part of or adjoining an Environmentally Sensitive Area (ESA) as defined by the Ministry of Agriculture*
- 4) Forming part of or adjoining an area of special landscape importance as defined by the Ministry of Environment and included in revised Local Plans.*

*Justification: Where sugar cane land has been classified as marginal in accordance with Ministry of Agriculture/MSIRI 2002 Land Suitability Map and does not fall into one of the above categories and is located within or adjoining major settlements, strategic growth clusters or existing village limits there will be a presumption in favour of development as part of area-wide developments and Action Plans to be prepared under revised Local Plans.*



The Precinct does not fall into any of the 4 mentioned categories above, and the extract of Map 3, it is clear that the site is also strategically located on the M2 motorway providing a crucial role in unifying the existing villages to the north and south of the site itself.

Part V of the Sugar Industry Efficiency (SIE) Act 2001:

This section of the SIE

Act governs the modus operandi under which conversion of agricultural land to non-agricultural use is made. Land conversion requires that an application for conversion of agricultural land must be made by the owner of the land on the application form available at the Land Conversion Unit of the Ministry.

In line with AG5 policy set out in the NDS (2003) and Part V of the SIE Act, the owners of the two even that the proposed development fall on, successfully applied for Land Conversion from Agriculture to Commercial land uses.

Support for the development in the context of national policy directives is thereby illustrated.

**Strategic & Ongoing Support**

The Economic Development Board (EDB) is the leading Government agency mandated to provide strong institutional support for strategic economic planning and to promote Mauritius as an

attractive investment and business centre, a competitive export platform as well as an International Financial Centre (IFC)<sup>27</sup>. The EDB is a corporate body set up under the Economic Development Board Act 2017 and operates under the aegis of the Ministry of Finance, Economic Planning & Development.

As an apex statutory body, the EDB synergizes efforts across all ministries and with private stakeholders to meet the set goals. The EDB is responsible to drive research projects and lead initiatives with other stakeholders and address issues such as mismatch in the education and labour system; the impact of an ageing population; the adoption of technology and innovation; infrastructural development; and the opening of the economy, amongst others.

The intention behind the assets GRIT creates, such as The Precinct, according to Krishnen Kistnen (GRIT CFO) is to create impact investments strongly driven by ESG, which will be the core of their business moving forward. Strategic interaction with the Economic Development Board (EDB) of Mauritius started as far back nine years ago, and more recently the focus of that engagement was how the impact of investment can be extended to generate larger benefit to Mauritius as a whole. Describing the Precinct as a 'development which aligns with the strategy of the Government of Mauritius,' the EDB consistently shows support for the collective impact approach the project and its proponents are guided by<sup>28</sup>.

Ken Poonoosamy, the CEO of the EDB recently referred to the work GRIT is doing in Mauritius, and at The Precinct around sustainability and job creation as "bringing substance to our shores":

*"I want to congratulate really, you and your team, all the staff for this grand opening of this precinct..*

*I would like to just underscore that when, in Mauritius, we talk about substance, in the global business sector we talk creating substance, that all the companies that are involved in international business, in cross-border investment, they need to bring substance to our shores.*

*I think, GRIT, you are a perfect example of how substance is created in Mauritius. Not just setting up your structure in Mauritius for cross border investment into Africa, but more importantly using our capital markets... to raise funds to create jobs in Mauritius, to bring substance really, here on our island by participating in a number of sectors. Hotels, hospitals and many more to come.*

*So, we want to really congratulate you and I think what is underpinning it in your strategy, is the vision that you have for sustainability. And this is very comforting for us as institutions of government, but also how do we make sure that international companies in Mauritius help us to achieve the ambition that we have set for creating 60% renewable energy by 2030, and you are the perfect example of that...*

*I want to say that EDB is at your disposal, we are here to help, and we want more of these success stories on our island..*

*We want to do more, and we like to get your insight about how do we make (sic) Mauritius more attractive, more resilient and more competitive."*

The EDB is regarded as a strong implementation partner for GRIT and The Precinct which will further the goals of collective impact, supporting Mauritian policy and strengthening the positive impacts The Precinct is expected to have.

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<sup>27</sup> See more detail here: <https://edbmauritius.org/about-edb>

<sup>28</sup> Also see: <https://greafrika.group/grit-grea-making-a-real-impact-in-mauritius-with-over-mur-8-6-bn-investment-in-the-island/>

While engagement with the EDB is ongoing and takes places on a higher, national strategy level, and while the EDB is a higher authority than the District Council of Pamplemousses, The Precinct is still required to engage with the Council and adhere to all required planning processes.

#### *1.3.1.2. District Support*

#### **Approvals & Policy Alignment**

The Outline Planning Scheme (also referred to as the Local Plan<sup>29</sup>) for Pamplemousses District Council Area (within which The Precinct is located) was published in September 2006 and subsequently modified August 2011, March 2013, and March 2016.

There are three functions of this OPS:

- To provide guidance to scheme promoters, developers and individuals contemplating a development project and the subsequent submission of a building and land use permit application;
- To assist Government officers at Ministry and local authority levels when offering advice to developers and when subsequently assessing permit applications; and
- To provide the physical development focus for programmes and projects from the variety of Ministries and agencies, as well as the private and nongovernmental sectors which have an interest in land development.

On the 18th of June 2020, the development was issued with an Outline Planning Permission for the proposed mixed-use development, a decision which was approved by the Permit & Business Monitoring Committee (PBMC) at its sitting on the 18th of October 2019.

District Council approval for the development was therefore also secured.

#### **Strategic & Ongoing Support**<sup>30</sup>

Since the inception of The Precinct, a range of GRIT representatives have been in strategic engagements with the District Council. The following GRIT representatives engaged (and are engaging) with District officials on issues of approvals, but also strategic alignment with government objectives.

- Yanish Panchoo (Previous Development Manager)
- Beth Titan (Previous Development Manager)
- Avish Bhinkah (Development Manager)
- Jean Pierre de Marigny (Architect)
- Anil Singh Rana (Previous Project Manager)
- Fawaaz Goolbar (Facilities Manager)
- Nitin Seenundun (Storm water engineer)
- Stuyven Reddi (MEP Engineer)

The discussions included, but was not limited to:

#### **Pre-Receipt of Building and Land Use Permit (BLUP):**

Kick Off Meeting with District Council head on the viability of the project in the region (April 2020).

Several meetings with the District Council on the project constraints including the proximity of a stone crusher (3 kms away from plot), Access to the site through the motorway, storm water drainage in the region and existing Mechanical, Electrical and Plumbing (MEP) facilities including upgrade (April, June, July 2020).

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<sup>29</sup> As per the NDPD (2003:5)

<sup>30</sup> Information on previous and ongoing interactions provided by Avish Bhinkah (2023).



## BLUP Application Period

Several interactions from architects and development managers to fill in requirements including height control, setbacks (June, July, August 2020).

## Post BLUP Application

Discussion on how to enhance neighborhood and project contributions including (January 2022 - January 2023):

- i. Street Lighting - completed
- ii. Pavements around the motorway - completed
- iii. Storm Water catchment around the region - completed
- iv. Access roads asphaltting - completed
- v. Road extensions - completed
- vi. Electrical upgrades for the region - completed
- vii. Plumbing upgrades for the region - completed
- viii. Bus Stop Construction - in progress.

Moving forward it is anticipated that The Precinct will remain in conversation with the District Council to ensure that the potential benefits associated with the development is maximised, whether that is around upgrading of road infrastructure around the node, advocating for increased public transport access or working with the Council to identify suitable housing development or availability<sup>31</sup>.

### 1.3.2. Phase 1

Phase 1 forms part of a greater precinct development over two sites. Once fully complete, The Precinct will comprise a combination of offices, retail, and food components surrounding a central green area, thereby promoting an outdoor interactive and collaborative culture.

*Figure 1: Phase 1 Site Plan<sup>32</sup>*



<sup>31</sup> More detail on the specific elements identified that require further engagement with the District Council is set out in the Roadmap strategies.

<sup>32</sup> Source: <https://theprecinct.mu/>

The Unity building (Phase 1) comprises of 4 storeys of commercial office space (circa 10,200m<sup>2</sup>) split into two separate sections, linked by a full height central atrium with elevated walkways. Each floor could be accessed either by way of lift or centralised staircase.

The East section provides approximately 1,370m<sup>2</sup> per floor and comprises Ground + 3 levels. The West section provides approximately 660m<sup>2</sup> per floor and comprises Ground +4 levels. The 4th floor in the West section will be used as shared boardrooms and a sky bar / casual meeting area with views of the Grand Baie area. The roof level on the East section will house all the technical plant and equipment (air-conditioning, back up water, PV, etc.). There will be a semi-basement positioned under the East section which will provide 45 underground parking bays. There will be a further 212 on-grade parking bays surrounding the building, giving a total of 257 parking bays at a ratio of 3 bays / 100m<sup>2</sup> GLA.

The Unity secured a Five Star Green Star Office Design v1.1 certification. The



design and construction teams, under the guidance of Solid Green as the Sustainability Consultants<sup>33</sup> targeted a plethora of credit criteria to ensure the project could meet this target. Some interventions and design elements included the following:

- Provision of fresh air at a rate that is 33% better than what is required from SANS 10400-O:2011.
- 60% of the office area has a direct line of sight to the outdoors.
- All paints, carpets and adhesives are to be low VOC.
- Sub-metering is provided for substantive energy and water uses within the building and all meters are connected to an effective monitoring system.
- Lighting power densities for the office area are to be no less than 1.5 W/m<sup>2</sup> per 100 Lux.
- The project does not use any potable water for irrigation.
- 5% of all parking spaces are dedicated solely for use by car-pool vehicles, car-share vehicles, hybrid, and other alternative fuel vehicles.
- 2% of total vehicle parking spaces (excluding parking dedicated to persons with disabilities) is designated for Electric Vehicle (EV) parking and equipped with EV charging equipment installed.
- A dedicated storage area is provided for the separation and collection of office consumables with good access for all building occupants and for collection by recycling companies.
- To minimise light pollution into the night sky, no external light beam, generated from within the building or outside of the building boundary, is directed at any point in the sky hemisphere AND 95% of outdoor spaces do not exceed the minimum requirements of CIBSE LG6.

### 1.3.3. Phase 2 and 3

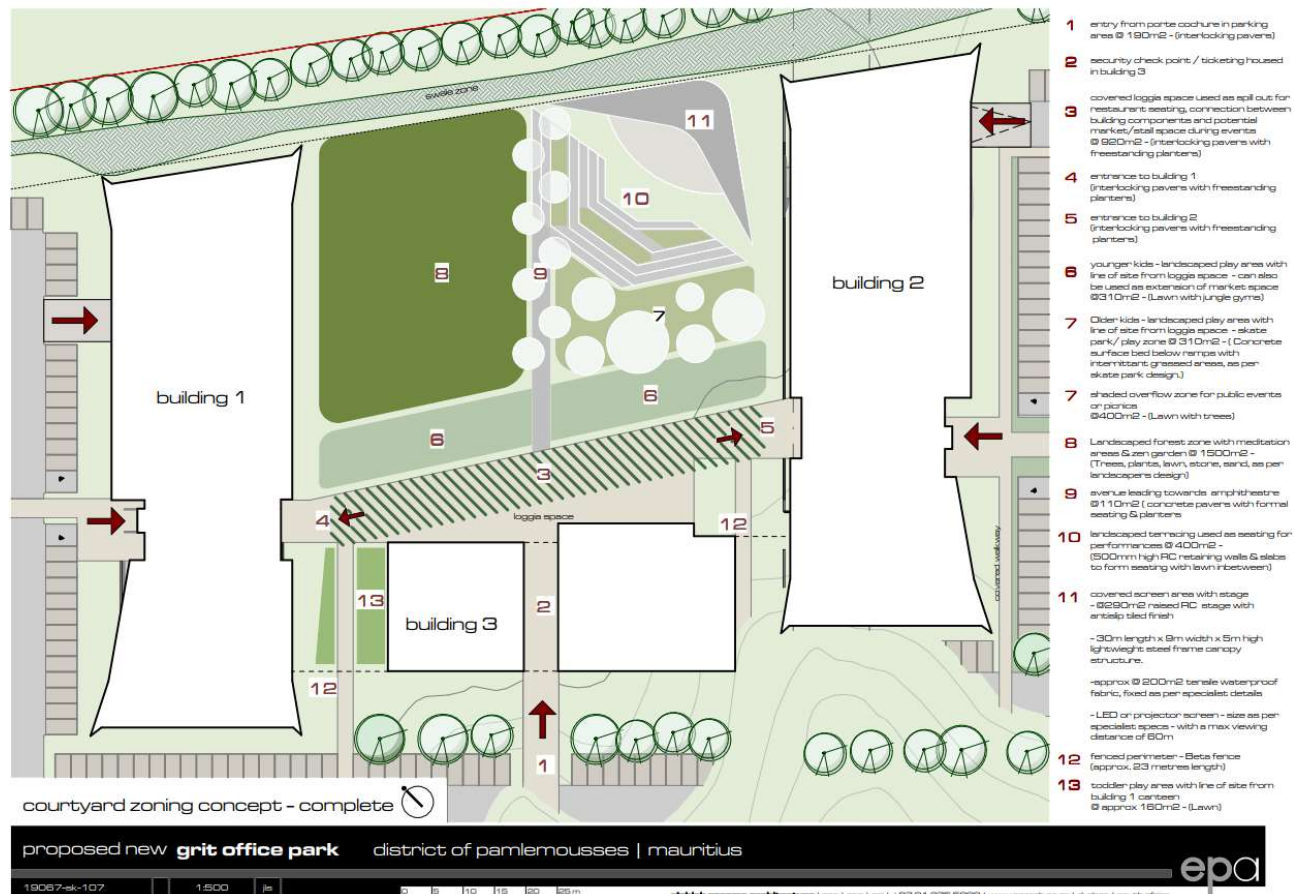
The Precinct will be completed with the addition of two commercial buildings by 2025, currently in concept design stage. All buildings are expected to target some type of sustainability certification (whether this will be a Green Star certification like the first building, or an EDGE rating is still in discussion stages). At the very least implement stringent resource efficiency design principles.

The two images below provide a concept overview of what the final composition will be of The Precinct. The first image shows Buildings 2 and 3 that are still to be added, with an overview of what

<sup>33</sup> Solid Green supported the project- and client team on this project from concept design stage onward.

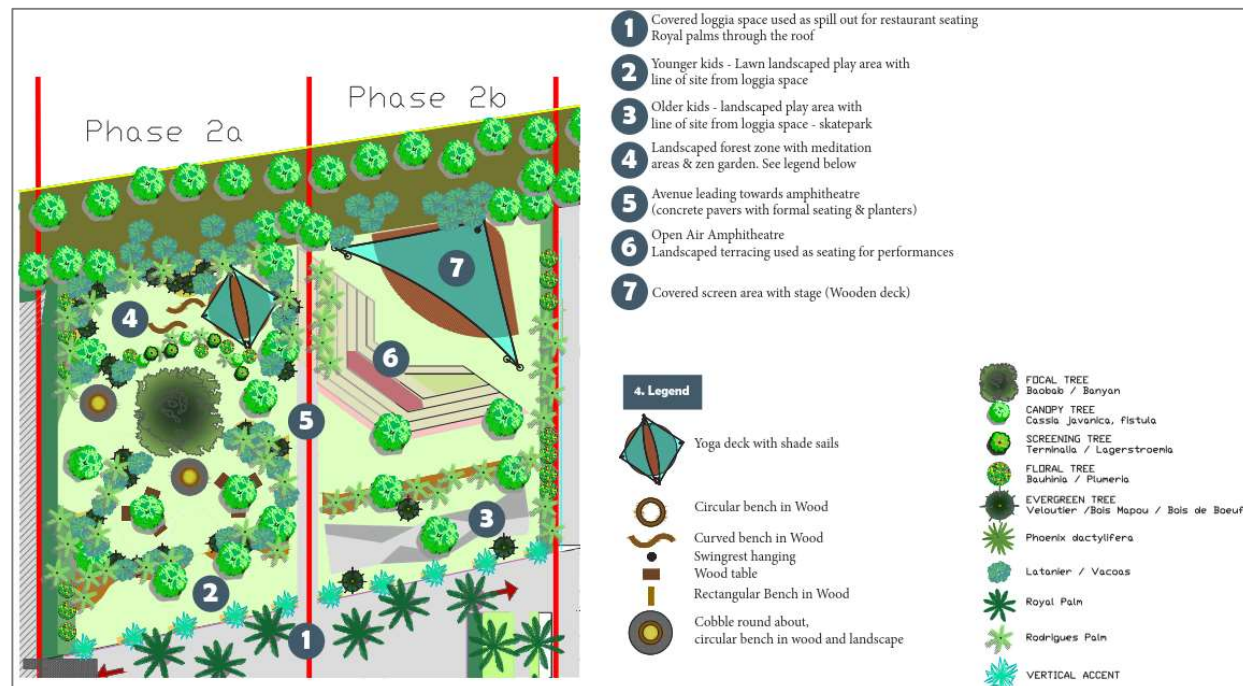
the courtyard might look like as well as the relevant zoning information that will guide the design process.

Image 6: The Precinct with Courtyard Concept



Source: EPA Architects, 2022.

Image 7: The Detailed Courtyard Concept



Source: Greenscaff Landscape Architects, 2022.

## 1.4. THE PRECINCT'S GUIDING PRINCIPLES OR DEVELOPMENT DRIVERS

### 1.4.1. GRIT Real Estate Income Group

GRIT Real Estate Income Group ("GRIT" or "the Company") is a leading pan-African real estate company focused on investing in and actively managing a diversified portfolio of assets in carefully selected African countries (excluding South Africa).



GRIT has its primary listing on the premium segment of London Stock Exchange main market (LSE: GRIT), and a secondary listing on the Stock Exchange of Mauritius official market (SEM: DEL.N0000). To improve liquidity, save costs, and allow access to cheaper equity and debt finance, the Company consolidated its capital market exposure by de-listing from the main board of the Johannesburg Stock Exchange on 29 July 2020, migrating shareholders to either the LSE or SEM.

The following SDG's are significant to GRIT's business:



**Ensure healthy lives & promote well-being for all at all ages.** GRIT supported the local community in Mauritius during Covid-19 by providing protective gear, sanitizers & food packs for those in need during confinement & will continue to do so.



**To achieve gender equality & empower all women and girls.** GRIT ensures that all genders are valued in the workplace and given equal opportunities at every level of the business.



**Reduce inequality within and among countries. GRIT employs 76% of local talents across its offices in Africa.** We design customized career paths, where our talents are uplifted to an international level and networking.



**To ensure sustainable consumption & production patterns.** GRIT has procedures in place for daily operations to reduce consumption of energy, water, single-use plastic, and recycling.

#### 1.4.1.1. GRIT's ESG Strategy

### 1

#### Managing our assets responsibly

At Grit, we constantly find ways to drive efficiency and improve our business, through the close monitoring of our assets, and further developing and delivering innovative solutions that maximize utility for the tenant, returns for our stakeholders and positive change and value for all our stakeholders.



### 2

#### Designing and delivering environmentally conscious and safe, healthy and efficient spaces

Grit provides spaces which are energy efficient, reduce water usage, promote prudent waste management, and consider the environment, while also reducing operating costs for the benefit of both our tenants and shareholders.



### 3

#### Uplifting communities

Grit provides support and resources to the communities in which we operate to ensure that our on-the-ground presence, and not just our assets, add value, and provide access and opportunities to the surrounding communities.



Through their Sustainability Policy and Framework, GRIT have set out their priorities from a responsible business perspective and have defined six pillars that act as a blueprint for their strategy and initiatives.

### 4

#### Developing our employees

The Company realizes that it is important to build people, who in turn, build businesses, by creating opportunities for individuals and teams to grow, innovate, debate, problem solve and realise their full potential.



### 5

#### Setting the highest standards of health & safety

Grit creates and provides a safe and healthy work and living environment for our stakeholders by implementing the ISO45001 health and safety standards.



### 6

#### Protecting human rights

Human rights are basic rights that belong to everybody. They embody key values in their society such as fairness, dignity, equality and respect. They are an important means of protection for us all, especially those who may face potential abuse and neglect. At Grit, the protection of human rights and fundamental freedoms are managed from both an internal and external perspectives.



Figure 2: GRIT's six sustainability pillars<sup>34</sup>

<sup>34</sup> GRIT Sustainability Report (2022:7)

In addition to the six pillars, they have four high-level KPIs that is monitored on a monthly basis to ensure the effectiveness of their action plan. Underpinned by our commitment to SDG 17: Partnerships for the Goal, our ESG Strategy fully embraces synergies between multi-stakeholder partnerships and knowledge sharing. As proud and active participants of the United Nations Global Compact (UNGC), Ms. Moira van der Westhuizen, their head of responsible business acts as GRIT's representative on the board of the local network and helps in the advancement of the 10 principles of the UNGC and the 17 SDGs.

Further to the above core pillars, GRIT has identified 4 high-level KPI's that the Company has set to achieve and maintain over 5 years, from 2019 to 2025. These are as follows:

1. 25%<sup>35</sup> reduction in Group carbon emissions by 2025
2. 25%<sup>36</sup> improvement in building-efficiency by 2025 through reductions in electricity & water consumption
3. At least 40% of leadership positions within GRIT Group held by women
4. At least 65% local employee representation.

The figure below provides an overview of the latest results in line with the KPIs set.

*Figure 3: Overall trends of our sustainability targets*



Over and above these high-level KPI's, the company intends to continue to operate as a sustainable business in the following ways:

- Ensuring alignment of our Sustainability strategy to the United Nation's Sustainable Development Goals (SDGs) and the United Nations Global Compact.
- Adherence to GRIT's Environmental Sustainability Reporting Policy.

<sup>35</sup> Using 2019 as a base year, measured on a per employee basis, in air travel and portfolio building carbon emissions respectively.

<sup>36</sup> Measured on a per square metre basis on Group portfolio, using 2019 as a baseline year.

- Placing Sustainability as a key strategic imperative across our entire value chain and all our operations.
- Providing spaces and environments which impact positively on the lives of our employees and occupiers.
- Providing guidance to enable our various business teams to include key sustainability considerations in their decision-making and business activities.
- Continuously seeking to improve our sustainability performance and promote higher levels of responsibility across our operations.
- Ensuring complete compliance with the various legal and corporate governance requirements which form part of operating in the Listed Real Estate Sector.
- Regular engagement with our key stakeholders, addressing any key concerns swiftly and transparently.

#### 1.4.2. Gateway Real Estate Africa

Gateway Real Estate Africa is a private real estate development company specialising in the turnkey construction of accommodation for multinational corporates and retailers wishing to expand their operations on the African continent.



At GREA, they believe in developing projects in a responsible manner, and they apply international Environmental, Social and Governance (“ESG”) standards across their entire project portfolio.

Their commitment to responsible development is set across our suite of policies that commit us to the highest standards for ESG management, including the UN Global Compact addressing human rights, labour standards, environment, and anti-corruption.

##### 1.4.2.1. *Commitments At A Glance*

At GREA they recognise that real estate development can have a significant positive or negative social and environmental impact. Their goal is to accentuate positive development impact and limit any potential negative outcomes. Their sustainability objectives are codified in their ESG policy which compels them to integrate ESG issues into their investment process, implement ESG objectives across the company and keep the investment committee, board, and stakeholders abreast of sustainability issues.

##### 1.4.2.2. *ESG Commitments*

GREA's ESG policy commits them to:

- Conduct appropriate due diligence, including environmental and social impact assessments prior to investment or development
- Responsibly manage and use natural resources
- Monitor the energy, emissions, water, and waste management performance of our properties
- Assess climate risks associated with their projects
- Protect and conserve biodiversity
- Respect and promote the principles of the ILO Declaration on Fundamental Principles and Rights at work
- Not employ anyone younger than 15 or the local minimum age (whichever is higher)
- Measure the impact of their projects against the aims and ambitions of the Sustainable Development Goals
- Work with suppliers and internal teams at a local and national level to help them deliver against GREA's values and drive market transformation
- Publish their commitment to sustainability and communicate successes and lessons learnt.



## 2. EQUITY<sup>37</sup>

The EcoDistricts Certified Handbook defines equity as follows<sup>38</sup>:

*A state that is achieved when all people have full and equal access to opportunities that enable them to attain their full potential.*

It goes further to state that ‘the determinants of equity include the social, economic, geographic, political, and built environment conditions in which people live and work that lead to the creation of a fair and just society’.

### 2.1. Equity in Mauritius

From the workshops and other engagements held concerning The Precinct EcoDistrict, it was determined that equity, or more accurately inequity has a very different presence than the racial inequity experienced in the USA, and what South Africa experienced during Apartheid.

There is no official information available about the racial composition of Mauritian society because questions related to race were removed from the national census since 1972<sup>39</sup>. In a study focussed on the ethnicity, community, and the census in Mauritius for the years 1830-1990, Christopher (1992:1) notes: ‘The very problems of the census commissioners derived from the fact that throughout the nineteenth and twentieth centuries the variously defined communities lived as an integrated society’.

Extracts from the work of Christopher (1992:1) further highlights that ‘the concept of community has played a major role in the constitutional development of the country’. He notes that ‘the employment of an ethnicity or racial origin question in the census enumeration was frequent in the British colonial empire; but he notes that the ‘British administration, however, often took the census classification as the basis of political division’ (Christopher, 1992:1). Using these divisive markers was said to be especially problematic for the integrated society of Mauritius where ‘in terms of residence no marked segregation is obvious and the community ghettos evident in many other colonies<sup>40</sup> and states did not evolve in Port Louis, the capital (Christopher, 1992:1).

The country has an integrated multi-ethnic and multi-cultural society<sup>41</sup> and government statistical sources differentiate between male and female only. In the 1962 and 1972 census polls the population data was divided along the classifications of Hindu, Muslim, Sino-Mauritian<sup>42</sup> with the remainder classified as ‘general population’<sup>43</sup>, but as noted earlier, these classifications were not deemed useful and removed.

During a meeting of the Committee on the Elimination of Racial Discrimination<sup>44</sup> in 2018, it concluded in its consideration of the combined twentieth to twenty-third periodic report of Mauritius on its implementation of the provisions of the International Convention on the Elimination of All Forms of Racial Discrimination. Presenting the report, Maneesh Gobin, Attorney General and

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<sup>37</sup> This section is aimed at providing insight into the EcoDistricts Protocol and the implications for The Precinct development. Creating a rich contextual insight on what the intent behind the imperative is understood to represent, and clearly identifying how the Mauritian context currently addresses the issue of equity, and what the implications are for The Precinct.

<sup>38</sup> EcoDistricts Certified Handbook (2018:7).

<sup>39</sup> [https://www.indexmundi.com/mauritius/demographics\\_profile.html](https://www.indexmundi.com/mauritius/demographics_profile.html)

<sup>40</sup> In the context of the article referenced, colonies referred to other areas in the world colonised by the British Empire.

<sup>41</sup> See: <https://worldpopulationreview.com/countries/mauritius-population>

<sup>42</sup> Mauritians of Chinese origin, also known as Sino-Mauritians or Chinese Mauritians, are Mauritians who trace their ethnic ancestry to China ([https://en.wikipedia.org/wiki/Mauritians\\_of\\_Chinese\\_origin](https://en.wikipedia.org/wiki/Mauritians_of_Chinese_origin)).

<sup>43</sup> [https://statsmauritius.govmu.org/Pages/Statistics/By\\_Subject/Population/SB\\_Population.aspx](https://statsmauritius.govmu.org/Pages/Statistics/By_Subject/Population/SB_Population.aspx)

<sup>44</sup> The United Nations Committee on the Elimination of Racial Discrimination (CERD) is the body of independent experts that monitors implementation of the Convention on the Elimination of All Forms of Racial Discrimination by its State parties (see <https://www.ohchr.org/en/treaty-bodies/cerd/introduction>).

Minister of Justice, Human Rights, and Institutional Reforms of Mauritius, said that since its independence in 1968, Mauritius was relentlessly committed to the universal values of democracy, good governance, the rule of law, and the promotion and protection of human rights and fundamental freedoms (2018:1)<sup>45</sup>. The feedback further stated that the Mauritian Constitution, 'which was the supreme law of the country, prohibited discrimination and advocated equality for all. It also provided that no law would be discriminatory either in itself or in its effect. The Criminal Code already contained provisions for offences pertaining to racial discrimination on the grounds of race or creed. The Government was committed at its highest level to ensure that no one threatened the racial harmony in Mauritius'<sup>46</sup>.

#### 2.1.1. The Constitution<sup>47</sup> of Mauritius (1968 with amendments through 2016)

Chapter II provides for the fundamental rights and freedoms of the individual. Specific sections that are relevant to the topic of equity include:

- Section 3: Fundamental rights and freedoms of the individual.
- Section 6: Protection from slavery and forced labour,
- Section 7: Protection from inhuman treatment.
- Section 11: Protection of freedom of conscience.
- Section 12: Protection of freedom of expression.
- Section 13: Protection of freedom of assembly and association.
- Section 15: Protection of freedom of movement.
- Section 16: Protection from discrimination.

According to the constitution, these rights can also be set out as:

- Equality regardless of political party
- Equality regardless of race
- Equality regardless of skin colour
- Equality regardless of origin
- General guarantee of equality
- Equality regardless of creed or belief
- Equality regardless of gender
- Right to life
- Freedom of opinion/thought/conscience
- Freedom of expression
- Freedom of association
- Freedom of assembly
- Right to own property
- Protection from expropriation
- Right to privacy.

In addition to the constitution, there are several pieces of legislation, national, provincial, local policies and plans that touch on equity<sup>48</sup> applicable to The Precinct, which will guide the approach to equity within the EcoDistrict as a minimum, to the extent that the Steering Committee or the Core Development and Implementation Team representing The Precinct has the ability to employ

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<sup>45</sup> <https://www.ohchr.org/en/press-releases/2018/08/committee-elimination-racial-discrimination-examines-report-mauritius>

<sup>46</sup> Ibid

<sup>47</sup> Is based on the Westminster model and rests on two fundamental tenets which are the rule of law and the principle of separation of powers.

<sup>48</sup> With reference to economic, spatial and gender equality.



such resources, specifically in regards to behaviour of tenants, service providers appointed to serve the interest of the property owners and stakeholders forming part of the backbone organisation.

Dentons Mauritius LLP is currently carrying out a detailed investigation to determine the full extent to which the identified documents apply, and also if there are any other plans, policies, etc. that should be incorporated into GRIT and The Precinct policies moving forward<sup>49</sup>.

Such documents include<sup>50</sup>:

**Table 2: Local Census of Plans - EQUITY**

Act or Policy <sup>51</sup>	Short Summary
<b>Mauritius</b>	
National Gender Policy (2022-2030)	Provides a framework for collective action by public- and private-sector stakeholders to achieve gender equality, empower women and girls, and ensure their full enjoyment of all human rights (Ministry of Gender Equality and Family Welfare, 2022).  In line with the United Nations Sustainable Development Goal (SDG) No. 5, the policy outlines the government’s commitment to gender equality as a development and human rights concern. Among its objectives, the policy aims to promote inclusion of gender equality in legislation and policies, to ensure equal participation of women in decision making at all levels, and to eliminate all forms of gender-based violence.  The government is also drafting a gender equality bill designed to accelerate the country’s progress toward gender equality in the social, economic, and political arenas (Ministry of Gender Equality and Family Welfare, 2022).
Mauritius – The Three-Year Strategic Plan 2018/19 – 2020/21	Since Mauritius gained independence in 1968 it has travelled a challenging development path – from a third world country to join the league of upper middle-income nations.  The journey was as exciting as the achievements were momentous.  Vision 2030 is about another exciting transformative journey – about sustained progress in all aspects of life – extending beyond mere economic growth and high income per capita to social, cultural, infrastructural, institutional, and environmental development as well.
National minimum wage regulations (2022)	The National minimum wage payable to full time employee for the calendar year ending 31 December 2022 has been revised as follows: - For an employee of a Non-Export Enterprise - Rs 10,575 - For an employee of an Export Enterprise – Rs 9,875
The Workers' Rights Act No. 20 of 2019	To provide a modern and comprehensive legislative framework for the protection of workers, and to provide for matters related thereto.
The Civil Code (1870, last amended 2016) and the Civil Status Act (1981).	Regulations regarding marriage in Mauritius are determined by the Civil Code (1870, last amended 2016) and the Civil Status Act (1981). The regulations are heteronormative and limits marriage to a man and a woman. Section 4 (1) states, that “the spouses shall on marriage adopt the surname of the husband after which the wife may add her maiden surname or the surname of her predeceased spouse”. <sup>52</sup>

<sup>49</sup> This ongoing process will remain dynamic moving forward, and the expectation is that such a process should not hinder the certification process to move forward.

<sup>50</sup> This is not an exhaustive list of legislative policies that are focussed on addressing inequality in Mauritius, but the intent was to highlight some of the most prominent pieces of legislation that guides the activities in and around The Precinct.

<sup>51</sup> According to Nekram (2020:29) “While the debate pertaining to the existential nature of how far international law is ‘law’ remains a vital issue, the importance of these international conventions in providing a guide and ensuring more accountability of states cannot be overlooked”.

<sup>52</sup> Civil Code, 1870, p. 10

Act or Policy <sup>51</sup>	Short Summary
The National Wage Consultative Council Act No. 6 of 2016	To keep under continuous review the national minimum wage to better the standard of living of low paid workers.
Local Government Act, no. 36 of 2011, accessed 03 April 2014;	<p>The adoption of the 2011 Local Government Act marks a positive development for the promotion of gender equality in Mauritius. In line with the constitutional provisions for non-discrimination on grounds of sex, the provisions of the 2011 Local Government Act are formulated in a gender-neutral manner.</p> <p>The legislated candidate quota provisions of the new Act were implemented for the first time at the December 2012 local government elections, resulting in a significant increase of the representation of women in village councils from 5.8 per cent to 25.5 per cent and from 12.5 per cent to 35.5 per cent in municipal councils.</p>
The Equal Opportunities Policy (2013)	The aims of this policy are to ensure that there is equity, fairness and transparency in all the HR Policies and Practices of the Ministry and the rule of law as enshrined in our constitution prevails, that everybody is equal before the law and that no one receives less favourable treatment, by reason of his/her age, caste, colour, creed, ethnic origin, impairment, marital status, place of origin, political opinion, race, sex or sexual orientation, or is disadvantaged by any conditions, requirements, provisions, criteria, procedures or practices that cannot be justified on any or more of the above-mentioned grounds, or victimized for taking action against the employer for discrimination or for assisting a fellow employee in taking such an action;
The Equal Opportunities Act (2012)	The Equal Opportunities Act was voted in 2008 and proclaimed in 2012 in an attempt to promote equal opportunities and to prohibit discrimination. It applies to employment activities and other activities including education, the provision of goods, services or facilities, companies, registered associations amongst others. The Equal Opportunities Act ensures protection against direct discrimination and indirect discrimination based on the grounds of 'age, caste, colour, creed, ethnic origin, and impairment, place of origin, political opinion, race, sex and sexual orientation'. The list of grounds provided is exhaustive and, as a result, restrictive. It also prohibits discrimination by victimization. The Act also deals with the issue of sexual harassment in line with Part V.
<u>Draft</u> National Gender Policy Framework (2008)	The revised draft National Gender Policy Framework (2008) states that "development actors and practitioners cannot assume a priori, that they are treating everybody the same, without distinction of sex, age, family status, colour, religion, ethnic affiliation and sexual orientation." The policy stresses that lack of understanding in this regard can lead to a violation of human rights and a state of disempowerment, exclusion, deprivation and injustice. <sup>53</sup> Without making explicit reference to the gendered inequalities facing LGBTI people the policy encourages the creation of spaces for questioning and rethinking assumptions, for challenging existing norms, stereotypes, double standards and cultures of silence, for addressing controversial issues such as sexual and reproductive rights, for changing values and mindsets, for dialogue and negotiation about such gender-responsive transformation. <sup>54</sup>
Employment Rights Act (2008)	Section 4 of the Employment Rights Act of 2008 deals with discrimination and occupation and stipulates in 4 (1) (a) that no worker should be treated in a discriminatory manner by his employer in his employment or occupation. Discrimination "includes affording different treatment to different workers attributable wholly or mainly to their respective descriptions by age, race, colour, caste, creed, sex, sexual orientation, HIV status, religion, political opinion, place of origin, national extraction or social origin, which has the effect of nullifying or impairing equality of opportunity or treatment in employment or occupation." <sup>55</sup>

<sup>53</sup> National Gender Policy Framework, 2008, p. 15

<sup>54</sup> Ibid., p. 18.

<sup>55</sup> Employment Rights Act, 2008, p. 11.

Act or Policy <sup>51</sup>	Short Summary
Food Act 1 of 1998	It provides for more effective and efficient protection for consumers against those who put our health at risk by dealing with food that is unfit for human consumption and detrimental to public health. It will reduce the current levels of sickness, disability, morbidity resulting from food related diseases and poisoning. It will remove much of the unwarranted burden on our over-pressed health services. Unfit food is not merely a social problem for customers and their families, it also presents a heavy cost to our already hard-pressed hospital and local health services.
Mental Health Care Act 24 of 1998	Establishes the Mental Health Board and Mental Health Commission and provides for the conditions of admission of mental health patients, the conditions of treatment and living in mental health centres, and the rights of mental health patients. Repeals the Lunacy Act.
The Protection of Human Rights Act (1998)	The Protection of Human Rights Act was passed in 1998 and paved the way for the establishment of the National Human Rights Commission (NHRC) to promote and protect human rights and review the factors or difficulties that inhibit the enjoyment of human rights. <sup>56</sup> Under the Act, allegations of discrimination are to be dealt with by the Equal Opportunities Commission (EOC). <sup>57</sup> The Act was amended in 2012 to align the legislation with the country's international human rights obligations.
The Training and Employment of Disabled Persons Act (1996)	Henceforth referred to as the TEDP Act – was amended in 2012. It mainly provides for the employment of disabled persons in Mauritius such as by imposing on every employer having a workforce of 35 or more employees, the duty to employ a number of persons with disabilities according to section 13 of the Act. Furthermore, it also provides for the promotion of the establishment of schemes, projects, vocational centres, and other institutions involved in the training of disabled persons. The legislations governing the rights of persons with disabilities remain scattered. Nonetheless, the Disability Bill is currently under scrutiny in Parliament.
The Social Aid Act No 2 of 1983	The SAA provides for social assistance to not only a person with disability, but the aid also extends to others who may be dependent on the persons with the disability. Section 3 qualifies a person and the dependants as a beneficiary of social aid if, as a result of any physical or mental disability, one is temporarily or permanently incapable of earning adequately his livelihood and has insufficient means to support oneself.
National Pensions Act No 44 of 1976	The National Pensions Act provides for the payment of contributions by employers and employees subject to minimum and maximum insurable salaries. The floors and ceiling have been revised with effect from <i>1 July 2019</i> .
The Public Health Act No. 47 of 1925	The Act makes provision for a wide variety of matters affecting public health in Mauritius including, amongst other things, food safety matters, safe water supplies, appointment and duties of environmental health officers, dangerous epidemic diseases, and diseases communicable by animals to men, general nuisances, nuisances related to water and to the keeping of animals, sanitation and sanitation works, measures to prevent the proliferation of mosquitoes.
The Education Act 39 of 1957	In Mauritius, formal Education at all levels is governed by the Education Act and Education Regulations of 1957 as subsequently amended. The legislation was amended in 2004 to make Education compulsory for all till the age of 16 with the introduction of 11-year schooling as from 2005.
The Criminal Code	Under Section 250 of the Criminal Code of 1838, sodomy is criminalized irrespective of sexual orientation, stating that “any person who is guilty of the

<sup>56</sup> Protection of Human Rights Act, 1998, p. 6

<sup>57</sup> Following an amendment to the Equal Opportunities Act Section 27(3) made provision for the establishment of an Equal Opportunities Commission to work towards the elimination of discrimination, and the promotion of equality of opportunity and good relations between persons of different status.

Act or Policy <sup>51</sup>	Short Summary
	crime of sodomy or bestiality shall be liable to penal servitude for a term not exceeding 5 years". Sodomy cases that have reached the courts have almost exclusively involved heterosexual persons, especially as an aggravating factor in divorce cases. <sup>58</sup> Authorities rarely use the sodomy statute against same-sex couples, unless one of the partners cites sodomy in the context of sexual assault.
Africa	
The African Union Gender Policy (2009)	The main purpose of gender policy is to establish a clear vision and make commitments to guide the process of gender mainstreaming and women empowerment to influence policies, procedures and practices which will accelerate achievement of gender equality, gender justice, non-discrimination, and fundamental human rights in Africa.
Employment Rights Act (ERA, 2008)	Section 4 (1) of this act provides that no worker shall be treated in a discriminatory manner by an employer or a prospective employer. Section 4(5) of the ERA defines discrimination as including "affording different treatment to different workers" attributable wholly or primarily to "their respective descriptions by age, race, colour, caste, creed, sex, sexual orientation, HIV status, religion, political opinion, place of origin, national extraction, or social origin, which has the effect 23 EOC Report of 2014, p. 28. R.J.O.I. 2020 – n° 27 27 of nullifying or impairing equality of opportunity or treatment in employment or occupation".
The African Solemn Declaration on Gender Equality (2004)	The Solemn Declaration on Gender Equality in Africa was adopted by the AU Assembly in 2004, calling for member states' continual action toward achieving gender equality and reinforcing their commitment to international and regional women's rights instruments.
Protocol to the African Charter on Human and Peoples' Rights on the Establishment of an African Court on Human and Peoples' Rights; 03 March 2003 (r)	The African Court on Human and Peoples' Rights ("the Court") was established by the Protocol to the African Charter on Human and Peoples' Rights ("the Charter"), which was adopted by Member States of the then Organization of African Unity in Ouagadougou, Burkina Faso in June 1998. The Protocol entered into force in January 2004, after ratification by 15 Member States. In 2004, out of concern for the growing number of AU institutions, the AU decided to integrate the Court with the African Court of Justice, creating an African Court of Justice and Human and Peoples' Rights. The new combined court is yet not operational, but it is ultimately intended to be the principal judicial organ of the AU.
The Common Market for Eastern and Southern Africa (COMESA) Gender Policy (2002)	The COMESA Gender Policy advocates equal and full participation of women in all aspects of COMESA activities and other operations taking place in the region. It emphasizes the principle of Affirmative Action across all spheres of COMESA policies, systems, structures, programmes, and activities in order to redress existing gender imbalances. Essentially, affirmative action will be employed to ensure that barriers that prevent women's participation in core COMESA activities such as trade, the private sector, infrastructure development and science and technology are addressed and removed. Also, this will ensure that policies, programmes, projects, administrative procedures and practices of COMESA Secretariat, COMESA institutions, COMESA structures and their budgets are gender sensitive.
African Charter on Human and Peoples' Rights, 19 June 1992 (r)	The African Charter on Human and Peoples' Rights (also known as the Banjul Charter) is an international human rights instrument that is intended to promote and protect human rights and basic freedoms in the African continent.
African Charter on the Rights and Welfare of the Child; 14 February 1992 (r)	What is the aim of the African Charter on the rights and Welfare of children? The African Charter on the Rights and Welfare of the Child is a regional human rights treaty adopted in 1990 and which came into force in 1999. It sets out rights and defines principles for the status of children. The African Charter can be a powerful tool to hold governments accountable for ending child marriage.

<sup>58</sup> Human Dignity Trust, 2015, [http://www.humandignitytrust.org/uploaded/Map/Country\\_Reports/Mauritius.pdf](http://www.humandignitytrust.org/uploaded/Map/Country_Reports/Mauritius.pdf)

Act or Policy <sup>51</sup>	Short Summary
Protocol to the African Charter on Human and Peoples' Rights on the Rights of Women in Africa; 16 June 2017(r)	The Protocol to the African Charter on Human and Peoples' Rights on the Rights of Women in Africa, better known as the Maputo Protocol, is an international human rights instrument established by the African Union that went into effect in 2005. It guarantees comprehensive rights to women including the right to take part in the political process, to social and political equality with men, improved autonomy in their reproductive health decisions, and an end to female genital mutilation <sup>59</sup> . It was adopted by the African Union in Maputo, Mozambique, in 2003 in the form of a protocol to the African Charter on Human and Peoples' Rights (adopted in 1981, enacted in 1986).
Other	
The Universal Declaration of Human Rights (UDHR)	It was proclaimed in 1948 by the United Nations General Assembly in Paris and broadly distinguishes between two categories of rights namely civil and political rights and economic, social, and cultural rights. These two categories of rights are further elaborated in the International Covenant on Civil and Political rights (1966) and the International Covenant on Economic, Social and Cultural Rights (1966). The need for such instruments was felt after the gloomy scenario filled with human rights violations painted by the World War II <sup>60</sup> . The UDHR does not only endow a range of human rights to individuals but also reiterates the principle of equal opportunity in having access to such rights and prohibits discrimination. For instance, article 1 of the declaration states that all human beings are 'born free and equal in dignity and rights' and article 2 prohibits discrimination of treatment with regards to the rights enunciated in the declaration.
The International Covenant on Economic, Social and Cultural Rights (ICESCR)	Adopted in 1966 but came into force in 1976. It covers a range of 'second generation's' rights and stands as a 'lighthouse' in the present study. The right to work (article 6), right to education (articles 13-14) and the right to take part in cultural life and enjoy the benefits of scientific progress (article 15) shall be elaborated on during the course of this paper. The Committee on Economic, Social and Cultural Rights (2010) <sup>25</sup> mentioned, in the concluding observations of the 'almost 13 years late' State report, that it is concerned that Mauritius has not enshrined the ESCR in its Constitution and that this situation has a 'restrictive impact' on the scope of the competencies of institutions safeguarding human rights including the courts and the National Human Rights Commission.
The Convention on the Elimination of Discrimination against Women (CEDAW)	Was adopted in 1979 by the United Nations General Assembly. It addresses the issue of discrimination based on sex and devises a plan of action for States to end such discrimination. As such, by adopting this convention, States commit themselves to, for example, incorporate the principle of equality of women and men in their legal system and abolish all discriminatory laws
The International Convention on the Elimination of all Forms of Racial Discrimination (ICERD)	The General Assembly of the United Nations adopted the International Convention on the Elimination of all Forms of Racial Discrimination (ICERD) in 1965 in an attempt to eliminate racial discrimination. It defines racial discrimination in article 1(1) as being any form of 'distinction, exclusion, restriction or preference based on race, colour, descent, or national or ethnic origin which has the purpose or effect of nullifying or impairing the recognition, enjoyment or exercise, on an equal footing, of human rights and fundamental freedoms in the political, economic, social, cultural or any other field of public life'. The Committee on the CERD (2013) <sup>26</sup> pointed out to the late submission of Mauritius' State Report. It approved the progress made by Mauritius in promoting the safeguard of human rights. However, it urged Mauritius to review its laws on equal opportunities in relations to racial discrimination. It also, regretfully, noted the lack

<sup>59</sup> The Maputo Protocol of the African Union Archived 15 April 2012 at the Wayback Machine, brochure produced by GTZ for the German Federal Ministry for Economic Cooperation and Development

<sup>60</sup> PWESCR, Human Rights for All: International Covenant on Economic, Social and Cultural Rights, New Delhi: PWESCR, 2015, p5.

Act or Policy <sup>51</sup>	Short Summary
	of information, on the part of the State, pertaining to complaints based on racial discrimination and the remedial actions taken hereinafter.
The Convention on the Rights of Persons with Disabilities (CRPD)	Was adopted on 13th December 2006. It entails a broad categorization of persons with disabilities and reaffirms that all persons with disabilities are ‘subjects’ with rights and not mere objects of charity and social protection. Furthermore, Article 1 of the Optional Protocol to the CRPD establishes the competence of the Committee on the Rights of Persons with Disabilities to consider communication from or on behalf of individuals who claim to be victims of a violation by a state party.
The International Convention Eliminating Violence and Harassment N2 190 of 2019	<p>1. This Convention protects workers and other persons in the world of work, including employees as defined by national law and practice, as well as persons working irrespective of their contractual status, persons in training, including interns and apprentices, workers whose employment has been terminated, volunteers, jobseekers and job applicants, and individuals exercising the authority, duties, or responsibilities of an employer.</p> <p>2. This Convention applies to all sectors, whether private or public, both in the formal and informal economy, and whether in urban or rural areas.</p>

### 2.1.2. Challenges and Opportunities around Equity

In an assessment of the culture of equal opportunities in Mauritius, Nekram (2020:47) stated: ‘overall, it may be noted that several legislations tackling human rights and the principle of equal opportunities have sprouted up in Mauritius in the last few years. While they do seem to confer some positive effects on the lives of individuals, the root of the problem remains twofold: the complacency and lack of transparency on the part of the State, in some cases, and the mindset of individuals. There, thus, remains much to be done, especially in the case of the rights of individuals with disabilities and the rights and recognition of the different ethnic groups in Mauritius.’

In addition, during the feedback on the Mauritius experience, at the Committee on the Elimination of Racial Discrimination<sup>61</sup> in 2018, it was further noted that Mauritian government ‘had placed empowerment and reduction of poverty at the heart of its economic programme, conscious that respect for human rights, social justice and integration were essential for the development of the country’.

Sentiments expressed by Darga et al. (2022:1) in their article titled: ‘*Amid optimism on gender equality, Mauritians see gender-based violence as a priority issue to address*’ note that ‘despite the government’s efforts, gender equality remains an unfinished agenda in Mauritius.’ It is mentioned that in 2021, Mauritius ranked in the lowest performing third (110th among 156 countries) on the Global Gender Gap Index (World Economic Forum, 2021); and that only 20% of seats in Parliament are held by women – below average both globally and in sub-Saharan Africa (IPU Parline, 2022; World Economic Forum, 2021). Women make up only 40% of the country’s labour force and are unemployed at higher rates than men (10.6% vs. 8.1%) (Statistics Mauritius, 2021).

Darga et al (2002:1) holds that ‘in Mauritius, strong majorities express support for women’s right to equality in hiring, in land ownership, and in political leadership; ‘but substantial minorities also consider it likely that a woman might suffer criticism, harassment, or family problems if she runs for elected office’. They state that ‘a majority of Mauritians approve of the government’s performance in promoting equal rights and opportunities for women, although many say greater efforts are needed.

<sup>61</sup> The United Nations Committee on the Elimination of Racial Discrimination (CERD) is the body of independent experts that monitors implementation of the Convention on the Elimination of All Forms of Racial Discrimination by its State parties (see <https://www.ohchr.org/en/treaty-bodies/cerd/introduction>).

Citizens say gender-based violence and a dearth of women in influential government positions are the most important women’s rights issues that the government and society must address”.

### 2.1.3. The Precinct EcoDistrict Demographic Context

As stated in Section 2.1, Mauritius has an integrated multi-ethnic and multi-cultural society, and according to World Population Review<sup>62</sup> “there is no information available about the ethnicity of Mauritius as questions related to ethnicity were removed from the census”, but they do however state that “the country is multi-ethnic and multi-cultural” and “most Mauritians are multilingual, speaking English, French, Creole and Asian languages”.

“Mauritius was discovered by Portuguese explorers in 1507, who found no native inhabitants. The Dutch settled the island in the mid-17th century and abandoned it later at the beginning of the 18th century. The island then became a French colony and was renamed Isle de France before the British took control in the early 19th century. It remained under British rule until 1968. Some inhabitants of Mauritius today are descendants of French and British inhabitants. There are also populations of Indian descent (Indo-Mauritian), Creoles, Sino-Mauritians, Franco-Mauritians and Chinese.”<sup>63</sup>

Mauritius is described as religiously diverse with no majority religion. 49% of the population are Hindus, followed by Christians (32%), Muslims (17%), and Buddhists (0.4%).<sup>64</sup> It is further states that Mauritius has a cosmopolitan culture where a co-existence among Mauritians of Indian, African, European, and Chinese ancestry has led to a sharing of cultures and values, a collective participation in festivals and increased understanding between people of different backgrounds<sup>65</sup>. Mauritius is a unique melting pot of peoples, languages, and cultures.

In a socio-economic impact assessment around the covid-19 in Mauritius, a joint effort of the United Nations System in Mauritius, prepared under the leadership of UNDP as part of the broader development support to national response to Covid-19, the document sets out the vulnerable groups identified in the Mauritian society (which also closely relates to the feedback around equity issues set out in section 2.1.3, and the information provided in the preceding section)<sup>66</sup>:

- **The Poor:** While it is estimated that 10% of Mauritian households or roughly 33,600 households live below the relative poverty line (Lovebridge 2020) those living in extreme poverty in Mauritius (which is the focus of the Survey of the Poorest of the Poor) are estimated at 1.2% of the population.
- **Women:** Across the world, it is widely acknowledged that the pandemic has brought about differential gender impacts with a general tendency that women are being hit harder (See e.g., OECD 2020; UNDP 2020). In Mauritius although the female population is higher than the male population – albeit slightly – and although girls systematically outperform boys at primary, secondary and tertiary educational levels, there is an underrepresentation of women in the labour force, an overrepresentation of women among the unemployed – in spite of being relatively more qualified – as well as inequalities of pay and access to positions of power.
- **Children:** This category assessed children that were exposed to or where the victims of abuse, reference is made to children in residential care institutions and youth centres, as well as children with disabilities.
- **Elderly;**
- **People living with HIV and key populations:** Including sex workers, men who have sex with men, people who inject drugs and transgenders); and

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<sup>62</sup> See: <https://worldpopulationreview.com/countries/mauritius-population>

<sup>63</sup> Ibid.

<sup>64</sup> Ibid.

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<http://www.govmu.org/English/ExploreMauritius/Culture/Pages/Culture.aspx#:~:text=Mauritius%20has%20a%20cosmopolitan%20culture,between%20people%20of%20different%20backgrounds.>

<sup>66</sup> 2020 UNDP Mauritius. The Socio-Economic Impact Assessment of COVID-19 in Mauritius

- **Migrant workers:** Migrant workers have become a quintessential element of the labour force over the last 20 years. Estimated at 12,100 in 2007, this figure has reached 48,000 in March 2020 according to the Ministry of Labour. Garment manufacturing and Construction are the main employers of foreign labour – Bangladesh, India, China, and Madagascar are the main countries from which most of these workers come from. A trend which has been noted recently has been a gradual defeminization of the expatriate workforce – women making only 6200 workers compared to 10,000 in 2014.

The Mauritius Country Report (2022)<sup>67</sup> shows that ‘despite the existence of these measures and the well-elaborated social welfare system in Mauritius, equal opportunity remains a challenge, and poverty and social inequality mostly affect the Creole community and female-headed households with low education levels. Poverty is said to be concentrated among children and youth, with important implications for inclusion and inter-generational transmission of poverty.

The report does highlight that there are no notable violent incidents based on social, ethnic, or religious differences<sup>68</sup> and the country is regarded as a society which is “on its way to sustainably improving the situation of Creoles” although no specifics around this is provided.

Boswell (2020)<sup>69</sup> notes that based on “religious practices” and “languages used” information captured in the 2011 Census, Creole Mauritians reside mostly in coastal villages in Mauritius and based on feedback during the Imperatives Commitment workshops, this sentiment was further supported through participant feedback.

The residential communities that live in the area around The Precinct is described as middle-income, predominantly Hindu. The Pamplemousses District consists of approximately 141,261 people (2018 data)<sup>70</sup> with a very high literacy rate (74%) and a low unemployment figure (4.5%). As part of the commitment to equity, and in line with the commitments made by GRIT and GREA the approach at The Precinct will also be to ensure that local talent is provided with employment and training opportunities and will ensure that discrimination around ethnicity or other cultural grounds are rooted out. This will also be addressed in Section 2.3.

Mauritian Creole (in reference to the language) is widely spoken by around 90% of the Mauritian population although it is not regarded as an official language (it should be noted that Mauritius does not have an official language), although the Mauritian Constitution does state “The official language of Mauritius shall be English, but any member may address the chair in French”<sup>71</sup>.

#### 2.1.4. Feedback from The Precinct Stakeholders

The Precinct EcoDistrict workshop participants noted that Mauritius is a very tolerant society, where inequality is linked more specifically to economic status than specific racial classification or ethnic origin, while highlighting the challenges experienced by members of the LGBTQI+<sup>72</sup> community. Although they were aware of some incidents of racism, there was a consensus that this was isolated and not systematic.

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<sup>67</sup> <https://bti-project.org/en/reports/country-report/MUS>

<sup>68</sup> Ibid.

<sup>69</sup> <https://www.downtoearth.org.in/blog/economy/mauritius-must-protect-vulnerable-coastal-communities-from-the-effects-of-the-oil-spill-73241>

<sup>70</sup> <https://knoema.com/atlas/Mauritius/Pamplemousses-District>

<sup>71</sup> <https://yuva.info/2023/02/07/5-things-you-need-to-know-about-mauritian-creole-language/>

<sup>72</sup> The acronym LGBTQI originated in the US in the 1990s and is made up of the first letters of the words “lesbian”, “gay”, “bisexual”, “transgender”, “queer” and “intersex”. The latter two terms were added in the 2000s and are now sometimes joined by “A” for “asexual” and a plus sign or asterisk as a placeholder for other identities. It might seem like all these varied terms have little in common, but there’s one thing that they share: they’re all counterposed to heteronormativity. See: <https://blog.supertext.ch/en/2021/06/lgbtqi-where-does-the-acronym-come-from-and-what-does-it-mean/>



Due to its role as a tax haven, economic discrimination is more prevalent where the tax system protected extremely wealthy ‘expats’<sup>73</sup> while discriminating against the poor. One example provided to illustrate this was the 100% import duty tax that is raised on cars, which would make importing and owning a vehicle virtually impossible for the poor.

EcoDistricts workshop participants felt very strongly as a group, that gender-based violence was not a significant issue in Mauritius, but they did agree that woman was not yet similarly valued as their male counterparts, in what they described as a patriarchal society.

Participants also highlighted that although healthcare is free to all Mauritian residents, quality healthcare was regarded as expensive and exclusionary, with specialised treatment only done in the final stages of disease unless funded privately.

## 2.2. VISION & SCOPE

The intent of the Imperatives Commitment document is not to provide a detailed overview of the various complexities associated with inequality in Mauritius in general, but rather capture the response by The Precinct EcoDistrict to the Equity Imperative requirements, which is set out below.

The Precinct is a private sector<sup>74</sup> driven commercial development where there is a commitment to Equity in the ongoing evolution and performance of the EcoDistrict; including its staffing, governance structure, establishment of objectives, community investment beyond the boundaries of The Precinct, internal development<sup>75</sup>, tracking of indicators, prioritization of strategies, and implementation of projects.

We<sup>76</sup> commit to advancing procedural, structural, distributional, and cross generational equity in all activities of The Precinct EcoDistrict and to addressing equity in all the phases of the EcoDistrict itself: Formation, Roadmap and Performance.

To achieve these aims, the commitment scope includes the following:

- **PROCEDURAL EQUITY.** Inclusive and authentic engagement of organizations that represent vulnerable populations in the EcoDistrict Formation, Roadmap development, and Performance.
- **STRUCTURAL EQUITY.** Transparent decision-making that considers historic inequities that may have subordinated vulnerable populations elsewhere are not repeated here but is held accountable for equitable decisions.
- **DISTRIBUTIONAL AND CROSS-GENERATIONAL EQUITY.** Fair distribution of the benefits and burdens of EcoDistrict projects and programs across all populations, and current and future generations as it relates to The Precinct EcoDistrict context.

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<sup>73</sup> It was noted by participants that the term ‘expat’ was used to refer to any person not of Mauritian origin. According to Nash (2017), ‘the word expat is loaded. It carries many connotations, preconceptions and assumptions about class, education, and privilege – just as the terms foreign worker, immigrant, and migrant call to mind a different set of assumptions. Nash further notes (2017) poses (and responds to) the question ‘But what makes one person an expat, and another a foreign worker or migrant? Often the former is used to describe educated, rich professionals working abroad, while those in less privileged positions – for example, a maid in the Gulf states or a construction worker in Asia – are deemed foreign workers or migrant workers. The classification matters, because such language can in some cases be used as a political tool or to dehumanise – as the debate around the word “migrant” suggests (see: <https://www.bbc.com/worklife/article/20170119-who-should-be-called-an-expat>). It is due to this language issue, that it was felt essential to include that Mauritian society does not differentiate between migrants and expats (as the terms of referred to here), and instead there is a minimum wage for all expats to enable them to qualify for a visa to settle in the country. They also noted that although some expats might certainly be regarded as economically vulnerable (with the challenges associated with it), this was not the case for all expats.

<sup>74</sup> A request was made to clarify that although GRIT is a public ally-listed company, the reference here to private sector company was to differentiate it from a public sector entity linked to government.

<sup>75</sup> Internal development refers to any development still to take place within the boundaries of The Precinct.

<sup>76</sup> In reference to The Precinct EcoDistrict.

### 2.3. VULNERABLE GROUPS

As referenced in earlier sections of this report, the EcoDistricts Protocol defines “equity” as all people having full and equal access to opportunities that enable them to attain their full potential. The determinants of equity are said to be the geographic, physical, socioeconomic, and political conditions in which people live and work that lead to a fair and just society. Inequities arise when barriers prevent access to these conditions.

As part of the work around Equity and the role it will play within The Precinct EcoDistrict, it is essential to understand a) how The Precinct community will be defined, and b) which vulnerable groups will be considered moving forward.

#### 2.3.1. The Precinct EcoDistrict Community

The first building, Unity, is complete, and two more buildings will be constructed to round out The Precinct. It does not include a residential component, but it does sit opposite the existing locality of The Vale in Grand Baie and there is a residential community adjacent to the site. Although GRIT does make significant investments into communities within Mauritius, these are not regarded as members of The Precinct community, as the operational activities of GRIT is not limited to the footprint they will hold in the EcoDistrict.

For the EcoDistrict processes, The Precinct Community is defined as follow<sup>77</sup>:

- The Property Owner and their employees based on site
- Development Partners (Developers)
- Tenants
- Employees (of tenants or businesses within The Precinct)
- Visitors<sup>78</sup> (which will also include the residents of the neighbouring communities)<sup>79</sup>; and
- Service Providers (and/or suppliers).

While the development process remains ongoing the core working group created to drive The Precinct’s EcoDistricts processes have stepped in to ensure inclusive planning around potential vulnerable groups will be present in The Precinct EcoDistrict during construction roll-out and when fully operational status is reached. From a pro-active planning approach, the vulnerable groups that are expected within this community in the long-term, include<sup>80/81</sup>.

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<sup>77</sup> Definition created as part of the series of interactive workshops, confirmed through wider interaction and engagement with other departments, structures and stakeholders that will be impacted by the implementation phases of the EcoDistrict.

<sup>78</sup> In the Disaster Risk Reduction and Management Strategic Framework (2021:19), ‘A specific group which needs to be included in assessing social vulnerability are visitors to the Republic of Mauritius. In general, visitors are less aware of the hazards present in the Republic than residents and less aware of preparedness and warning systems. Steps have been taken to ensure the tourism sector can assist visitors if a disaster threatens. However, because tourists largely depend on tourism services providers (e.g., tour companies, hotels, airlines, etc.) during a crisis, they are considerably more vulnerable than resident populations. Accentuating this vulnerability is the fact that the Southern Hemisphere cyclone season is when proportionally more tourists are visiting the Republic of Mauritius, and many tourists reside in the coastal zone.’ Members of the Solid Green team experienced this during their most recent visit and both the hotel where we were stationed as well as The Precinct-based project team, were very well prepared to guide us through the experience. Another visitor category, with how The Precinct plans to use the park that will be created within its boundaries, will be members of the surrounding community. There will definitely be benefits for this part of the community as it links to how they might experience The Precinct; it will just be necessary to ensure their involvement with other elements of the node does not go beyond a reasonable scope expectation.

<sup>79</sup> Their role in the EcoDistricts processes will be aligned in terms of the distributional and cross generational equity guidance provided by the EcoDistricts Certified handbook.

<sup>80</sup> Which is based on a revised version of the original list of the most vulnerable to societal inequities as set out in the EcoDistricts Certified Handbook (2018:26).

<sup>81</sup> In an article published by the Mauritian government in 2018, a reference to the country’s most vulnerable groups, and reference to diverse areas of importance, which include: “poverty alleviation, empowerment of persons with disabilities; keeping watch at community level for safety, security and welfare of elderly persons and persons with disabilities; and,

- ~~People of colour~~<sup>82/83</sup> - to be replaced with “people from previously marginalised cultural/ethnic groups”
- Low-income or unskilled/semi-skilled employees<sup>84/85</sup>
- ~~Migrants~~ Expats with limited French or English proficiency<sup>86</sup>
- Youth and the elderly<sup>87</sup>
- Woman<sup>88</sup>
- People with disabilities<sup>89</sup> and people that might be medically vulnerable (due to health conditions such as diabetes, TB, vulnerability to extreme heat, etc.); and
- ~~Unhoused people~~<sup>90</sup>
- Lesbian, gay, bisexual, transgender, and questioning people<sup>91</sup>.

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responding to the needs of persons affected by natural calamities”. Government Information Service, Prime Minister’s Office, Level 6, New Government Centre, Port Louis, Mauritius (2018:1).

<sup>82</sup> This is the terminology taken from the EcoDistricts Certified Handbook, and this might require some additional refinement for this Mauritian-based project to adequately address this local context. From the findings shared online from the Committee on the Elimination of Racial Discrimination when they considered the combined twentieth to twenty-third periodic report of Mauritius on its implementation of the provisions of the International Convention on the Elimination of All Forms of Racial Discrimination; it was noted that ‘the 1968 classification of different ethnic groups in Mauritius’ was no longer considered accurate and ‘one expert pointed out that the data on the employment of minorities was missing, adding that ethnic origin, race and skin colour remained grounds for frequent discrimination both in the private and public sector’ United Nations (2018:1).

<sup>83</sup> The recommendation from the EcoDistrict workshop participants were to remove this phrase as it is not appropriate for use in reference to Mauritian society.

<sup>84</sup> The original reference here was ‘low-income people’ which seemed inadequate to fully cover everyone inclusively.

<sup>85</sup> To acknowledge that not all the jobs created within The Precinct EcoDistrict would require highly skilled, experienced workers, which in turn could have an impact on the income-earning potential of such positions. The Precinct EcoDistrict is committed to the facilitation of diversified training and/or advocacy’ to ensure that all workers are provided with access to opportunities to upskill themselves to access improved employment and/or to contribute to created economic resilience.

<sup>86</sup> It should be noted that the original titled of this category was ‘Recent immigrants and people with limited English proficiency’ but in the Mauritian context where the main languages on the island is French and English, reference to limited French and English proficiency might impact on the experience of certain expats.

<sup>87</sup> Specifically, in as much as these groups are represented in the employed population. EcoDistricts workshop participants felt that in terms of The Precinct Community, older persons being a vulnerable group was unlikely and requested that this reference be removed.

<sup>88</sup> This was not a category in the original list provided in the EcoDistricts Certified Handbook, but in line with the findings by Tandrayen-Ragoobur, Gokulsing and Irving (2021:289) ‘Mauritius serves as a good case study not only because of limited evidence on the adoption of a gender perspective in social policies across countries in the South, but also because of its unique multicultural setting where gender norms and values are very much entrenched in the society. Based on both the quantitative and qualitative data collected, it has been observed that gender blind policies accentuate gender inequality in different spheres. For instance, employment programmes by being gender blind fail to address the challenges that hinder women’s access to the world of work. Similarly, specific selective social protection programmes targeting women do not address gender inequality and fail to improve the livelihoods of women”. Excluding woman as a separate category will be an oversight, a sentiment echoed by the EcoDistrict workshop participants.

<sup>89</sup> In the EcoDistricts Certified Handbook, the original term only referred to ‘people with disabilities’ and for the Mauritian project, this was expanded to include medically vulnerable people.

<sup>90</sup> EcoDistrict workshop participants indicated that although there is little to now homelessness in Mauritius, there might be challenges around people living in inhumane conditions in Mauritius in general. Removing the term here, as it does not apply to The Precinct or the residential community surrounding it, will not dissuade GRIT and its partners from addressing this issue in any of their operational endeavours.

<sup>91</sup> Taking extensively from the analysis of spaces for LGBTI+ activism in Mauritius (The Other Foundation,2017:11), we know that ‘although same-sex relationships are not recognized in Mauritius’, the country ‘was, nevertheless, one of the 66 signatories at the Human Rights Council that supported the UN declaration on sexual orientation and gender identity’. The report states that ‘the relevance of this decision was to ensure that LGBTI people were to be protected from any kind of discrimination with the constitution guaranteeing the right of individuals to a private life’. It was determined that ‘despite taking this proactive step, the country abstained from voting on a subsequent decree on the accreditation of the International Lesbian and Gay Alliance (ILGA) to the UN’ and ‘the Collectif Arc-en-Ciel (CAEC) noted that this action followed “considerable socio-political pressure that ensued from the endorsing of the June 17th, 2011, resolution” (CAEC, 2015, Strategic Framework 2105-2018, p. 6). EcoDistrict workshop participants agree that although Mauritius was a very tolerant society, support members of the LGBTI+ community more strongly in The Precinct could increase their sense of safety and belonging.

Engagement with The Precinct community will continue throughout the EcoDistrict certification process, but more importantly will be part of the operationalisation processes to ensure that engagement remain inclusive, robust, and ongoing.

Interaction with other stakeholders, such as the Mauritius Economic Development Board, the District Council of Pamplemousses and various relevant NGO's will also ensure that the potential impact of The Precinct moves beyond the boundaries of the development in meaningful and impactful ways.

## 2.4. WORK PLAN, RESPONSIBILITIES AND SCHEDULE

The Precinct Team will incorporate and integrate the following tasks and actions into the planning, implementation, and certification processes during each phase to endeavour to remove inequalities and strengthen equitable outcomes. It is anticipated that as the formation phase unfolds, information is sourced and strategies refined as part of the roadmap phase, these tasks will adjust, to reflect the dynamic nature of the EcoDistrict process and of the progress being made by the different role players and stakeholders in defining the way forward.

**Table 3: EQUITY Workplan**

EQUITY IN THE FORMATION PHASE			
Type of Equity	Task	Responsibility	Schedule
Procedural	Task 1: Reach out to identified vulnerable groups, explaining Formation steps and participation opportunities.	Solid Green with input from The Precinct Core EcoDistrict Team throughout the certification process with a longer-term strategy to be included in the relevant operationalisation action plans.	As part of the Formation phase (target end of February to mid-March)
Structural	Task 2: Recruit representatives from identified vulnerable groups for participation in the EcoDistrict decision-making body activities.	The Precinct Core EcoDistrict Team with input from business owners/tenants in the EcoDistrict and The Precinct facilities' management team.	Immediate interaction with current owners/tenants but longer-term process envisioned as development build out happens
EQUITY IN THE ROADMAP PHASE			
Type of Equity	Task	Responsibility	Schedule
Procedural	Task 3: Ensure feasible participation of identified vulnerable groups in Roadmap workshops.	The Precinct Core EcoDistrict Team will drive inclusion or representative consideration in the absence of community-based participants.	Current focus will fall on inclusionary consideration during the interim roadmap development processes and will also include representation once the presence of vulnerable group members is established.
Structural	Task 4: Perform an equity-screening of all proposed projects and programs during the strategic prioritisation.	The Precinct Core EcoDistrict Team & The Precinct Steering Committee.	Medium to long-term; and ongoing through lifespan of the EcoDistrict.
Distributional & cross-generational	Task 5: Draft an EcoDistrict Roadmap that is created and implemented by inclusionary representatives of The Precinct community so that all populations,	Solid Green with significant input from The Precinct Core EcoDistrict Team & with input and buy-in from the relevant departments and entities as identified in the GRIT delegation of authority matrix.	Short term to set up framework for project assessment and prioritisation - then ongoing as potential strategies and projects are identified or considered.

	including future generations, are considered in how projects and programs will impact The Precinct community.		
EQUITY IN THE PERFORMANCE PHASE			
Type of Equity	Task	Responsibility	Schedule
Procedural	Task 6: Evaluate equity results as part of the reporting and identify ways to improve or adjust	The Precinct Core EcoDistrict Team (also referred to as the EcoDistricts' sub-committee) with input and guidance from the GRIT Responsible Business Committee	Short term to set up framework and then ongoing
	Task 7: Meet with identified vulnerable groups to review equity of burdens and benefits and adjust as required.	The Precinct Core EcoDistrict Team (also referred to as the EcoDistricts' sub-committee) with input and guidance from the GRIT Responsible Business Committee	Ongoing

## 2.5. INDICATORS

The following indicators of Equity developed to date by The Precinct EcoDistrict Team are illustrative and not meant to be exhaustive. The indicators most relevant and meaningful to The Precinct and its identified community and the contents of which will be confirmed in the Formation and Roadmap Phases. The roadmap development process will also entail setting specific targets for each indicator to ease tracking progress to enable identification of milestones, if not reached, will require course correction or additional intervention:

- Number of vulnerable group representative organisations engaged with.
- Employment opportunities created (construction and operational)<sup>92</sup>.
- Number of safe person-hours on site (occupational health and safety)<sup>93</sup>.
- Number of training opportunities during construction and operation of The Precinct.

## 2.6. EVALUATION & ADJUSTMENT

Equity conditions (opportunities, challenges and/or areas of intervention/change needed) will be regularly updated as new data becomes available, and the findings inform program and project prioritisation for defined work plans moving forward. Biennial performance reports will be used to inform potential enhanced initiatives to address unmet needs as decided by The Precinct backbone organisation and the self-assessment by the EcoDistrict Team, this process may include the addition of metrics to track and/or include in future Community Needs Assessments, and/or may lead to new partnerships or projects.

## 2.7. LETTERS OF SUPPORT

Letters of support from Polytechnics Mauritius, the Lions Club International and a resident from the neighbouring residential area is provided in Annexure D.

<sup>92</sup> In line with the approach taken by the Mauritian government, information will only be collected in a manner that could differentiate gender and not race.

<sup>93</sup> For construction activities planned and implemented on site.

### 3. RESILIENCE

The Republic of Mauritius comprises the islands of Mauritius, Rodrigues, Agalega, Tromelin, Cargos Carajos (St Brandon) and the Chagos Archipelago. Rodrigues, the country's second largest island, is approximately 580 km east from Mauritius Island. Tromelin island is approximately 580 km northwest of Mauritius, Agaléga Islands are approximately 1,000 km north of Mauritius, and the Cargados Carajos (Saint Brandon) are 450 km east of north from Mauritius Island. The Chagos Archipelago is located approximately 2,000 km northeast from Mauritius Island. The relative isolation of the land areas of the Republic of Mauritius creates challenges for disaster risk reduction and management which are not encountered in many SIDS.

The land area of Mauritius Island is 1,864 km<sup>2</sup>. The Exclusive Economic Zone (EEZ) of the Republic of Mauritius ranks 20th globally in terms of size, at approximately 2.3 million km<sup>2</sup>. An additional expanse of extended continental shelf area of approximately 400,000 km<sup>2</sup> is co-managed with Seychelles, following a joint submission made by the two countries to the United Nations in 2011.

The climate of the Republic is mild tropical, with two seasons, a warm summer from November to April and a dryer, cooler winter from May to October. Long term mean annual rainfall (1961-2007) is 2,010 mm. Precipitation averages 1,344 mm in the summer and 666 mm in winter<sup>94</sup>. Cyclone season across the Republic is November to April, although severe storms can occur in any month.

#### 3.1. CHALLENGES AND OPPORTUNITIES AROUND RESILIENCE

Given its positioning as a Small Island Developing State, Mauritius is highly susceptible to environmental, health and socio-economic shocks, at the local, regional, or global scale. The Republic of Mauritius is described as disaster prone (Republic of Mauritius, 2021(b):11).

In terms of the number of disasters, weather-related events were the most common type of disaster, with cyclones, torrential rainfall and flooding the most common among these types of events (Republic of Mauritius, 2021(b):11). Fire is a major cause of damage while an additional 13% of disasters are technological in nature (gas spills, port area hazards, boat accidents).

Based on the 1960-2018 data compiled by the National Disaster Risk Reduction and Management Centre<sup>95</sup>, 814,330 persons were directly impacted, 98% due to cyclones. A total of 490 disaster related fatalities were reported for 1960 to 2018, with 161 from aircraft accidents, of which 159 fatalities were from one aircraft accident<sup>96</sup>. Of the remaining 329 fatalities, 41% were due to cyclones, 12% to other weather-related events, and 29% due to structural fire<sup>97</sup>.

The Republic of Mauritius has been progressively improving its ability to address disaster risks<sup>98</sup> with one outcome being the National Disaster Risk Reduction and Management Act, 2016. The Act significantly expanded the scope and formal structure for disaster risk reduction and management in the Republic. The Act establishes a requirement for National Disaster Risk Reduction and Management Policy (hereafter, the National Policy). To implement the National Policy, the Act calls for the development of a National Disaster Risk Reduction and Management Strategic Framework (hereafter, the National Strategic Framework), complemented by a National Disaster Risk Reduction and Management Action Plan 2020-2030 (hereafter, the National Action Plan). Establishing these two documents is also part of the implementation of the Sendai Framework for Disaster Risk

<sup>94</sup> <http://metsservice.intnet.mu/>

<sup>95</sup> Preliminary Analysis of Disaster Data for the Republic of Mauritius – 1960-2018.

<sup>96</sup> The 159 fatalities were associated with the crash of a South African Airways aircraft 250 kilometers northeast of Mauritius Island in 1987. See <https://aviation-safety.net/database/record.php?id=19871128-0> for more details.

<sup>97</sup> Republic of Mauritius, 2021(b):11.

<sup>98</sup> Republic of Mauritius, 2021(b):8.

Reduction 2015-2030<sup>99</sup>. Other documents that refer to resilience in Mauritius, are set out in the table below.

**Table 4: Local Census of Plans - RESILIENCE<sup>100</sup>**

Act or Policy <sup>101</sup>	Short Summary
Mauritius	
National Disaster Risk Reduction and Management Action Plan 2020-2030	The National Action Plan sets out 198 actions to achieve the vision and goals of the National Strategic Framework from 2020 to 2030.
Disaster Risk Management: A Capacity Diagnosis 2020 <sup>102</sup>	This report provides a complete diagnosis of Mauritius' vulnerability and exposure to disaster risk, as well as a series of recommendations based on a cross-sectoral and inclusive approach to Disaster Risk Reduction (DRR).
National Disaster Risk Reduction and Management Act, 2016	<p>The Act establishes an administrative framework for disaster risk reduction and response in Mauritius and concerns the declaration of State of Disaster. parts of the Act apply only to territorial subdivisions of Mauritius.</p> <p>The Act establishes the National Disaster Risk Reduction and Management Council (Council), the National Disaster Risk Reduction and Management Centre, the Rodrigues Disaster Risk Reduction and Management Council, the Rodrigues Disaster Risk Reduction and Management Centre, and requires to be established a Local Disaster Risk Reduction and Management Committee for every local authority, and, in the event of a disaster, a National or local Crisis Committees. The Act also sets out measures that the prime minister may take in case of a disaster. The Council shall ensure that disaster risk reduction becomes an integral objective of environment-related policies and plans. There shall be a National Disaster Risk Reduction and Management Plan and a National Disaster Risk Reduction and Management Strategic Framework. There shall be a National Disaster Risk Reduction and Management Council. The National Council shall consist also of the supervising officer or a representative of the Ministry responsible for the subject of gender equality.</p>
Disaster Risk Profile Mauritius (2016), The World Bank Group <sup>103</sup> .	Prepared under the Southwest Indian Ocean Risk Assessment and Financing Initiative using a modelling approach, concluded that the Republic experiences combined annual losses of US\$ 110 million per year from earthquakes, floods and tropical cyclones. The report concludes that tropical cyclones are the most significant risk to the Republic, with wind responsible for 80% of damage. Floods triggered by intense rainfall but separate from tropical cyclones were modelled to cause around US\$ 22 million in damages per year. Earthquakes are not a major source of losses on an annual basis, but could cause significant damage from rare (e.g., 500-year return period) events. The Disaster Risk Profile for Mauritius report does provide small scale mapping of flood-affected locations.
PAGE Marshall Plan Against Poverty – Volume 1: Action Plan	<p>The Marshall Plan is articulated around 39 actionable and costed proposals, framed within 11 sections. Initiatives in the areas of social protection, employment, social housing, education, health, environment, and equity in service delivery, including with a focus on Rodrigues, have been designed to address poverty and inequality.</p> <p>The plan devises an approach tackling the root cause of exclusion through a community-based approach to service delivery. Promoting gender equality</p>

<sup>99</sup> <https://www.undrr.org/publication/sendai-framework-disaster-risk-reduction-2015-2030>

<sup>100</sup> This is not an exhaustive list of legislative policies that are focussed on addressing resilience in Mauritius, but the intent was to highlight some of the most prominent pieces of legislation that guides the activities in and around The Precinct.

<sup>101</sup> According to Nekram (2020:29) "While the debate pertaining to the existential nature of how far international law is 'law' remains a vital issue, the importance of these international conventions in providing a guide and ensuring more accountability of states cannot be overlooked".

<sup>102</sup> Capacity for Disaster Reduction Initiative. 2020.

<sup>103</sup> Republic of Mauritius, 2021(b):20.

Act or Policy <sup>101</sup>	Short Summary
	<p>and greater opportunities for young people are themes integrated throughout the plan.</p> <p>This is a plan for all citizens. Full realization will require a complex interplay of actors and actions. Its success will depend notably on i) mobilizing society to support the plan and exploring a new social compact to reduce poverty and inequality, ii) adopting sound implementation arrangements and strengthening public institutions, iii) refocusing the National Empowerment Foundation, iv) redefining CSR from Corporate Social Responsibility to Corporate Sustainability, and v) setting a clear poverty line to identify the poor and neediest.</p>
<p>National Disaster Risk Reduction and Management Strategic Framework</p>	<p>This National Disaster Risk Reduction and Management Strategic Framework for the Republic of Mauritius sets out:<sup>104</sup></p> <ul style="list-style-type: none"> <li>– An overview of the hazards, vulnerabilities and risks faced by the Republic,</li> <li>– A vision for disaster risk management, and</li> <li>– The strategy to attain this vision from 2020 to 2030.</li> </ul> <p>The National Strategic Framework is based on an all-inclusive approach. It engages the Government, communities, the private sector, Non-Governmental Organisations, civil society, and individuals in reducing disaster risk and improving resilience. The National Strategic Framework incorporates generally accepted good practices in disaster risk management, including attention to gender, age, and health status as well as an ecosystem-based approach to risk management to support a sustainable future.</p>
<p>DRR Strategic Framework and Action Plan Final Report (2012)</p>	<p>This National Disaster Risk Reduction and Management Strategic Framework (National Strategic Framework), together with the National Disaster Risk Reduction and Management Policy and National Disaster Risk Reduction and Management Action Plan, guide the Republic of Mauritius' approach to disaster risk reduction and management for the next 10 years to 2030.</p> <p>This National Strategic Framework is for use by all Ministries and Departments, at national and local levels, while also engaging communities, civil society, development partners, and the private sector in disaster risk reduction and management efforts. It incorporates generally accepted good practices in disaster risk management, including attention to gender, age, health, and disability status, as well as an ecosystem-based approach to risk management to support a sustainable future. This National Strategic Framework is aligned with the Sendai Framework for Disaster Risk Reduction 2015-2030 and provides a pathway to achieve internationally agreed priorities for action and targets for disaster risk reduction by 2030. It incorporates the Republic's obligations and commitments under the African Union Programme of Action for the Sendai Framework, the Sustainable Development Goals, and the Paris Climate Agreement.</p> <p>This National Strategic Framework is tailored to the unique context of the Republic of Mauritius. As a Small Island Developing State (SIDS), the Republic of Mauritius faces a range of hazards, including cyclones, storm and tidal surges, torrential rains, floods and flash floods, landslides, tsunamis, and technological hazards, amongst others. All these hazards can lead to disasters if not properly managed. The frequency of extreme weather, heavy rains and tropical cyclones has increased significantly over the last two decades. The need to adapt to a changing climate is considered throughout the document.</p>

According to the National Disaster Risk Reduction and Management Strategic Framework 2020-2030 (2021(b):12) 'Planning for disaster risk reduction, response and recovery requires understanding

<sup>104</sup> Under the Act, Rodrigues is also required to develop a Strategic Framework. These are based on the nation-level document.

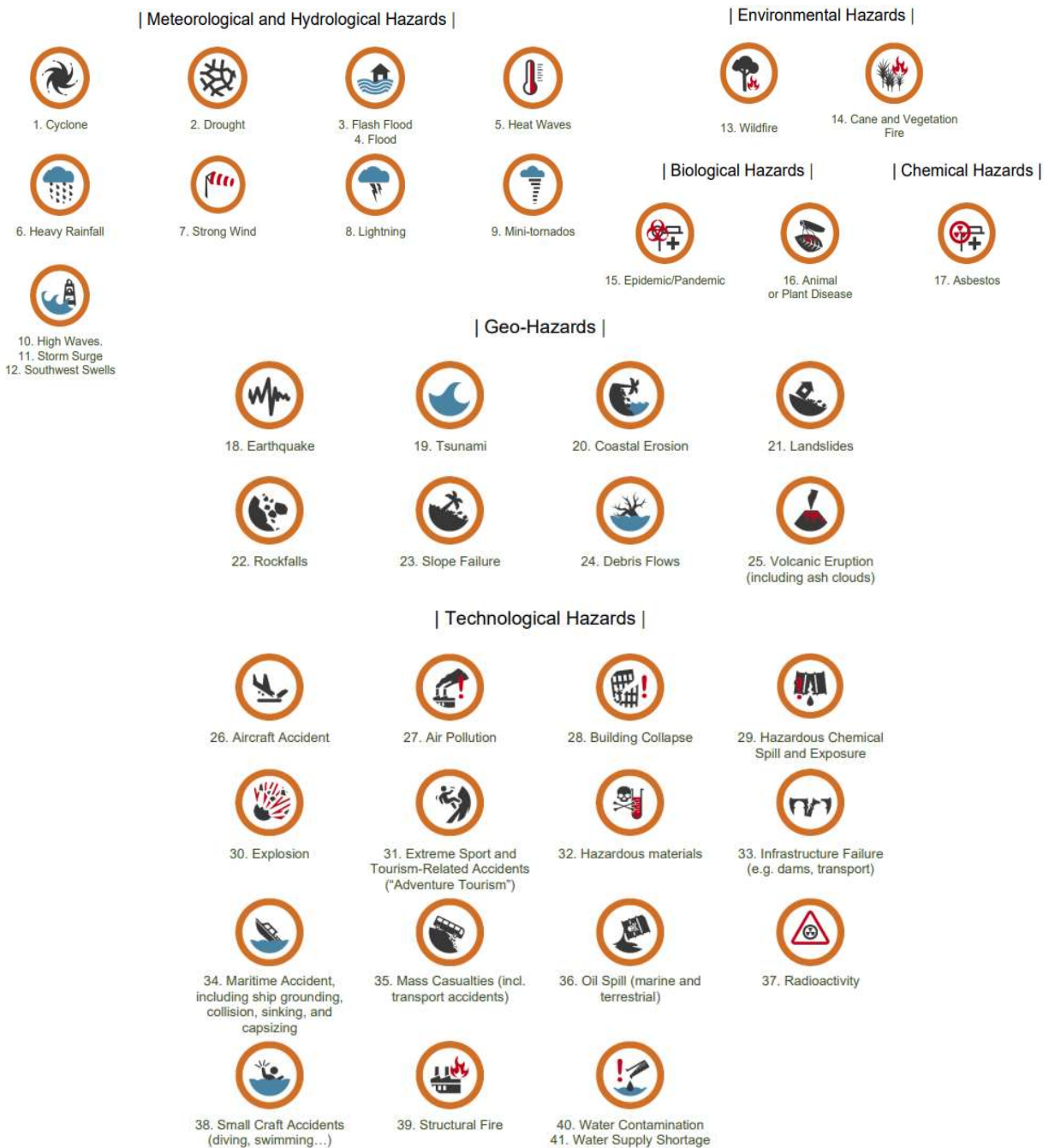


how different magnitudes and frequencies of hazards combine with physical and social vulnerability create disaster risks’.

### 3.2. HAZARDS FACED BY THE REPUBLIC OF MAURITIUS

The Republic of Mauritius experiences a range of hazards, as indicated in the figures below. The hazards were identified based on consultations with stakeholders in the Republic of Mauritius. They are grouped based on the guidance provided by the Hazard Definition & Classification Review Technical Report.<sup>105</sup>

Figure 4: Hazards Encountered in the Republic of Mauritius



Source: Republic of Mauritius, 2021(b);3.

<sup>105</sup> UN Department for Disaster Risk Reduction and International Science Council, 2020. United Nations.

The document states that the grouping in the figures above is not without nuance. Some cyclones are usually associated with high winds and rainfall leading to flash floods and landslides, but some cyclones may result in limited rainfall and cause most damage due to high winds and not be associated with flooding or landslides.

At the same time, flash floods and landslides can be triggered by normal seasonal weather conditions, or land use changes, for instance as a result of deforestation. Understanding the links between hazards and changes to the environment is critical to understanding disaster risk<sup>106</sup>

Changes to the Republic of Mauritius' climate are a major concern in defining the future frequency and magnitude of hydrometeorological hazards. Attributing changes in hazard frequency or magnitude to specific changes in climate averages is currently difficult. Mauritius Meteorological Services' analysis indicates no net increase in the number of cyclones, but the number of storms reaching cyclone strength and the rate of intensification have increased. The intensity and frequency of intense rainfall events are expected to increase.<sup>107</sup>

Although not all the listed shocks and stresses might have a direct bearing on *The Precinct*, this is the information that will be considered throughout the lifespan of the EcoDistrict to name areas of interventions or potential spheres of influence. The intent is for *The Precinct* EcoDistrict to target these vulnerabilities with proactive strategies to minimise or avoid shocks or stresses, as well as strategies to mitigate the potential negative effects when shocks and/or stresses are unavoidable.

The following table unpacks these potential social, environmental, and economic shocks and stresses and the at-risk population in more detail.

**Table 5: Potential Risks and Impacts**

Shocks/Stresses (*)	Type	Character	Relative Magnitude	At-Risk Population
Employment Shocks	Social and Economic	With women's lower participation in the labour market, or high prevalence in low waged jobs, women are more vulnerable to shocks, Tandranyen-Ragoobur et al (2021:278) highlights that woman's 'higher risks are associated with their limited opportunities to participate fully in the economic development of the country'. Their restricted voice and agency at community level, their inability to move to high-level occupations, their incapacity to expand their businesses and their inability to generate a decent income for a decent living are all significant concerns for women, which make them more vulnerable. These inequalities imply a need for a more gender-equitable social protection system that accounts for the higher vulnerabilities and risks faced by women. In fact, the social protection system in Mauritius is broad with an extensive coverage with free education and health services to all, free public transport to the elderly, the disabled and students and universal access to non-contributory pensions for people of qualifying age (Kasseeah and Tandranyen-Ragoobur, 2011).	Medium to High	Woman

<sup>106</sup> Republic of Mauritius, 2021(b):5.

<sup>107</sup> <http://metsservice.intnet.mu/climate-services/climate-change.php>

Shocks/Stresses (*)	Type	Character	Relative Magnitude	At-Risk Population
Social Services Collapse	Social and Economic	Mauritius has a very wide welfare state with government providing free universal health care, free education up to tertiary level and free public transport for students, senior citizens, and disabled people (Tandrayen-Ragoobur, 2021:275).	Medium to High	Woman, people with disabilities, students, and senior citizens.
Tropical Storms	Social, Economic and Environmental	Climate-related shocks are frequent <sup>108</sup> , with an average of four adverse events—predominantly tropical cyclones—taking place every 10 years. The IMF have identified that over last decade there was an increase in the number of people affected by climate related shocks in Mauritius, particularly in 2018 amid tropical storm Berguitta. Calculations based on the Emergency Events Database (EM-DAT) show that, over the period 1960- 2022, Mauritius experienced 22 extreme weather events, each causing socio-economic damage costing USD 160-245 million on average (1.5-2.3 percent of FY2021/22 GDP) (IMF, 2022:12).	Medium to High	All
Drought	Social, Economic and Environmental	Periods of dry weather appear to be increasing and lasting longer than wet periods <sup>109</sup> . With climate change, episodes of drought and dry spells are becoming more frequent <sup>110/111</sup> . Rainfall trends show an increase in the frequency of dry years after the 1990s with most severe dry spells experienced in 1999, 2009 and 2011 <sup>112</sup> . In 1999 the drought caused a loss of 160 million dollars to the sugarcane sector from 1998 revenue <sup>113</sup> . In 2011 the water crisis and resulting restrictions on water supply for irrigation caused shortages of vegetables on local markets <sup>114</sup> . Droughts accounted for 96.8 percent of combined economic losses of nationally reported losses (1990 - 2014) <sup>115</sup> . Rodrigues is more exposed to long periods of water scarcity.	Medium to High	All
Earthquake	Social, Economic and Environmental	A seismic tsunami generated across the Indian Ocean can have a direct impact on the Republic <sup>116</sup> . Exposure to seismic risk is limited but tsunamis as a result of deep see earthquakes generated from either Sumatra or Makran could affect Mauritius <sup>117</sup> . Wave runup of 2.9m has been	Low to Medium	All

<sup>108</sup> International Monetary Fund, 2022. Mauritius: Selected Issues, IMF Staff Country Reports, 2022(224), A002. Retrieved Oct 28, 2022, from <https://www.elibrary.imf.org/view/journals/002/2022/224/article-A002-en.xml>

<sup>109</sup> Republic of Mauritius, 2021(b):5.

<sup>110</sup> CADRI (2020:21)

<sup>111</sup> A landslide potentiality mapping on Mauritius Island, Nigel, Rughooputh, Geospatial World, 2009.

<sup>112</sup> A drought climatology for Mauritius using the standardized precipitation index, K.R. Dhurmea, University of Mauritius, 2018.

<sup>113</sup> Ministry of Agriculture, 1999.

<sup>114</sup> Small Planters Welfare Association, 2014.

<sup>115</sup> Mauritius Disaster & Risk Profile, Reliefweb, 2019 <https://www.preventionweb.net/countries/mus/data/>

<sup>116</sup> Ipid.

<sup>117</sup> CADRI, 2020:22)

Shocks/Stresses (*)	Type	Character	Relative Magnitude	At-Risk Population
		measured as effects of the December 2004 Indian Ocean tsunami on Rodrigues island <sup>15</sup> .		
Volcanoes	Social, Economic and Environmental	A volcanic eruption near the Red Sea could disrupt air and maritime traffic to the country <sup>118</sup> .	Low to Medium	All
The COVID-19 pandemic	Social, Economic and Environmental	Human disease, as a hazard, presents several challenges. The COVID-19 pandemic provides an excellent example of how a hazard which developed far from Mauritius can have a dramatic impact on the country in a very short period of time <sup>119</sup> .	Medium	All
Epidemics	Social, Economic and Environmental	Mauritius made major progress in the prevention of epidemics. The country is a malaria free country since 1973. An outbreak of Chikungunya was reported in 2005-2006 (272 000 people infected). There are recurrent dengue outbreaks on the main island (300 cases in 2016). Most recently, the country was affected by a measles outbreak (2018) and a dengue fever outbreak (2019). In 2020, the early imposition of confinement measures, the setting up of quarantine centres together with a large communication and community engagement campaign was effective in managing the spread of COVID-19.	Medium	All
Other Communicable Diseases	Social, Economic and Environmental	Outbreaks of vector-borne diseases often arise from human modifications to the environment, through land use changes, inadequate drainage infrastructure or waste management <sup>120</sup> .	Medium	All
Non-communicable illnesses	Social, Economic and Environmental	Non-communicable illnesses can also create disaster-like conditions for specific segments of the population, for instance, cardio-vascular diseases for older persons.	Medium	Older persons
Animal diseases	Social, Economic and Environmental	Animal diseases can pass on to affect humans, leading to unanticipated diseases for which humans have limited initial resistance.	Low to Medium	All
Anthropogenic (i.e., chemical, or technological) hazards	Social, Economic and Environmental	Anthropogenic (i.e., chemical, or technological) hazards can cause significant loss of life, economic disruption, and damage. While many such hazards are of low likelihood based on historical data, their impact can be severe and lead to significant and long-term damage to the Republic as a whole. Reducing the risk from many anthropogenic hazards can yield benefits in collateral risk reduction; for instance, improved building codes to reduce fire risk can also reduce wind damage <sup>121</sup> .	Low to Medium	All

<sup>118</sup> Ibid.

<sup>119</sup> Ibid.

<sup>120</sup> Ibid.

<sup>121</sup> Republic of Mauritius, 2021(b):5.

Shocks/Stresses (*)	Type	Character	Relative Magnitude	At-Risk Population
Vehicular Accidents	Social, Economic and Environmental	A distinction is made between individual accidents and mass casualty events. Generally, single traffic accidents are not considered disasters. However, traffic accidents can lead to mass casualties, requiring a disaster-level response. Further, social norms may consider that the cumulative impact of many single traffic accidents leads to a cumulative level of fatalities that requires a disaster management-based approach to reduce overall losses to society. Improved capacities to deal with single accidents creates the basis for better mass casualty incident management, whether from traffic or other types of accidents. <sup>122</sup>	Low to Medium	All
Natech hazards	Social, Economic and Environmental	As assessment of possible disaster impacts should consider natural-technological (Natech) hazards. Natech hazards are the combination of natural and technological hazard events occurring at the same time, usually with the technological hazard being triggered in some manner by the natural hazard event. For example, where cyclone winds caused oil storage tanks to fail, leading to an oil spill during the cyclone. Considering possible Natech hazards is necessary because the response to these events is often very technically complicated and takes place during severe weather or other extreme conditions. <sup>123</sup>	Medium	All
Technological / Industrial Hazards <sup>124</sup>	Social, Economic and Environmental	With industrial development, toxic waste and the risk of contamination accidents increase. Studies to assess the impact of chemicals on the environment are scarce despite routine monitoring of chemical pollutants. In particular, the textile industry can cause serious environmental and health harm. Chemicals used in textile are reported to have caused abnormal fish mortality in the northern and eastern regions at the dismay of local fishermen. In 2016, Mauritius faced an oil spill from the carrier MV Benita and in 2020 again from the ship MV Wakashio.	Medium to High	All
Adventure-related tourism related hazards	Social, Economic and Environmental	With this type of hazard, a tourist intentionally undertakes actions which are inherently dangerous but are expected to be managed in a way that only provides a sense of adventure and no real risk of harm. The challenges from this type of hazard are two-fold: (A) the technical systems involved (e.g., zip lines, wild animal fencing, etc.) may fail or, (B) the natural conditions on which the tourism depends (e.g., high winds) may exceed safe limits. Either	Low to Medium	All

<sup>122</sup> Republic of Mauritius, 2021(b):56

<sup>123</sup> Ibid.

<sup>124</sup> CADRI, 2020:22.

Shocks/Stresses (*)	Type	Character	Relative Magnitude	At-Risk Population
		challenge can lead to accidents for which emergency services are not always well prepared and, at times, take place far from where the emergency services are based. While the physical and human impact of hazards related to adventure tourism may not be significant in numbers, such events could result in a significant impact on the tourism sector, with knock-on impacts on income and jobs. <sup>125</sup>		
Tsunami	Social, Economic and Environmental	A study on seismic and tsunami risk, <sup>126</sup> conducted in 2019, concluded that both seismic and tsunami risks are low, but events are still possible. Based on this study, Rodrigues appears to be relatively more exposed to tsunami events.	Low to Medium	All
Flash Flooding	Social, Economic and Environmental	The risk of flash floods has increased significantly with urbanization and development causing the disruption of the natural drainage system. Flash floods account for 26.2 percent of nationally reported losses between 1990 and 2014. In 2002, 200 flood prone areas were identified compared to 450 in 2019. In March 2013, 11 people were killed by flash floods in Port Louis.	Low to Medium	Specific risk for businesses in the floodplain and commuters travelling on routes more prone to flooding.
Landslide	Social, Economic and Environmental	Several areas - Chitrakoot, Quatre Soeurs, Vallée Pitot, La Butte, Chamarel; Corps de Garde's ridge <sup>127/128</sup> have been identified as high-risk for landslides, with incidences over the past years having led to the destruction of housing and infrastructure. Landslides typically result from increased precipitation patterns coupled with other factors such as lack of vegetation cover and construction on slopes.	Low to Medium	Risk specific to areas mentioned. The Precinct does not fall into any of these areas.

With at least 41 hazards present in the Republic of Mauritius, effective risk management requires that the frequency and magnitude of each hazard be defined. An important point to take into consideration, that was captured in a recent World Bank report<sup>129</sup> indicated that income inequality is increasing which has a very particular impact on single-headed households (predominantly headed by women). This suggests that vulnerability to hazards is not uniform across society, with some groups being significantly more vulnerable than others. This will tie the Equity and Resilience imperatives together for The Precinct EcoDistrict.

In response to these challenges, The Precinct EcoDistricts Team commits to support and foster current local/provincial/national resilience measures applicable to the EcoDistrict including incorporation of relevant elements of the Nationally Determined Contributions set for the county.

<sup>125</sup> Ibid.

<sup>126</sup> Study on the Vulnerability of the Republic of Mauritius to Seismic Hazard and Tsunami (2019), D. Bertil and S. Le Roy S. BRGM (RC-69240-FR)

<sup>127</sup> Ministry of Public Infrastructure and Land Transport & JICA, 2015.

<sup>128</sup> Landslide Susceptibility Assessment of Mauritius Island, Ministry of Environment and Sustainable Development & Università degli Studi "G. d'Annunzio" Chieti-Pescara & SGI Studio Galli Ingegneria, 2019.

<sup>129</sup> Mauritius: Addressing Inequality through More Equitable Labour Markets (2017). The World Bank Group.

### 3.3. VISION & SCOPE

Stresses, such as unemployment or crime, could weaken a district or node on a chronic basis, while shocks, such as heat waves, flash flooding and global pandemics such as COVID-19, are sudden, unexpected disruptions that could threaten both the development of and operational activities within The Precinct. Through the collaborative activities of informal social networks, community organizations, and other local role-players, the most vulnerable among us can be better equipped or supported to overcome these stresses and shocks.

The Precinct EcoDistrict is committed to building resilience knowledge and expertise that empowers action through effective organisations and networks, enabling people, businesses, and places to thrive when confronted with social, economic, and environmental stresses and shocks<sup>130</sup>.

The Precinct EcoDistrict commits to developing infrastructure that serves the dual purpose of climate protection and emergency preparation where practicable (e.g., stormwater management through the attenuation pond on site, and consideration for the future incorporation of solar so that critical services can function independently from the municipal grid). As the development and urban management vehicle, The Precinct Facilities Management team<sup>131</sup>, along with input from the Core EcoDistricts Team will be best placed to gather and share knowledge on ways to respond to shock events while providing guidance on the preparedness for long-term changes through implementation tools such as disaster risk and management plans.

To achieve these aims, the commitment scope will address the following resilience categories:

- KNOWLEDGE AND EXPERTISE. Leadership and governance that empowers stakeholders, integrates resilience into the EcoDistrict Roadmap, and effectively manages resilience initiatives.
- ORGANIZATIONS AND NETWORKS. Social groups and economic structures that provide collective identity, social stability and security, and financial resources.
- PEOPLE. The health and wellbeing of individuals, including employment, life and health safeguards, and minimal vulnerabilities to stresses and shocks.
- PLACE. Infrastructure and environmental strength, including reduced physical exposure to stresses and shocks, and reliability and continuity of critical services, such as communications, transportation, and medical care.

### 3.4. WORKPLAN, RESPONSIBILITIES AND SCHEDULE

The Precinct Team will incorporate and integrate the following tasks and actions into the planning, implementation, and certification processes during each phase to endeavour to minimize and avoid stresses and shocks when possible and, when unavoidable, mitigate their negative side effects:

**Table 6: RESILIENCE Workplan**

RESILIENCE IN THE FORMATION PHASE			
Type of Resilience	Task	Responsibility	Schedule
Knowledge / Expertise &	Task 1: Reach out to at risk <sup>132</sup> groups, explaining resilience	The Precinct Core EcoDistrict Team will be the primary group driving this task in the long term	Short Term (and ongoing as new

<sup>130</sup> This could be done through guidance on risk and disaster management planning on a EcoDistrict scale. More detail on this will be set out in the road mapping processes.

<sup>131</sup> More information on the backbone organisation that will drive The Precinct EcoDistrict will be set out in the Declaration of Collaboration.

<sup>132</sup> 'At risk' groups are not the same as vulnerable groups, although vulnerable groups could be 'at risk'. In this context, 'at risk' refers to groups of people that might be impacted negatively by anticipated shocks and stresses. For instance, businesses located close to the wetland on site might be more 'at risk' for flooding.

Organizations / Networks	goals (potential those sites located within a flood line or close to the wetland that might experience flooding during heavy rains).	while The Precincts' development partners and other relevant stakeholders will play a support role during the development period.	sites are developed)
People & Place	Task 2: Recruit representatives from identified at-risk groups and critical facility representatives for the EcoDistrict decision-making body	The Precinct Core EcoDistrict Team will be the primary group driving this task in the long term while The Precincts' development partners and other relevant stakeholders will play a support role during the development period.	Short Term (and ongoing as new sites are developed)
<b>RESILIENCE IN THE ROADMAP PHASE</b>			
Type of Resilience	Task	Responsibility	Schedule
Knowledge / Expertise & Organizations / Networks	Task 3: Review existing emergency Roadmap and identify gaps, plus ensure the feasible participation of at-risk groups in roadmap workshops	The Precinct Core EcoDistrict Team	Short Term (and ongoing as new sites are developed)
People & Place	Task 4: Evaluate the robustness of strategies to withstand stresses and shocks and eliminate over-reliance on single assets (for example relying on one sub-station or one source for water)	The Precinct Core EcoDistrict Team	Short Term (and ongoing as new sites are developed)
<b>RESILIENCE IN THE PERFORMANCE PHASE</b>			
Knowledge / Expertise & Organizations / Networks	Task 5: Collect and analyse progress biannually towards EcoDistrict resilience goals, adjust strategy as needed	The Precinct Core EcoDistrict Team	Long-term (ongoing)
People & Place	Task 6: Continuous engagement with at risk groups and emergency planning groups noting feedback to course-correct the resilient roadmap living document	The Precinct Core EcoDistrict Team	Long-term (ongoing)

### 3.5. INDICATORS

The following indicators of Resilience developed to date by The Precinct Core EcoDistrict Team with input from all EcoDistrict workshop participants are illustrative and not meant to be exhaustive. The indicators most relevant and meaningful to the neighbourhood will be confirmed in the Formation and Roadmap Phases:

- Creation of a precinct-scale disaster management team and development of an appropriate response plan (inclusive of climate scenario planning supported by an appropriate environmental management system).
- Number of engagements with 'at risk' groups and sharing knowledge and information on anticipated shocks and stresses.
- Number of EV-charging bays in The Precinct.



- MWA electricity produced within the precinct by sustainable energy sources.
- Number of street trees and the percentage of canopy cover created.

### **3.6. EVALUATION & ADJUSTMENT**

The indicators listed above will be used to evaluate progress toward the resilience goals set for The Precinct EcoDistrict through biennial reporting and evaluation with the distinct task of identifying additional opportunities for continual improvement.

### **3.7. LETTER OF SUPPORT**

A letter of support from Project Patriot is provided in Annexure E.

## 4. CLIMATE PROTECTION

The Republic of Mauritius (2020)<sup>133</sup> had identified that ‘the impacts of climate variability and extreme weather events are becoming a concern’. They note that the climate of the South West Indian Ocean (SWIO) small island states is influenced by large ocean-atmosphere interactions such as trade winds, in addition to be often affected by tropical cyclones and other extreme weather.

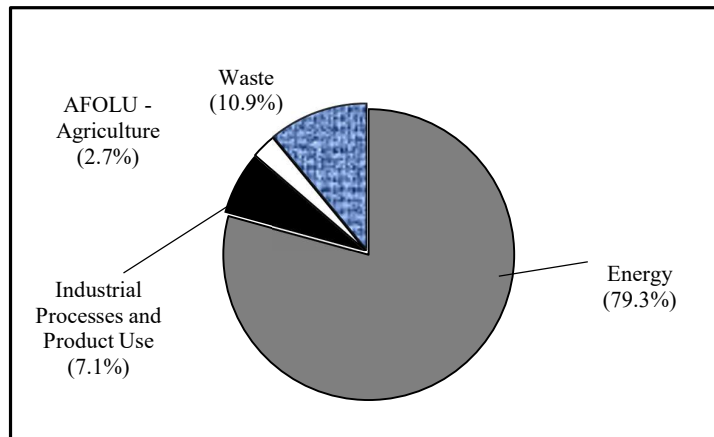
The Mauritian meteorological services provide the following information on Climate Change:

### 4.1. CURRENT SITUATION AND CHALLENGES <sup>134</sup>

According to a report<sup>135</sup> on the total GHG emissions (excluding Forestry and Other Land Use) in Mauritius in 2021 were 5,471.8 Gg carbon dioxide equivalent (CO<sub>2</sub>-eq) compared to 5298.0 Gg CO<sub>2</sub>-eq in 2020, representing an increase of 3.3 %. In 2021, there was a rise in emissions from the energy and waste sectors and a decrease of 6.5% in emissions was observed in the agriculture forestry and other land use sector in 2021. The contribution of GHG to total global GHG emission stood at 0.01%

The energy sector remains the largest contributing sector and accounted for 79.3% (4,336.6 Gg CO<sub>2</sub>-eq) of the total emissions followed by the waste sector with 10.9 % (598.8 Gg CO<sub>2</sub>-eq), the industrial processes and product use sector with 7.1 % (388.2 Gg CO<sub>2</sub>-eq) and the agriculture sector, 2.7% (148.2 Gg CO<sub>2</sub>-eq) as shown in the figure below.

Figure 5: Total Greenhouse Gas (GHG) emissions by sector, 2021



Source: The Government of Mauritius, 2021<sup>136</sup>

The Central Electricity Board (CEB), which falls under the aegis of the Ministry of Energy and Public Utilities, is the sole agency for transmission, distribution, and sale of electricity in Mauritius. The CEB currently produces about 37% of the country’s total power requirement from four thermal power stations and 10 hydroelectric plants<sup>137</sup>.

The bulk of the country’s energy derives from heavy fuel oil and coal, with the remaining 39% of the country’s power requirement is purchased from independent power producers, mainly private generators from the sugarcane industry using bagasse<sup>138</sup> during the sugarcane harvesting season

<sup>133</sup> <https://govmu.org/EN/infoservices/environment/Pages/climate.aspx>

<sup>134</sup> Information in the following sub-sections were taken verbatim from the Mauritian Meteorological Services website.

Accessible here: <http://metservice.intnet.mu/climate-services/climate-info-and-data.php>

<sup>135</sup> United Nations Environment Programme (UNEP), Emissions Gap Report 2020

<sup>136</sup> Environment Statistics.

<sup>137</sup> <https://www.trade.gov/country-commercial-guides/mauritius-energy>

<sup>138</sup> Bagasse (/bəˈɡæs/ bə-GAS) is the dry pulpy fibrous material that remains after crushing sugarcane or sorghum stalks to extract their juice. It is used as a biofuel for the production of heat, energy, and electricity, and in the manufacture of pulp and building materials.

from June to November and imported coal outside of the harvesting season from December to May<sup>139</sup>.

In terms of energy consumption in The Precinct, this amounted to 51,812 kWh in February 2023 and was supplied by municipal sourced.

Though the GHG emission of Mauritius is insignificant, warming of our climate and its effects on our natural and ecological system are unavoidable and already palpable. Analyses of temperature recorded in Mauritius and its outer islands show a definite warming trend. Average temperature at all stations is rising at the rate of 0.15 °C per decade and has risen by 0.74 – 1.2 °C when compared to the 1961-90 long term mean. At some urban stations the temperature has risen by even greater amounts.

Similar warming trends have also been observed at the outer islands like Rodrigues, St Brandon and Agalega. The last two of these islands are 1.5 km<sup>2</sup> and 70 km<sup>2</sup> in area, at about 2m above mean sea level at their highest point and a variable population of less than 100. The temperature at Agalega is rising at the rate 0.11 °C per decade with an average rise of 0.62 °C during the last ten years when compared with the 1961-90 mean. Temperature at St Brandon and Rodrigues has warmed up by 0.5 – 1.0 °C.

IPCC 2007 report concludes that average ocean temperature from surface to a depth of 700 meters has warmed up, though land surface temperature has increased more than ocean water temperature.

Sea levels in the southwest Indian Ocean based on reconstructed tide gauge data and Topex / Poseidon altimeter for the period 1950-2001 shows a rise of around 1.5 mm/yr at Port Louis and 1.3 mm/yr at Rodrigues, (Church, *et al.*, 2006). Analysis of Port Louis data for the period 1987-2007 gives a mean rise of 2.1 mm/yr for the last 10 years. This slightly higher rise is consistent with IPCC WGII AR4 conclusions, although longer period of measurements is necessary for reliable conclusions.

Warming of the atmosphere has also impacted the hydrologic cycle over the southwest Indian Ocean. Long-term time series of rainfall amount over the past century (1905 to 2007) show a decreasing trend in annual rainfall over Mauritius. In fact, the average rate of decrease per decade is around 57 mm. The total decrease during the last ten years is about 8% when compared to the 1950s.

Annual rainfall over the outer islands indicates significant variation from year to year but long-term analysis does show decreasing rainfall trend, though lesser than the main island Mauritius.

Other observed impacts are:

- A lengthening of the intermediate dry season, the transition period between winter and summer, has been observed.
- There has been a shift in the start of the summer rains. This shift in the onset of the rains is highly significant as it translates into much pressure on the water sector to meet increasing demands of the agricultural, tourism, industrial and domestic sectors.
- The number of consecutive dry days is increasing while the number of rainy days is decreasing.
- Even though the number of rainy days is decreasing, heavy rainfall events leading to numerous flash floods and temporary interruption of certain socio-economic activities during the summer months of February and March has increased
- The frequency of extreme weather events, heavy rains, and storms of tropical cyclone strength or higher, has increased significantly over the last two decades.

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<sup>139</sup> Ibid.

Analysis of data from Mauritius Meteorological Services does not show any increase in the number of storms in the SWIO tropical cyclone basin. However, a plot of the number of storm formations over the last 32 years (1975- 2008) clearly shows an increasing trend in the number of storms reaching tropical cyclone strength (winds above 165 km/hr). Furthermore, since the last decade observations indicate rapid or even explosive intensification of tropical storms.

The SWIO Islands countries are realizing the tough realities of the effect of climate variability and climate change now occurring at a faster pace than ever before. Mauritius has recognized that much effort is needed to reduce the impacts of climate change on the natural and human environment of the country. A stakeholder's consultation exercise including the community at grass root level, NGOs and public and private sector identified those areas exposed to the highest risk. The following sectors were identified as most vulnerable to climate-related events are:

- Coastal zone
- Agriculture
- Water Resources
- Human health
- Tourism
- Marine Resources

#### 4.1.1. Concrete Actions Taken And Progress Achieved<sup>140</sup>

Climate change activities in the Republic have been consistent towards sustainable development goals. The concept of a sustainable island is clearly defined in the "Maurice Ile Durable" programme presented in Parliament in June 2008. Since then both public and private sectors are making efforts to integrate climate change in new developments strategies.

Climate change and sea level rise monitoring has been enhanced in the following ways:

- Network of an increased number of automatic weather stations
- Installation of a new tide gauge at Agalega and another one at Blue Bay to monitor sea level
- Sea surface temperature is being monitored at Blue Bay as well as from ship reports in the Indian Ocean
- To meet our objectives under the UNFCCC, the following reports have been published:
- United States Country Studies Programme (USCSP) on Inventory of GHG and Vulnerability and Adaptation
- Climate Change Action Plan
- Initial National Communication
- Vulnerability and Adaptation of the sugar cane crop
- Economics of GHG limitations
- Vulnerability of coastal zone
- Technology Needs Assessment
- National Capacity Needs Self-Assessment
- Stocktaking and Stakeholder consultation
- The Second National Communication.

Public and private sectors of the economy and the population of the Republic of Mauritius in general, are gradually becoming aware of the threat posed by climate change and climate variability. Some concrete efforts have already been made to mitigate GHG by integrating climate change issues into new development strategies. There is strong political will to further enhance the existing policies as to develop resilience to the adverse impacts of climate change and to ensure the achievement of sustainable developments goals

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<sup>140</sup> Information in the following sub-sections were taken verbatim from the Mauritian Meteorological Services website. Accessible here: <http://metservice.intnet.mu/climate-services/climate-info-and-data.php>

In addition to the preceding overview, there are additional documents that play an important role in the Mauritian response to climate change. Such documents are set out in the table below<sup>141</sup>:

**Table 7: Local Census of Plans – CLIMATE PROTECTION**

Act or Policy	Short Summary
GOVERNMENT PROGRAMME 2020-2024 - TOWARDS AN INCLUSIVE, HIGH INCOME AND GREEN MAURITIUS, FORGING AHEAD TOGETHER - Address by The President of the Republic of Mauritius Friday 24 January 2020	Towards an Inclusive, High Income and Green Mauritius, forging ahead together The Government Programme is an action plan in line with the objective to transform Mauritius into an environmentally sustainable, economically vibrant, and innovative country with modern infrastructure, global connectivity, high skills, and technology.
Update of the Nationally determined contribution of the Republic of Mauritius (Pre-Final version), 1 October 2021	Nationally determined contributions (NDCs) are at the heart of the Paris Agreement and the achievement of its long-term goals. NDCs embody efforts by each country to reduce national emissions and adapt to the impacts of climate change.
Climate Change Act 2020, in force as from April 2021	To help Mauritius abide to its national goals and international commitments. Under the Act, the Department of Climate Change is responsible to coordinate the implementation of relevant commitments to ensure compliance with the international climate change agreements. An Inter-Ministerial Council on Climate Change is provided to set national objectives, goals, and targets with a view to make Mauritius a climate resilient and low emission country. A Climate Change Committee has also been set-up to enable a multi-stakeholder participation for the preparation of the national climate change strategies and action plans for mitigation and adaptation.
Renewable Energy Roadmap 2030 for the Electricity Sector (2022)	The Government of Mauritius has committed not only to abate GHG emissions by 40% by 2030 but more importantly to pursue its green energy transition and develop a more resilient national electricity sector that is grounded in a richer mix of Renewable Energy.
10 Year Electric Vehicle Integration Roadmap for Mauritius 2020	Cabinet has agreed to the Report on the 10-Year Electric Vehicle Integration Roadmap for Mauritius prepared by EV Consult of Netherlands. In order to stimulate the transition towards electric mobility, the Ministry of Energy and Public Utilities commissioned a study for a 10-year roadmap which prepares the market conditions for a sustainable integration of electric cars at a pace that strikes the right balance between cost and benefits.  The Roadmap Report addresses the current situation of mainly fossil fuel-based electricity production and planned integration of renewables over time. It also considers the vital importance of a reliable and cost-effective electricity grid on the island and possible impact of EVs on the electricity grid. The Report would enable Government to make an informed policy decision about the gradual transition to electric cars.  An Electric Vehicle Implementation and Monitoring Committee would be set up to monitor the implementation of the Roadmap/Action Plan.
Budget Speech 2021-2022 announcing coal phase out before 2030 among other mitigation and adaptation measures by the Minister of Finance, Economic Planning and Development	The use of coal will be totally phased out before 2030. In line with this strategy, CEB will invest some Rs 5.3 billion over the next 3 years to: - Raise tenfold the absorption capacity of intermittent renewable energy through increased battery capacity to some 40 MW from the current 4 MW;

<sup>141</sup> This is not an exhaustive list of legislative policies that are focussed on addressing inequality in Mauritius, but the intent was to highlight some of the most prominent pieces of legislation that guides the activities in and around The Precinct. Dentons LLC are assessing all the documents in greater detail in a parallel process.

Act or Policy	Short Summary
	<ul style="list-style-type: none"> <li>- Set up 10 Gas Insulated Switchgear (GIS) substations to improve reliability and increase the share of renewable energy;</li> <li>- Implement the various renewable energy schemes of the CEB for Households, businesses, SMEs, Religious Bodies and NGOs;</li> <li>- Implement the Net Billing Project; and · Set-up a solar farm of 10 MW at Tamarind Falls, Henrietta.</li> <li>- CEB will also launch a Request for Proposal to set up a 40 MW wind farm that will require some Rs 2.4 billion of investment.</li> <li>- The CEB will also allow for integrated green energy projects, combining the use of biomass, wind, and solar energy.</li> <li>- We will further enable companies and individuals to provide renewable energy directly to the CEB, if the price is below the maximum tariff set..</li> <li>- To enable households to purchase solar kits for domestic use, the DBM will provide a concessionary loan of 2% up to an amount of Rs 100,000.</li> <li>- To support the development of this industry, the CEB's "Centre de Formation et de Perfectionnement Professionel" will become an accredited centre to provide training in the fields of Renewable Energy and Energy Efficiency.</li> </ul>
<p>National Disaster Risk Reduction and Management Policy, Strategic Framework and Action Plan 2020-2030</p>	<p>This National Strategic Framework is aligned with the Sendai Framework for Disaster Risk Reduction 2015-2030 and provides a pathway to achieve internationally agreed priorities for action and targets for disaster risk reduction by 2030. It incorporates the Republic's obligations and commitments under the African Union Programme of Action for the Sendai Framework, the Sustainable Development Goals, and the Paris Climate Agreement.</p> <p>This National Strategic Framework sets out a vision of a safe, adaptive, and resilient nation, and sets the path for a country where residents and visitors are increasingly safe from hazards and the risk of disaster. The National Strategic Framework's vision is consistent with the National Disaster Risk Reduction and Management Policy that disaster impacts should be proactively reduced to the lowest levels possible with available resources. Meeting this vision will result in reduced disaster impact and improved livelihoods, health, economic growth, and social development for the Republic of Mauritius.</p> <p>Achievement of this vision is supported by the following five strategic pillars:</p> <ol style="list-style-type: none"> <li>1. Understanding Disaster Risk through a Risk Culture</li> <li>2. Strengthening Disaster Risk Governance to Manage Disaster Risk</li> <li>3. Investing in Disaster Risk Reduction for Resilience</li> <li>4. Enhancing disaster preparedness for effective recovery, rehabilitation, and reconstruction</li> <li>5. Strengthen long-term capacities, support the implementation of the Africa Regional Strategy for Disaster Risk Reduction and the Sendai Framework, and systematically contribute to building resilience to disasters, with a special focus on the most vulnerable groups.</li> </ol> <p>This National Strategic Framework encapsulates four interlinked goals derived from the Strategic Pillars: 1. Increase the ability to manage risks at individual to societal levels. 2. Reduce current risks to levels which are as low as reasonably possible. 3. Avoid the creation of new risks or raising the level of current risks. 4. Ensure that preparedness, warning, response, and recovery are as effective and efficient as possible to reduce impacts and facilitate a rapid return to normal. This National Strategic Framework sets out four strategic objectives across risk governance, risk reduction, warning and alert and preparedness, response and recovery which define the</p>

Act or Policy	Short Summary
	detailed risk management activities set out in the National Disaster Risk Reduction and Management Action Plan.
Mauritius Vision 2030	<p>Mauritius' Vision 2030 is a three-year strategic plan that is updated when budget is presented before parliament. It notably identifies climate-related priorities and allocates funds to specific adaptation and mitigation projects.</p> <p>Climate targets in this law:</p> <p>75,000 smart meters over the next 3 years - Energy   Target year: 2022</p> <p>Reduce emissions by 30% by 2030 - Economy-wide   Target year: 2030</p> <p>35% of electricity needs produced from renewable sources by 2030; 28% by 2020 - Energy   Target year: 2030</p>
Strategic Plan for the Food Crop, Livestock and Forestry sectors 2016-2020 (under revision)	<p><i>Mauritius Strategic Plan (2016-02020) for the Food Crops, Livestock and Forestry Sectors</i> sets out the goals and objectives to be attained over the next five years to improve the level of food security and food safety and promote a more sustainable agriculture.</p> <p>The main objectives of this plan are two-fold, first, increasing the production of high-quality strategic crops, vegetables, and meat to satisfy local demand and second, promoting the development of the agri-business sector to enhance import substitution in order to reduce dependency on imports.</p>
ICLEI-Africa 2012. Josefsson J, Stephen V and Fairhurst, L. Building Climate Resilience. A Handbook for Port Louis Municipal Council, Mauritius. ISBN: 978-0-9921794-1-0 A copy of this report can be downloaded at <a href="http://www.ResilientAfrica.org">www.ResilientAfrica.org</a> .	A Handbook for adaptation to climate change and increasing resilience for Port Louis, Mauritius This Resilience Handbook is a key deliverable of the ICLEI-Africa Project Sub-Saharan African Cities: A Five-City Network to Pioneer Climate Adaptation through Participatory Research & Local Action.
INDC 2015	This document presents the Intended Nationally Determined Contribution (INDC) of the Republic of Mauritius in response to decisions adopted at the 19th and 20th sessions of the Conference of the Parties to the United Nations Framework Convention on Climate Change (UNFCCC) which invites Parties to communicate to the Secretariat their INDCs, towards achieving the objective of the UNFCCC as set out in Article 2 of the Convention. The INDC of Mauritius has been elaborated on the basis of participatory multi-stakeholder and cross-sectoral consultative processes involving all relevant partners. The INDC is in line with the vision of the Honourable Prime Minister of the Republic of Mauritius, announced in August 2015, which aims at taking Mauritius further along the pathway of sustainable development.

#### 4.1.2. Relevant Goals and Targets

The following information is taken from the *Update of the Nationally Determined Contribution of the Republic of Mauritius (2021)*.

- a) The Climate Change Act was gazetted on 28 November 2020, and it entered into force on 22 April 2021. Under the Act, the Department of Climate Change is responsible to coordinate the implementation of relevant commitments to ensure compliance with the international climate change agreements. An Inter-Ministerial Council on Climate Change is provided to set national objectives, goals, and targets with a view to make Mauritius a climate resilient and low emission country. A Climate Change Committee has also been set-up to enable a multi-stakeholder participation for the preparation of the national climate change strategies and action plans for mitigation and adaptation.

- b) In its updated NDC, (2021) Mauritius raised ambition to reduce greenhouse gas emissions by 40% in 2030 compared to business-as-usual, instead of the initial NDC target (2015) of 30%.
- c) This economy-wide emissions reduction target comprises sector specific mitigation targets for energy, transport, waste and Industrial Processes and Product Use (IPPU). The energy sector represents the largest share of GHG emissions reduction by 2,311 ktCO<sub>2</sub>eq.
- d) Several key decisions have already been taken by the Government of Mauritius to implement this NDC within the 2030 timeframe for the energy sector, including, as a matter of example the following:
  - i. the production of 60 percent of energy needs from green sources by 2030;
  - ii. the total phasing out of use of coal before 2030 and the development of the biomass framework;
  - iii. an increase in energy efficiency by 10%, based on the 2019 figures.
- e) Mauritius actions on adaptation are centred around the 2021 Updated National Climate Change Adaptation Policy Framework that focuses on the potential of nature-based solutions for adaptation and provides a new policy orientation in key adaptation sectors to build resilience as it follows:
  - i. The enhancement of the knowledge base regarding the risks of climate change and the impacts on communities;
  - ii. Developing and implementing an integrated approach which combines the following sectors namely; Fisheries (Blue Economy), Tourism, Biodiversity (Terrestrial and Marine), Forestry, Agriculture and Coastal Zone;
  - iii. Enhancing strategic frameworks to address policy gaps and improve expertise in the Health sector, including, through integrating climate risks into planning and developing policies in the National Adaptation Plan; and
  - iv. Increasing resilience of human-led activities whilst preserving ecosystem functions, through improving governance, enhancing disaster preparedness and response mechanisms, for infrastructure and disaster risk reduction sectors.

## 4.2. VISION & SCOPE

The Precinct EcoDistrict is focussed on building up to their ultimate goal of carbon neutrality at a future date with interim targets and benchmarks linked to those set out by National Government of Mauritius as a minimum. It is however anticipated that the specific goals and targets set by GRIT for The Precinct and their property portfolio as a whole, will exceeds governmental requirements. The Precinct will actively be building a pathway to carbon neutrality by addressing direct and indirect operational CO<sub>2</sub> emissions from energy use in buildings, water systems and infrastructure, solid waste, wastewater management, and transportation.

Although there are currently no renewables installed on site, The Precinct EcoDistrict is committed to aligning their goal of future carbon neutrality with targets and benchmarks linked to those set by the government of Mauritius as a minimum, which currently include:

- the production of 60 percent of energy needs from green sources by 2030;
- an increase in energy efficiency by 10%.

To achieve these aims, the commitment scope must include, at a minimum, the following sources of operational CO<sub>2</sub> emissions, as adapted from the Global Protocol for Community-Scale Greenhouse Gas Emission Inventories:

- SCOPE 1. Operational emissions from sources located within the EcoDistrict, including the building, transportation, and infrastructure sectors.



- SCOPE 2. Operational emissions occurring outside the EcoDistrict from the use of grid-supplied electricity and thermal energy within the EcoDistrict in the building, transportation, and infrastructure sectors.

The Precinct is committed to carbon neutrality with a specific target date to be set in the Roadmap.

#### 4.3. WORKPLAN, RESPONSIBILITIES AND SCHEDULE

The Precinct EcoDistrict Team will incorporate and integrate the following tasks and actions into the planning, implementation, and certification processes during each phase to endeavour to minimize energy demand, maximize energy efficiency, produce energy from clean and renewable sources, and sequester or off-set CO<sub>2</sub> emissions.

**Table 8: CLIMATE PROTECTION Workplan**

CLIMATE PROTECTION IN FORMATION PHASE		
Task	Responsibility	Schedule
Task 1: Reach out to identified interest groups explaining climate protection goals and participation opportunities.	The Precinct Core EcoDistrict Team will be the primary organisation driving this task with input from the backbone organisation and the Development Partners while the development is still actively rolling out.	Short term (ongoing)
Task 2: Recruit climate change practitioners and interested community group representatives for the EcoDistrict decision-making body <sup>142</sup> .	The Precinct Implementation Team with external input as needed.	Short term (ongoing)
Task 3: Developed tenant green guideline as part of our carbon neutral journey to encourage energy and water-efficient practices and equipment	The Precinct Implementation Team with external input as needed.	Short term (ongoing)
CLIMATE PROTECTION IN ROADMAP PHASE		
Task	Responsibility	Schedule
Task 4: Ensure the participation of interested community groups in Roadmap workshops, including language translation and pre-workshop process orientations.	The Precinct Implementation Team with external input as needed.	Short term (ongoing)
Task 5: Develop targets for reducing carbon sources in the land use, building energy and waste sectors related to land use, building energy, and waste indicators.	The Precinct Implementation Team with external input as needed.	Short term (ongoing)
Task 6: Conduct a carbon - screening of all projects and programs during the strategies ranking step.	The Precinct Implementation Team with external input as needed.	Short term (ongoing)
Task 7: As part of biennial progress reporting, prepare and evaluate carbon reduction results to date, and recommend strategy adjustments to accelerate the rate of reduction to ensure overall commitment to carbon neutrality is supported effectively.	SG to create the framework for The Precinct Implementation Team in undertaking ongoing tracking.	Medium term (ongoing)
CLIMATE PROTECTION IN PERFORMANCE PHASE		
Task 8: Ensure EcoDistrict performance is transparent and accessible to ensure the results is used to adjust and strengthen the Climate Protection commitment. Report out via website, social media, community meetings, newsletters and any additional methods deemed appropriate for the EcoDistrict	The Precinct Implementation Team and GRIT Marketing Department	Long term (ongoing)

<sup>142</sup> Current considerations include UNCP as a result on their ongoing work in Mauritius, C40, ICLEI, IFC, the Mauritian Green Building Council and/or the Green Building Council of South Africa.

#### **4.4. INDICATORS**

Climate Protection Indicators developed to date by The Precinct EcoDistricts team and the EcoDistricts workshop participants, are illustrative and not meant to be exhaustive. However, some indicators are more meaningful, relevant and data more readily available than others and the team understands that too many indicators can be onerous and difficult to manage and measure.

The indicators most relevant and meaningful to The Precinct EcoDistrict will be confirmed in the Formation and Roadmap Phases:

- Percentage of buildings benchmarked and measuring energy performance
- Annual energy use intensity for buildings in the EcoDistrict
- Annual tons of GHG emissions from building energy use, transportation, and waste
- Percentage of annual electric supply generated from EcoDistrict-based renewable sources
- Number of renewable energy installations within the EcoDistrict (this could eventually be upgraded to measure the extent of renewable energy generated in the EcoDistrict (kWh/day))
- Renewable energy used in the EcoDistrict (kWh/day)
- Net tons of CO2 emissions in the EcoDistrict
- Urban tree canopy percentage
- Number of green infrastructure projects in the EcoDistrict.

#### **4.5. EVALUATION & ADJUSTMENT**

Climate Protection conditions are regularly updated as new data becomes available, and the findings inform program and project prioritization for ensuing work plans. Biennial performance report used as feedback to be cross-referenced for adaptation and adjustment within each Performance Phase Work Plan.

#### **4.6. LETTERS OF SUPPORT**

Letters of support from the Green Building Council of South Africa, and EcoMode Society is provided in Annexure F.

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## ANNEXURE A – THE PRECINCT ECODISTRICTS STEERING COMMITTEE MEETING SCHEDULE<sup>143</sup>

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<sup>143</sup> It should be noted that this schedule is not exhaustive, and only extends to the meetings the Solid Green team participated in. Where relevant, reference to other (and ongoing) engagements have been included in the bulk of the text as needed.

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## ANNEXURE B – SIGNATORIES

The names and affiliations of the mandated signatories of The Precinct EcoDistrict Imperatives Commitment are set out below. The Mandated Signatories acting on behalf of The Precinct are as follow:

**GRIT Real Estate Income Group**, represented by:

*Moira van der Westhuizen* (Chief Operating Officer) - [moira@grit.group](mailto:moira@grit.group)

and **Gateway Real Estate Africa**, represented by:

*Shevira Bissessor* (Chief Operating Officer) - [shevira@greafrica.group](mailto:shevira@greafrica.group)

The above-listed signatories also represent the GRIT Foundation and the following members of the Responsible Business Committee which supports the GRIT Foundation, are regarded as suitable signatories for this phase of the EcoDistrict processes:

*Bronwyn Corbett* (CEO of Grit Real Estate Income Group)

*Gregory Pearson* (Co-Founder at Gateway Real Estate Africa & Grit Real Estate Income Group)

*David Love* (Director of Guinea Flower<sup>144</sup>)

*Peter Todd* (Chief Executive Officer at Constantia Insurance Group)

*Catherine McIlrath* (Various Director Level Positions<sup>145</sup>)

The list of signatories reflects the mechanisms in place during the development of the Imperatives Commitment. The process for sourcing external input, and to strengthen the commitment to collective governance and ensuring that all stakeholders are provided with appropriate opportunity to impact and expand the positive impact of The Precinct EcoDistrict, the process was expanded in developing the Declaration of Collaboration and the Roadmap to include all tenants as well as selected NGO's. More information on this is included in the Declaration of Collaboration.

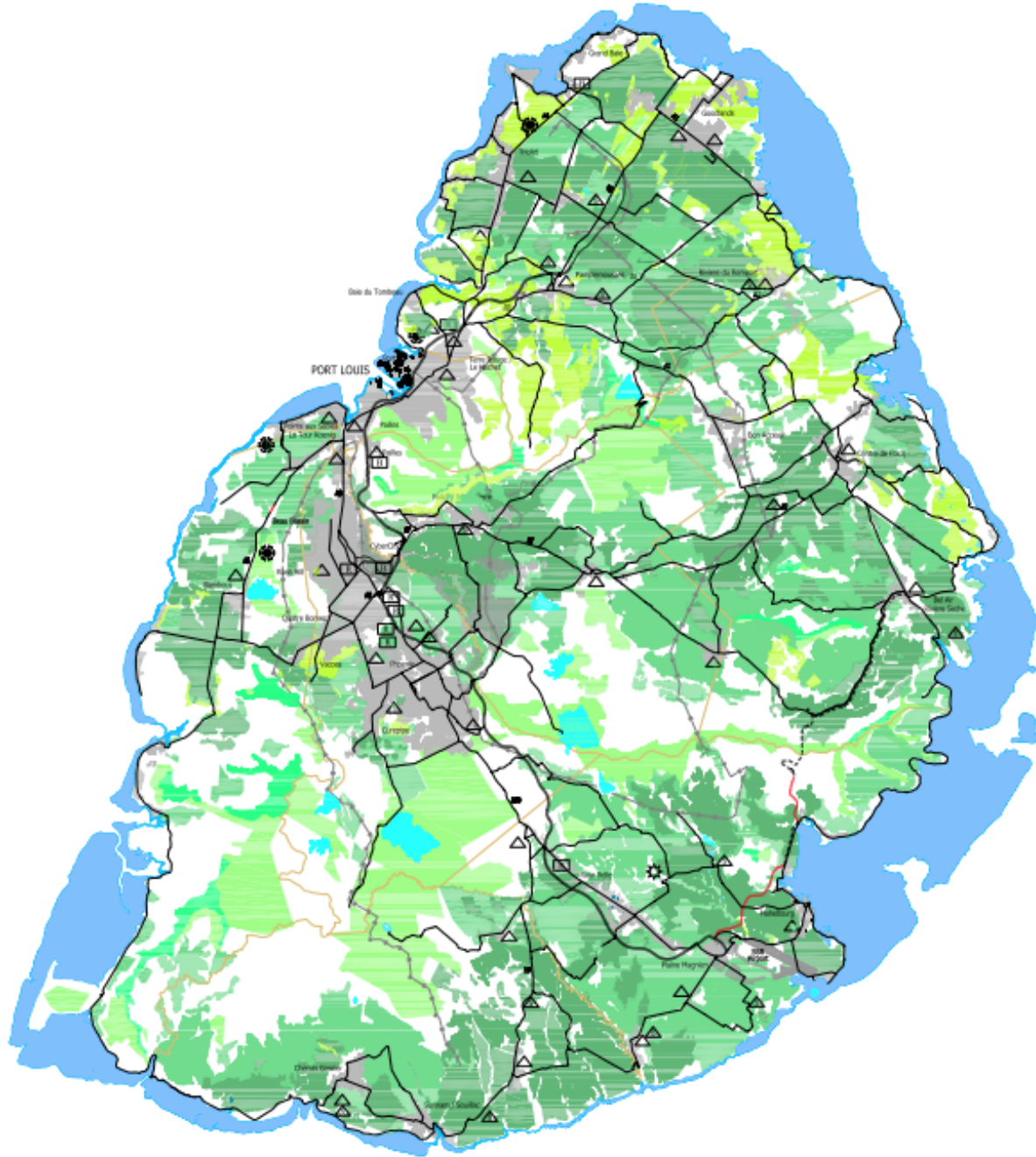
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<sup>144</sup> An environment, water, and advisory consulting firm, working mainly in southern Africa.

<sup>145</sup> Independent Non-Executive Director and Chairman of the Board Skybound Capital Group); Independent Non-Executive Director (PhoenixBev); Independent Non-Executive Director (Grit Real Estate Income Group - including being the Chairman of the Audit Committee; Chairman of the Remuneration Committee; Member of Risk Committee; Member of Responsible Business Committee and Member of the Nominations Committee); Independent Non-Executive Director (CIEL Group including being Chairman of Audit & Risk Committee); Non-Executive Director (CIEL Finance including being Chairman of Audit & Risk Committee); Independent Non-Executive Director (MUA Mauritius & East Africa); and Non-Executive Director (MUA Life Limited including being Chairman of Corporate Governance Committee and Member or Audit Committee); and Independent Non-Executive Director (Astoria Investments Ltd, including being Chairman of the Board and Chairman of the Corporate Governance Committee.

## ANNEXURE C - MAP 3 OF THE MAURITIAN NATIONAL DEVELOPMENT STRATEGY

ANNEXURE C - MAP 3 OF THE MAURITIAN NATIONAL DEVELOPMENT STRATEGY



Areas of Agricultural Suitability and Forests			Map 3
Urban Area 2000	Major Settlement > 10,000 population	Retail Park	
Illovo Land / CyberCity	Port Area	Business Park	
Airport Area	Lake & Reservoir	Container Park	
Lagoon	Waterfront Redevelopment	Major Industrial Site	
	Sugar Factory	District Boundary	
			<i>Sugar Cane Land Suitability : ( MSIRI Classification 2002 )</i> Highly Suitable Land Moderately Suitable Land Marginally Suitable Land State Lands Forests Privately Owned Forest Reserves
<b>National Development Strategy</b>			March 2003

**ANNEXURE D - EQUITY LETTERS OF SUPPORT – POLYTECHNICS MAURITIUS, THE LIONS CLUB INTERNATIONAL AND A RESIDENT OF THE LOCAL NEIGHBOURHOOD**

07 April 2023

To: the EcoDistrict Certification Review Committee

It is our pleasure to write this letter of support for *The Precinct* and its commitment to RESILIENCE.

GRIT Real Estate Income Group in partnership with Gateway Real Estate Africa is developing a property, envisioned as a state-of-the-art office space which is strategically located at the entrance of Grand Baie on the south-eastern corner of the M2 Motorway and Plaine des Papayes Road, approximately 20km from Port Louis and 5 minutes away by car from the La Croisette Shopping Mall in the Pamplemousses District of the Republic of Mauritius.

PML is a body corporate established in 2017 under the aegis of the Ministry of Education, Tertiary Education, Science and Technology with the objective of running programmes to serve the emerging needs of Mauritius for a qualified human resource at middle-professional level. Programmes provided by PML are close to the needs of the world of work in all sectors, and produces middle level professionals who are adapted and resilient to the growing needs of the economy in terms of workforce which is both strongly qualified and expertly skilled.

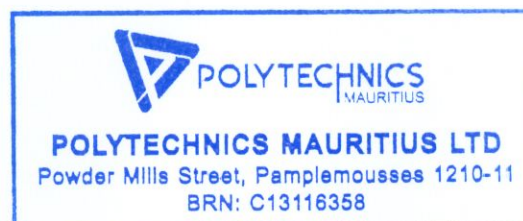
We are aware of all the investment made, both in terms of infrastructure, as well as community upliftment linked to The Precinct development. This has contributed to the ongoing growth and upliftment of the nodes and we look forward to understanding how we can best partner with The Precinct throughout various stages of its EcoDistrict planning and implementation stages.

Please feel free to reach out to me at [kemerit@poly.ac.mu](mailto:kemerit@poly.ac.mu) or (+230) 260 0500 with any questions or thoughts.

Yours faithfully,



Karan Emerit  
Ag. Programme Leader  
Engineering Cluster  
Polytechnics Mauritius





## Lions Club Flacq

DISTRICT 417 • Région 5 • Zone 52 • Ident5611 • Club 120212 Tel : +23057718003

Email : [jeetunkavita@gmail.com](mailto:jeetunkavita@gmail.com)

<https://www.facebook.com/groups/1420864821461066>

29 May 2023

To the EcoDistrict Certification Review Committee

It is our pleasure to write this letter of support for *The Precinct* and its commitment to WOMEN EMPOWERMENT.

The Lions Club Flacq (LCF) affiliated to the Lions Club International is a Non-Governmental Organisation (NGO) as well as apolitical, bearing number 120212. It obtained its charter on the 9th of September 2013. The LCF comprises a dedicated team of volunteer members who are very motivated to serve the society in line with the motto of the Lions Club International. While the Vision Statement of the LCF is to be the global leader in community and humanitarian service, the Mission Statement is to empower volunteers to serve their communities, meet humanitarian needs, encourage peace, and promote international understanding through Lions clubs.

The current activities undertaken by Lions Club Flacq are many. Some instances are sensitization campaigns against communicable, non-communicable diseases and drug abuse and its consequences, spending quality time with elderly persons in homes, helping children below poverty line by providing them with lunch facilities and cater for their basic needs, collection of clothes and foodstuffs and their distribution among families living in extreme poverty. Our main areas of concern are notably: Women empowerment, Childhood cancer, Prevention of diabetes, Environment, and related issues (eyes screening, donation of cornea and donation of glasses). We also organise talks and conduct workshops on the ill-effects of drugs and alcohol and women empowerment, amongst others in secondary schools, social community centres and in village halls in the district of Flacq.

GRIT Real Estate Income Group in partnership with Gateway Real Estate Africa is developing a property, envisioned as a state-of-the-art office space which is strategically located at the entrance of Grand Baie on the south-eastern corner of the M2 Motorway and Plaine des Papayes Road, approximately 20km from Port Louis and 5 minutes away by car from the La Croisette Shopping Mall in the Pamplemousses District of the Republic of Mauritius.

We are aware of all the investment that has been made, both in terms of infrastructure, as well as community upliftment linked to The Precinct development. This has contributed to the ongoing growth and upliftment of the nodes, and we look forward to understanding how we can best partner with The Precinct throughout various stages of its EcoDistrict planning and implementation stages.

Please feel free to reach out to me at [jeetunkavita@gmail.com](mailto:jeetunkavita@gmail.com) or +230 5771 8003 with any questions or thoughts.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kavita'.

Kavita Jeetun

Fundraiser Chairperson 2023-2024

Lions Club Flacq

Azhar Tupsy  
Royal Road Morcellement Saint Andre  
9th June 2023  
azhartupsy2205@gmail.com  
+230 58132334

**To: The EcoDistrict Certification Review Committee**

As a resident of Morcellement Saint Andre I am writing to express my support for The Precinct development on the south-eastern corner of the M2 Motorway and Plaine des Papayes Road,

I have been a resident of Morcellement Saint Andre for twenty six years and it is with great excitement that I have watched this development take shape. It has increased the number of jobs available in the area as a result of the construction, and more permanent jobs are expected in the long term.

Being part of the Steering Committee created as part of the development process, I was able to provide input into the process from both a professional and personal perspective. From a professional perspective, my role at GREA provided me with the opportunity to be involved in the strategic planning processes of The Precinct. This in turn created various opportunities to share my specific insights as a resident of the area into how the area itself functions, what residents are like, how they currently move around within and between spaces, and how residents might interact with The Precinct.

The development has already made significant progress, and in addition to the Unity building where I work being completed and fully operational, the investment made into surrounding road infrastructure around the site not only improves access to the site itself, but it has also improved connections to other spaces south. I am aware that the development is aiming to secure an EcoDistricts certification which will see focus being placed on incorporating elements of Equity, Resilience and Climate Protection into its operational approach and for me as a resident it is interesting to see this approach driving a private sector development.

I am aware that the precinct will provide access to the residents from the surrounding neighbourhoods to enjoy the internal park areas, and having already used these spaces in my professional capacity I am excited to visit with my family as well. Once the planned restaurants are open it would also provide another destination for our family and friends to meet-up for lunch and enjoy the green areas without having to travel to far outside of our neighbourhood.

As part of the visitors' community of the precinct, I look forward to providing my input about the end-user experience, how the precinct might enhance the visitor experience and supporting the businesses located there; while on a professional front also ensuring that engagement with residents and relevant NGOs already being engaged with, is maintained. I already enjoy working in The Precinct and look forward to seeing the development mature.

I trust that this letter conveys to you my support of the EcoDistrict journey this project is on, and I believe this will add great value to the node.

Please feel free to reach out to me at azhartupsy2205@gmail.com or +230 58132334 with any questions or thoughts. We look forward to your decision.

Sincerely,



Azhar Tupsy

**ANNEXURE E - RESILIENCE LETTER OF SUPPORT - PROJECT PATRIOT**





**PROJECT PATRIOT - Registered under the Registration of Associations Act 1978**

Date: 29 May 2023

To the EcoDistrict Certification Review Committee

It is our pleasure to write this letter of support for *The Precinct* and its commitment to YOUTH. Project Patriot is an association which was founded in 2020 during the early stages of covid 19. The association is composed of resilient members who share the same objective - To guide youngsters and the future generations of our country towards a better lifestyle through education, protection of the local wildlife and ecosystem. In fact, Covid 19 has been an eye-opener and reality check on the high rate of poverty in Mauritius. Project Patriot's mission is to transform the lives of these young people by supporting, empowering and advocating for change. A few weeks after tertiary education resumed nationally, after the lock down, our members assisted Middlesex University Mauritius in a project to raise awareness, establish contact, trust and proximity while visiting the École Familiale de l'Ouest.

Since the past 3 years, we have provided free tuition, basic commodities and ongoing support to young children between the age of 6 to 18 in areas such as Grande Riviere Noire and Cite Barkly. We are well aware of the field realities. We have also assisted existing NGOs in an advisory position to relocate squatters of Grande Riviere Noire. Furthermore, our members have evolved professionally and developed new skill sets all in the service of the association. Some members are Barristers, others work for Banks, Offshore Financial Sector and Financial Crime Compliance. We are proud to also state that some members are part of the European Union Delegation of Mauritius' Youth Advisory Board.

GRIT Real Estate Income Group in partnership with Gateway Real Estate Africa is developing a property, envisioned as a state-of-the-art office space which is strategically located at the entrance of Grand Baie on the south-eastern corner of the M2 Motorway and Plaine des Papayes Road, approximately 20 km from Port Louis and 5 minutes away by car from the La Croisette Shopping Mall in the Pamplemousses District of the Republic of Mauritius.

We are aware of all the investment that has been made, both in terms of infrastructure, as well as community upliftment linked to The Precinct development. This has contributed to the ongoing growth and upliftment of the nodes and we look forward to understanding how we can best partner with The Precinct throughout various stages of its EcoDistrict planning and implementation stages.

Please feel free to reach out to me at +23057893973 with any questions or thoughts.

Sincerely,

Aamish Beedassy  
Executive Member & Secretary

**ANNEXURE F - CLIMATE PROTECTION LETTERS OF SUPPORT - GBCSA & ECOMODE SOCIETY**



**22 May 2023**

To whom it may concern

It is our pleasure to write this letter of support for The Precinct and its commitments to Equity, Resilience and Climate Protection as part of their EcoDistrict certification processes.

The Green Building Council of South Africa (GBCSA) has established itself as the leading organisation on the African continent facilitating transformation of the built environment for people and planet to thrive.

We are passionate, collaborative planet shapers that operate across the commercial, residential, and public sectors to ensure that buildings and homes are designed, built, and operated in an environmentally sustainable way. Our combined influence drives competitive, viable and professional membership advantages. GBCSA's affiliations enable access to a community of experts at home and abroad.

The GBCSA issued a Green Star certification for the Unity building, which is located within the Precinct. The Unity building originally targeted a 4 Star Green Star New Build Office v1.1 certification but managed to increase this to a 5 Star rating in Round 2 of their submission. We are excited about the commitment it has made toward being part of a net zero precinct, improving the resilience of the companies and people located within the broader precinct, and being part of broader planning process which ensures that people are placed at the forefront of design.

Solid Green have communicated the Equity, Resilience and Climate protection ambitions of The Precinct to GBCSA. These goals, if implemented, will support key sustainable development goals, and GBCSA commends the project for committing to these.

Green Star is a holistic green building tool, that support resource efficiency but also focuses on items such as responsible procurement, positive ecological impacts and health and wellbeing. The GBCSA works in collaboration with emerging Green Building Councils throughout Africa and allows the adaptation of Green Star tools for certification in the respective countries. Each country develops a Local Context Report which is then reviewed by the GBCSA, and once approved, allows projects within the specific country to be certified. A Local Context Report was previously created and approved for Mauritius, and working in partnership with the Mauritian Green Building Council, the submission for the Unity building was considered and awarded.

We support The Precincts sustainability ambitions and how this can contribute to generating a green neighbourhood within Mauritius if implemented effectively.

### **Get in touch with the Green Building Council of South Africa**

**Head Office: Cape Town**

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Call us on:

**021 486 7900 OR 086 104 2272**

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**[www.gbcsa.org.za](http://www.gbcsa.org.za)**

**Association Incorporated in terms of Section 21 Reg NO. 2007/029477/08 Reg No. 062-541-NPO**

**Directors:** Ilse Swanepoel (Immediate Past Chair), Brian Unsted (Chair), André Theys (Deputy Chair), Anelisa Keke, Anthony Stroebel, Engelbert Binedell, Gavin Kode, Joanne Solomon, Kevin James, Manfred Braune, Mfundo Xulu, Michele Bekkens, Mokena Makeka, Phil Barttam, Steve Brookes, Shameela Soobramoney, Lisa Reynolds (Executive Director), Levinia Palmer (Executive Director)



Please feel free to reach out to me at [georgina.smit@gbcsa.org.za](mailto:georgina.smit@gbcsa.org.za) with any questions.

Sincerely,

Georgina Smit  
GBCSA Head of Technical

A handwritten signature in black ink, appearing to read "G. Smit".

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Regd. No. 13012



Date: 29<sup>th</sup> May 2023

To the EcoDistrict Certification Review Committee

It is our pleasure to write this letter of support for *The Precinct* and its commitment to coral reef rehabilitation as part of CLIMATE.

The EcoMode Society (EMS) is an NGO working to preserve our environment be it terrestrial or marine. As the name suggests, the team supports eco-friendly lifestyles through implementation of national programmes dealing with Solid Waste Management, Protection of Marine Ecosystem and Biodiversity, Resource Management, Resource Conservation and Public Awareness Campaigns.

Coral reefs, known as the blue rain forests, serve as net carbon sinks, help to fix nitrogen, protect against erosion, and feed a large portion of the world's population. Due to rapid and significant loss of corals around the Island, active reef restoration is the focus towards coral restoration and rehabilitation.

GRIT Real Estate Income Group in partnership with Gateway Real Estate Africa is developing a property, envisioned as a state-of-the-art office space which is strategically located at the entrance of Grand Baie on the south-eastern corner of the M2 Motorway and Plaine des Papayes Road, approximately 20km from Port Louis and 5 minutes away by car from the La Croisette Shopping Mall in the Pamplemousses District of the Republic of Mauritius.

We are aware of all the investment that has been made, both in terms of infrastructure, as well as community upliftment linked to The Precinct development. This has contributed to the ongoing growth and upliftment of the nodes, and we look forward to understanding how we can best partner with The Precinct throughout various stages of its EcoDistrict planning and implementation stages.

Please feel free to reach out to me at [ecomodesociety@gmail.com](mailto:ecomodesociety@gmail.com) or +230 5251 8870 with any questions or thoughts.

Sincerely,



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