



# THE PRECINCT ECODISTRICT™ ROADMAP

10 July 2023



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## 1. INTRODUCTION & ADOPTION PROCESS

The Precinct EcoDistricts Steering Committee was established in 2022 by The Precinct Client Team to enhance the long-term vision of the development, and to ensure that all the elements of the EcoDistrict focus pulls through in all aspects of design, construction, and operation.

This initial team of representatives engaged through workshops and discussion sessions to ensure that the goals of boosting The Precincts’ developmental focus, long-term operational performance, integrating the requirements of the EcoDistricts methodology of equity, resilience and working toward the positive environmental outcome of achieving carbon neutrality at a future date, aligned with the sustainability strategies and commitments of the Client Team and other stakeholders involved with and affected by the EcoDistrict certification process and related commitments.

The process entailed focussed workshop sessions with a larger, interactive cohort of engagement participants, and more detailed strategic discussion sessions which was later expanded to include representatives of the decision-making body, or Precinct EcoDistrict Committee members.

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**

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
	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 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, with the understanding that additional tenant representatives will form part of the EcoDistricts Committee set up to guide the implementation 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 GRIT and GREA teams, along with members of the Committee confirmed through consensus that Roadmap document is a complete, accurate and true reflection of the projects, programmes and strategies identified to move forward with EcoDistrict implementation.

This Roadmap will be adjusted as required biennially with appropriate input from GRIT and the Committee members as set out in the Declaration of Collaboration. The names and affiliations of the mandated signatories of GRIT and the Committee are set out in Annexure B.

## 2. THE PRECINCT ECODISTRICT BOUNDARY

Gateway Real Estate Africa in partnership with GRIT Real Estate Income Group 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.

### 2.1 THE PRECINCT

The development site is situated over two erven located on the south-eastern corner of the M2 Motorway and Plaine des Papayes Road in the District of Pamplemousses, Mauritius, namely:

- Land parcel TV5293 No. 60, comprising of 15,434m<sup>2</sup>; and
- Land parcel TV5293 No. 62, comprising of 20,497m<sup>2</sup>.

*Map 1: Regional Location of The Precinct*

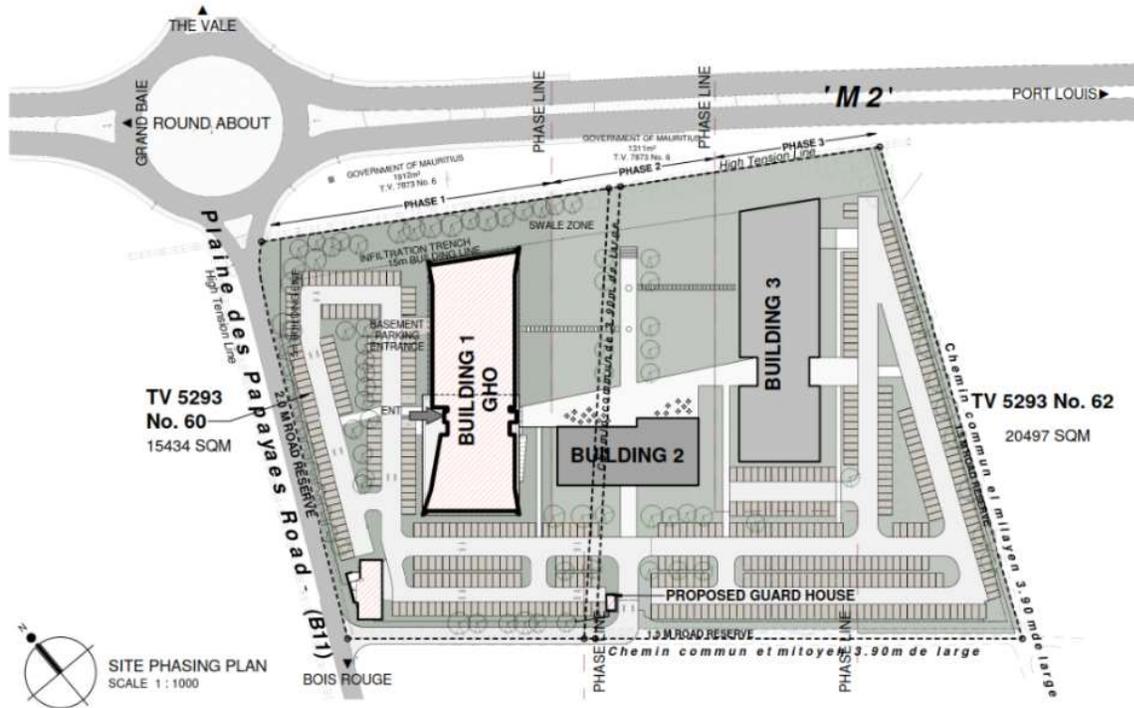


Source: *The Precinct Brochure*, undated.

The Precinct is a mixed-use, office complex that will be developed in Phases, with the first building, The Unity, fully complete.

Once fully developed, The Precinct shall comprise a combination of offices, retail, and food components surrounding a central green area, thereby promoting an outdoor interactive and collaborative culture. The landscape will shape open parking set on the site's periphery, providing a significant number of bays for convenient parking.

Map 2: The preliminary Site Plan



Source: EPI, 2020

### 2.1.1 Phase 1

This Phase 1 consists of The Unity building, which 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.

Figure 1: Phase 1 Site Plan



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

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 Green Star Office Design v1.1 certification. In order to attain this certification level, the project had to achieve a minimum of 60 points or above.

The design and construction teams, under the guidance of the Sustainability Consultants<sup>1</sup> targeted a plethora of credit criteria to ensure the project could meet this target. Some interventions and design elements used, included the following:

- Providing fresh air at a rate that is 33% better than what is required from SANS 10400-O:2011.
- Ensure that 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. 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.



### 2.1.2 Phases 2 and 3

The Precinct will be completed with the addition of two commercial buildings by 2025, currently in concept design stage. The image below provides a conceptual overview of what the final composition will be of The Precinct. The image shows Buildings 2 and 3 that are still to be added, with an overview of what the courtyard might look like as well as the relevant zoning information that will guide the design process.

<sup>1</sup> Solid Green supported the project- and client team on this project from concept design stage onward.

Image 1: The Precinct with Courtyard Concept



Source: EPA, 2020

Detailed design processes for the remaining two buildings will commence shortly. 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 following render provides additional detail of The Precinct at completion.

Photo and Renders 1: Completed Precinct



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.

### 3. DEVELOPMENT TIMELINE AND PRIORITY-BASED ASSET MAP

#### 3.1 DEVELOPMENT TIMELINE

The table below provides an overview of the development timelines associated with The Precinct.

*Table 2: The Precinct Development Timeline*

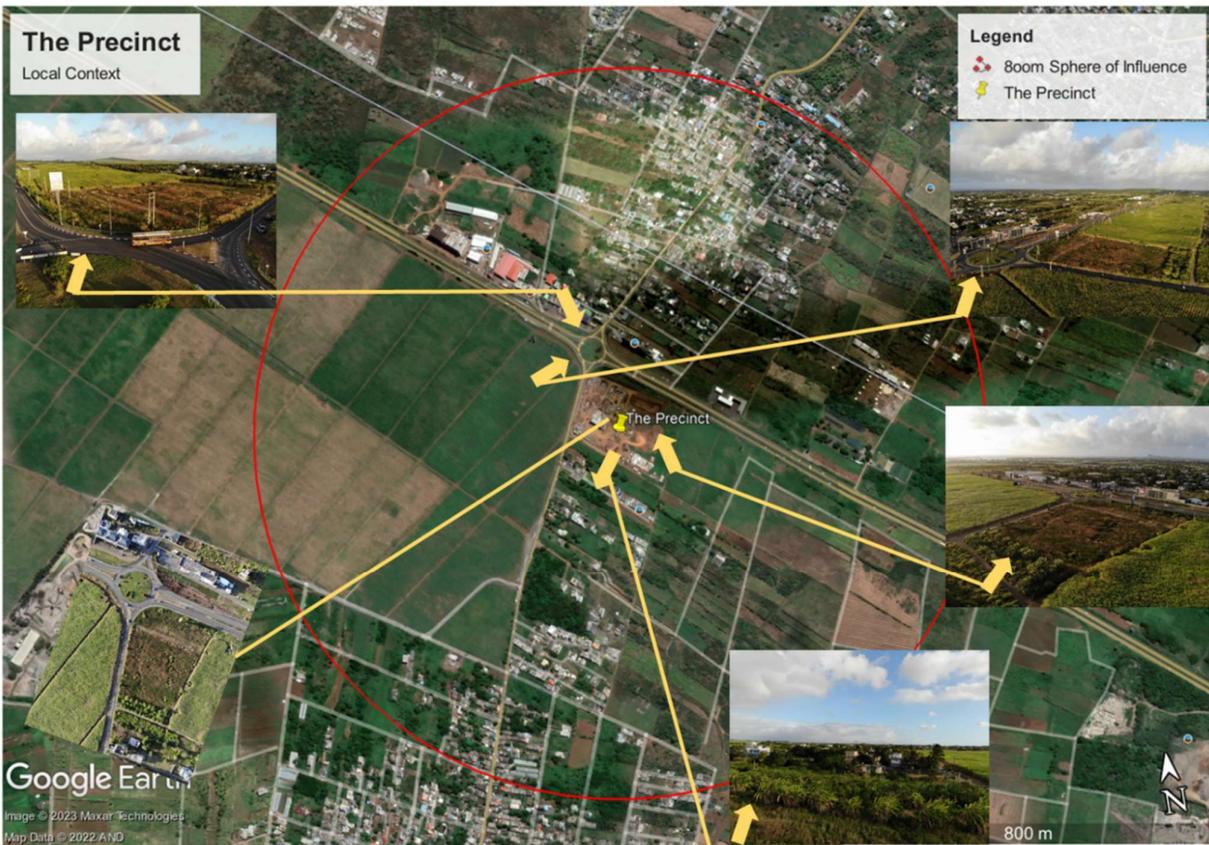
Description	Dates
Phase 1	May 2023
Phase 2 and 3	2025

#### 3.2 SURROUNDING CONTEXT

According to the EcoDistricts Certified Handbook (2018: 61), as part of the Roadmap, ‘districts’<sup>2</sup> that are currently vacant, or single-use institutional campus districts’ should ‘provide an asset map for a surrounding sphere-of-influence area impacted by the district, e.g., a one-half mile radius<sup>3</sup> from the district boundary’.

The map and photo inserts below give a clear overview of the surrounding land uses.

*Map 3: Site Location, 800m Sphere of Influence and Photos of Surrounding Context*



Source: Solid Green with photos provided by Hiral Narayan (Project Manager ReMerge Ltd. (2020)<sup>4</sup> (2022)

<sup>2</sup> For the purpose of this report, and all other related documentation, the term district is used synonymously with EcoDistrict/s.

<sup>3</sup> This equates to 800m which is shown in the map below.

<sup>4</sup> ReMerge Ltd acted as interim Project Managers on The Precinct development as part of the concept design stage.

To the east and west of The Precinct there is still active agriculture (more specifically sugar cane plantations), while the area to the south includes high-density residential within the village of Fond du Sac (and some commercial), while the northern side of the site, borders the Upper Vale village. More details on these villages will be presented in later sections of this report as and when relevant.

### 3.3 PRIORITY-BASED ASSET MAP

To develop the figurative asset map (see Table 3) which describes The Precincts’ priority-based assets organised according to the six EcoDistrict Priorities, it was necessary to assess both existing as well as planned interventions.

The intent of the asset map or register as displayed here it to highlight assets that are actively involved in the investment processes, community uplift projects or are being considered for future investment or partnerships. The intent is to keep a rolling asset map that would enable The Precinct EcoDistrict to consistently identify needs that link to their priorities to enable maximisation of positive impacts through effective community involvement.

The Steering Committee acknowledged that this asset mapping process is, and will remain, an important step in identifying the existing gaps in priority infrastructure, in terms of social-, economic- and organisational assets that might be lacking in the currently planning framework of The Precinct that could be addressed through interaction and engagement with appropriate stakeholders, including other Not-for-Profit organisations that might have an interest in the activities of the EcoDistricts, the District Council of Pamplemousses’s relevant departments and potential non-governmental agencies whose services might benefit or synergise with *The Precinct* and its community and the vision that is being defined for development as a whole.

Assets are set out by location and organised around each of the six EcoDistrict priorities. Primary assets are located and controlled within The Precinct, secondary assets are located within but controlled by an entity outside of The Precinct, and tertiary assets are located and controlled by an entity outside of The Precinct<sup>5</sup>.

**Table 3: Preliminary Assets of (and associated with) The Precinct EcoDistrict**

PRIORITIES					
PLACE	PROSPERITY	HEALTH & WELLBEING	CONNECTIVITY	LIVING INFRASTRUCTURE	RESOURCE REGENERATION
Primary District Assets - Located & Controlled within the EcoDistrict					
The Precinct Retail Component	GRIT	Pedestrian walkway	Streetlights and other lights in the Precinct	Retention Pond	Retention Pond
Moira van der Westhuizen (GRIT Ambassador)	GREa	Macleod-Park (kids playground)	Pedestrian walkway	Borehole	Solar PV
The Precinct Implementation Team	Precinct Shuttle	Bicycle Racks	Street Furniture (bins, benches, taxi/bus shelters, street lighting)	Macleod-Park (kids playground)	Sewerage Treatment Plant
Macleod-Park (kids playground)		Solar PV	Precinct Shuttle	Sewerage Treatment Plant	Green streetscape
Precinct Shuttle		Gatehouse	Bicycle Racks	Green streetscape	
Street Furniture (bins, benches,		Green streetscape	Gatehouse		

<sup>5</sup> There is no association between the EcoDistrict and these 'assets or Points of Interest.

## The Precinct EcoDistrict - Roadmap - For Endorsement

PRIORITIES					
PLACE	PROSPERITY	HEALTH & WELLBEING	CONNECTIVITY	LIVING INFRASTRUCTURE	RESOURCE REGENERATION
taxi/bus shelters, street lighting)					
Gatehouse <sup>6</sup>			The Bus Stop at The Precinct <sup>7</sup>		
Green streetscape			Streetlights around the site <sup>8</sup>		
Secondary District Assets - Located in EcoDistrict, controlled outside EcoDistrict					
None					
Tertiary District Assets - Located & Controlled outside the EcoDistrict					
The Vale Village Hall	All Life Matters	All Life Matters	The Vale Village Hall	Coral Reef rehabilitation investment	Coral Reef rehabilitation investment
Grit Foundation	Grit Foundation	Grit Foundation	Fond du Sac Community Upliftment	Grit Foundation	Grit Foundation
Fond du Sac Community Upliftment	Fond du Sac Community Upliftment	Fond du Sac Community Upliftment	UNGC	Fond du Sac Community Upliftment	Fond du Sac Community Upliftment
Women with GRIT	Women with GRIT	Women with GRIT	GRIT CSR Investments	UNGC	UNGC
UNGC	UNGC	UNGC	M2 (Major road passing site)	GRIT CSR Investments	GRIT CSR Investments
Fieldview Care Home	Fieldview Care Home	Fieldview Care Home	B11 (Smaller road passing site)	Belle Vue Forest Trail	
YEP Programme	YEP Programme	Shamas Rugby		Daruty Forest	
Colin Mayer (GRIT Ambassador)	IPS (School)	Barbarian Rugby Club		Grand Baie	
Brian Furcy (GRIT Ambassador)	Shamas Rugby	Terre de Paix			
GRIT CSR Investments	Barbarian Rugby Club	Sanitary Pad Project (GRIT)			
	Terre de Paix	GRIT CSR Investments			
	Sanitary Pad Project (GRIT)	The Vale Stadium			
	GRIT CSR Investments	Belle Vue Forest Trail			
	Grand Baie	Daruty Forest			

Source: Asset mapping done in conjunction with The Precinct Steering Committee during the Formation and Roadmap development workshops, February 2023.

<sup>6</sup> Some 'assets' will link to more than one category, and to create this shared understanding those 'assets' were included in the table multiple times.

<sup>7</sup> The bus stop is located outside of The Precinct but was installed as a direct result of the development and is therefore included as a Primary asset.

<sup>8</sup> Ipid.

As more of the planned development comes online, this asset map will be expanded continuously. This asset map informed and will continue to inform the selection of objectives linked to each of the 6 priorities and assisted with setting the EcoDistricts sustainability agenda.

#### 4. CENSUS OF LOCAL PLANS

The following table sets out various policies, programmes, and plans (on national and district/local scale) that could impact The Precinct EcoDistrict planning and implementation roll-out and will identify specific targets set on national and where relevant, district/local scales that The Precinct EcoDistrict should coordinate and align with in terms of their own objectives and goals identified for the three imperatives or the 6 EcoDistrict Priorities.

These plans, policies and programmes could identify potential sources of information, assist with the identification of suitable objectives and appropriate indicators, but more importantly, these documents highlight areas where the concept of collective impact and collaborative approaches to development has potentially already been identified, including actions that could move developments, villages, or the country as a whole toward carbon neutrality.

Another outcome will be focussed on identifying different government departments that The Precinct could align with to successfully complete the development to maximise benefit.

Each document is listed along with a simplified narrative describing the main aim of that document, its adoption date, and it briefly notes the Priorities to which the plan applies and how if not already clear from the short narrative or document title. The list is not meant to be exhaustive, and 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>9</sup>.

**Table 4: Existing policies, programmes, and plans applicable to The Precinct EcoDistrict** <sup>10</sup>

Act or Policy <sup>11</sup> & Short Summary	Geography	Applicable Imperative Commitments & Priorities
Mauritius		
<p>National Gender Policy (2022-2030)</p> <p>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).</p> <p>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.</p>	National	Equity Place, Prosperity, and Health & Wellbeing

<sup>9</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>10</sup> This is not an exhaustive list, and it is understood that some of these documents/acts/policies or programs might not apply to The Precinct. The intent here is to provide insight into the local context around certain topics, to provide insight to GRIT and The Precinct for how these ‘local plans’ might inform how they interact or invest in their surrounding community in support of a larger framework provided by national and international approaches GRIT is currently working with an organisation to do a detailed assessment of the broader list of plans listed here to understand internal impact and potential impact to The Precinct.

<sup>11</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’.

Act or Policy <sup>11</sup> & Short Summary	Geography	Applicable Imperative Commitments & Priorities
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).		
<p>Mauritius – The Three-Year Strategic Plan 2018/19 – 2020/21</p> <p>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.</p> <p>The journey was as exciting as the achievements were momentous.</p> <p>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.</p>	National	Equity, Resilience and Climate Protection Place, Prosperity, Living Infrastructure and Resource Regeneration
<p>National minimum wage regulations (2022)</p> <p>The National minimum wage payable to full time employee for the calendar year ending 31 December 2022 has been revised as follows:</p> <ul style="list-style-type: none"> <li>- For an employee of a Non-Export Enterprise - Rs 10,575</li> <li>- For an employee of an Export Enterprise – Rs 9,875</li> </ul>	National	Equity Prosperity
<p>The Workers' Rights Act No. 20 of 2019</p> <p>To provide a modern and comprehensive legislative framework for the protection of workers, and to provide for matters related thereto.</p>	National	Equity Prosperity
<p>The Civil Code (1870, last amended 2016) and the Civil Status Act (1981).</p> <p>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>12</sup></p>	National	Equity Prosperity, Health & Wellbeing
<p>The National Wage Consultative Council Act No. 6 of 2016</p> <p>To keep under continuous review the national minimum wage to better the standard of living of low paid workers.</p>	National	Equity Prosperity
<p>Local Government Act, no. 36 of 2011, accessed 03 April 2014;</p> <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>	National	Equity Prosperity, Health & Wellbeing
<p>The Equal Opportunities Policy (2013)</p> <p>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</p>	National	Equity Prosperity, Health & Wellbeing

<sup>12</sup> Civil Code, 1870, p. 10

Act or Policy <sup>11</sup> & Short Summary	Geography	Applicable Imperative Commitments & Priorities
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.		
<p>The Equal Opportunities Act (2012)</p> <p>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.</p>	National	Equity Prosperity, Health & Wellbeing
<p><u>Draft</u> National Gender Policy Framework (2008)</p> <p>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>13</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>14</sup></p>	National	Equity Prosperity, Health & Wellbeing
<p>Employment Rights Act (2008)</p> <p>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>15</sup></p>	National	Equity Prosperity, Health & Wellbeing
<p>Food Act 1 of 1998</p> <p>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.</p>	National	Equity Prosperity, Health & Wellbeing
Mental Health Care Act 24 of 1998	National	Equity

<sup>13</sup> National Gender Policy Framework, 2008, p. 15

<sup>14</sup> Ibid., p. 18.

<sup>15</sup> Employment Rights Act, 2008, p. 11.

Act or Policy <sup>11</sup> & Short Summary	Geography	Applicable Imperative Commitments & Priorities
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.		Prosperity, Health & Wellbeing
<p>The Protection of Human Rights Act (1998)</p> <p>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>16</sup> Under the Act, allegations of discrimination are to be dealt with by the Equal Opportunities Commission (EOC).<sup>17</sup> The Act was amended in 2012 to align the legislation with the country's international human rights obligations</p>	National	Equity Prosperity, Health & Wellbeing
<p>The Training and Employment of Disabled Persons Act (1996)</p> <p>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.</p>	National	Equity Prosperity, Health & Wellbeing
<p>The Social Aid Act No 2 of 1983</p> <p>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.</p>	National	Equity Prosperity, Health & Wellbeing
<p>National Pensions Act No 44 of 1976</p> <p>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>.</p>	National	Equity Prosperity, Health & Wellbeing
<p>The Public Health Act No. 47 of 1925</p> <p>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.</p>	National	Equity Prosperity, Health & Wellbeing, Living Infrastructure, Resource Regeneration
<p>The Education Act 39 of 1957</p> <p>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.</p>	National	Equity Prosperity, Resilience
The Criminal Code	National	Equity

<sup>16</sup> Protection of Human Rights Act, 1998, p. 6

<sup>17</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>11</sup> & Short Summary	Geography	Applicable Imperative Commitments & Priorities
<p>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 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>18</sup> Authorities rarely use the sodomy statute against same-sex couples, unless one of the partners cites sodomy in the context of sexual assault</p>		
<p>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.</p>	National	Resilience, Climate Protection, Health & Wellbeing, Living Infrastructure
<p>Disaster Risk Management: A Capacity Diagnosis 2020<sup>19</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).</p>	National	Resilience, Climate Protection, Health & Wellbeing, Living Infrastructure
<p>National Disaster Risk Reduction and Management Act, 2016 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. 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>	National	Resilience, Climate Protection, Health & Wellbeing, Living Infrastructure
<p>Disaster Risk Profile Mauritius (2016), The World Bank Group<sup>20</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.</p>	National	Resilience, Climate Protection, Health & Wellbeing, Living Infrastructure
<p>PAGE Marshall Plan Against Poverty – Volume 1: Action Plan The Marshall Plan is articulated around 39 actionable and costed proposals, framed within 11 sections. Initiatives in the areas of social protection,</p>	National	Equity, Resilience, Climate Protection,

<sup>18</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)

<sup>19</sup> Capacity for Disaster Reduction Initiative, 2020.

<sup>20</sup> Republic of Mauritius, 2021:20.

Act or Policy <sup>21</sup> & Short Summary	Geography	Applicable Imperative Commitments & Priorities
<p>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 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>Health &amp; Wellbeing, Living Infrastructure</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>21</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>National</p>	<p>Resilience, Climate Protection, Health &amp; Wellbeing, Living Infrastructure</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</p>	<p>National</p>	<p>Resilience, Climate Protection, Health &amp; Wellbeing, Living Infrastructure</p>

<sup>21</sup> Under the Act, Rodrigues is also to develop a Strategic Framework. These are based on the nation-level document.

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<p>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>		
<p>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</p> <p>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</p>	National	Equity, Resilience, Climate Protection, Prosperity, Health & Wellbeing, Living Infrastructure
<p>Update of the Nationally determined contribution of the Republic of Mauritius (Pre-Final version), 1 October 2021</p> <p>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.</p>	National	Resilience, Climate Protection, Prosperity, Health & Wellbeing, Living Infrastructure, Resource Regeneration
<p>Climate Change Act 2020, in force as from April 2021</p> <p>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.</p>	National	Resilience, Climate Protection, Prosperity, Health & Wellbeing, Living Infrastructure, Resource Regeneration
<p>Renewable Energy Roadmap 2030 for the Electricity Sector (2022)</p> <p>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.</p>	National	Resilience, Climate Protection, Prosperity, Health & Wellbeing, Living Infrastructure, Resource Regeneration
<p>10 Year Electric Vehicle Integration Roadmap for Mauritius 2020</p> <p>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.</p> <p>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.</p> <p>An Electric Vehicle Implementation and Monitoring Committee would be set up to monitor the implementation of the Roadmap/Action Plan.</p>	National	Resilience, Climate Protection, Prosperity, Health & Wellbeing, Living Infrastructure, Resource Regeneration
<p>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</p> <p>The use of coal will be totally phased out before 2030.</p>	National	Resilience, Climate Protection, Prosperity, Health & Wellbeing, Living Infrastructure, Resource Regeneration

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<p>In line with this strategy, CEB will invest some Rs 5.3 billion over the next 3 years to:</p> <ul style="list-style-type: none"> <li>- Raise tenfold the absorption capacity of intermittent renewable energy through increased battery capacity to some 40 MW from the current 4 MW;</li> <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.</p>	National	Resilience, Climate Protection, Health & Wellbeing, Living Infrastructure

Act or Policy <sup>1</sup> & Short Summary	Geography	Applicable Imperative Commitments & Priorities
<p>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 detailed risk management activities set out in the National Disaster Risk Reduction and Management Action Plan.</p>		
<p>Mauritius Vision 2030 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. Climate targets in this law: 75,000 smart meters over the next 3 years - Energy   Target year: 2022 Reduce emissions by 30% by 2030 - Economy-wide   Target year: 2030 35% of electricity needs produced from renewable sources by 2030; 28% by 2020 - Energy   Target year: 2030</p>	National	Resilience, Climate Protection, Living Infrastructure, Resource Regeneration
<p>Strategic Plan for the Food Crop, Livestock and Forestry sectors 2016-2020 (under revision) <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. 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>	National	Resilience, Climate Protection, Prosperity, Living Infrastructure, Resource Regeneration
<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 &amp; Local Action.</p>	National	Resilience, Climate Protection, Prosperity, Living Infrastructure, Resource Regeneration
<p>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.</p>	National	Resilience, Climate Protection, Prosperity, Living Infrastructure, Resource Regeneration
Africa		
<p>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</p>	International	Equity, Prosperity

Act or Policy <sup>1</sup> & Short Summary	Geography	Applicable Imperative Commitments & Priorities
<p>accelerate achievement of gender equality, gender justice, non-discrimination, and fundamental human rights in Africa.</p>		
<p>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</p>	National	Equity, Prosperity
<p>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.</p>	International	Equity, Prosperity
<p>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.</p>	International	Equity, Prosperity
<p>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.</p>	International	Equity, Prosperity
<p>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</p>	International	Equity, Prosperity
<p>African Charter on the Rights and Welfare of the Child; 14 February 1992 (r) 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</p>	International	Equity, Prosperity

Act or Policy <sup>1</sup> & Short Summary	Geography	Applicable Imperative Commitments & Priorities
Charter can be a powerful tool to hold governments accountable for ending child marriage.		
<p>Protocol to the African Charter on Human and Peoples' Rights on the Rights of Women in Africa; 16 June 2017(r)</p> <p>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>22</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).</p>	International	Equity, Prosperity
Other - External		
<p>The Universal Declaration of Human Rights (UDHR)</p> <p>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>23</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.</p>	International	Equity, Resilience, Climate Protection, Prosperity
<p>The International Covenant on Economic, Social and Cultural Rights (ICESCR)</p> <p>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.</p>	International	Equity, Resilience, Climate Protection, Prosperity
<p>The Convention on the Elimination of Discrimination against Women (CEDAW)</p> <p>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</p>	International	Equity, Resilience, Prosperity

<sup>22</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>23</sup> PWESCR, Human Rights for All: International Covenant on Economic, Social and Cultural Rights, New Delhi: PWESCR, 2015, p5.

Act or Policy <sup>1</sup> & Short Summary	Geography	Applicable Imperative Commitments & Priorities
<p>The International Convention on the Elimination of all Forms of Racial Discrimination (ICERD)</p> <p>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 of information, on the part of the State, pertaining to complaints based on racial discrimination and the remedial actions taken hereinafter.</p>	International	Equity, Resilience, Prosperity
<p>The Convention on the Rights of Persons with Disabilities (CRPD)</p> <p>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.</p>	International	Equity, Resilience, Prosperity, Health & Wellbeing, Connectivity
<p>The International Convention Eliminating Violence and Harassment N2 190 of 2019</p> <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>	International	Equity, Resilience, Prosperity
Other – Internal (GRIT)		
Environmental Sustainability Reporting Policy (Feb 2022)	GRIT and The Precinct	Resilience, Climate Protection, Place, Health & Wellbeing, Living Infrastructure, Resource Regeneration
Sustainability Policy (Feb 2022)	GRIT and The Precinct	Resilience, Climate Protection, Place, Health & Wellbeing, Living Infrastructure, Resource Regeneration
Induction Policy & Checklist (Feb 2022)	GRIT and The Precinct	Equity, Prosperity, Health & Wellbeing
Employment Guidelines (Feb-2022)	GRIT and The Precinct	Equity, Prosperity, Health & Wellbeing

Act or Policy <sup>1</sup> & Short Summary	Geography	Applicable Imperative Commitments & Priorities
Training & Development Policy (Feb-2022)	GRIT and The Precinct	Equity, Prosperity, Health & Wellbeing
Performance Management Policy (Jan-2023 – Not Submitted Yet)	GRIT and The Precinct	Equity, Prosperity, Health & Wellbeing
Code of Practice (Feb-2022)	GRIT and The Precinct	Equity, Prosperity, Health & Wellbeing
Recruitment Policy & Process (Feb-2022)	GRIT and The Precinct	Equity, Prosperity, Health & Wellbeing
Staff Retention Policy (Jan-2023 – Not Submitted Yet)	GRIT and The Precinct	Equity, Prosperity, Health & Wellbeing
Remuneration Policy (Jan-2023 – Not Submitted Yet)	GRIT and The Precinct	Equity, Prosperity, Health & Wellbeing
Short Term Incentive Plan Policy (Jan-2023 – Not Submitted Yet)	GRIT and The Precinct	Equity, Prosperity, Health & Wellbeing
Succession Planning Policy (Dec-2021)	GRIT and The Precinct	Equity, Prosperity, Health & Wellbeing
Disaster Recovery (Mar-2022)	GRIT and The Precinct	Equity, Resilience, Climate Protection, Place, Prosperity, Health & Wellbeing, Living Infrastructure
Incident Management Policy (Mar-2022)	GRIT and The Precinct	Equity, Resilience, Climate Protection, Place, Prosperity, Health & Wellbeing, Living Infrastructure

The preceding table provides an overview of the priorities covered by national and district/local policies, programmes and plans and created a clear framework for ongoing strategic engagement for The Precinct EcoDistrict to facilitate collaborative approaches to objectives that will address the three imperatives and six priorities that form the EcoDistrict Methodology.

Also listed are the documents, studies, or plans that were created specifically for Grit and its employees and the work that it does in general that could have an impact on The Precinct and indications of how these link to the Imperatives and the respective Priorities.

## 5. ONGOING AND IMMINENT ACTIVITIES BY OTHER

As part of the Roadmap development workshops, members of the Steering Committee created the following table with insight into ongoing and imminent activities by others that might impact The Precinct in any way.

The intent was not to create an exhaustive list, but rather to start highlighting activities planned or implemented by others that could benefit The Precinct or planning around potential investment in the community and in the wider region in ways to support Grit’s overall impact strategy.

Additional investigations will be ongoing to understand the full extent of how the activities could be maximised or expanded on by The Precinct EcoDistrict or by the GRIT Foundation, but in the sub-

sections below, some of these activities are set out with more details on not only what they entail, but perhaps how these link to the overall Roadmap and philosophy of The Precinct EcoDistrict.

**Table 5: Activities by Others or Organisations that drive Relevant Activities** <sup>24</sup>

PLACE	PROSPERITY	HEALTH & WELLBEING	CONNECTIVITY	LIVING INFRASTRUCTURE	RESOURCE REGENERATION		
Mont Choisy Smart City	Various Housing Projects	Ministry of Health services (including blood donations & health screenings)	Digital Infrastructure: Mauritius Telecom, MYT, Emtel, Kaldera, Chili	Meteorological Station <sup>25</sup>	Sewerage collection / treatment Mauritius		
Mahogany Shopping Promenade	Terre de Paix (NGO)			Ebene Recreation Parks			
Beau Plan Smart City	YEP Programme	Ministry of Agriculture & FAREI (Food & Agricultural Research & Extension Institute)	Road Development Authority - no current projects impacting The Precinct	Coral Reef	MRA		
Mont Choisy Mall	YUVA (NGO) <sup>26</sup>			Mauritian Revenue Authority Scheme (rainwater management)	Wastewater management		
The National Housing Development Co. Ltd (NHDC Ltd)	Training by other organisations (e.g., MIOD, HRDC, MQO, Udemy, Fire/first Aid, ART, One Advisory, CASS)			Warnings on Motorway	Mauritius Wildlife	Preferential bank rates scheme	
Notre Dame de La Salette Church				Traffic Management & Road Safety Unit	MVGA	Water recycling in hotels	
La Croisette Mall						Mauritius Oceanographic Institute	
SuperU							
National Heritage							

Source: The Precinct EcoDistrict Steering Committee, February 2023.

## 5.1 PLACE - HOUSING

The Precinct EcoDistrict will not include any residential components, and it is therefore essential to ensure that end-users of this development, will have access to a diverse range of housing typologies. In addition to the residential options available in the surrounding neighbourhoods of The Vale, Ausailles, Fond du Sac and Bois Rouge, the sub-sections below is included to provide insight into the type of new developments that are currently underway and will serve as a guide to The Precinct EcoDistrict on the type of engagements that might be required to identify and address any gaps (whether that is with types of housing, or transportation routes to such housing) they might include in the long-term Roadmap planning processes.

As part of the roadmap development process and the performance phase of the EcoDistrict, conducting housing surveys with end-users will aid in facilitating these discussions.

<sup>24</sup> The table provides a quick reference framework for all activities of others that might impact on The Precinct, or the lives of the community both in and around The Precinct. Many of the activities listed here will support the operational performance and success of the development by providing a wealth of assets and resources to the end users. Although this does not provide an extensive list of ALL activities by others, the Steering Committee indicated that the value of this exercise would enable them to do more proactive, integrated planning taking activities of others into consideration in their planning and implementation processes.

<sup>25</sup> A Meteorological Station was installed at Pamplémousses in 1774 with a Mr Céré, Director of the Botanical Gardens, starting meteorological observations.

<sup>26</sup> An NGO focussed on breaking the cycle of poverty and ensuring a bright future for kids and young people with a focus on health, education, empowerment, and employment. <https://yuva.info/about-us/our-focus/>

### 5.1.1 Mont Choisy Smart City

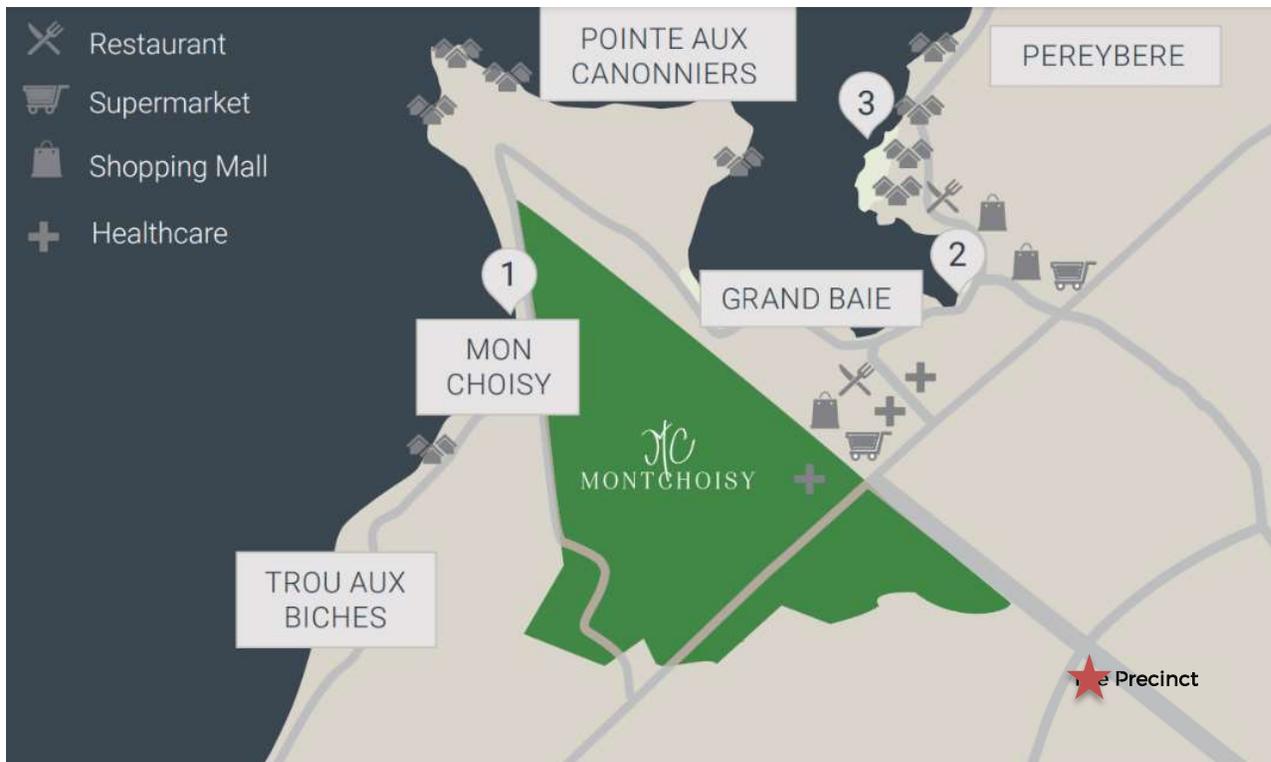
The Mauritian government launched in 2015 the Smart City Scheme, a mixed-use property development programme that incorporates office, residential, commercial, educational, and medical spaces as well as a leisure component. The pillars of the Smart City Scheme are innovation, sustainability, efficiency, and quality of life.

The objectives of the Smart City Scheme, are:

1. To promote the emergence of new smart, green urban spaces across the country
2. To further develop Mauritius as a financial centre and investment platform
3. To properly manage resources that contribute to social welfare and nature conservation
4. To create well-planned and sustainable cities around the Live-Work-Play concept
5. To boost innovation and help businesses set up in Mauritius
6. To open up to the world through targeted economic activities that encourage foreign direct investment and exports.

According to their website, Mont Choisy Smart City is a once-in-a-lifestyle smart destination in the North of Mauritius, where people can live, work, and enjoy wonderful moments of leisure. This development is just 3.8 kms away from The Precinct, illustrated on the map below.

**Map 4: Mont Choisy Smart City Location**



Source: <https://www.montchoisy.com/en/smart-city>

Nestled on the fringe of vibrant Grand Baie, this place of unique and shared encounters is being created by a group that firmly believes in and supports its island’s sustainable development, while remaining attached to its deep-rooted history and family heritage.

The master plan below provides more insight into the projects that have already been completed, what is currently ongoing as well as future development components that will make up this smart city initiative.

As a former sugar estate and farm, Mont Choisy works with the surrounding natural elements to create a positive, sustainable environment that enriches the lives of its residents. At its heart are shared spaces where people can come together, socialise, and become part of a unique and vibrant community. The development consists of a diverse range of housing options and supporting auxiliary services.

**Map 5: Mont Choisy Master Development Plan**



Source: <https://www.montchoisy.com/en/smart-city>

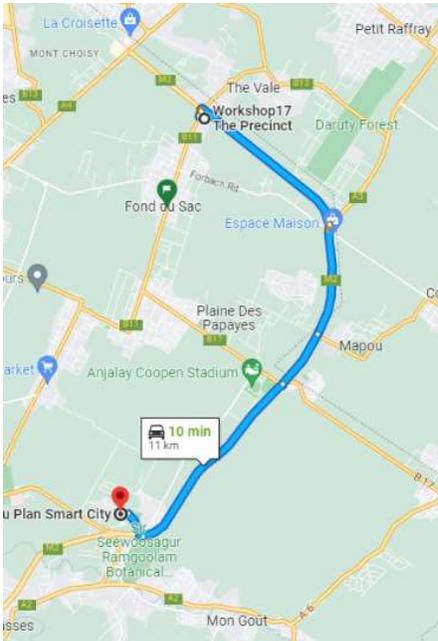
Mont Choisy La Réserve is planned as a sustainable environment, blending a modern Mauritian community with responsible development. Eco-Smart systems include solar panels, rainwater collection (the golf course uses 100% treated wastewater) and transport hubs for electric cars, eBikes and buggies. Soft landscaping takes centre stage at the heart of this prestigious community, enhanced by a range of colourful indigenous plants. Le Coeur de Mont Choisy, an untouched and protected heritage site, is only a few minutes away from Mont Choisy La Réserve. It is an approved development under the Smart City Scheme which grants foreign buyers (and their immediate families) Mauritian residency while they own a qualifying property on the island.

### 5.1.2 Beau Plan Smart City

From offices to residential neighbourhoods, the city's Creative Park to its Lifestyle Village, and Greencoast Elementary School to African Leadership College (ALC), **Beau Plan Smart City** has

imagined the city of tomorrow, in which everything is possible. All in an atmosphere as enjoyable as it is practical, and in which you can easily reconcile your busy professional life and lively social calendar only 11kms from The Precinct.

This development is expected to provide exceptional quality of life for future generations where



future residents will be able to choose from plots of land, apartments, duplexes, and houses. The conveniences of a practical and enjoyable lifestyle are within arms' reach, with a supermarket, sports centre, shops, and restaurants located in a verdant, historic setting.

As an avant-garde city, Beau Plan embodies the concept of "Live, work, play". Walking and bicycle paths connect the residential park – conceived of as a village for families, young professionals, and seniors – to the lake, office spaces, shops, and recreational areas.

*Map 6: Beau Plan Smart City Location (left)*

*Map 7: Beau Plan Smart City Masterplan*



Source: <https://beauplan.mu/en/about/>

The development consists of a number of themes spaces:

- **Go Create:** A co-creation platform at the heart of Beau Plan's industrial heritage, the Creative Park actively contributes to the development of the island's artistic and cultural industries. It includes L'Aventure du Sucre, Patrick Mavros' studio, a creative workshop, The Hive coworking

space, L'Atelier des Artisans, Le Studio Dance School, African Trader and Sharon Thompson's studio.

- **Go Play:** With shopping, leisure and other facilities and activities catering for everyone, Beau Plan provides many ways to build tailor-make your own lifestyle.
- **Go Live:** The city of Beau Plan is perfect for families looking for a harmonious living environment, for young couples looking to enjoy life to the full and for seniors who want to make the most of their best years. With plots of land, apartments, duplexes and houses for sale, Beau Plan offers contemporary architecture at the heart of nature.
- **Go Learn:** Education is at the heart of Beau Plan smart city where it starts with early childhood development in a fun environment that fosters social interaction at Ti Marmailles. Greencoast International School prepares pupils for life using lively and participative methods and a friendly atmosphere, this is a place where children learn how to become autonomous. At the African Leadership College (ALC), creativity, curiosity and self-questioning are a must, and the overall approach is personalised and student-driven, with an eye to his/her professional future.
- **Go Work:** Providing an inspiring and dynamic space designed for professionals, entrepreneurs, and craftsmen to come together and collaborate, the range of offerings includes offices, commercial and showroom spaces, a business hotel, and several other investment opportunities – all conveniently located along a road network which connects the north and centre of the island.

### 5.1.3 The National Housing Development Co. Ltd (NHDC Ltd) <sup>27</sup>

NHDC Ltd is a state organization, established in March 1991 with the mission to build decent housing for low- and middle-income households. It offers different housing plans to families whose monthly income does not exceed Rs 30,000. Since its inception, NHDC Ltd has built over 16,000 social housing units across the island. Residential complexes are provided with facilities and facilities such as internal infrastructure, including service roads, sewerage, drainage system, green space, and playground for children. Newer residential complexes have community and commercial space (ti-bazar).

Sharing information on accessible platforms for end users at The Precinct, might unlock a number of opportunities for community members or their extended families.

## 5.2 PROSPERITY – ACCESS TO OPPORTUNITY

### 5.2.1 YEP Programme<sup>28</sup>

The Ministry of Finance and Economic Development, in partnership with the Joint Economic Council, has established a joint public-private initiative called the Skills Working Group (SWG), in order to implement the Youth Employment Programme.

The main objectives of the Youth Employment Programme are:

1. To enable unemployed youth to obtain training/placement for an initial period of one year, with the possibility of permanent employment thereafter on condition of satisfactory performance;
2. To ensure that appropriate training is provided to youth to promote the development of necessary skills in the labour force;
3. To assist employers in obtaining appropriate skilled manpower.

The YEP offers a subsidy on the stipend paid to the youth during his/her first year of placement / training. Registered employers can either recruit directly or use the SWG Database to select youth

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<sup>27</sup> <http://nhdcmauritius.com/>

<sup>28</sup> <http://www.yep.mu/howitworks.php>

that satisfy their requirements. The Database will provide the opportunity for youth to specify their fields of interest.

The SWG will refund 50% of the youth's monthly stipend subject to a maximum of Rs 4000 per person for HSC holders, Rs 5000 for Diploma holders and Rs 7500 for individuals holding a degree from a tertiary education provider accredited by the Tertiary Education Commission, or such equivalent qualification overseas, the maximum monthly refund is Rs 7500 per person. Should the youth's stipend exceed Rs 8000 for HSC holders, Rs 10000 for Diploma and Rs 15000 for degree holders, the amount refunded will not exceed Rs 4000, Rs 5000 and Rs 7500 respectively. Employers are encouraged to provide training where this is desirable. The SWG will subsidize the cost of MQA approved training up to 50% (not exceeding Rs7500 per person).

GRIT supports this YEP programme and it is anticipated that many YEP Programme beneficiaries will gain work experience in The Precinct. Sharing information on this initiative and working with tenants and other end-users that will be present in The Precinct, will be one possible way in which The Precinct EcoDistrict can support the growth and effective implementation of such programmes.

### **5.3 RESOURCE REGENERATION – AIR & CLIMATE**

The EcoDistricts Certified Handbook defines the Resource Regeneration Priority as having the objective of facilitating more efficient water use; diversion of waste from landfills; reuse of remediated land; and the pursuit of energy efficiency, technology advancements, and renewable energy production that reduce greenhouse gas emissions. The following programme might be useful for The Precinct but might also create significant development opportunities for the communities surrounding the development.

#### **5.3.1 Home and Business Rooftop Solar Programmes**

Mauritius' state-owned electric utility has opened two schemes to drive the deployment of up to 20MW of household and commercial photovoltaic (PV) systems, with half of it linked to the home- and business charging of electric vehicles (EVs).

In line with pledges made in the national budget speech in the summer, the Central Electricity Board (CEB) has opened a household solar program which will pay for all the electricity generated by rooftop arrays with a generation capacity of up to 5kWp; and an EV-linked scheme open to domestic and commercial customers, which has a 10kWp Direct Current (DC) maximum system size.

Each program aims to allocate 10 MW of generation capacity, to help the government towards its aims of securing 35% of its electricity from renewables by 2025, and 60% by 2030.

In each case, all of the electricity generated by the solar systems will be bought by the utility for MUR3.73/kWh (\$0.083) in this fiscal year, with that tariff to be re-evaluated annually over a 20-year payment period. In cases where grid electricity is already supplied to the consumer at a lower price, the tariff paid will be calculated from the difference between the two figures, weighted according to how much electricity is generated by the solar panels and how much grid power is used by the home or business.

The CEB trails the fact all power or, in the case of EV charging, excess power, will be exported to the grid under the 'gross metering' approach – without any self-consumption – as a positive aspect of the program as it ensures consumers will not have to buy an energy storage system.

## **6. PRIORITIES, OBJECTIVES & INDICATORS**

The Precinct EcoDistrict Roadmap is organised by EcoDistrict Priorities and Objective Categories as set out in the Certification Handbook and includes at least one objective for each of the Priority

Objective Categories, with at least one indicator selected for each Objective as shown in the table below (in some cases more than one indicator was identified).

It is important to acknowledge that the indicators identified here, might be a valuable departure point, but once complete build out is reached, certain indicators might have served its purpose, and could be replaced by other indicators that would have longer-term tracking potential. As a master planned EcoDistrict, the intent behind some indicators were to capture the planned growth of this entirely new development. It is this anticipated growth, which could be planned and controlled through the master planning process, that informed all decisions and targets set out below. The same was also true, for the processes involved with identifying strategies, projects and programs set out in Section 11.

The intention at this point is not to identify all possible indicators that would ever have relevance to The Precinct EcoDistrict, but rather to create a kick-off point that could foster a strong partnership approach to data management, collective impact management and an EcoDistrict-wide tracking focus.

The decision was made to develop the Priorities, Objectives, and Indicators section of the Roadmap as in integrated table for easy review and consideration by all parties involved. The intention is to use this framework as a dynamic, changeable framework as the development builds-out to allow a greater number of participants to The Precinct Implementation Team (TPIP) to join the discussion and determine the final set of objectives and indicators that will be implemented and tracked long-term. The expectation is also that some goals will be reached and removed from the list and replaced with new goals and targets through interactive engagement among The Precinct community over the lifetime of the EcoDistrict.

**Table 6: The Precinct Roadmap Priorities, Objectives, and Indicators**

EcoDistrict Priority	Objective Categories	Objectives	Indicators <sup>29</sup>
PLACE	Engagement & Inclusion	Ensuring engagement of The Precinct community (and beyond) in EcoDistrict planning and project implementation is robust and appropriately inclusive.	% of community engaged in public consultation processes (e.g., The Precinct EcoDistrict Forum attendance rates, number of social media subscribers, worker/employee survey participation rates, number of vulnerable group representative organisations within The Precinct community that are engaged with).
	Culture & Identity	The (proposed) character of The Precinct EcoDistrict is communicated and strengthened through positive engagement.	# of times The Precinct EcoDistrict is positively mentioned in the media (through media tracking to be put in place).
	Public Spaces	Public spaces are accessible to all <sup>30</sup> .	Length of road designed and constructed for accessibility (e.g., pedestrians / cyclists / disabled) expressed as a % of total road built in The Precinct EcoDistrict.  Track the number of external community members that access

<sup>29</sup> Refer to Annexure C for details on the specific benchmarks against which progressed in each of these will be measured moving forward. This is mostly based on the current performance or status.

<sup>30</sup> Community is defined in greater detail in the Imperatives Commitment, but it is important to note that certain elements of The Precinct will be accessible to the residents of the surrounding residential areas, and they will be included in the reference made to 'community' while the role they will play in The Precinct beyond that scope might remain limited to ensure the benefits associated with that involvement do not exceed costs (in line with the EcoDistricts Certified Handbook guidance).

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EcoDistrict Priority	Objective Categories	Objectives	Indicators <sup>29</sup>
			the public spaces within The Precinct
		Public spaces are high quality, engaging and active.	Extent of street furniture installed on site (# of bins, # streetlights – information to be shown per km <sup>2</sup> ).
	Housing	A diversity of housing is available within reasonable proximity to public transportation and alternative modes of travelling to and from the EcoDistrict.	% of diverse housing units accessible from The Precinct through existing public transport routes
			Extent of housing diversity within travel distance (i.e., 5km-10km from The Precinct EcoDistrict (perhaps captured in terms of type of housing and potentially state per mode of transport) [Note: this distance is just an indicative number, and information to be sourced from employee transport and housing needs surveys and as part of the development of a Green Travel Plan and formulation of assistance / discussions required around housing - see strategy table]
	Extent of housing diversity within travel distance (i.e., 5km) from The Precinct EcoDistrict (perhaps captured in terms of type of housing and potentially state per mode of transport) [Note: this is just an indicative number, and information to be sourced from employee transport surveys and as part of the development of a Green Travel Plan - see strategy table]	Conduct housing supply assessment.	
PROSPERITY	Access to Opportunity	Career pathways and training are available for employees within The Precinct EcoDistrict to allow multi-skilling and resilience between different employment opportunities.	Number of training programs available either through businesses within The Precinct EcoDistrict or within in the wider node matched to EcoDistrict-specific job opportunities
			# of eligible* EcoDistrict participants enrolled in training programs
	Economic Development	New job creation occurs through economic development.	# of jobs created through construction in the EcoDistrict (to be pulled by GREA during construction from the main contractors and provided Solid Green or The Precinct EcoDistrict Implementation Team responsible for creating performance reports moving forward)
			# of permanent jobs created through the development / The Precinct (i.e., through all the new businesses located in The Precinct) - pulled from all companies by The Precinct EcoDistrict Implementation Team.

EcoDistrict Priority	Objective Categories	Objectives	Indicators <sup>29</sup>
	Innovation	Interaction between entrepreneurs is fostered (could take the form of SMME support or engagement between businesses within The Precinct EcoDistrict to facilitate a strong industrial estate dynamic.	# of SMMEs that participated in a pop-up event for start-ups, held in the EcoDistrict
# of incubators, accelerators, maker spaces and co-working spaces in the EcoDistrict			
# of programs, pop-up events for SMMEs and enrolment levels to cultivate business innovation (for instance events focussed on cultivating the circular economy)			
HEALTH & WELLBEING	Active Living	Pedestrians are prioritized by making walking, biking, and public transportation easier and safer.	Extent of street length in The Precinct with sidewalks on both sides / or that provide with active modes (walking, cycling, etc.)
		Provision of active outdoor spaces (i.e., yoga deck, paddle court, etc.) for community members to connect with nature and participate in exercise events	Number of spaces provided or perhaps tracking the use of those spaces
		Access to recreation facilities and services is improved.	Track the number of recreation facilities provided, or track the nr of people that use the facilities, etc.
	Health	Ensure that employee health within the EcoDistrict is regarded as important to overall precinct well-being.	# of Employee Health Plans <sup>31</sup> that are in place on site (linked to each tenant)
		Through The Precinct invest in the health goals of the greater community surrounding The Precinct.	# of members of the public that benefitted from medical treatment sponsorships / OR perhaps keeping track of the Rs <sup>32</sup> -value of such sponsorships made available?
	Safety	The built environment is designed for public safety.	# of safety-related incidents reported (type of incidents include motor vehicle accidents / thefts / pedestrian accidents / etc). [Reported to the Police or the Security Company present]
			# of engagements with 'at risk' groups and sharing knowledge and information on anticipated shocks and stresses that might affect them.
			Extent of area covered by remote monitoring.
			Nr of security guards in the EcoDistrict

<sup>31</sup> Information on what an Employee Health Plan is can be found here: <https://www.myhcg.com/blog/health-insurance/what-employee-health-benefits-should-i-include/>

<sup>32</sup> Mauritian Rupees.

The Precinct EcoDistrict – Roadmap – For Endorsement

EcoDistrict Priority	Objective Categories	Objectives	Indicators <sup>29</sup>
	Food Systems	Healthy and affordable fresh food is accessible.	% of commercial space with access to at least 1 fresh food source (Nearby grocery stores / food garden)
			# of healthy food options being served in restaurants within The Precinct
CONNECTIVITY	Street Network	The street network supports all travel modes (vehicles, pedestrian, cycling, other)	Number of people being served by available transport modes
		The street network accommodates people of diverse ages and abilities.	Total length of road with pavements/sidewalks designed for universal access
	Mobility	EcoDistrict travel, internally and externally, is safe, efficient, and multimodal.	Vehicle km travelled daily per capita
			Mode split of daily person trips.
			# of EV charging points provided at strategic locations
Digital Network	Quality fibre networks and wireless connectivity is available throughout the EcoDistrict.	# of projects that increase the walkability and/or improve access to amenities for cyclists within the EcoDistrict.	
		% of The Precinct with access to good quality fibre or wireless networks	
% of public spaces with free wi-fi			
LIVING INFRASTRUCTURE	Natural Features	The quality and functions of habitat are enhanced.	% of the EcoDistrict tree canopy cover
		Create a shade tree policy, including requirements for parking lots, new development, and tree removal / replacement	Track extent to which the policy is being implemented or enforced, track vegetation, etc.
		Ensure implementation of the development master plan and associated policies for new development (including parking lots) that require a certain quantity of green infrastructure (e.g., landscaping, tree canopy cover, etc.).	Track extent to which the policy is being implemented or enforced, track vegetation, etc.
		Create a network of green spaces throughout the community to sequester carbon.	Area covered by landscaping/tree share coverage, etc.
		Actively manage the tree cohort on site and compost any landscaping items for re-use on site.	Tree audit with tracking on status (health, replacement, etc.)
	Ecosystems Health	Money is invested in projects that create green infrastructure.	# of projects and investment made in green infrastructure projects (this could look into the investment made into the retention pond, the extent of investment made into the landscaping on site, the sewerage treatment plant etc.)

EcoDistrict Priority	Objective Categories	Objectives	Indicators <sup>29</sup>
		Improve stormwater management and water quality on site	Potentially link this to the volume of water that passes through the STP system annually
	Connection with Nature	Access to nature is improved.	Area of green streetscape/landscaping provided/developed. Number of active owl boxes installed / bat boxes (to note that this will require an Integrated Pest Management Strategy to be put in place to ensure ALL pest control on site is non-toxic, and this will ensure that the owls are the pest control, and it would also keep the wetland free from toxins washed down in stormwater)
RESOURCE REGENERATION	Air & Climate	All sectors improve energy efficiency, reduce waste, and increase natural carbon sinks.	# of new buildings that are net zero carbon by 2030 (or a date deemed appropriate)
			Energy savings from implemented initiatives (measured in kWh) through smart metering (and water)
			% of energy generated through renewables (possible future target)
	Water	Potable water is used efficiently.	Volume of water used daily per capita (indoors and outdoors) (expressed as megalitres)
			Extent to which landscaping on site includes water wise plants (to be linked to the development manual)
			Alternative water sources are used for non-potable purposes.
			% of buildings connected to non-potable water sources
	Waste	Stormwater is retained through green infrastructure.	Annual volume of stormwater attenuated on site
Waste is diverted from landfills through reduction, reuse, and recycling.			
% of non-hazardous waste diverted from landfill annually			
	The residual value of organic waste is captured.	% of organic waste diverted for energy recovery or composting annually	

Source: The preceding table setting out the objectives and indicators defined for The Precinct EcoDistrict was developed in conjunction with the EcoDistrict Steering Committee members.

As the first project to pursue an EcoDistrict certification in Mauritius, The Precinct is not only aligning their Roadmap Development process closely to the Certification Handbook, but it is also giving significant importance to the overall development targets of GRIT, the property owners and with slight deviation where the situation called for such (such as the use of more applicable terminology, etc.).

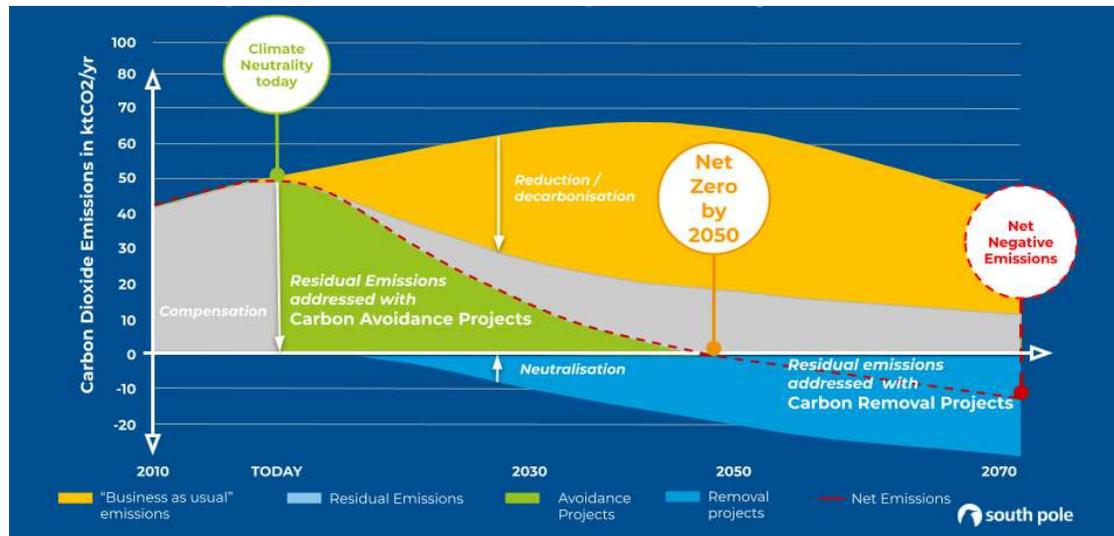
As would be noted in the following sections, Indicators are linked to activities planned as part of The Precinct development vision, with any existing gaps being addressed as part of the overall development process.

A preliminary, integrated list of the Roadmap Priorities, Objective Categories, Objectives, Indicators, Baselines and 2030 Targets can be found in Annexure C. It is anticipated that this will remain a dynamic plan that will expand and evolve as the development itself unfolds with the aim of reaching carbon neutrality at a future date remaining one of the most important constants of this process.

## 7. UNDERSTANDING THE TARGETS AND ANTICIPATED OUTCOMES

The following diagram provides a simplified way of understanding the important terminology used throughout this report.

Figure 2: The Corporate Net Zero Pathway



Source: <https://www.southpole.com/blog/guide-to-climate-neutral-net-zero-climate-positive>

According to the diagram, there are three main elements to the corporate net zero pathway:

1. The starting point is climate neutrality;
2. With the intent of the journey really being to achieve net zero by mid-century.
3. It is however imperative that the journey extends beyond zero and aspires to reach climate positive or carbon negative at a future date.

**Climate neutrality** combines an organisation's need to account for their greenhouse gas (GHG) footprint and to establish a clear reduction strategy, ideally before offsetting unavoidable emissions<sup>33</sup>.

**Carbon neutrality** is a state of net-zero carbon dioxide emissions. This can be achieved by balancing emissions of carbon dioxide with its removal (often through carbon offsetting) or by eliminating emissions from society (the transition to the 'post-carbon economy')<sup>34</sup>. This is also where the target is set by the EcoDistricts Certified Protocol. Projects are required to reach carbon neutrality at a future date.

**Net Zero** is a similar concept to *carbon neutral*, however it goes beyond just carbon (unless specifically only referencing carbon) and is typically on a larger scale. Net Zero refers to when all greenhouse gases being emitted into the atmosphere are equivalent to the greenhouse gases being removed from the atmosphere on a global scale<sup>35</sup>.

<sup>33</sup> <https://www.southpole.com/blog/guide-to-climate-neutral-net-zero-climate-positive>

<sup>34</sup> [https://en.wikipedia.org/wiki/Carbon\\_neutrality#:~:text=Carbon%20neutrality%20is%20a%20state,post%2Dcarbon%20economy%22](https://en.wikipedia.org/wiki/Carbon_neutrality#:~:text=Carbon%20neutrality%20is%20a%20state,post%2Dcarbon%20economy%22).

<sup>35</sup> [https://ecometrica.com/carbon-neutral-net-zero/#:~:text=Net%20Zero%20is%20a%20similar,scale%20\(ClimateSeed%2C%202021\)](https://ecometrica.com/carbon-neutral-net-zero/#:~:text=Net%20Zero%20is%20a%20similar,scale%20(ClimateSeed%2C%202021)).

Lastly, according to the Green Building Council of South Africa<sup>36</sup>, a **Net Zero-/Net Positive Carbon building** according to the GBCSA is defined as a ‘building that is highly energy-efficient, and the remaining energy use is from renewable energy, preferably on-site but also off-site where absolutely necessary, so that there are zero net carbon emissions on an annual basis (Net Zero), or if the energy from renewable energy results in more energy being produced than what is used on site (Net Positive)’.

As part of its EcoDistricts commitment, The Precinct is committed to reaching carbon neutrality at a future date, but there will also be aspirations to guide The Precinct Implementation Team to move beyond the carbon neutrality targets, and while not a mandatory requirements it is currently setting for its members as it is expected that this will fall within the scope of government legislation, this will be a focus of the advocacy role The Precinct EcoDistrict might play in creating awareness, sharing information and engaging The Precinct Implementation Team on specific interventions that could be implemented to drive a comprehensive net zero pathway.

## **8. EXISTING CONDITIONS & BASELINE PERFORMANCE ASSESSMENT**

The Precinct development philosophy is influence by the GRIT defined targets for their organisations and commitment to the incorporation of the EcoDistricts™ requirements. As mentioned in Section 2, the first phase of the development, the Unity Building, was completed in 2022 and it achieved a 5 Star Green Star Office v1.1 certification.

High-level guidelines have been defined for phase 2 (and final) and will be refined as the project moves forward, and to ensure a full understanding of the current existing conditions within which The Precinct will be located, what impacts the philosophy behind it, the remainder of this section will focus on creating a narrative around driving philosophy behind it, contextual elements and then turn toward a baseline performance assessment.

### **8.1 GRIT AND GRE: THE PRECINCT ECODISTRICT DEVELOPMENT PARTNERS**

Grit as the driving force behind The Precinct have taken on the ambitious goal of creating the first EcoDistrict in Mauritius, which will be the second of its kind outside of North America and the hope is that this type of thought leadership will catalyse efforts to reach net-zero carbon targets beyond that of the project itself.

As set out in earlier sections of this report (as well as in the Imperatives Commitment and the Declaration of Collaboration), GRIT and GRE are development partners in this project. Understanding the philosophies behind what drives each of these organisations is a useful starting point to unpack the full potential of The Precinct EcoDistrict.

#### **8.1.1 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,



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<sup>36</sup> 2019 Net Zero/Net Positive Certification Scheme Technical Manual v1.0 (released 2019-03).

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 and 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 and production patterns.** GRIT has procedures in place for the daily running of the business aiming to reduce consumption of energy, water, single-use plastic, and recycling.

### 8.1.1.1 Grit's ESG strategy

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. They have set six sustainability pillars to guide their strategy:

1. Managing assets responsibly;
2. Designing and delivering environmentally conscious, safe, healthy, and efficient spaces;
3. Uplifting communities;
4. Developing their employees;
5. Setting the highest standards around health and safety, and
6. Protecting human rights.

Figure 3: Grit's six sustainability pillars



Source: GRIT, 2022:7

### 8.1.1.2 Key Performance Indicators (KPI's)

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:

- 25%<sup>37</sup> reduction in Group carbon emissions by 2025
- 25%<sup>38</sup> improvement in building-efficiency by 2025 through reductions in electricity & water consumption
- At least 40% of leadership positions within Grit Group held by women
- At least 65% local employee representation.

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

**Figure 4: Overall trends of our sustainability targets**



Source: GRIT, 2022:7

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.
- 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.

### 8.1.2 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.



<sup>37</sup> Using 2019 as a base year, measured on a per employee basis, in air travel and portfolio building carbon emissions respectively.

<sup>38</sup> Measured on a per square metre basis on Group portfolio, using 2019 as a baseline year.

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.

#### *8.1.2.1 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.



#### *8.1.2.2 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.

## **8.2 CONTEXTUAL OVERVIEW**

Insight into Grit and GREA’s approaches and commitment to sustainability and green building design, and how it shaped The Precinct EcoDistrict Roadmap development and overall commitment to the EcoDistrict certification provides one side of the picture. Understanding the other formative contextual elements that will shape the roll-out of the certification as well as the development itself provides the other.

For the contextual overview, the roadmap will take a view on the wider node around The Precinct which is currently still under development. Where relevant, specific reference will be made to elements that will be contained within The Precinct itself as it is set out in the development master plan.

### **8.2.1 Country Summary:**

Mauritius is a constitutional republic with three tiers of government: central, local and village. Local government in Mauritius is governed by the Local Government Act 2011 (Act No. 36 of 2011).

The Ministry of Local Government and Outer Islands (MLGOI) is responsible for overseeing local authorities. Local government in Mauritius has two tiers. The first tier comprises urban councils, known as municipalities, and rural authorities (called district councils), while the second tier relates only to those district councils which oversee village councils.

Local authorities in Mauritius currently consist of four municipal councils for urban areas plus one city council and seven district councils for rural areas, the latter of which oversee a second tier of 130 village councils. The District of Pamplemousses is highlighted here as this is the district within which The Precinct sits.

Municipal and district councils have the following statutory duties: roads, environment and public sanitation, culture, leisure and sport and education. Village councils are not responsible for roads but otherwise overlap in several areas of service delivery.

**Table 7: Distribution of councils and population**

Region	District council	Municipal council	Assembly	Villages	Population (2011 Census)	% of Total Population	Population (2016 est.)	% rural (2010)
Port Louis	0	(city)	0	0	118,431	10%	na	0
Plaines Wilhems	0	4	0	2	362,292	29%	na	1.6
Pamplemousses	1	0	0	17	136,268	11%	na	100
Rivière du Rempart	1	0	0	19	106,267	9%	na	100
Flacq	1	0	0	25	135,406	11%	na	100
Moka	1	0	0	17	82,301	7%	na	98.4
Black River	1	0	0	13	76,605	6%	na	69.8
Grand Port	1	0	0	23	110,907	9%	na	100
Savanne	1	0	0	15	67,906	5%	na	100
Rodrigues Island	0	0	1	0	40,434	3%	42,396	100
Total	7	5	1	130	1,236,817	100%	1,263,820	59.6

Source: Commonwealth Local Government Forum (2019)<sup>39</sup>

## 8.2.2 Economy:

Economists often cite Mauritius as an example of economic success, having been able to evolve from a sugar-based monoculture within 51 years of independence, to a diversified economy that includes textiles, tourism, finance, and information technology (Ramdharee, 2019:1)<sup>40</sup>.

Sugar is undeniably associated with the history and development of Mauritius, dating as far back as 1639, when Dutch settlers first introduced it<sup>41</sup>. Although sugar production remains one of the major economic activities, there has been a steady decline in its economic value and its employment creation potential.

Most Mauritian sugar cane farmers own their land, which they have acquired from large sugar estates. However, they are faced with challenges related to labour scarcity, high costs of production and lack of collective management. A recent survey reveals that two-thirds of the planters are male,

<sup>39</sup> Source: 2011 Census25.3a and population estimates25.3b as used by CLFG with the following note: Village councils are not sub-divisions of districts. A village whose area falls within more than one district has been listed within the district which includes the largest proportion of its area. More information here: <https://www.clgf.org.uk/resource-centre/clgf-publications/country-profiles/>

<sup>40</sup> <https://www.cabri-sbo.org/en/blog/2019/keeping-mauritian-sugar-sweet-support-and-measures-for-small-sugar-cane-farmers>

<sup>41</sup> Ipid

retired or pensioners, aged 60 or more while 96.3% of them have acquired at least primary school or higher education and the average ownership per farmer is about one ha<sup>42</sup>.

More recently, the country's economy is driven by the services sector, which accounts for around 68.2% of GDP, with tourism (catering, accommodation, leisure, etc.) and financial services being the most vital sectors for the economy (MTE, 2021)<sup>43</sup>. The country's economy is diversified and also relies on its offshore financial activity, textile industry and production of sugarcane. Medical tourism, outsourcing, new technologies and the luxury industries are among developing sectors. Overall, the industrial sector accounts for 16.7% of GDP, while the agricultural sector contributes around 3.4% (World Bank). Furthermore, Mauritius enjoys political stability.

'Mauritius has had low but steady growth rates over the last few years (averaging 3.8% during 2015–19) and is among the most dynamic economies in Sub-Saharan Africa'<sup>44</sup>. COVID-19 had a significant impact on the Mauritian economy and even though a limited number of infections were recorded, 'the GDP plummeted by an estimated 14.9% in 2020' (IMF as referenced by MTE<sup>45</sup>). This is ascribed to the international travel restrictions which prompted a collapse in tourism arrivals (the sector contributes around one-fifth of GDP and accounts for 22% of employment with significant spill over effects on the whole economy – African Development Bank).

The recovery in the tourism sector was subdued in 2021 (arrivals in the first half of the year were less than 2% of 2019 levels); nevertheless, the construction, ICT, financial and insurance sectors had a positive contribution, with GDP growing an estimated 5% over the course of the year. In 2022, a revival in the tourism sector was expected to push growth to 6.7%, followed by 4% in 2023 (IMF).

Economic data is not available on a finer grained scale.

### 8.2.3 Employment:

Similar to the overall representation of sectors within the Mauritian Economy, employment numbers are captured in similar ratios.

**Table 8: Breakdown of Mauritian Economic Activity By Sector**

Breakdown of Economic Activity By Sector	Agriculture	Industry	Services
Employment By Sector (in % of Total Employment)	6.0	23.7	70.3
Value Added (in % of GDP)	3.4	16.7	68.2
Value Added (Annual % Change)	-2.6	-18.9	-13.5

Source: MET (2021) based on information sourced from the World Bank

**Table 9: Mauritian Unemployment Rate**

Socio-Demographic Indicators	2022	2023 (e)	2024 (e)
Unemployment Rate (%)	7.7	7.4	7.3

Source: MET (2021) based on information sourced from the World Economic Outlook Database

### 8.2.4 Demographic Highlights:

As demonstrated in Table 7: Distribution of councils and population, it is shown that the total population of Mauritius is just over 1.2 million people, of which 11% reside in the District of Pamplemousses and this equates to less than 0.02% of the total world population.

<sup>42</sup> Ipid

<sup>43</sup> See <https://www.mauritiustrade.mu/en/trading-with-mauritius/mauritius-economics-outline> for additional insight.

<sup>44</sup> See <https://www.mauritiustrade.mu/en/trading-with-mauritius/mauritius-economics-outline> for additional insight.

<sup>45</sup> Mauritius Trade Easy.

The population density in Mauritius is 626 per Km<sup>2</sup> (1,623 people per mi<sup>2</sup>) and the country has a total land area is 2,030 Km<sup>2</sup> (784 sq. miles). It is estimated that approximately 40.8 % of the population is urban (519,330 people in 2020) with the median age in Mauritius being 37.5 years<sup>46</sup>.

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>47</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'.

The table below provides a preliminary overview of the employment demographics for the construction period of Phase 1 of The Precinct. More detailed operational employment figures will be collected once the building is fully occupied, with similar processed being utilised for the other phases.

**Table 10: The Precinct Phase 1 Employment Demographics**

Gender	Building 1 (During Construction)
Local Male	108
Local Female	5
Foreign Nationals - Male	43
Foreign Nationals - Female	4
Youth (35 and below)	2
Disability	0
Total	162

Source: Hodari, 2023.

More recent employment data is not available on a finer grained scale. At the end of phase 3, the total future employment is expected to be around 1,215 people.

### **8.2.5 Land Use:**

Very limited information could be accessed relating to the current land use and zoning of the District, but according to information provided in a 2006 report – the Outline Planning Scheme for Pamplemousses Rivière du Rempart District Council Area<sup>48,49</sup>, the Pamplemousses District continues to absorb further development pressures due to its strategic location: in effect it acts as a northern commercial, industrial, and residential suburb for Greater Port Louis.

With the continued rationalisation of facilities in the sugar industry, further evolution of the textile industry and growth of value-added products, as well as market-specialisation in the tourism sector, employment is likely to continue to move out of agriculture and some forms of traditional industry to the service sector (including commercial, retail, light industry/SMEs and ICT and tourism) (Planning Division, 2009).

The preceding map provides a very high-level thematic overview of land use surrounding The Precinct. There is overlap between the green areas (which indicate land currently used for agriculture) and the yellow areas (which denote residential use) as there are some residences in among the fields.

<sup>46</sup> Source: <https://www.worldometers.info/world-population/mauritius-population/>

<sup>47</sup> [https://www.indexmundi.com/mauritius/demographics\\_profile.html](https://www.indexmundi.com/mauritius/demographics_profile.html)

<sup>48</sup> Prepared by the Planning Division of the Ministry responsible for Housing and Lands on behalf of the Town and Country Planning Board, 2009.

<sup>49</sup> It should be noted that these two Districts formally split into separate entities in 2013.

**Map 8: Land-Use Assessment Around The Precinct**



From this map, there is a clear trend of developing commercial along the M2 and B11 routes, with the expectations that additional residential development will further come in to support the densification around this intersection.

**8.2.6 Education Facilities & Programs:**

The Precinct EcoDistrict does not contain any educational facilities *per se*, but the intent, as set out in the Roadmap indicators, is to include various forms of educational programmes or the understand the extent to which tenants within The Precinct will facilitate relevant training sessions in line with the chosen priorities and objective categories identified as appropriate for this node.

These institutions could be approached for potential locations/venues for training or purely as potential partnerships in training programmes that could be developed for, and/or hosted in The Precinct.

The nearest facilities that have been identified during the preliminary assessment is set out in the table below:

**Table 11: Educational Facilities (filtered according to distance from The Precinct) <sup>50</sup>**

Facility Name	Address	Distance from The Precinct
Pre-Primary, Primary and Secondary Schools along with Colleges		
Northfields International School	Main road, Labourdonnais Village Mapou 31803 Mauritius	5.8km
International Preparatory School	Route Royale, Mapou B43, Mapou, Mauritius	5.9km
Orchard Kids School	8th Mile., Royal Rd, Triolet, Mauritius	7.2km

<sup>50</sup> It should be noted that no detailed audit was conducted on the status or level of service provided by each of these facilities.

Facility Name	Address	Distance from The Precinct
The Little Angels Pre-Primary & Primary School and Day Care Centre (1-3 years)	WGHW+4W3, Triolet, Mauritius	8.3km
Greencoast International School	WH3M+WQ6, Beau Plan Roundabout, Pamplemousses, Mauritius	8.7km
Sunrise private primary and pre-primary school	Royal road 8th mille, Triolet, Mauritius	8.7km
Universities and Other		
Université des Mascareignes, Pamplemousses Campus. Faculty of Business, Management, and ICT.	Beau Plan, B18, Pamplemousses, Mauritius	11.1km
The American Campus at Jinfei	Silk Road Jinfei Smart City Riche Terre MU, 21814, Mauritius	17.7km

### 8.2.7 Housing<sup>51</sup>:

In 2006, it was projected that by 2020 there would be a requirement for 20,600 additional dwellings to accommodate the population increase and changes in household structure (Prepared by the Planning Division of the Ministry responsible for Housing and Lands on behalf of the Town and Country Planning Board, 2006:12).

There will be no residential component within The Precinct EcoDistrict but there are diverse residential offerings provided within an 800m<sup>52</sup> buffer zone – which includes plantations to the east and west of the site, low density residential and higher residential, commercial, and retail land uses to the north and south of the site.

### 8.2.8 Historic & Cultural Resources:

As part of the long terms vision for The Precinct, they will incorporate elements within, such a park after a figure important to the node, which is expected to become an important cultural resource for the precinct itself, but more importantly for the surrounding community.

As stated elsewhere in this report, the members of the community surrounding the development will be provided with full access to the recreational (and other) amenities.

### 8.2.9 Recreation Facilities & Programs:

The Precinct Development Plan is aimed at ensuring that the office development is adequately supported by various amenities, both within the different buildings, but also beyond.

Amenities included in The Unity building, are:

- Ample collaboration, pause, social and meeting areas
- Access to shared boardroom and conference facilities
- On-site eatery with an extensive outdoor deck
- Sky Bar with panoramic views of Grand Baie, with a barbecue and catering kitchen
- Bicycle parking, showers, and change rooms for cyclists
- Security provided at each entrance to the building
- Ample parking.

<sup>51</sup> This section links to section 5.1.

<sup>52</sup> 800m is equivalent to the half-mile radius the EcoDistricts Certification Handbook requires projects to describe for a surrounding sphere-of-influence.

*Image 2: Renders and artist impressions of amenities in The Unity building*



Source: The Precinct Brochure, undated.

According to the development philosophy behind The Precinct, wellbeing is placed on the top of the agenda, and this concept will go beyond just a gym or yoga class. The Precinct is moving towards creating a sense of community with a focus on improving the whole office and work experience for all end users - with a focus on complimentary retail and lifestyle offerings that promote wellness and balance.

With its array of mixed-use offerings, the development will look to define *The Precinct* as a destination work-shop-play environment.

*Image 3: Renders and artist impressions of amenities*



Source: The Precinct Brochure, undated.

**8.2.10 Health & Human Services:**

Mauritius acknowledges the right to health as a basic human right and the country is committed to universality and solidarity as the guiding values for the organization and the sustainable funding of its health system, and the provision of free healthcare services to its population (Ministry of Health and Wellness & World Health Organisation, 2020:xiv).

Taking into consideration that health and wellness are at the core of human development, Government has changed the appellation of the Ministry of Health and Quality of Life into that of the Ministry of Health and Wellness (MOHW). Government has also reviewed its priority related to health for the next five years. This priority, as outlined in the new Government Programme 2020-2024 is to

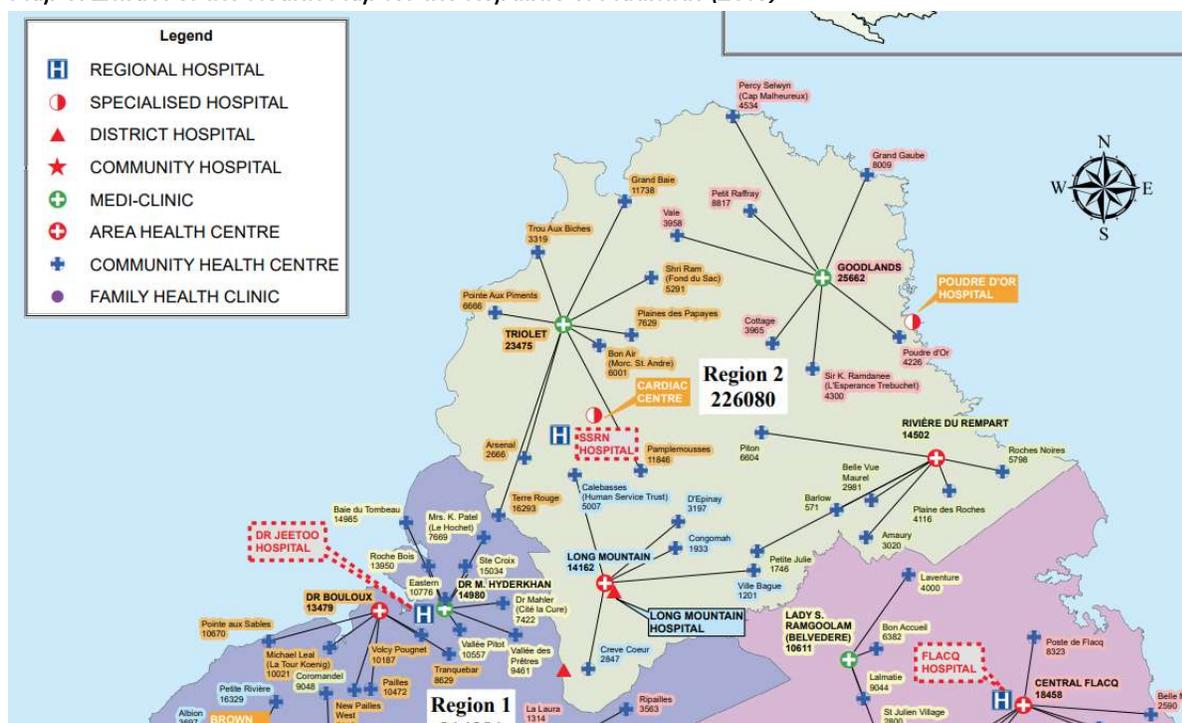
improve healthcare services and create a healthy lifestyle for all Mauritians based on social, cultural and sports activities (MOHW & WHO, 2020:xiv).

According to the Health Section Strategic Plan 2020-2024, the provision of free healthcare services, from primary care to hospital care, including specialized and rehabilitative services, since the past five decades, has paid rewarding dividends. Life expectancy has increased to 74.4 years; there is remarkable maternal and child health indicators; with Infant Mortality Rate per thousand live births dropping to 14.5. Mortality from infectious, parasitic, and water-borne diseases has dramatically decreased from the late sixties - a decrease from 7% in 1976 to 2.8% in 2019.

There are however still some challenges. Mauritius faces many challenges, which include the growing burden of Non-Communicable Diseases (NCDs), the complex health needs of the ageing population, the growth of personalized medicine and rising expectations of patients for more patient-centred and improved quality of care.

Additionally, the increase in both the number of events and diversity of emerging infectious diseases is a major threat to public health in Mauritius. Dengue, for instance, though with a moderate incidence rate, is endemic in the country. The novel pandemic respiratory infection CoVID-19, which was first detected in late 2019, continues its spread across the globe, with an unprecedented number of casualties. Mauritius has not been spared of this tragedy.

**Map 9: Extract of the Health Map for the Republic of Mauritius (2016)** <sup>53</sup>



Source: <https://govmu.org/EN/infoservices/healthandmedicalservices/Pages/hospitals.aspx>

The national response to CoVID-19 was spontaneous and efficient with the setting up of a High-Level Committee chaired by the Honourable Prime Minister. Mauritius adopted and implemented bold and stringent measures to control and contain the situation and as a result of which, the country succeeded to improve from a status of cluster local transmission to zero local transmission in a matter of weeks.

As part of their overall policy objective of Government is to achieve the highest attainable level of health regardless of gender, age, disability, geographical location, social status, and ability to pay

<sup>53</sup> Refer to Annexure D for a detailed map of all the Healthcare Facilities in Mauritius to support the extract provided here.

there are 23 Community Health Centres and 4 Area Health Centres within the catchment area for the District Council of Pamplemousses area within which The Precinct, is located.

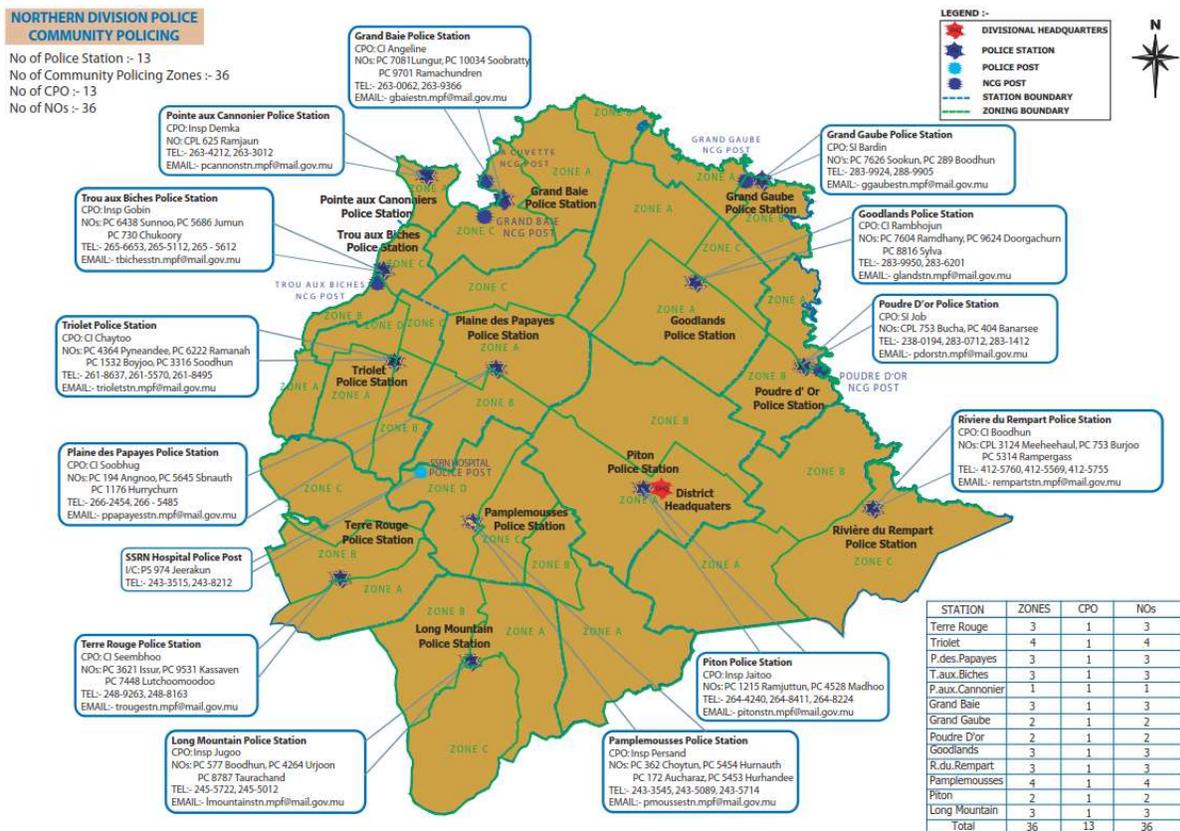
During the EcoDistricts workshops, the Steering Committee indicated that although healthcare is provided free to all, there is a distinct challenge around accessing treatment for terminal diseases, and this is usually only provided once the disease (such as cancer) has progressed to terminal which means treatment is not always as effective as earlier interventions might be.

### 8.2.11 Public Safety:

The Mauritius Police Force (MPF) is the national law enforcement agency for the Republic of Mauritius<sup>54</sup>. It is governed by the Police Act 1974 and responsible for policing on mainland Mauritius, Rodrigues, and other outer islands. MPF comprises eight Police Divisions including Rodrigues, and several Branches. Each Police Division is sub-divided into Police Station areas. The Police Headquarters is at the apex of the organization (MPF, 2022:18).

The map below is an overview of the Northern Division Police Community Policing Structures.

Map 10: Northern Policing Division



Source: [https://police.govmu.org/police/?page\\_id=4906](https://police.govmu.org/police/?page_id=4906)

The Police Headquarters is responsible for the administration, planning, management, operations, and overall direction of the Force. It comprises Command, Registries, Police Research & Development Unit (including Force Crime Intelligence Unit and Police Internal Assessment Cell), Firearm Index, Police Information and Operations Room, Police IT Unit, Brigade pour la Protection de la Famille, Police Store (Warehousing and Finance), Transport Guard Room, Human Resources, and the Internal Audit Squad (MPF, 2022:18).

<sup>54</sup> Taken from: [https://police.govmu.org/police/?page\\_id=96](https://police.govmu.org/police/?page_id=96)

To augment the services provided by the Police Force, The Precinct will have a fully integrated (ICT) system which consists of the following:

- Structured and Converged Cabling System (UTP & Fiber-Optics)
- LAN Infrastructure
- Wi-Fi infrastructure
- CCTV Surveillance System
- Access Control & DSTV System
- Internet of Things system.

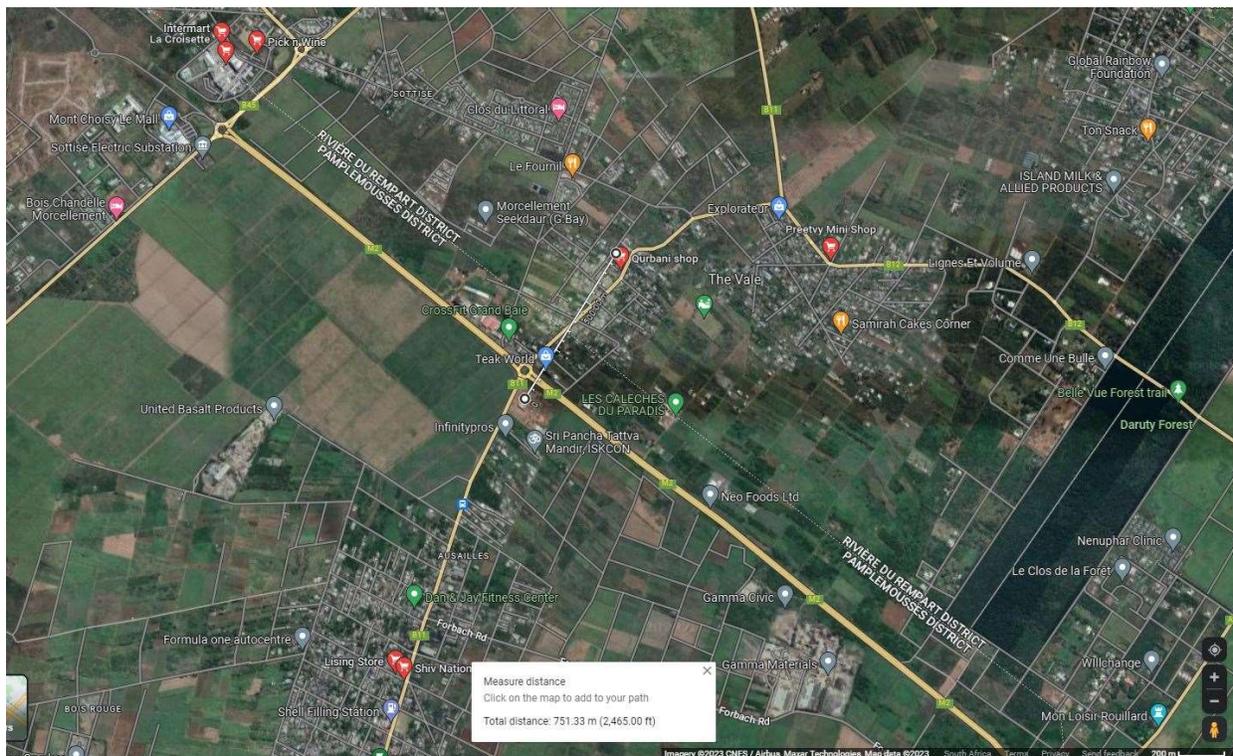
Not only will this system allow various elements of each building and the site as a whole to be in constant communication and track operational elements, but there will also be a range of surveillance cameras installed on site, access control used to monitor access to the site<sup>55</sup>, and it will positively impact on the performance monitoring of the site and the buildings within during the operational phase moving forward.

### 8.2.12 Access to Fresh Food

In the surrounding areas there are a number of groceries stores as well as larger shopping malls, with include grocery stores that sell fresh foods, as well as a range of restaurant dining options – see the two maps below for more detail.

Important to note, The Precinct will also include a number of food offerings on site, ranging from a restaurant, canteen, bar area and a lounge area.

**Map 11: Grocery Stores in Surrounding Area**



<sup>55</sup> The intent of the access control to the site is not to be exclusionary as the surrounding community will be able to access not only the retail and commercial offerings on site, they will also be able to access the various landscaped, park and activity-based elements on site.

Map 12: Shopping Malls in Surrounding Area

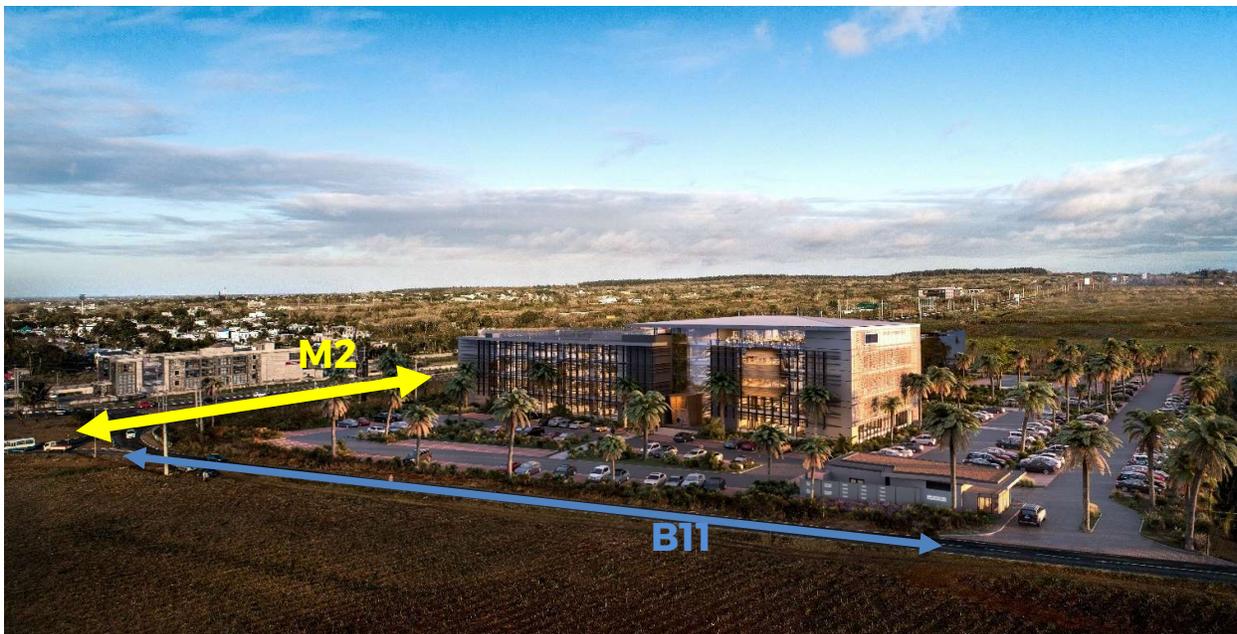


### 8.2.13 Transportation Infrastructure

#### 8.2.13.1 *Access Roads and Gatehouse:*

Roads in Mauritius are defined as Motorways (M), Primary Main Roads (A) or Secondary Roads (B). From the image it is clear that there are two road classes that act as the main access to The Precinct.

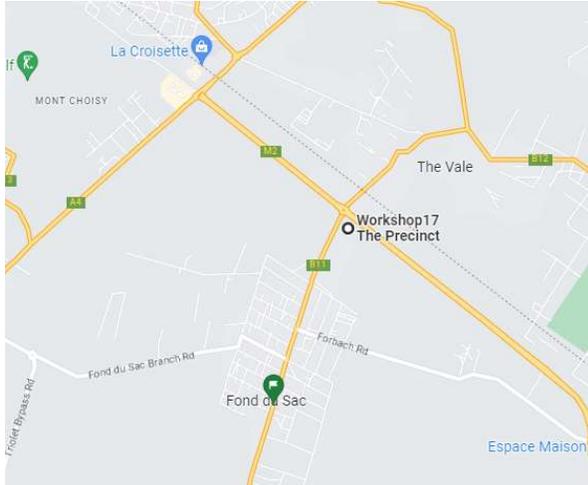
Figure 5: Access Roads and Gatehouse



The M1 and M2 are called motorways but this only means that they are accessible to motorised traffic only but because they have roundabouts and level crossings are not really motorways<sup>56</sup>.

A and B roads are all considered main roads, and the classes are simply referred to as 'Route Principale A' and 'Route Principale B'.

**Map 13: Main Routes**

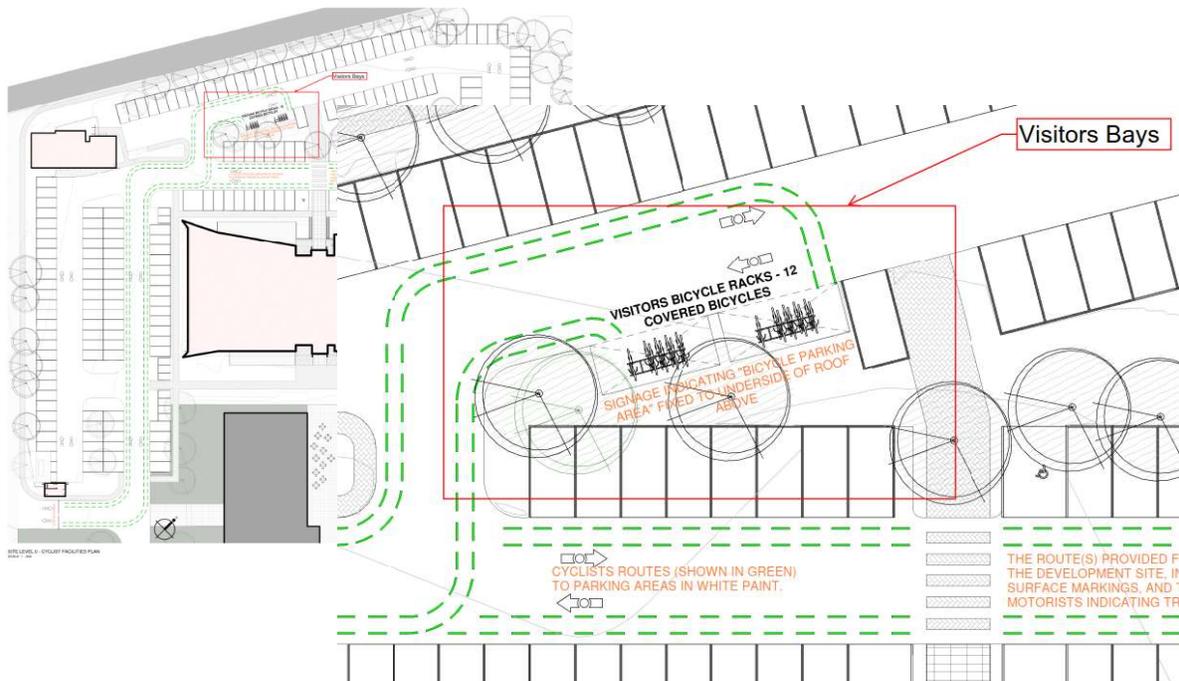


'A' type roads all lead to Port Louis and the M2 links The Precinct with Port Louis, via the A4 (as shown in the map below). B numbers are assigned sequentially beginning with B1 in Rose Hill. There is some clustering. For example, numbers B11-B17 are all close together in the north of the island. B11 or the Plaine des Papayes Road also forms a junction with the A4 at Arsenal and runs through the following Morcellements (villages) Saint André, Plaine des Papayes, Fond du Sac and the Vale; then passing near Notre Dame de La Salette Church to its junction with B13 at Grand Baie.

### 8.2.13.2 Cyclist Facilities

The Precinct will have cyclist facilities available across the site. This is demonstrated by the facilities already created in Phase 1. This includes visitors bays as well as bays,

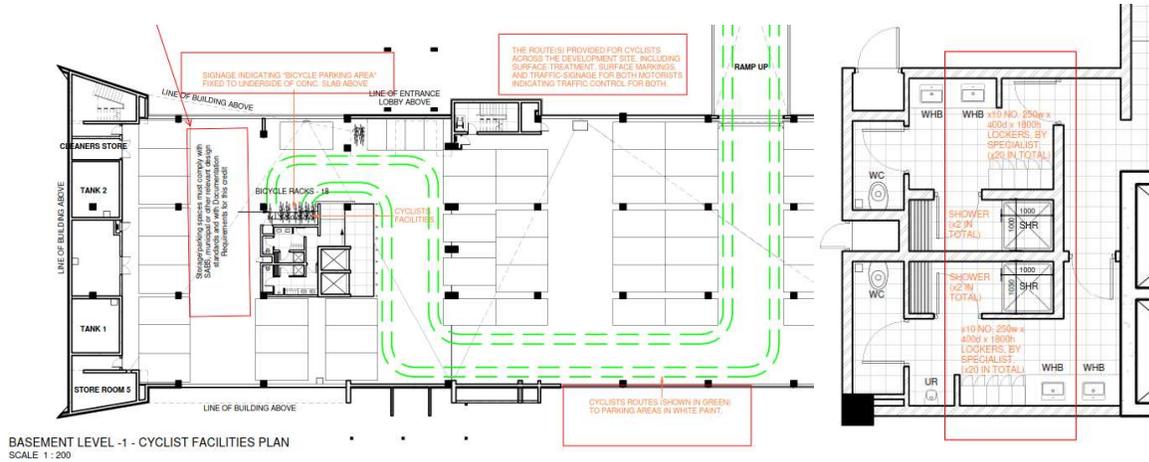
**Figure 6: Visitors Bicycle Racks and Cycling Route on Site (extract)**



Below, images show the cyclist facilities included in the Unity Building. This include cycle racks, safe routes for cyclists, shower facilities along with lockers to keep cycling gear.

<sup>56</sup> <https://sites.google.com/site/roadnumberingsystems/home/countries/mauritius>

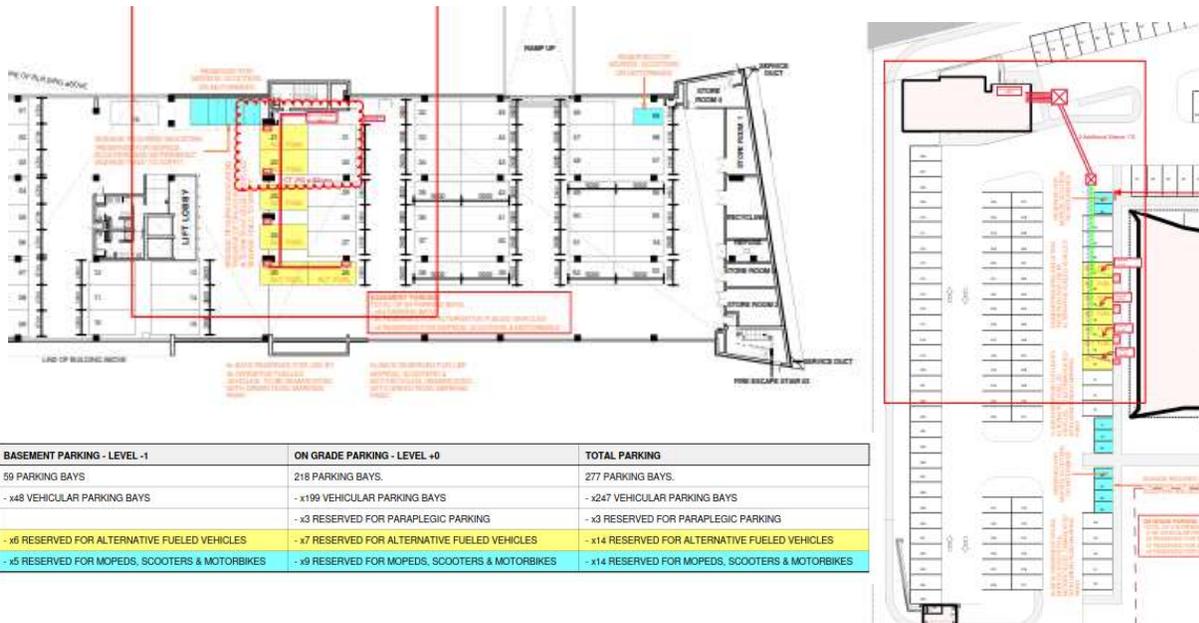
Figure 7: Building End-User Cyclist Facilities <sup>57</sup>



8.2.13.3 Alternative Fuelled Vehicles

The Precinct will incorporate infrastructure to accommodate alternative fuelled vehicles which include electrical vehicle charging points, mopeds, scooters, and motorbikes.

Figure 8: Drawing extracts showing alternative fuel infrastructure



8.2.13.4 Pedestrians

The Precinct will have significant infrastructure that supports a pedestrian population to move around on site, but there will also be dedicated walkways through the landscaped courtyard that will be available to all building end-users as well as members from the communities in the surrounding neighbourhoods.

8.2.14 Water Infrastructure

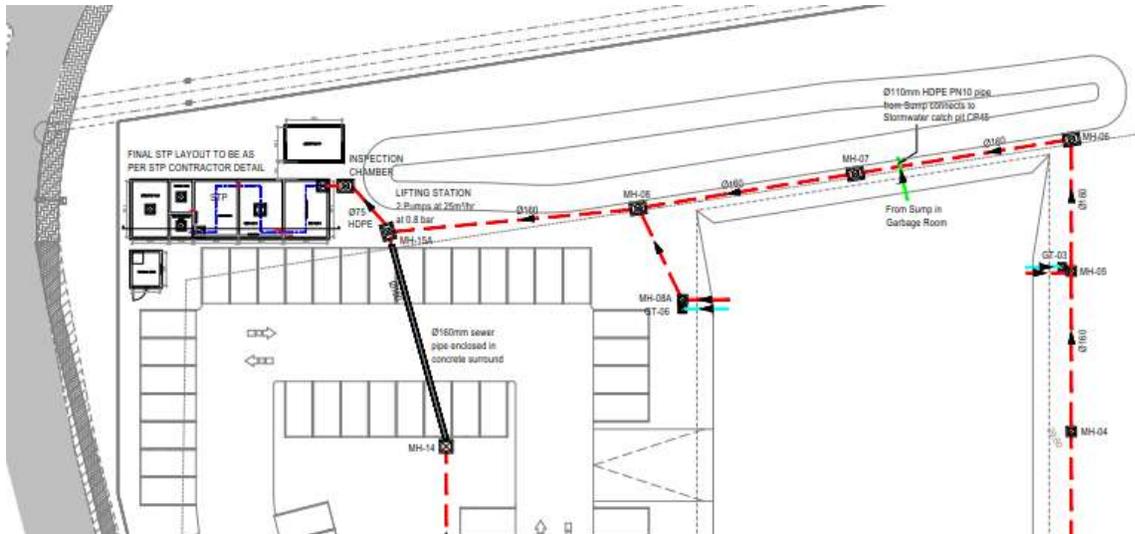
8.2.14.1 Sewerage Treatment Plant

The proposed on-site sewage disposal system for Phase 1 is a wastewater treatment plant (WWTP) designed and installed by specialist contractors. The estimated load of the WWTP is 32m<sup>3</sup>/day. The treatment plant is capable of treating grey- and black effluent water from toilets, kitchenettes,

<sup>57</sup> These are extracts from As Built drawings.

canteen, and food kiosks from the building, to produce clear, odourless, and environmentally safe water suitable for irrigation purposes. The final effluent quality after treatment shall meet the water quality standard for irrigation purposes as defined in the Environment Protection Act 2002.

**Map 14: Extract showing STP Location**



#### 8.2.14.2 Water Efficiency

To promote and support water efficiency, the Unity building incorporated water efficient fittings, showerheads, and water meters to track consumption and that could act as an early warning system for leaks or irregular consumption.

#### 8.2.15 Climate:

The Mauritius Meteorological Services provides a wealth of information on the Mauritian Climate and potential challenges that the island might experience. It sets out that Mauritius enjoys a mild tropical maritime climate throughout the year, and it highlights that the country really only have two seasons: a warm humid summer extending from November to April and a relatively cool dry winter from June to September<sup>58</sup>. The month of October and May are commonly known as the transition months.

Mean summer temperature is 24.7 degrees Celsius and mean winter temperature is 20.4 degrees Celsius. The temperature difference between the seasons is only 4.3 degrees Celsius. The warmest months are January and February with average day maximum temperature reaching 29.2 degrees Celsius and the coolest months are July and August when average night minimum temperatures drop down to 16.4 degrees Celsius.

Long term mean annual rainfall (1971-2000) over the Island is 2010 mm. The wettest months are February and March. The driest month is October. Mean summer rainfall (1971-2000) is 1344 mm, which is 67% of the annual amount over the Island. Mean winter rainfall (1971-2000) is 666 mm. Although there is no marked rainy season, most of the rainfall occurs in summer months.

The Island receives 6.5 to above 8 hours of bright sunshine daily. In summer months around 6.0 hours of bright sunshine are received over the high grounds, whereas the coastal regions are exposed to 7.5 to over 8.0 hours of bright sunshine. In winter months, the Central Plateau receives around 5.0 hours of bright sunshine whereas the coast receives above 7.5 hours of bright sunshine.

<sup>58</sup> <http://metSERVICE.intnet.mu/climate-services/climate-of-mauritius.php>

The risks associated with the weather was touched on in some detail in the Imperatives Commitment document, and therefore not repeated here.

**8.2.16 Natural Environment:**

The Precinct is located on a site previously under sugarcane cultivation, which has a degrading effect on the soil properties. Historically sugarcane was an important crop for Mauritius, but over the last few years, sugarcane production has consistently decreased<sup>59</sup>. It is also more common to see small farmers abandoning their lands due to high operating costs as well as a decrease in global sugar prices.

*8.2.16.1 Historic Land Cover*

Prior to the arrival of humans on the island in 1509 (RoM, 2017) and their permanent settlement by 1638, Mauritius was covered with three main forest types: an open, dry palm forest in the north, a semi-wet evergreen forest, rich in black ebony, in the lowlands<sup>60</sup> and wet forest in the uplands (IUCN, 1993). At higher elevations, stunted heath and dwarf forest could also be found. At present, these natural forests have been reduced to less than 1% of their original cover, due to logging and deforestation, mainly for agricultural purposes, that took place since the 17th century (IUCN, 1993). At least 45% of the island is under sugar cane production with tea cultivation replacing this at higher elevations (IUCN, 1993).

In more recent years, the full extent of the development site was previously covered sugar cane fields, with a small portion utilised to grow bananas, with no natural vegetation remaining. To increase the ecological value of the site, the landscaping elements are focuses around recreating a natural environment that is closer to the original forest-type cover.

*8.2.16.2 Internal Plants and External Views*

Below are images from the buildings, and from the artist renders of what the spaces with the Unity building will be like.

**Photo and Renders 2: Unity Building Green Wall and Plant Placement Renders**



<sup>59</sup> <https://yali.state.gov/yali-voices-sugarcane-in-mauritius/#:~:text=The%20Future%20of%20Sugarcane%20in,decrease%20in%20global%20sugar%20prices>.

<sup>60</sup> The term 'lowland' refers to land that is located at, near, or below the level of the sea and where there are not usually mountains or large hills, which aligns with the topography and locality of the development site.

The Unity buildings, also places a big focus on creating strong integration between the internal and external environments by ensuring that more than 60% of the useable area has a direct line of site to the outdoors, and the building will also have 1 plant for every 25m<sup>2</sup> of the useable area, to improve the indoor environment quality while also providing occupants with a further connection to nature.

***Photo and Renders 3: Unity Building Green Wall and Plant Placement***



**8.2.17 Baseline Year Indicator Results**

A preliminary, integrated list of the Roadmap Priorities, Objective Categories, Objectives, Indicators, Baselines and 2030 Targets can be found in Annexure C. It is anticipated that this will remain a dynamic plan that will be completed in a more definitive manner once the Roadmap is approved, while the expectation is that it will continue to expand and evolve as the development unfolds. The aim of reaching carbon neutrality at a future date remains one of the most important constants in this process.

**8.3 BASELINE PERFORMANCE ASSESSMENT**

The Precinct’s baseline energy consumption and CO<sub>2</sub> emissions inventory was established using a modelling tool developed in-house as part of an appointment for the City of Johannesburg which had specifically focussed on testing the EcoDistrict Methodology in a specific node within its jurisdiction.

In line with the agreement reached between COJ and Solid Green, use of the tool for other EcoDistrict applications is approved as there will further learning associated with the implementation process itself and could create wider benefits to a range of stakeholders and role-players.

**8.3.1 Net carbon Modelling Protocol**

In line with the EcoDistrict requirements, the model created for the City of Joburg, and applied in The Precinct EcoDistrict submission development process, the Global Protocol for Community-Scale Greenhouse Gas Emission Inventories was regarded as the starting point for CO<sub>2</sub> emissions inventory guidance, with the following modifications:

- The emissions inventory boundary is a district’s primary boundary.
- It is only necessary to inventory CO<sub>2</sub> emissions; other greenhouse gas emissions are optional.
- Using the Global GHG Protocol scope categories, CO<sub>2</sub> emissions to be inventoried include:
  - Scope 1. Operational emissions from sources located within the district, including those in the building, transportation, and infrastructure sectors.

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

The build-out projection includes energy use and CO<sub>2</sub> emissions estimates as occupancy will be in line with the top structure build out with selected interventions in line with Net Zero mandates and other carbon emission reductions and other interventions that will occur over time to a neutrality year.

There is also energy consumption and carbon emissions related to infrastructure (specifically the wastewater treatment facility) within the physical boundary of The Precinct, and those are considered Scope 1 emissions. The energy baseline and CO<sub>2</sub> emissions inventory only account for Scope 1 and Scope 2 emissions as described in the Global GHG Protocol and the EcoDistricts Certified Handbook (page 56).

### 8.3.2 Energy Use Profile

The energy baseline and CO<sub>2</sub> emissions inventory account for Scope 1 and Scope 2 emissions as described in the Global GHG Protocol and the EcoDistricts Certified Handbook (page 56).

The existing infrastructure consists of 4 x 70W streetlights. These will be retrofitted to match the overall precinct target of decentralised solar lighting. The wastewater treatment plant sits inside the site boundary and is part of the overall operational consumption. The precinct does not have any residential space so contribution from wastewater treatment on precinct carbon emissions is very small (0.0013%). The annual mean primary energy demand of conventional municipal wastewater treatment with nutrient removal is in the range of 0.003-0.015 kWh/inhabitant.

*Table 12: The Precinct Estimated baseline energy consumption in million BTU/year for the 2022 calendar year*

BASE YEAR ENERGY USE								
Energy End Uses	Energy Use (kWh/year)						Total Annual Energy Use	% of Total Annual Energy Use
	Scope 1		Scope 2					
	Buildings Using Natural Gas/Fuel Oil	Internal Transport Fuels	Grid-Supplied Electricity					
			Buildings	Internal Transportation	District Infrastructure			
<b>Buildings</b>								
Residential						-	0.0%	
Non-Residential			1 645			1 645	75%	
Buildings Sub-Total			1 645			1 645	75%	
<b>Transportation (Internal Person/Trips)</b>								
Motor vehicles		526				526	25%	
Transit Vehicles							0.0%	
Transportation Sub-Total		526				526	25%	
<b>Infrastructure</b>								
Streetlights							0%	
Traffic Control							0%	
Infrastructure Sub-Total							0%	
<b>TOTAL</b>								
District Total	-	526	1 645	-	0	2 171	100%	

### 8.3.3 CO<sub>2</sub> Emissions Inventory

Table 13: The Precinct EcoDistrict Estimated baseline CO<sub>2</sub> emissions in metric tons/year for the 2022 calendar year

BASE YEAR CO <sub>2</sub> EMISSIONS							
Energy End Uses	Carbon Emissions (kg of Carbon per Year/year)					Total Annual Energy Use	% of Total Annual Energy Use
	Scope 1		Scope 2				
	Buildings Using Natural Gas / Fuel Oil	Internal Transport Fuels	Grid-Supplied Electricity				
			Buildings	Internal Transportation	District Infrastructure		
<b>Buildings</b>							
Residential						-	0.0%
Non-Residential			1 661			1 661	75%
Buildings Sub-Total			1 661			1 661	75%
<b>Transportation (Internal Person/Trips)</b>							
Motor vehicles		531				531	25%
Transit Vehicles						-	0.0%
Transportation Sub-Total		531				531	25%
<b>Infrastructure</b>							
Streetlights							0%
Traffic Control							0%
Infrastructure Sub-Total	-	-	-	-			0%
<b>TOTAL</b>							
District Total	-	531	1 661	-	0	2 192	100%
<b>ADJUSTED BASE YEAR EMISSIONS</b>							
On-Site Sequestration (CO <sub>2</sub> metric tons/year) <sup>1</sup>							0%
Excess Renewable Power Sales Offsets (CO <sub>2</sub> metric tons/year) <sup>2</sup>							0%
Adjusted District Total (CO <sub>2</sub> metric tons/year)	-						0%
Notes:							
Sequestration will be added at a later stage.							
Although there is a strong strategy around renewables that will be implemented in The Precinct, none have been added to date. When PV is added, the assessment will be updated.							

## 9. EXISTING LOCAL TARGETS

### 9.1 EQUITY

Mauritius has transformed itself from a poor sugar-based economy into one with one of the highest per capita incomes among African countries (ILO, 2015)<sup>61</sup>. The ILO further states that the country achieved sustained progress in economic conditions, and it continues to be among the most competitive, stable, and successful economies in Africa, but it highlights that unemployment was still a challenge, and the lack of required skills and competencies among local jobseekers seemingly led to an increased dependence on foreign workers in various key sectors of the economy.

Specific recommendations set in the National Employment Policy (Republic of Mauritius, 2014) was developed to pave the way for a common and interactive platform to be established amongst the various stakeholders in Mauritius and the set objectives were:

- to enable all Mauritian men and women who are available and who are willing to work to have remunerative work in conditions of freedom, **equity**, human dignity, and security;

<sup>61</sup> [https://www.ilo.org/africa/media-centre/pr/WCMS\\_409809/lang-en/index.htm](https://www.ilo.org/africa/media-centre/pr/WCMS_409809/lang-en/index.htm)

- to provide opportunities to each worker, **without any discrimination whatsoever**, to use his/her skills and competencies in a job for which he/she is well suited;
- to promote a well-educated, trained, skilled, versatile, enterprising labour force with a view to increasing employment and **meeting the demands of the labour market** and of the economy; and
- **to stimulate economic growth and sustainable development**, to meet current socioeconomic needs without compromising future needs, while harnessing employment opportunities in emerging environmentally friendly sectors, eradicating poverty, fostering social cohesion and improving the standards and quality of living of workers by minimizing the rates of unemployment and underemployment and safeguarding the basic rights and interests of workers through industrial peace, harmony and closing the gender gaps in employment as well.

Mauritius' 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.

As set out in the Imperatives Commitment, The Precinct is a private sector<sup>62</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>63</sup>, tracking of indicators, prioritization of strategies, and implementation of projects.

We<sup>64</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.

Although there is currently only directional policy set by the Mauritian government around Equity, specific targets that will form the basis for the work done through The Precinct EcoDistrict will build on these directives and as The Precinct EcoDistrict reaches completion of construction and moves into operational stages, additional targets will be refined in line (or exceeding) any relevant governmental policies.

## 9.2 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, 2021:11).

In the 2021 Updated National Climate Change Adaptation Policy Framework, the Mauritian government link resilience and climate change. More details on this are provided in the section below, but important to note at this point, is that resilience moves beyond just environmental shocks and stresses.

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<sup>62</sup> A request was made to clarify that although GRIT is a publicly listed company, the reference here to private sector company was to differentiate it from a public sector entity linked to government.

<sup>63</sup> Internal development refers to any development still to take place within the boundaries of The Precinct.

<sup>64</sup> In reference to The Precinct EcoDistrict.

In line with the EcoDistricts Protocol, and the local governmental approach, resilience considerations for The Precinct, will also move beyond environmental shocks and stresses and many of the strategic interventions identified (and set out in greater detail in Annexure E) refer to health, training, disaster management, economic diversification for SMME's and staff working with The Precinct.

Specific targets associated with education, disaster management planning and improved tracking of access to healthcare services for members of The Precinct community was defined as part of the roadmap development process (refer to Annexure E).

### **9.3 CLIMATE PROTECTION**

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.

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%.

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.

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:

1. the production of 60 percent of energy needs from green sources by 2030;
2. the total phasing out of use of coal before 2030 and the development of the biomass framework;
3. an increase in energy efficiency by 10%, based on the 2019 figures.

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:

1. The enhancement of the knowledge base regarding the risks of climate change and the impacts on communities;
2. 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;
3. 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
4. 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.

## **10. ROADMAP HORIZON YEAR**

The Precinct EcoDistricts horizon year for the purpose of this Roadmap is the year 2030, which aligns with the target year for the Mauritian government for many of the targets it has set.

This is in alignment with the internal targets set for the Grit portfolio as part of its overall Net Zero Pathway. This time horizon allows for the full development roll-out to be completed and sufficient time to gather insight into its operational performance to allow for additional assessment and identification of appropriate interventions to further reduce energy use intensity and the associated carbon emissions profile to ensure that The Precinct EcoDistrict reaches its aim to be a net carbon neutral community by 2050.

### **10.1 DISTRICT BUILD-OUT ESTIMATE**

The full size of The Precinct is 35,031m<sup>2</sup> with Phase 1 being completed and Phase 2 and 3 expected to be completed by 2025. More information on all phases is included in Section 2 and therefore not repeated here.

In terms of employment figures at build-out, it is expected that the number of people that will work in The Precinct once Phases 2 and 3 are also completed, will be around 1,215 people.

### **10.2 HORIZON YEAR PERFORMANCE TARGETS**

The Precinct Roadmap is organized according to the EcoDistrict priorities and include at least one indicator for each of the priority objective categories and for each of the Imperatives. The baseline performance and 2030 targets for indicators (where possible) have been documented in Annexure C. Specific indicators that relate to the three Imperatives are highlighted to create a link to the Imperatives Commitment. Baseline status and horizon year targets have been identified for these (and other) indicators as a point of departure only and the expectation is that further indicators (as appropriate) might be identified moving forward to ensure the most relevant indicators are used to monitor progress on each of the imperatives and all six priority areas as defined by the EcoDistricts Protocol.

It should also be noted that the potential strategies, as set out in Section 11 below, and supported by Annexure E1 and E2 identifies whether a specific strategy is aligned with either of the Imperatives, and also how it relates to the 6 priority areas.

Once The Precinct EcoDistrict secures its formal EcoDistrict certification, the responsibilities for operationalising every element associated with the EcoDistrict, including refining the potential strategies (set out in greater detail in the following section) and tracking the relevant indicators, will be assigned to the appropriate team members, tracked, and reported on as part of the biennial progress reports, with preliminary arrangements to effectively support this process already being put in place.

## **11. POTENTIAL STRATEGIES**

The Precinct EcoDistricts Roadmap is organized by the EcoDistrict Priorities and includes at least one potential strategy for each of the priority objective categories (while in most instances, to provide opportunity of choice, more than one potential strategy was provided).

As an EcoDistrict that is still being developed, the intent behind some of the strategies were to capture the opportunities associated with planned growth of this new development. It is also this anticipated growth, which could be planned and controlled through the overarching master planning process, which informed all decisions and strategy guidance set out below. It is anticipated that as the EcoDistrict moves further into operationalisation, more robust discussions and decision-making will refine the strategies, projects and programs and will also extend the list of actions taken on the ground.

Refer to Annexure E for a detailed framework of the potential EcoDistrict Strategies, the associated assessment overview along with the preliminary overview of the responsibilities, funding and implementation timeline of the identified strategies, projects, and programmes.

**Table 14: The Precinct Roadmap Potential Strategies**

EcoDistrict Priority	Objective Categories	Potential Strategies
PLACE	Engagement & Inclusion	Develop a cohort of people (made up of representatives from some of the business operating in the precinct and community projects/segments that might benefit from investments beyond the boundaries of The Precinct) who can connect with the community about this plan, who can engage with and activate people about development and progress and can explain how The Precinct EcoDistrict relates to regional and national trends.
		Adopt The Precinct EcoDistricts Roadmap framework to enable refinement of the implementation Action Plan and align efforts with other communities (including relevant authorities and/or others).
		Develop a precinct scale Stakeholder Engagement Plan (SEP), ensure the development of procedures to formalise engagement with relevant stakeholders over the lifetime of the EcoDistrict
		Initiate interaction with relevant government departments to engage on regulations, goals, and targets to foster a community culture that ensures transparent and inclusive review processes and project implementation. Collective impact should be underscored.
		Develop a Tenant EcoDistrict guideline manual to ensure all tenants and end-users buy into the EcoDistricts philosophy and understand the requirements of being located within one (perhaps also include a section for Service Providers).
		Create a Precinct Management forum focussed on interaction with surrounding communities to share the EcoDistrict intentions, lessons learned and aspirations.
		Develop a Community Health and Safety Procedure to be applied and implemented at The Precinct. This should include inter alia measures for raising awareness concerning company policies and procedures for managing and minimising risks to both communities and Grit associated with construction and operational activities, such as traffic safety, management of chemical and hazardous substances, breach of work area fence lines and trespassing, theft or damage to equipment, strike action and protest, squatting or illegal occupation etc. It should include information on how to contact Community Liaison personnel (where applicable) and the use of the external grievance procedure.
		Investigate the creation of a monthly newsletter for The Precinct EcoDistrict that celebrates the people and the achievements, upcoming events and other information communications that could be helpful or informative to all
	Culture & Identity	Create a marketing campaign to brand, communicate, and control The Precinct's identity and story and how it is viewed by the region and beyond.
		Establish The Precinct's reputation as a place to start and grow a business.
		Highlight and share storytelling around the culture and identify of The Precinct through community events.
		Participate in Diversity and Gender sensitive campaigns to create a sense of safety and inclusion for all at The Precinct (determine what this could entail - posters, access to information related to sources of assistance in time of stress or abuse, etc.)
		Develop appropriate event programming at celebrated spaces (Macloud Park, etc.).
		Expand the existing website to capture information on The Precinct EcoDistrict and sharing relevant information with a wider audience.
Implement Grit's Chance Finds procedure that addresses and protects cultural heritage finds made during a project's construction and/or operation phases.		

The Precinct EcoDistrict – Roadmap – For Endorsement

EcoDistrict Priority	Objective Categories	Potential Strategies	
		Incorporate appropriate plaques or other signage to celebrate significant areas/activities/sustainability strategies on site	
	Public Spaces	Promote universally accessible mobility routes for all modal types (including non-motorised transport)	
		Conduct a transportation survey of those who work in The Precinct to assess accessibility and identify areas of improvement.	
		Create an environment to supports safe and comfortable pedestrian movement throughout the node	
		Conduct a neighbourhood walkability audit on an annual basis to identify areas that need improvement	
		Program: Regular graffiti removal	
		Program: Public area cleaning and maintenance	
	Housing	Facilitate a housing affordability survey - Conduct a housing needs assessment with end users of The Precinct (could be linked to affordability through sourcing of information from Human Resource Departments of tenants, or through a survey assessing where people currently reside, where they might want to reside instead, band of rental/bond paid and if a gap in availability in appropriately prices housing stock is currently impacting them.	
		Undertake a detailed assessment of housing market to determine housing options in immediate surrounding node or within reasonable travel distance	
		Ensure that the cyclist shower facilities are accessible to anyone that might require access.	
		Establish a dialogue with the relevant Authorities to advocate for public transportation routes that provide accessibility to a range of housing typologies.	
		Conduct housing supply assessment - Undertake a detailed assessment of housing market to determine housing options in immediate surrounding node or within reasonable travel distance.	
	PROSPERITY	Access to Opportunity	Work with local businesses and relevant NGOs or training facilities to identify and host relevant training opportunities (for people working in The Precinct EcoDistrict as part of multi-skilling /upskilling /reskilling for alternative positions within the precinct itself).
			Assess the viability of extending the Udemy for Business platform to all employees located in The Precinct (through buy-in from all tenant companies in sharing the costs)
Economic Development		Create or facilitate short- and long-term employment opportunities for surrounding communities in the precinct - perhaps through the YEP Programme (either inhouse or through Precinct tenants)	
		Assess potential of attracting emerging sectors to locate in The Precinct EcoDistrict	
		Facilitate the establishment or establish business clusters that connect The Precinct EcoDistrict community to the regional and global economy.	
Innovation		Partner with appropriate organisation to provide suitable training to SMMEs to facilitate greater participation in the formal economy.	
		Establish The Precinct's reputation as a place to start and grow a business. A business incubator can support and encourage entrepreneurs and local business enterprises to connect to the regional economy.	
HEALTH & WELLBEING	Active Living	Create living streets, plazas, and other engaging pedestrian experiences.	
		Facilitate the creation of an active, visible, and welcoming health and wellness coaching program in the community (i.e., lunchtime run/walk for life, etc)	
		Conduct a neighbourhood walkability audit on an annual basis to identify areas that need improvement	

The Precinct EcoDistrict – Roadmap – For Endorsement

EcoDistrict Priority	Objective Categories	Potential Strategies	
		Develop suitable design and implementation strategy to maximise end user benefit and track usage to guide improvement and maintenance requirements	
	Health	Provide a list of COVID19 vaccination sites, and information on local healthcare professionals (government clinics or government hospitals within reasonable distance of The Precinct EcoDistrict) indicating the type of facility and support which can be accessed (information contained in the Roadmap).	
		Assess the possibility of extending the Grit Company Doctor across The Precinct (through buy-in from all tenant companies in sharing the costs)	
		Develop a Precinct COVID19 Policy, focussed on employee and tenant Health & Safety, that addresses the role of the business and employers, employees at high risk for severe illness, symptom screening, testing for COVID19, masks and PPE, hand hygiene, cleaning and disinfection, sick employees, close contact/quarantine options, supportive workplace policies, social distancing policies, travel etc.	
		Provide employee access to health clubs (access to gym facilitated by GRIT/GREA)	
		Assess whether basic level medical services access is required on site.	
	Safety	Incorporate 'complete streets principles' to guide road design and repairs.	
		Ensure that there a disaster management plan in place and communicated to the wider Community.	
		Create an effective plan for remote CCTV monitoring for The Precinct EcoDistrict and actively track implementation roll-out and impact on the safety and security within the EcoDistrict.	
		Incorporate an assessment of the public environment in the annual Occupational Health and Safety assessment to identify any risks or opportunities	
		Formulate and implement a plan for security patrols, appropriate access control and monitoring (not elsewhere classified) for The Precinct EcoDistrict.	
	Food Systems	Provide information on the current location of facilities where The Precinct community members can access fresh food options outside of The Precinct EcoDistrict (information contained in the Roadmap).	
		Expand and improve access to fresh food sourcing options within The Precinct.	
	CONNECTIVITY	Street Network	Implement the urban design/streetscape framework to support all travel modes, with specific focus on universal access and non-motorised transport.
			Develop a Green Travel Plan for The Precinct and require all businesses within the node to participate in related surveys with staff movement, transport to and from their site, to facilitate potential synergistic approaches
			Establish a transportation baseline by issuing a transport/travel survey asking where workers live, and how they get there.
			Ensure that all legislative requirements related to universal access are met or exceeded.
Mobility		Advocate for an increase in the use of alternative transportation and better connection between The Precinct EcoDistrict and the broader region.	
		Advocate for the provision of a Precinct public transport system that can operate over lunchtime to move people from the Precinct to surrounding location (such as the two closest malls) to avoid a higher nr of private trips	
		Investigate the provision of electrical vehicle charging points within The Precinct EcoDistrict at strategic locations.	
		Investigate or support projects that will increase the walkability and/or improve access to amenities for cyclists or pedestrians within The Precinct EcoDistrict.	
		Identify areas with more frequent traffic accidents and target them with safety improvements.	
		Provide or facilitate access to good quality fibre or wireless networks.	

The Precinct EcoDistrict – Roadmap – For Endorsement

EcoDistrict Priority	Objective Categories	Potential Strategies
	Digital Network	Investigate and motivate for the provision of free Wi-Fi at selected public spaces within The Precinct EcoDistrict.
LIVING INFRASTRUCTURE	Natural Features	Create a shade tree policy, including requirements for parking lots, new development, and tree removal/replacement.
		Ensure implementation of the development master plan and associated policies for new development (including parking lots) that require a certain quantity of green infrastructure (e.g., landscaping, tree canopy cover, etc.).
		Create a network of green spaces throughout the community to sequester carbon.
		Actively manage the tree cohort on site and compost any landscaping items for re-use on site.
	Ecosystems Health	Actively implement and promote projects and investments made in green infrastructure projects (this could link to the STP, and the extent of investment made into the landscaping on site, etc.).
		Maintain and expand the STP for effective stormwater management as needed
	Connection with Nature	Actively promote the use of the public infrastructure (benches, etc) during lunchtime to engage with nature.
		Actively track the extent of land area earmarked for green streetscape / landscaping provided / developed.
		Develop an Integrated Pest Management Plan for The Precinct EcoDistrict that promotes and requires the use of only non-toxic pest control to ensure a safe site and limit negative impact on any wildlife that might locate on site.
		Investigate viability of installing active owl boxes throughout the EcoDistrict as an alternative form of pest management.
RESOURCE REGENERATION	Air & Climate	Buildings to be 100% electric. No combustion for cooking or hot water heating
		Investigate and implement renewable energy technologies in The Precinct (link to the net zero targets set by the Mauritian government) – with a full target of 1,011 kWp [Renewable energy offset]
		BUILDING SPECIFIC - Ensure that minimum energy code requirements are met by all new buildings, with no rationalisation of hot water requirements for all building types. i.e., minimum 50% of hot water on a site to be heated by non-electric resistance means. [The Precinct Minimum requirements]
		BUILDING SPECIFIC - Electrical distribution boards to be designed for sub-metering by grouping loads. GS ENE-2 Guidance [Good practice future proofing design]
		BUILDING SPECIFIC - Investigate smart meters and other potential data sources to track and manage water and energy consumption. [Operational efficiency]
		Adopt and refine the New Buildings Guidelines that set out all design and operational targets for all new buildings in The Precinct.
		Conduct periodic audits and transparency reports to reduce municipal energy consumption
		Create energy, water and power benchmarks that are reported against within the development. Automated reporting in line with appropriate energy efficiency benchmarks. [Operational efficiency]
		Investigate enabling infrastructure to feed into common grid.
	Establish energy education programs for the community.	
Water	BUILDING SPECIFIC - Create a water efficiency guideline for all end-users within The Precinct. Benchmark against EDGE Showers - 6l/min Wash hand basins (bathrooms - 4l/min Kitchen taps - 6l/min (excluding commercial kitchens) [The Precinct minimum requirements]	

EcoDistrict Priority	Objective Categories	Potential Strategies	
		Assess viability to introduce rainwater harvesting requirements in the community [Regeneration/renewable]	
		Develop and implement an appropriate stormwater quality management plan (already captured in reference to the STP).	
		Set out requirements regarding the use of landscaping or permeable pavers for stormwater management.	
	Waste		New buildings to implement the Environmental Management Plan created for the Unity Building in line with Green Star requirements, including waste management plan to divert 75% of construction waste to landfill (also assess adjustments to be made to this policy (if at all) to be aligned to the requirements of EDGE
			Assess the viability of extending the Operational Waste Management Plan of the Unity building to include the other two buildings in The Precinct
			Track The Precinct's combined waste profile and increase the community's diversion rate from landfill.
			Investigate the creation of waste management targets and policies, including event standards
			Partner with waste reduction non-profits for education and resources
			Establish strong relationship with the municipality to future plan around service delivery, service breakdowns and alternative community responses to remain operational in such conditions.
			Develop communication materials around recycling.
			Install tri-sorter waste bins in public right of way
			Assess potential of creating a composting intervention on site.
			Advocate that all businesses on site participate in an organic waste recycling project (including all events hosted on site).
Facilitate a conversation around partnerships with Precinct restaurants (including the canteen and sky bar) to implement an anaerobic digestion program that converts food waste into energy.			

## 12. STRATEGIES ASSESSMENT

The Precinct EcoDistrict is still in development and will continue to be for at least the next 3-7 years in line with the current District Build-Out estimate (and being dependent on market uptake). The intent behind most of the strategies, and therefore also the assessment was to ensure that the focus falls on creating new building stock that is as resource efficient as possible that can then be supported by appropriate efforts to decarbonise the electricity sources that serve those buildings while not have to carry unnecessary loads. This strategy is already being seen in the buildings that are already on site. Fuel shifting and improved other efficiencies where possible, reducing waste and understanding the power that lies with the preservation and increase in natural carbon sinks also form an impart part of the overall Action Plan.

The recommendations in the Action Plan have been assessed, the results of which will inform The Precinct EcoDistricts immediate priorities over the next 3-8 years. Prioritisation will be given to the recommendations that are fully within The Precinct Implementation Team's control, that align with The Precinct EcoDistricts values, and which match the organisation capacity and funding available during that same period.

The Precinct EcoDistrict will also continue to place significant importance on ensuring that there is continue alignment between the recommendations, anticipated outcomes, and the intent of the three Imperatives of Equity, Resilience and Climate Protection.

The Precinct EcoDistrict considered risk, level of stakeholder support and impact on the 2030 (and later) performance targets when assessment all the recommendations contained within the Action Plan. Refer to Annexure E for the full strategies assessment.

Below is an overview of the ranking criteria and scoring used in the assessment process.

**Table 15: Ranking Criteria and Scoring Descriptions for The Precinct EcoDistrict Recommendations**

Ranking Criteria	Score 1	Score 2	Score 3
Technical Readiness	Few to no key steps for implementation of this project/program are in place	Some, but not all key steps for implementation of this project/program are in place	All key steps for implementation of this project/program are in place
Financial Soundness	The Precinct EcoDistrict has neither the funds nor a fundraising plan to implement this project/program	The Precinct EcoDistrict has partial funds and/or a fundraising plan to implement this project/program	The Precinct EcoDistrict has all the funds to implement this project/program
Risk	Implementation of this project/program has high risk of negative social, economic, or environmental consequences	Implementation of this project/program has moderate risk of negative social, economic, or environmental consequences	Implementation of this project/program has low risk of negative social, economic, or environmental consequences
Capacity to Manage	The Precinct EcoDistrict / Implementation Team will not have sufficient capacity to implement this project/program until 8+ years from now	The Precinct EcoDistrict / Implementation Team has sufficient capacity and partner support to implement this project/program within the next 4-6 years	The Precinct EcoDistrict / Implementation Team has sufficient capacity and partner support to implement this project/program within the next 3 years
Level of Stakeholder Support	Stakeholders have not expressed support for this project/programme, or have expressed concern	Stakeholders have expressed moderate support of this project/program	Stakeholders have expressed enthusiastic and full support of this project/program
Impact on Targets	Implementation of this project/program would make minor progress towards fulfilling The Precinct EcoDistrict commitment to the six EcoDistrict Priorities	Implementation of this project/program would make moderate progress towards fulfilling The Precinct EcoDistrict commitment to the six EcoDistrict Priorities	Implementation of this project/program would make significant progress towards fulfilling The Precinct EcoDistrict commitment to the six EcoDistrict Priorities
Contribution to Climate Neutrality Targets	Implementation of this project/program would reduce Scope 1 and Scope 2 community-wide carbon emissions slightly or not at all	Implementation of this project/program would moderately reduce Scope 1 and Scope 2 community-wide carbon emissions	Implementation of this project/program would significantly reduce Scope 1 and Scope 2 community-wide carbon emissions

In some cases, the assessment process had to deviate from this overall assessment strategy to accommodate for the projects/programs or strategies that were a little more nuanced, or where the input from additional stakeholders would ideally enable a more robust assessment – and which can only be done once a larger portion of the development is complete.

The assessment captured in Annexure E does however provide a significant starting point to guide the activities of The Precinct EcoDistrict in the coming years. Additional reporting will be provided as part of the biennial progress reporting to retain certification.

## 12.1 CARBON EMISSION CALCULATIONS

There are several actions listed in the Action Plan (set out in Annexure E) that will not directly contribute to overarching goal of carbon neutrality but will indirectly or cumulatively contribute. Those impacts are listed in the Action Plan as far as they are known or anticipated.

The sections below, provide a little more insight into the actions and specific performance targets that are directly quantifiable. The same model used to calculate the Energy Use Profile and associated CO<sub>2</sub> Emissions Inventory, which was described in greater detail in Section 8, was used to calculate the information below.

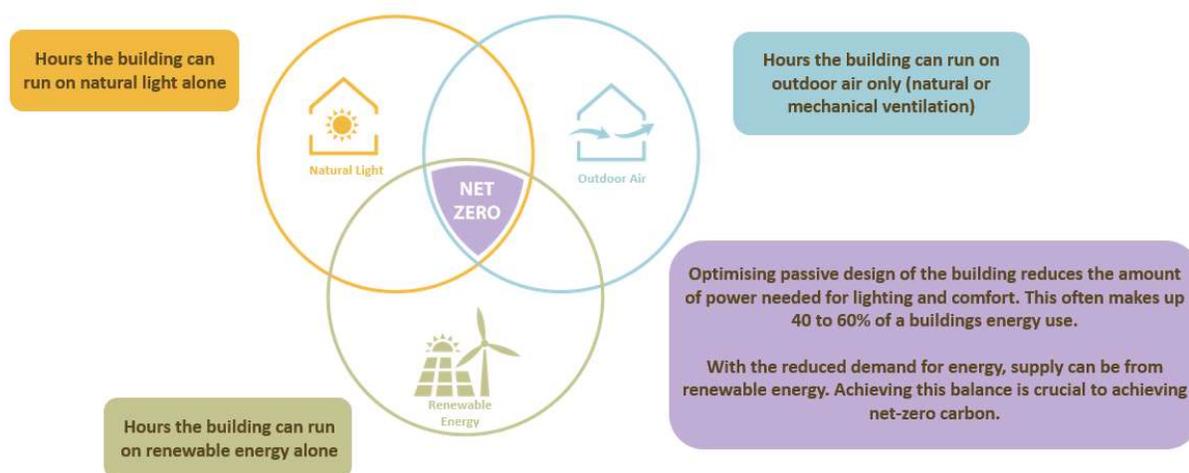
### 12.1.1 Process Based Design

As set out throughout this document, Phase 1 of The Precinct development is complete, and Phase 2 is expected to be rolled out in the next 3-7 years. A process-based design strategy has been developed and provided as a separate document. That document (the new building guidelines<sup>65</sup>) outlines key activities required at every stage of the design process including operations to ensure the precinct can achieve the net-zero goal in reality.

With a ‘future focus’ an EcoDistricts **New Build Target** was developed. This is based on potential savings that can be achieved from energy efficiency focused design. Central to this is the formal adoption of the building guidelines and mandating the use of energy modelling from project inception. The focus is in allowing the building to operate as passively as possible, with every piece of equipment that can be off being off.

The main challenge will be ensuring legislation is changed to allow feed back into the grid and thus facilitate net-zero carbon.

Figure 9: Net-zero building performance



## 12.2 PATHWAY TO CARBON NEUTRALITY UPDATES

Throughout the lifetime of the development, more accurate information on site development, land use, energy intensity and the association carbon emissions inventory will become available. The Precinct EcoDistrict will work continuously with all relevant stakeholders to communicate the current Action Plan that drives the partway to carbon neutrality and update the realities of the experiences on the ground as part of the biennial reporting.

## 13. RESPONSIBILITIES, FUNDING, AND IMPLEMENTATION SCHEDULE

The implementation of the proposed Action Plan will be impacted on by the speed at which development roll-out takes place, and although some of the projects/programs and strategies have

<sup>65</sup> Refer to Annexure F for a copy of the DRAFT guidelines.

already been assigned with specific budgets, some of these activities will be unpacked in greater detail moving forward.

Annexure E provides an overview of the responsible parties, potential funding sources, implementation schedule and implementation costs (where costs are known).

It should be noted that it is anticipated that for the next 3 years, during which the development is expected to reach complete build out, the focus on The Precinct EcoDistrict is expected to fall into three broad categories of action:

1. **The Precinct EcoDistrict Establishment Phase** : This will entail operationalisation of the commitments made and targets set in this Roadmap and related documentation into appropriate documentation to ensure that it is incorporated into all relevant policy and guideline documents, as well as any other relevant mandate documentation of The Precinct EcoDistrict. This will ensure not only that the role of The Precinct EcoDistrict Implementation Team in operationalising the EcoDistrict is clear, but that the roles and responsibilities of each of its members, as well as the broader Steering Committee, is captured and shared accordingly. This correlates to the Short-Term Planning processes in the Action Plan. It is anticipated that that this will take between 1 and 3 years.
2. **The Action Phase**: The second phase is expected to be a period of focussed time where specific attention is paid to action, and implementation of the emissions reductions strategies focussed on ensuring that all new stock that is constructed adheres to the recommendations set out in this document and the strategies Action Plan. This will be the Short- to Medium Term and it is expected that this phase will take between 3 and 5 years<sup>66</sup>.
3. **The Long Term or Maintenance Phase**: This is expected to take place after the development reaches complete build out and the focus falls more earnestly on fuel shifting and renewables, strengthening partnerships and ensure that the impact of The Precinct EcoDistrict is maximised through its interactive support of its community. This is expected to start as soon as complete build out is reached, and the current estimate is places this between 3 and 5 years from certification. It is expected to entail ongoing operationalisation efforts with focus places specifically on maintain, monitoring and adjusting the roadmap pathway as necessary.

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<sup>66</sup> This will depend on the speed at which there is market uptake or demand for the development space.

**ANNEXURE A - FULL ROSTER OF ATTENDANCE TO ROADMAP DEVELOPMENT ACTIVITIES<sup>67</sup>**

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<sup>67</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.



## **ANNEXURE B – SIGNATORIES**

The names and affiliations of the mandated signatories of GRIT, GREA and the Committee are set out below:

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

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

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

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

Signatories on behalf of **The Precinct EcoDistrict Committee** members, are:

*Anouchka Chummun* (GRIT) - [anouchka@grit.group](mailto:anouchka@grit.group)

*Kate Bosman* (Dentons) - [kate.bosman@dentons.com](mailto:kate.bosman@dentons.com)

*Andre De Oliveira* (Wadeville International) - [andre@wadeville.mu](mailto:andre@wadeville.mu)

*Adam Dembovsky* (Workshop17) - [adam@workshop17.mu](mailto:adam@workshop17.mu)

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*Leigh-Anne Varrie* (Intimedia and Intagreat) - [Leigh@intagreat.mu](mailto:Leigh@intagreat.mu)

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*Karan Emerit* (Polytechnique Mauritius) - [kemerit@poly.ac.mu](mailto:kemerit@poly.ac.mu)

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**ANNEXURE C - ROADMAP PRIORITIES, OBJECTIVE CATEGORIES, OBJECTIVES, INDICATORS, BASELINES AND 2030 TARGETS**

EcoDistrict Priority	Objective Categories	Objectives	Indicators	Baseline (2023)**	2030 Performance Targets	Source of Information/Notes
PLACE	Engagement & Inclusion	Ensuring engagement of The Precinct community (and beyond) in EcoDistrict planning and project implementation is robust and appropriately inclusive.	% of community engaged in public consultation processes (e.g., The Precinct EcoDistrict Forum attendance rates, number of social media subscribers, worker/employee survey participation rates, number of vulnerable group representative organisations within The Precinct community that are engaged with).	Current Baseline Indicators for Social Media Subscribers: - Facebook = 37,791 followers - Instagram = 390 followers - LinkedIn = 10,141 Followers	1. Target a 5% growth across all social media platforms. 2. Target a 15% response rate for employee surveys. 3. Target a 15% participation rate for The Precinct Forum Meetings. 4. Target of 6 organisations representing appropriate vulnerable groups (EQUITY Indicator)	Marketing Team with relevant service providers to track and report annually to The Precinct Implementation Team
	Culture & Identity	The (proposed) character of The Precinct EcoDistrict is communicated and strengthened through positive engagement.	# of times The Precinct EcoDistrict is positively mentioned in the media (through media tracking to be put in place).	Instagram Video stats: - 386 accounts reached - 404 plays - 38 likes / 2 reshares / 1 save  LinkedIn Video stats: - 10,141 views - 163 positive reactions( likes) / 19 reshares  Facebook Video stats: - 10,400 views - 28 positive reactions( likes) / 2 reshares	1. Target a 5% growth across all social media platforms.	Marketing Team with relevant service providers to track and report annually to The Precinct Implementation Team
	Public Spaces	Public spaces are accessible to all.  <small>Footnote: Community is defined in greater detail in the Imperatives Commitment, but it is important to note that the public spaces of The Precinct will be accessible to the residents of the surrounding residential areas and they will be included in the reference made to 'community' while the role they will play in The Precinct beyond that scope might remain limited to ensure the benefits associated with that involvement do not exceed costs (in line with the EcoDistricts Certified Handbook guidance).</small>	Length of road designed and constructed for accessibility (e.g. pedestrians / cyclists / disabled) expressed as a % of total road built in The Precinct EcoDistrict.	Currently 100% of all roads have accessibility designed into their structure in some way - if not on both side, on one side of the walkway minimum.	85% of all roads to achieve the indicator at full build out	The Precinct (GREA) Development Team to track and report annually to The Precinct Implementation Team
			Track the number of external community members that access the public spaces within The Precinct	Not implemented yet	Annual 5% increase in community visitors	Driven by The Precinct Implementation Team
			Public spaces are high quality, engaging and active.	Extent of street furniture installed on site (# of bins, # streetlights – information to be shown per km <sup>2</sup> ).	Not implemented yet	85% of original target (depending on development timeline)
	Housing	A diversity of housing is available within reasonable proximity to public transportation and alternative modes of travelling to and from the EcoDistrict.	% of diverse housing units accessible from The Precinct through existing public transport routes	Preliminary investigation into housing options within easy access of the site, and information set out in the Roadmap. To be augmented with housing affordability/need survey conducted in due course.	Information on different housing typologies to be made available to The Precinct community members on an ongoing basis in response to an annual housing needs assessment.	Driven by The Precinct Implementation Team, perhaps with engagement with relevant government departments responsible for public transport routes.....
			Extent of housing diversity within travel distance (i.e., 5km-10km radius from The Precinct EcoDistrict (perhaps captured in terms of type of housing and potentially state per mode of transport) [Note: this distance is just an indicative number, and information to be sourced from employee transport and housing needs surveys and as part of the development of a Green Travel Plan and formulation of assistance/discussions required around housing - see strategy table]	No survey conducted yet, Green Travel Plan still to be developed	2024 - Green Travel Plan in place 2024 - Conduct 1st employee transport survey	Both driven by The Precinct Implementation Team, perhaps with input from Solid Green
Extent of housing diversity within travel distance (i.e. 5km) from The Precinct EcoDistrict (perhaps captured in terms of type of housing and potentially state per mode of transport) [Note: this is just an indicative number, and information to be sourced from employee transport surveys and as part of the development of a Green Travel Plan - see strategy table]			Conduct housing supply assessment.	Not implemented yet	Regularly updated information on housing accessibility.	Driven by The Precinct Implementation Team, perhaps with input from Solid Green
PROSPERITY	Access to Opportunity	Career pathways and training are available for employees within The Precinct EcoDistrict to allow multi-skilling and resilience between different employment opportunities.	Number of training programs available either through businesses within The Precinct EcoDistrict or within in the wider node matched to EcoDistrict-specific job opportunities	A number of training programmes currently available to GRIT and GREA staff, investigations underway to assess expanding access to the full Precinct.	5 training programs by 2030	Driven by The Precinct Implementation Team with input from all of their members, engagement with relevant NGOs or NPOs or even government support programs
			# of eligible* EcoDistrict participants enrolled in training programs	Not implemented yet	100 people by 2030	Information to be sourced from the relevant training providers / directly from the booking system depending on how the process is managed. The Precinct Implementation Team to drive track and report.
	Economic Development	New job creation occurs through economic development.	# of jobs created through construction in the EcoDistrict (to be pulled by GREA during construction from the main contractors and provided Solid Green or The Precinct EcoDistrict Implementation Team responsible for creating performance reports moving forward)	Current employment figures confirmed in the Roadmap report.	Target would likely be a check-in on the extent of new job opportunities created at the time, rather than a specific goal.	The Precinct Implementation Team will work with its members to track and report

EcoDistrict Priority	Objective Categories	Objectives	Indicators	Baseline (2023)**	2030 Performance Targets	Source of Information/Notes	
			# of permanent jobs created through the development / The Precinct (i.e., through all the new businesses located in The Precinct) - pulled from all companies by The Precinct EcoDistrict Implementation Team.	162 people	Full employment contingent on site at end of Phase 3 expected to be 1,215 (EQUITY Indicator)	Projections taken from economic study if available. For the actuals, The Precinct Implementation Team will work with its members to track and report	
	Innovation	Interaction between entrepreneurs is fostered (could take the form of SMME support or engagement between businesses within The Precinct EcoDistrict to facilitate a strong industrial estate dynamic.	# of SMMEs that participated in a pop-up event for start-ups, held in the EcoDistrict	Not implemented yet	5 SMMEs by 2025 10 SMMEs by 2030	The Precinct Implementation Team to drive, track and report	
# of incubators, accelerators, maker spaces and co-working spaces in the EcoDistrict			Not implemented yet	1 space by 2030	The Precinct Implementation Team to facilitate either in The Precinct facilities or through engagements with its members to identify suitable locations on the premises		
# of programs, pop-up events for SMMEs and enrolment levels to cultivate business innovation			Not implemented yet	2 events by 2025 4 events by 2030	The Precinct Implementation Team to facilitate or work with relevant organisations to host events		
HEALTH & WELLBEING	Active Living	Pedestrians are prioritized by making walking, biking, and public transportation easier and safer.	Extent of street length in The Precinct with sidewalks on both sides / or that provide with active modes (walking, cycling, etc.)	Linear meter of pathways done: Site External = 224.3m Site Internal = 250.8m  Total Length of Road Installed to date: 98.56m  Extent of Driveway: 317.21m  Basement Driveway: 185.00m	80% of all pathways, roads, driveways and basement driveways to be completed.	The Precinct (GREA) Development Team to track and report annually to The Precinct Implementation Team	
			Provision of active outdoor spaces (i.e., yoga deck, paddle court, etc.) for community members to connect with nature and participate in exercise events	Number of spaces provided or perhaps tracking the use of those spaces	Not implemented yet	5% improvement year on year	The Precinct (GREA) Development Team to track and report annually to The Precinct Implementation Team
			Access to recreation facilities and services is improved.	Track the number of recreation facilities provided, or track the nr of people that use the facilities, etc.	Not implemented yet	5% improvement year on year	The Precinct (GREA) Development Team to track and report annually to The Precinct Implementation Team
	Health	Ensure that employee health within the EcoDistrict is regarded as important to overall precinct well-being. Through The Precinct invest in the health goals of the greater community surrounding The Precinct.	# of Employee Health Plans that are in place on site (linked to each tenant)*	Not implemented yet	100% of all The Precinct community members/tenants in the EcoDistrict to have plans in place	The Precinct Implementation Team to drive, track and report	
			# of members of the public that benefitted from medical treatment sponsorships / OR perhaps keeping track of the Rs.-value of such sponsorships made available?	1 Person	Target still to be developed	The Precinct Implementation Team with input from the GRIT Foundation	
	Safety	The built environment is designed for public safety.	# of safety-related incidents reported (type of incidents include motor vehicle accidents/thefts/pedestrian accidents/etc). [Reported to the Police or the Security Company present]	None to date	reduce by 5%	The Precinct Implementation Team to drive, track and report with input from relevant service provider	
			# of engagements with 'at risk' groups and sharing knowledge and information on anticipated shocks and stresses that might affect them.	Not implemented yet	100% of The Precinct Community by 2030	The Precinct Implementation Team to drive, track and report	
			Extent of area covered by remote monitoring.	100% of EcoDistrict development to date	100% of EcoDistrict	The Precinct Implementation Team to drive, track and report	
			Nr of security guards in the EcoDistrict	5 guards in Total: 3 security guards on day shift and 2 security guards on night shift.	TBC	The Precinct Implementation Team to drive, track and report	
			# of CCTV cameras installed	TBC	Target relates to coverage, and coverage should be 100%	The Precinct Implementation Team to drive, track and report	
Food Systems	Healthy and affordable fresh food is accessible.	% of commercial space with access to at least 1 fresh food source (Nearby grocery stores / food garden)	100% - there are a range of options in close vicinity, which includes the places listed below (more detailed information also provided in the Roadmap): The Vale Star (Butcher) - 700m AquaMart Fish Ltc (Seafood Market) - 850m Qurbani Shop (grocery store) - 900m  The EcoDistrict will also include fresh food facilities, detailed menus and product offerings are currently in development.	Reduce travel distance and time Track the roll out of healthy food options in retail component within the EcoDistrict	Driven by The Precinct Implementation Team		
		# of healthy food options being served in restaurants within The Precinct	TBC	TBC	Driven by The Precinct Implementation Team along with the relevant tenant organisation		
CONNECTIVITY	Street Network	The street network supports all travel modes (vehicles, pedestrian, cycling, other)	Number of people being served by available transport modes	TBC	No specific target set yet - will depend on the Transport Survey	Could start with a Green Travel Plan assessment - how will people prefer to travel to and from site and work from there	
		The street network accommodates people of diverse ages and abilities.	Total length of road with pavements/sidewalks designed for universal access	100%	85% of all roads to achieve the indicator at full build out	The Precinct (GREA) Development Team to track and report annually to The Precinct Implementation Team	
	Mobility	EcoDistrict travel, internally and externally, is safe, efficient, and multimodal.	Vehicle km travelled daily per capita	No survey conducted yet, Green Travel Plan still to be developed	2024 - Green Travel Plan in place 2024 - Conduct 1st employee transport survey	Both driven by The Precinct Implementation Team, perhaps with input from Solid Green	
			Mode split of daily person trips.	No survey conducted yet, Green Travel Plan still to be developed	2024 - Green Travel Plan in place 2024 - Conduct 1st employee transport survey	Both driven by The Precinct Implementation Team, perhaps with input from Solid Green	

EcoDistrict Priority	Objective Categories	Objectives	Indicators	Baseline (2023)**	2030 Performance Targets	Source of Information/Notes	
			# of EV charging points provided at strategic locations	6	Current target is an additional 7 charging stations (RESILIENCE Indicator)	The Precinct Implementation Team to drive, track and report with input from relevant service provider	
			# of projects that increase the walkability and/or improve access to amenities for cyclists within the EcoDistrict.	Cyclist facilities for 12 visitors and 18 building users installed to date. Amenities still in process of being developed on site.	2 projects by 2030	The Precinct Implementation Team to drive, track and report with input from relevant service provider	
	Digital Network	Quality fibre networks and wireless connectivity is available throughout the EcoDistrict.	% of The Precinct with access to good quality fibre or wireless networks	100% of developed site	100% of the EcoDistrict	The Precinct Implementation Team to drive, track and report with input from relevant service provider	
			% of public spaces with free wi-fi	100% of developed site	100% of the EcoDistrict	The Precinct Implementation Team to drive, track and report with input from relevant service provider	
LIVING INFRASTRUCTURE	Natural Features	The quality and functions of habitat are enhanced.	% of the EcoDistrict with tree canopy cover	Tree audit currently underway to capture the extent of tree canopy cover added by landscaping	Target to be defined within the next 6 months. The delay in identifying a target is due to the current water restrictions in place in Mauritius due to ongoing drought concerns and therefore the targets will be reliant on whether the moratorium on landscape irrigation is lifted to understand how many trees would be sufficiently supported to root once transplanted to site. The intent however, should water restrictions be lifted, is to plant 100% of the trees identified in the full landscaping plan (RESILIENCE Indicator)	The Precinct Implementation Team to drive, track and report with input from relevant service provider	
			Create a shade tree policy, including requirements for parking lots, new development, and tree removal/replacement	Measure extent to which the policy is being implemented or enforced, track vegetation, etc.	TBC	Target to be defined within the next 6 months.	The Precinct Implementation Team to drive, track and report with input from relevant service provider
			Ensure implementation of the development master plan and associated policies for new development (including parking lots) that require a certain quantity of green infrastructure (e.g. landscaping, tree canopy cover, etc.).	Track the extent to which the policy is being implemented by tracking the area covered by landscaping/tree share coverage, etc.	TBC	Target to be defined within the next 6 months.	The Precinct Implementation Team to drive, track and report with input from relevant service provider
			Create a network of green spaces throughout the community to sequester carbon.	Area covered by landscaping/tree share coverage, etc.	100% of Phase 1 landscaping installed to date	100% of landscaping planned for full development by 2027 or 2030 depending on development roll-out (RESILIENCE Indicator)	The Precinct Implementation Team to drive, track and report with input from relevant service provider
			Actively manage the tree cohort on site and compost any landscaping items for re-use on site.	Tree audit with tracking on status (health, replacement, etc.)	Policy to be developed and implemented within the next 12 months	Tracking each successful audit or review process - at least 1 annually	The Precinct Implementation Team to drive, track and report with input from relevant service provider
			Ecosystems Health	Money is invested in projects that create green infrastructure.	# of projects and investment made in green infrastructure projects (this could look into the investment made into the retention pond, the extent of investment made into the landscaping on site, the sewerage treatment plant etc.) (CLIMATE PROTECTION Indicator)	1. Storwater retention pond - complete 2. Sewerage Treatment Plan - installed and operating 3. 100% of Phase 1 landscaping completed to date	2 more projects by 2025 6 projects by 2030
	Improve stormwater management and water quality on site	Potentially link this to the volume of water that passes through the STP system annually			The estimated load of the WWTP is 32m3/day.	Annual monitoring to confirm operational performance in line with estimated capacity load.	The Precinct Implementation Team to drive, track and report with input from relevant service provider
	Connection with Nature	Access to nature is improved.	Area of green streetscape/landscaping provided/developed	Not calculated yet	100% of landscaping planned for full development	The Precinct Implementation Team to drive, track and report with input from relevant service provider	
			Number of active owl boxes installed/bat boxes (to note that this will require an Integrated Pest Management Strategy to be put in place to ensure ALL pest control on site is non-toxic, and this will ensure that the owls are the pest control, and it would also keep the wetland free from toxins washed down in stormwater)	None yet.	Biodiversity assessment and/or integrated Pest Management Plan to be developed by 2024. Target for boxes to be identify in that report.	Driven by The Precinct Implementation Team to drive, track and report with input from relevant service providers, perhaps with input from Solid Green	
	RESOURCE REGENERATION	Air & Climate	All sectors improve energy efficiency, reduce waste, and increase natural carbon sinks.	# of new buildings that are net zero carbon by 2030 (or a date deemed appropriate)	None yet.	The intent is to communicate energy efficiency design and operational guidelines to all new tenants to ensure energy consumption is firstly as low as possible, to then determine possible offset. All new buildings to following the green building guidelines defined to ensure new construction projects are geared for net zero - these strategies will be refined with the relevant client and design teams as these projects kick-off in Phase 2 and 3. Linked to the overall carbon neutrality target, the intention is to have 100% of the buildings and other relevant services reach net zero carbon by 2030 (CLIMATE PROTECTION Indicator).	Driven by The Precinct Implementation Team to drive, track and report with input from relevant service provider, perhaps with input from Solid Green

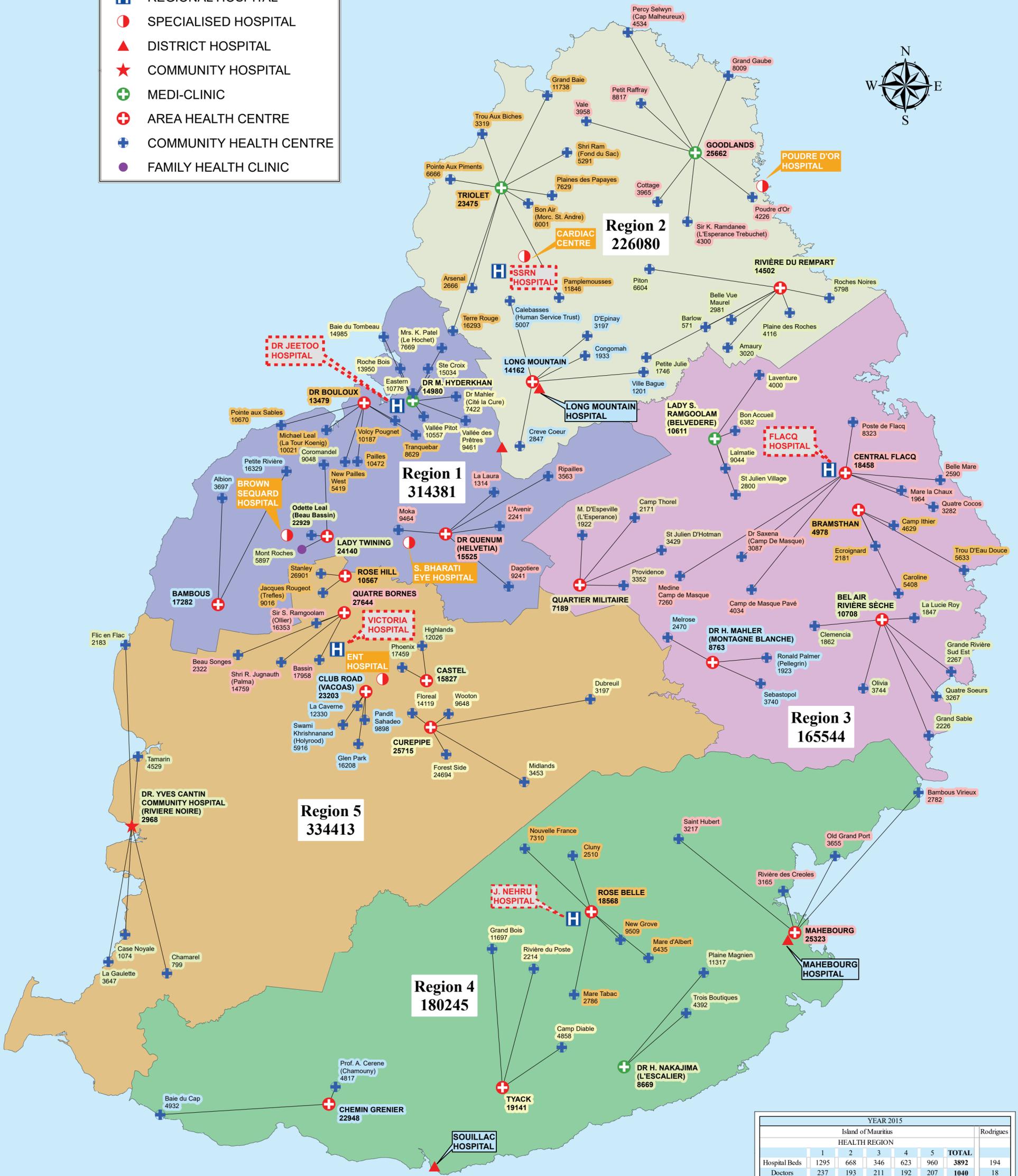
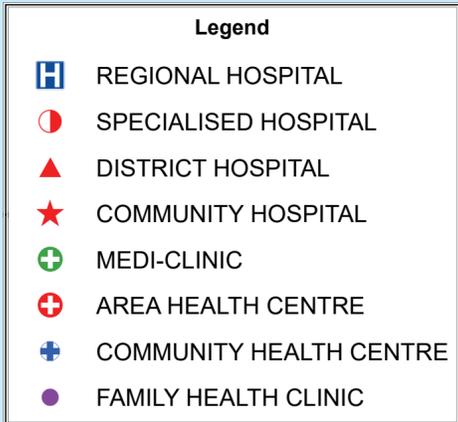
EcoDistrict Priority	Objective Categories	Objectives	Indicators	Baseline (2023)**	2030 Performance Targets	Source of Information/Notes
			Energy savings from implemented initiatives (measured in kWh) through smart metering (and water)	Consumption for February 2023 = 51,812 kWh	Annual figures will be used to set targets. Target to be defined once 12 months of operational data is available. The overall target for The Precinct is net zero - for all new buildings by 2030 and for the existing building a target date will be determined once annual performance data is available and in line with the actual design and operational performance of the Phase 2 and 3 buildings (CLIMATE PROTECTION Indicator).	The Precinct Implementation Team to drive, track and report
			% of energy generated through renewables (possible future target)	No PV projects installed on site to date.	1,011 kWp	The Precinct Implementation Team to drive, track and report
	Water	Potable water is used efficiently.	Volume of water used daily per capita (indoors and outdoors) (expressed as megalitres)	Consumption for February 2023 = 128 cubic meters used	Annual figures will be used to set targets. Target to be defined once 12 months of operational data is available.	The Precinct Implementation Team to drive, track and report
Extent to which landscaping on site includes water wise plants (to be linked to the development manual)			100% of installed landscaping is water wise, limited water from the Sewerage Treatment plant to be used to establish plants and only non-potable water to be used for landscaping moving forward.	No target to be set, rather monitoring of water consumption to determine pattern and identify problematic landscaping components.	The Precinct Implementation Team to drive, track and report	
Alternative water sources are used for non-potable purposes.		% of buildings connected to non-potable water sources	100% of developed buildings. Currently non-potable water only used for landscaping.	All landscaping to be connected.	The Precinct Implementation Team to drive, track and report	
Stormwater is retained through green infrastructure.		Annual volume of stormwater attenuated on site	Not calculated yet	Target to be defined within the next 12 months.	The Precinct Implementation Team to drive, track and report	
	Waste	Waste is diverted from landfills through reduction, reuse, and recycling.	% of non-hazardous waste diverted from landfill annually	No hazardous waste created on site to date	100% of hazardous waste is disposed of correctly and diverted from landfill	The Precinct Implementation Team to drive, track and report - with input from all members regarding waste data
		The residual value of organic waste is captured.	% of organic waste diverted for energy recovery or composting annually	Not implemented yet	At least 85% of all organic waste created on site is diverted for energy recovery or composting annually (a % loss is anticipated due to incorrect handling)	The Precinct Implementation Team to drive, track and report - with input from all members regarding waste data

\* Information on what an Employee Health Plan is can be found here: <https://www.myhcg.com/blog/health-insurance/what-employee-health-benefits-should-i-include/>

**ANNEXURE D - MAURITIUS HEALTH MAP**

# MAURITIUS

## HEALTH SERVICE POINTS AND POPULATION FIGURES FOR YEAR 2015



YEAR 2015							Rodrigues	
Island of Mauritius								
HEALTH REGION							TOTAL	
Hospital Beds	1295	668	346	623	960	3892		194
Doctors	237	193	211	192	207	1040		18
Nurses	783	612	375	561	802	3133	184	

**ANNEXURE E - ROADMAP STRATEGIES, STRATEGIES ASSESSMENT,  
RESPONSIBILITIES, FUNDING, AND IMPLEMENTATION TIMELINES**

OBJECTIVES	STRATEGIES	APPLICABLE PRIORITIES																				STRATEGY ASSESSMENT											
		Imperatives			Place				Prosperity			Health & Wellbeing			Connectivity			Living Infrastructure			Resource Regeneration			Technical Readiness	Financial Soundness	Risk	Capacity to Manage	Level of Stakeholder Support	Impact on Targets	Contribution to carbon neutrality and timeline			
		Equity	Resilience	Climate Protection	Engagement & Inclusion	Culture & Identity	Public Spaces	Housing	Access to Opportunity	Economic Development	Innovation	Active Living	Health	Safety	Food Systems	Street Network	Mobility	Digital Network	Natural Features	Ecosystem Health	Connection with Nature	Air & Climate	Water							Waste	Scope	Contribution to Carbon Neutrality	Strategy Assessment Score
Ensuring engagement of The Precinct community (and beyond) in EcoDistrict planning and project implementation is robust and appropriately inclusive.	Develop a cohort of people (made up of representatives from some of the business operating in the precinct and community projects/segments that might benefit from investments beyond the boundaries of The Precinct) who can connect with the community about this plan, who can engage with and activate people about development and progress and can explain how The Precinct EcoDistrict relates to regional and national trends. Adopt The Precinct EcoDistricts Roadmap framework to enable refinement of the implementation Action Plan and align efforts with other communities (including relevant authorities and/or others).	✓	✓	□	✓	✓	□	□	✓	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	2	3	3	3	3	3	Zero Contribution	1	18
	Develop a precinct scale Stakeholder Engagement Plan (SEP), ensure the development of procedures to formalise engagement with relevant stakeholders over the lifetime of the EcoDistrict	✓	✓	✓	✓	□	□	□	□	□	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	2	3	3	3	3	3	Zero Contribution	1	18
	Initiate interaction with relevant government departments to engage on regulations, goals and targets to foster a community culture that ensures transparent and inclusive review processes and project implementation. Collective impact should be underscored.	✓	□	□	✓	✓	□	□	✓	□	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	1	1	3	2	3	3	Zero Contribution	1	14
	Develop a Tenant EcoDistrict guideline manual to ensure all tenants and end-users buy into the EcoDistricts philosophy and understand the requirements of being located within one. (perhaps also include a section for Service Providers)	✓	✓	✓	✓	✓	✓	✓	✓	□	□	□	□	□	□	✓	✓	□	□	□	□	□	□	□	2	1	3	2	2	3	Zero Contribution	1	14
	Create a Precinct Management forum focused on interaction with surrounding communities to share the EcoDistrict intentions, lessons learned and aspirations.	✓	✓	✓	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	2	2	3	2	2	3	Zero Contribution	1	15
	Develop a Community Health and Safety Procedure to be applied and implemented at The Precinct. This should include inter alia measures for raising awareness concerning company policies and procedures for managing and minimising risks to both communities and Grit associated with construction and operational activities, such as traffic safety, management of chemical and hazardous substances, breach of work area fence lines and trespassing, theft or damage to equipment, strike action and protest, squatting or illegal occupation etc. It should include information on how to contact Community Liaison personnel (where applicable) and the use of the external grievance procedure.	✓	✓	□	✓	✓	□	□	□	□	□	□	✓	✓	□	□	□	□	□	□	□	□	□	□	2	2	3	1	2	3	Zero Contribution	1	14
	Investigate the creation of a monthly newsletter for The Precinct EcoDistrict that celebrates the people and the achievements, upcoming events and other information communications that could be helpful or informative to all	✓	□	□	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	1	2	3	2	2	3	Zero Contribution	1	14
	The (proposed) character of The Precinct EcoDistrict is communicated and strengthened through positive engagement.	✓	□	□	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	3	3	3	3	3	3	Zero Contribution	1	19
Public spaces are accessible to all. <b>Footnote: Community is defined in greater detail in the Imperatives Commitment, but it is important to note that the public spaces of The Precinct will be accessible to the residents of the surrounding residential areas and they will be included in the reference made to 'community' while the role they will play in The Precinct beyond that scope might remain limited to ensure the benefits associated with that involvement do not exceed costs (in line with the EcoDistricts Certified Handbook guidance).</b>	Establish The Precinct's reputation as a place to start and grow a business.	□	✓	□	✓	□	□	✓	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	3	3	3	3	3	3	Zero Contribution	1	19	
	Highlight and share storytelling around the culture and identify of The Precinct through community events.	✓	□	□	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	2	2	3	2	2	3	Zero Contribution	1	15	
	Participate in Diversity and Gender sensitive campaigns to create a sense of safety and inclusion for all at The Precinct (determine what this could entail - posters, access to information related to sources of assistance in time of stress or abuse, etc.)	✓	□	□	✓	✓	□	□	□	□	□	□	✓	✓	□	□	□	□	□	□	□	□	□	2	2	3	2	2	3	Zero Contribution	1	15	
	Develop appropriate event programming at celebrated spaces (Macloud Park, etc.).	✓	□	□	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	2	2	3	2	2	3	Zero Contribution	1	15	
	Expand the existing website to capture information on The Precinct EcoDistrict and sharing relevant information with a wider audience.	✓	□	□	✓	✓	□	□	✓	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	2	2	3	2	2	3	Zero Contribution	1	15	
	Implement Grit's Chance Finds procedure that addresses and protects cultural heritage finds made during a project's construction and/or operation phases.	✓	□	□	□	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	3	3	3	3	3	3	Zero Contribution	1	19	
	Incorporate appropriate plaques or other signage to celebrate significant areas/activities/sustainability strategies on site	✓	□	□	✓	✓	✓	□	□	□	□	□	✓	□	□	✓	✓	□	□	□	✓	□	□	□	1	1	3	1	1	3	Zero Contribution	1	11
	Public spaces are high quality, engaging and active.	Promote universally accessible mobility routes for all modal types (including non-motorised transport - walking, cycling, mobility devices, prams, etc.).	✓	✓	✓	✓	✓	✓	□	□	□	□	✓	✓	✓	□	✓	✓	□	□	□	□	□	□	3	3	3	3	3	3	Indirectly reduces scope 1 emissions (minimizes single occupant car trips)	2	20
Conduct a transportation survey of those who work in The Precinct to assess accessibility and identify areas of improvement.		✓	□	□	✓	✓	✓	□	□	□	□	✓	✓	✓	□	✓	✓	□	□	□	□	□	□	3	3	3	3	3	3	Zero Contribution	1	19	
Program: Regular graffiti removal		□	✓	□	□	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	3	3	3	3	3	3	Indirectly reduces scope 1 emissions (minimizes single occupant car trips)	2	14	
Program: Public area cleaning and maintenance		□	✓	□	□	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	3	3	3	3	3	3	Zero Contribution	1	19	
A diversity of housing is available within reasonable proximity to public transportation and alternative modes of travelling to and from the EcoDistrict.	Facilitate a housing affordability survey - Conduct a housing needs assessment with end users of The Precinct (could be linked to affordability through sourcing of information from Human Resource Departments of tenants, or through a survey assessing where people currently reside, where they might want to reside instead, band of rental/bond paid and if a gap in availability in appropriately priced housing stock is currently impacting them).	✓	✓	□	✓	✓	□	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	1	1	3	1	2	3	Zero Contribution	1	12	
	Undertake a detailed assessment of housing market to determine housing options in immediate surrounding node or within reasonable travel distance	✓	□	□	✓	✓	□	✓	□	□	□	□	□	□	□	□	✓	□	□	□	□	□	□	1	1	3	1	2	3	Zero Contribution	1	12	
	Ensure that the cyclist shower facilities are accessible to anyone that might require access.	✓	□	□	✓	□	□	□	✓	□	□	□	□	✓	✓	□	□	□	□	□	□	□	□	3	3	3	3	3	3	Zero Contribution	1	19	
	Establish a dialogue with the relevant Authorities to advocate for public transportation routes that provide accessibility to a range of housing typologies.	✓	✓	□	✓	✓	□	✓	✓	□	□	□	□	□	□	✓	✓	□	□	□	□	□	□	3	3	3	3	3	3	Indirectly reduces scope 1 emissions (minimizes single occupant car trips)	2	20	

OBJECTIVES	STRATEGIES	APPLICABLE PRIORITIES																				STRATEGY ASSESSMENT												
		Imperatives			Place					Prosperity			Health & Wellbeing			Connectivity			Living Infrastructure			Resource Regeneration			Technical Readiness	Financial Soundness	Risk	Capacity to Manage	Level of Stakeholder Support	Impact on Targets	Contribution to carbon neutrality and timeline			Strategy Assessment Score
		Equity	Resilience	Climate Protection	Engagement & Inclusion	Culture & Identity	Public Spaces	Housing	Access to Opportunity	Economic Development	Innovation	Active Living	Health	Safety	Food Systems	Street Network	Mobility	Digital Network	Natural Features	Ecosystem Health	Connection with Nature	Air & Climate	Water	Waste							Scope	Contribution to Carbon Neutrality		
Extent of housing diversity within travel distance (i.e. 5km) from The Precinct EcoDistrict (perhaps captured in terms of type of housing and potentially state per mode of transport) [Note: this is just an indicative number, and information to be sourced from employee transport surveys and as part of the development of a Green Travel Plan - see strategy table]	Conduct housing supply assessment - Undertake a detailed assessment of housing market to determine housing options in immediate surrounding node or within reasonable travel distance	✓	✓	□	✓	✓	□	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	1	1	3	1	2	3	Indirectly reduces scope 1 emissions (minimizes single occupant car trips)	2	13	
	Career pathways and training are available for employees within The Precinct EcoDistrict to allow multi-skilling and resilience between different employment opportunities.	Work with local businesses and relevant NGOs or training facilities to identify and host relevant training opportunities (for people working in The Precinct EcoDistrict as part of multi-skilling /upskilling /reskilling for alternative positions within the precinct itself). Assess the viability of extending the Udemey for Business platform to all employees located in The Precinct (through buy-in from all tenant companies in sharing the costs)	✓	✓	□	✓	□	□	□	✓	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	1	1	3	1	3	3	Zero Contribution	1	13	
New job creation occurs through economic development.	Assess the viability of extending the Udemey for Business platform to all employees located in The Precinct (through buy-in from all tenant companies in sharing the costs)	✓	✓	□	✓	□	□	□	✓	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	1	1	3	1	3	3	Zero Contribution	1	13		
	Create or facilitate short- and long-term employment opportunities for surrounding communities in the precinct - perhaps through the YEP Programme (either inhouse or through Precinct tenants)	✓	✓	□	✓	□	□	□	✓	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	3	3	3	3	3	3	Zero Contribution	1	19		
	Assess potential of attracting emerging sectors to locate in The Precinct EcoDistrict	✓	✓	□	✓	□	□	□	✓	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	3	3	3	3	3	3	Zero Contribution	1	19		
	Facilitate the establishment or establish business clusters that connect The Precinct EcoDistrict community to the regional and global economy.	✓	✓	□	✓	□	□	□	✓	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	2	2	3	2	2	3	Indirectly reduces scope 1 emissions (minimizes single occupant car trips)	2	16		
Interaction between entrepreneurs is fostered (could take the form of SMME support or engagement between businesses within The Precinct EcoDistrict to facilitate a strong industrial estate dynamic.	Partner with appropriate organisation to provide suitable training to SMMEs to facilitate greater participation in the formal economy.	✓	✓	□	✓	□	□	□	✓	✓	✓	□	□	□	□	□	□	□	□	□	□	□	2	2	3	2	2	3	Zero Contribution	1	15			
	Establish The Precinct's reputation as a place to start and grow a business. A business incubator can support and encourage entrepreneurs and local business enterprises to connect to the regional economy.	✓	✓	□	✓	□	□	□	✓	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	3	3	3	3	3	3	Zero Contribution	1	19		
Pedestrians are prioritized by making walking, biking, and public transportation easier and safer.	Create living streets, plazas, and other engaging pedestrian experiences.	✓	✓	□	✓	✓	✓	□	□	□	✓	✓	✓	□	✓	✓	□	□	□	□	□	□	3	3	3	3	3	3	Indirectly reduces scope 1 emissions (minimizes single occupant car trips)	2	20			
	Facilitate the creation of an active, visible and welcoming health and wellness coaching program in the community (i.e. lunchtime run/walk for life, etc)	✓	✓	□	✓	✓	✓	□	□	□	✓	✓	✓	□	□	□	□	□	□	□	□	□	2	2	3	2	2	3	Indirectly reduces scope 1 emissions (minimizes single occupant car trips)	2	16			
	Conduct a neighbourhood walkability audit on an annual basis to identify areas that need improvement	✓	✓	□	✓	✓	✓	□	✓	□	□	✓	✓	✓	□	✓	✓	□	□	□	□	□	1	1	2	1	1	3	Indirectly reduces scope 1 emissions (minimizes single occupant car trips)	2	11			
Access to recreation facilities and services is improved.	Develop suitable design and implementation strategy to maximise end user benefit and track usage to guide improvement and maintenance requirements	✓	□	□	✓	✓	□	□	✓	□	✓	✓	✓	□	✓	□	□	□	□	□	✓	□	□	2	2	3	2	2	3	Indirectly reduces scope 1 emissions (minimizes single occupant car trips)	2	16		
Ensure that employee health within the EcoDistrict is regarded as important to overall precinct well-being.	Provide a list of COVID19 vaccination sites, and information on local healthcare professionals (government clinics or government hospitals within reasonable distance of The Precinct EcoDistrict) indicating the type of facility and support which can be accessed (information contained in the Roadmap).	✓	□	□	✓	□	□	□	□	□	□	□	□	□	✓	□	□	□	□	□	□	□	3	3	3	3	3	3	Indirectly reduces scope 1 emissions (minimizes single occupant car trips)	2	20			
	Assess the possibility of extending the Crit Company Doctor across The Precinct (through buy-in from all tenant companies in sharing the costs)	✓	✓	□	✓	□	□	□	□	□	□	□	□	□	✓	□	□	□	□	□	□	□	2	2	3	2	2	3	Indirectly reduces scope 1 emissions (minimizes single occupant car trips)	2	16			
	Assess the possibility of hosting a Nutritionist on site permanently to provide guidance and advise around healthy eating	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	2	2	3	2	2	3	Indirectly reduces scope 1 emissions (minimizes single occupant car trips)	2	16			
	Develop a Precinct COVID-19 Policy, focussed on employee and tenant H&S, that addresses the role of the business and employers, employees at high risk for severe illness, symptom screening, testing for COVID-19, masks and PPE, hand hygiene, cleaning and disinfection, sick employees, close contact/quarantine options, supportive workplace policies, social distancing policies, travel etc.	✓	✓	□	✓	□	□	□	□	□	□	□	□	□	✓	□	□	□	□	□	□	□	□	3	3	3	3	3	3	Zero Contribution	1	19		
	Provide employee access to health clubs (access to gym facilitated by GRIT/GREA)	✓	✓	□	✓	□	□	□	□	□	□	□	□	□	✓	□	□	□	□	□	□	□	□	1	1	1	1	1	3	Zero Contribution	1	9		
	Assess whether basic level medical services access are required on site.	✓	✓	□	✓	□	□	□	□	□	□	✓	□	□	□	□	□	□	□	□	□	□	□	3	3	3	3	3	3	Zero Contribution	1	19		
	The built environment is designed for public safety.	Incorporate 'complete streets principles' to guide road design and repairs.	✓	□	✓	□	□	✓	□	□	□	□	□	□	✓	□	✓	✓	□	□	□	□	□	3	3	3	3	3	3	Reduces scope 1 emissions (minimizes single occupant car trips)	3	21		
Ensure that there is a disaster management plan in place and communicated to the wider Community.		□	✓	□	□	□	□	□	□	□	□	✓	□	□	✓	□	□	✓	✓	□	□	□	3	3	3	3	3	1	Zero Contribution	1	17			
Create an effective plan for remote CCTV monitoring for The Precinct EcoDistrict and actively track implementation roll-out and impact on the safety and security within the EcoDistrict.		□	✓	□	□	□	□	□	□	□	□	□	□	✓	□	✓	□	□	✓	✓	□	□	□	3	3	3	3	3	1	Zero Contribution	1	17		
Incorporate an assessment of the public environment in the annual Occupational Health and Safety assessment to identify any risks or opportunities		□	✓	□	□	□	□	□	□	□	□	□	□	✓	✓	□	□	□	□	□	□	□	□	2	2	3	2	2	1	Zero Contribution	1	13		
Formulate and implement a plan for security patrols, appropriate access control and securing monitoring (not elsewhere classified) for The Precinct EcoDistrict.		□	✓	□	□	□	□	□	□	□	□	□	□	✓	□	□	□	□	□	□	□	□	□	3	3	3	3	3	1	Zero Contribution	1	17		
Healthy and affordable fresh food is accessible.	Provide information on the current location of facilities where The Precinct community members can access fresh food options outside of The Precinct EcoDistrict (information contained in the Roadmap).	✓	✓	□	✓	✓	□	□	□	□	□	□	□	□	✓	□	□	□	□	□	□	□	3	3	3	3	3	1	Zero Contribution	1	17			
	Expand and improve access to fresh food sourcing options within The Precinct.	✓	✓	✓	✓	✓	□	□	□	□	□	□	□	□	✓	□	□	□	□	□	□	□	3	3	3	3	3	3	Indirectly reduces scope 1 emissions (minimizes single occupant car trips)	2	20			
The street network supports all travel modes (vehicles, pedestrian, cycling, other).	Implement the urban design/streetscape framework to support all travel modes, with specific focus on universal access and non-motorised transport.	✓	✓	✓	✓	✓	✓	□	□	□	✓	□	✓	□	✓	□	□	□	□	□	□	□	3	3	3	3	3	2	Indirectly reduces scope 1 emissions (minimizes single occupant car trips)	2	19			
The street network accommodates people of diverse ages and abilities.	Develop a Green Travel Plan for The Precinct and require all businesses within the node to participate in related surveys with staff movement, transport to and from their site, to facilitate potential synergistic approaches	✓	✓	✓	✓	□	□	□	□	□	□	✓	□	□	□	✓	✓	□	□	□	□	□	2	2	3	2	2	2	Indirectly reduces scope 1 emissions (minimizes single occupant car trips)	2	15			
	Establish a transportation baseline by issuing a transport/travel survey asking where workers live, and how they get there.	✓	✓	✓	✓	✓	□	□	✓	□	✓	✓	□	□	□	□	□	□	□	□	□	□	2	2	3	2	2	2	Indirectly reduces scope 1 emissions (minimizes single occupant car trips)	2	15			
	Ensure that all legislative requirements related to universal access are met or exceeded.	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	✓	□	□	□	□	□	□	3	3	3	3	3	1	Zero Contribution	1	17			
EcoDistrict travel, internally and externally, is safe, efficient, and multimodal.	Advocate for an increase in the use of alternative transportation and better connection between The Precinct EcoDistrict and the broader region.	✓	✓	✓	✓	✓	□	□	✓	□	✓	✓	□	□	□	✓	✓	□	□	□	□	□	3	3	3	3	3	2	Indirectly reduces scope 1 emissions (minimizes single occupant car trips)	2	19			
	Advocate for the provision of a Precinct public transport system that can operate over lunchtime to move people from the Precinct to surrounding location (such as the two closest malls) to avoid a higher nr of private trips	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	2	2	3	2	2	3	Indirectly reduces scope 1 emissions (minimizes single occupant car trips)	2	16			
	Investigate the provision of electrical vehicle charging points within The Precinct EcoDistrict at strategic locations.	✓	✓	✓	✓	✓	✓	□	□	✓	□	✓	□	□	□	✓	✓	□	□	□	□	✓	□	3	3	3	3	3	3	Could reduce scope 1 emissions (moving away from fossil fuel based vehicles)	2	20		

OBJECTIVES	STRATEGIES	APPLICABLE PRIORITIES																						STRATEGY ASSESSMENT									
		Imperatives			Place					Prosperity			Health & Wellbeing			Connectivity			Living Infrastructure			Resource Regeneration			Technical Readiness	Financial Soundness	Risk	Capacity to Manage	Level of Stakeholder Support	Impact on Targets	Contribution to carbon neutrality and timeline		
		Equity	Resilience	Climate Protection	Engagement & Inclusion	Culture & Identity	Public Spaces	Housing	Access to Opportunity	Economic Development	Innovation	Active Living	Health	Safety	Food Systems	Street Network	Mobility	Digital Network	Natural Features	Ecosystem Health	Connection with Nature	Air & Climate	Water	Waste							Scope	Contribution to Carbon Neutrality	Strategy Assessment Score
Quality fibre networks and wireless connectivity is available throughout the EcoDistrict.	Investigate or support projects that will increase the walkability and/or improve access to amenities for cyclists or pedestrians within The Precinct EcoDistrict.	☑	☑	☑	☑	☑	☑	☐	☑	☐	☐	☑	☑	☐	☐	☑	☑	☐	☐	☐	☐	☐	☐	2	2	3	2	3	2	Indirectly reduces scope 1 emissions (minimizes single occupant car trips)	2	16	
	Identify areas with more frequent traffic accidents and target them with safety improvements.	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	2	2	3	2	2	1	Zero Contribution	1	13	
The quality and functions of habitat are enhanced.	Provide or facilitate access to good quality fibre or wireless networks.	☑	☐	☐	☑	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	3	3	3	3	3	1	Zero Contribution	1	17		
	Investigate and motivate for the provision of free wifi at selected public spaces within The Precinct EcoDistrict.	☑	☐	☐	☑	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	3	3	3	3	3	1	Zero Contribution	1	17	
Money is invested in projects that create green infrastructure.	Create a shade tree policy, including requirements for parking lots, new development, and tree removal/replacement.	☐	☑	☑	☑	☑	☐	☐	☐	☐	☐	☑	☑	☐	☐	☐	☐	☑	☑	☑	☑	☐	☐	2	2	3	2	2	3	Carbon sequestration strategy	3	17	
	Ensure implementation of the development master plan and associated policies for new development (including parking lots) that require a certain quantity of green infrastructure (e.g. landscaping, tree canopy cover, etc.).	☑	☑	☑	☑	☑	☑	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☑	☑	☑	☑	☑	☑	2	2	3	2	2	3	Carbon sequestration strategy	3	17	
	Create a network of green spaces throughout the community to sequester carbon.	☑	☑	☑	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☑	☑	☑	☐	☐	3	3	3	3	3	3	Carbon sequestration strategy	3	21	
	Actively manage the tree cohort on site and compost any landscaping items for re-use on site.	☑	☑	☑	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☑	☑	☑	☐	☐	1	1	3	1	2	3	Carbon sequestration strategy	3	14
Improve stormwater management and water quality on site	Actively implement and promote projects and investments made in green infrastructure projects (this could link to the STP and the extent of investment made into the landscaping on site, etc.).	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☑	☐	☐	☑	☐	3	3	3	3	3	2	Indirectly reduces scope 3 emissions (minimizes quantity of stormwater that must be filtered) - will depend on the green infrastructure item	2	19	
	Maintain and expand the STP for effective stormwater management as needed	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☑	☐	☐	☑	3	3	3	3	3	2	Indirectly reduces scope 3 emissions (minimizes quantity of stormwater that must be filtered) - will depend on the green infrastructure item	2	19	
Access to nature is improved.	Actively promote the use of the public infrastructure (benches, etc) during lunch-time to engage with nature.	☑	☑	☑	☑	☑	☑	☐	☐	☐	☐	☑	☑	☐	☐	☐	☑	☐	☑	☐	☐	☐	1	1	3	1	3	2	Indirectly reduces scope 1 emissions (minimizes single occupant car trips)	2	13		
	Actively track the extent of land area earmarked for green streetscape / landscaping provided / developed.	☑	☑	☑	☑	☑	☑	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☑	☑	☑	☐	☐	2	2	3	2	2	3	Carbon sequestration strategy	3	17	
	Develop an Integrated Pest Management Plan for The Precinct EcoDistrict that promotes and requires the use of only non-toxic pest control to ensure a safe site and limit negative impact on any wildlife that might locate on site.	☐	☑	☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☑	☐	☑	☑	☐	2	2	3	2	3	1	Zero Contribution	1	14	
All sectors improve energy efficiency, reduce waste, and increase natural carbon sinks.	Buildings to be 100% electric. No combustion for cooking or hot water heating	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	3	3	3	3	3	3	Scope 2	3	21	
	Investigate and implement renewable energy technologies in The Precinct (link to the net zero targets set by the Mauritian government) – with a full target of 1,011 kWp [Renewable energy offset]	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	1	1	3	1	2	3	Reduces scope 1 and scope 2 emissions (energy conservation and renewable energy)	3	14	
	BUILDING SPECIFIC - Ensure that minimum energy code requirements are met by all new buildings, with no rationalisation of hot water requirements for all building types, i.e. minimum 50% of hot water on a site to be heated by non-electric resistance means. [The Precinct Minimum requirements]	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	3	3	3	3	3	3	Reduces scope 1 and scope 2 emissions (energy conservation and renewable energy)	3	21	
	BUILDING SPECIFIC - Electrical distribution boards to be designed for sub-metering by grouping loads. GS ENE-2 Guidance [Good practice future proofing design]	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	3	3	3	3	3	3	Zero Contribution	1	19	
	BUILDING SPECIFIC - Investigate smart meters and other potential data sources to track and manage water and energy consumption.[Operational efficiency]	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☑	3	3	3	3	3	3	Reduces scope 1 and scope 2 emissions (energy conservation and renewable energy)	3	21	
	Adopt and refine the New Buildings Guidelines that set out all design and operational targets for all new buildings in The Precinct.	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	2	3	3	2	2	3	Reduces scope 1 and scope 2 emissions (energy conservation and renewable energy)	3	18	
	Conduct periodic audits and transparency reports to reduce municipal energy consumption	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	3	3	3	3	3	3	Reduces scope 1 and scope 2 emissions (energy conservation and renewable energy)	3	21	
	Create energy, water and power benchmarks that are reported against within the development. Automated reporting in line with appropriate energy efficiency benchmarks. [Operational efficiency]	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☑	2	2	3	2	3	3	Reduces scope 1 and scope 2 emissions (energy conservation and renewable energy)	3	18	
	Investigate enabling infrastructure to feed into common grid.	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	2	2	3	2	3	3	Reduces scope 1 and scope 2 emissions (energy conservation and renewable energy) beyond The Precinct boundaries	3	18	
	Establish energy education programs for the community.	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	3	3	3	3	3	1	Zero Contribution	1	17	
Potable water is used efficiently.	BUILDING SPECIFIC - Create a water efficiency guideline for all end-users within The Precinct. Benchmark against EDGE Showers - 6l/min Wash hand basins (bathrooms - 4l/min Kitchen taps - 6l/min (excluding commercial kitchens) [The Precinct minimum requirements]	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	3	3	3	3	3	2	Indirectly reduces scope 3 emissions (minimizes quantity of potable water that needs to be captured, cleaned and recirculated back into the water grid)	2	19	
	Assess viability to introduce rainwater harvesting requirements in the community [Regeneration/renewable]	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☑	☑	☐	☑	☐	3	3	3	3	3	2	Indirectly reduces scope 3 emissions (minimizes quantity of stormwater that must be filtered)	2	19	
Alternative water sources are used for non-potable purposes.	Develop and implement an appropriate stormwater quality management plan (already captured in reference to the STP).	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☑	☑	☑	☐	☑	3	3	3	3	3	2	Indirectly reduces scope 3 emissions	2	19		
	Set out requirements regarding the use of landscaping or permeable pavers for stormwater management.	☐	☑	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☑	☑	☑	☐	☑	☐	3	3	3	3	3	2	Indirectly reduces scope 3 emissions (minimizes quantity of stormwater that must be filtered)	2	19	
Stormwater is retained through green infrastructure.	New buildings to implement the Environmental Management Plan created for the Unity Building in line with Green Star requirements, including waste management plan to divert 75% of construction waste to landfill (also assess adjustments to be made to this policy (if at all) to be aligned to the requirements of EDGE	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☑	☑	☐	☐	☐	☐	☑	☐	☑	☑	☑	1	1	1	1	1	3	Reduces scope 3 emissions (out of boundary waste)	3	11		
	Assess the viability of extending the Operational Waste Management Plan of the Unity building to include the other two buildings in The Precinct	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	1	1	2	1	1	3	Reduces scope 3 emissions (out of boundary waste)	3	12		
	Track The Precinct's combined waste profile and increase the community's diversion rate from landfill.	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	1	1	1	1	1	1	Zero Contribution	1	7		
	Investigate the creation of waste management targets and policies, including event standards	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	1	1	1	1	1	3	Reduces scope 3 emissions (out of boundary waste)	3	11		

OBJECTIVES	STRATEGIES	APPLICABLE PRIORITIES																				STRATEGY ASSESSMENT												
		Imperatives			Place				Prosperity			Health & Wellbeing			Connectivity			Living Infrastructure			Resource Regeneration				Technical Readiness	Financial Soundness	Risk	Capacity to Manage	Level of Stakeholder Support	Impact on Targets	Contribution to carbon neutrality and timeline		Strategy Assessment Score	
		Equity	Resilience	Climate Protection	Engagement & Inclusion	Culture & Identity	Public Spaces	Housing	Access to Opportunity	Economic Development	Innovation	Active Living	Health	Safety	Food Systems	Street Network	Mobility	Digital Network	Natural Features	Ecosystem Health	Connection with Nature	Air & Climate	Water	Waste							Scope	Contribution to Carbon Neutrality		
<b>The residual value of organic waste is captured.</b>	Partner with waste reduction nonprofits for education and resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1	1	2	1	2	3	Reduces scope 3 emissions (out of boundary waste)	3	13		
	Establish strong relationship with the municipality to future plan around service delivery, service breakdowns and alternative community responses to remain operational in such conditions. Develop communication materials around recycling.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1	1	2	1	2	3	Reduces scope 3 emissions (out of boundary waste)	3	13
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	3	3	3	3	1	Zero Contribution	1	17
	Install tri-sorter waste bins in public right of way	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3	3	3	3	3	3	Reduces scope 3 emissions (out of boundary waste)	3	21	
	Assess potential of creating a composting intervention on site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1	2	3	2	3	3	Reduces scope 3 emissions (out of boundary waste)	3	17	
	Advocate that all businesses on site participate in an organic waste recycling project (including all events hosted on site).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1	1	2	1	2	3	Reduces scope 3 emissions (out of boundary waste)	3	13	
	Facilitate a conversation around partnerships with Precinct restaurants (including the canteen and skybar) to implement an anaerobic digestion program that converts food waste into energy.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1	1	1	1	1	3	Reduces scope 3 emissions (out of boundary waste)	3	11		

OBJECTIVES	STRATEGIES	APPLICABLE PRIORITIES																				RESPONSIBILITIES, FUNDING AND IMPLEMENTATION TIMELINE													
		Imperatives			Place				Prosperity			Health & Wellbeing				Connectivity			Living Infrastructure			Resource Regeneration			Lead Organization	Partner Organization(s)	Implementation Status	Timeline (S-M-L)	Implementation Costs	Funding Source	Implementation Schedule	Documentation	Notes		
		Equity	Resilience	Climate Protection	Engagement & Inclusion	Culture & Identity	Public Spaces	Housing	Access to Opportunity	Economic Development	Innovation	Active Living	Health	Safety	Food Systems	Street Network	Mobility	Digital Network	Natural Features	Ecosystem Health	Connection with Nature	Air & Climate	Water	Waste											
<b>Ensuring engagement of The Precinct community (and beyond) in EcoDistrict planning and project implementation is robust and appropriately inclusive.</b>	Develop a cohort of people (made up of representatives from some of the business operating in the precinct and community projects/segments that might benefit from investments beyond the boundaries of The Precinct) who can connect with the community about this plan, who can engage with and activate people about development and progress and can explain how The Precinct EcoDistrict relates to regional and national trends. Adopt The Precinct EcoDistricts Roadmap framework to enable refinement of the implementation Action Plan and align efforts with other communities (including relevant authorities and/or others).	✓	✓	□	✓	✓	□	□	✓	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	Authorities - municipopakut Investment/Development = GREA Education = Polytechnic Environment = Greenscaff/All Life Matters Tenants Participation = Dentons, AFROS Chicken, Workshop 17, Rebel Castle, RMB	Current	Ongoing	CAPEX/OPEX/Development cost	GRIT/The Precinct	Phase 1 - 2023 Phase 2 - 2023-2024 Phase 3 - 2023/255			
	Develop a precinct scale Stakeholder Engagement Plan (SEP), ensure the development of procedures to formalise engagement with relevant stakeholders over the lifetime of the EcoDistrict. Initiate interaction with relevant government departments to engage on regulations, goals and targets to foster a community culture that ensures transparent and inclusive review processes and project implementation. Collective impact should be underscored.	✓	✓	✓	✓	□	□	□	□	□	□	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	Development Partner (GREA)	TBC after Round 2 outcome	Ongoing	TBC	OPEX	Phase 1			
	Develop a Tenant EcoDistrict guideline manual to ensure all tenants and end-users buy into the EcoDistricts philosophy and understand the requirements of being located within one. (perhaps also include a section for Service Providers)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	□	□	□	□	□	✓	✓	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	The District Council of Pamplemousses	Ongoing	Ongoing	No unusual cost expected	Development Cost/OPEX	Phase 1-3			
	Create a Precinct Management forum focused on interaction with surrounding communities to share the EcoDistrict intentions, lessons learned and aspirations.	✓	✓	✓	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	GREA, Dentons, AFROS Chicken, Workshop 17, Rebel Castle, RMB	Current	Ongoing	No unusual cost expected	Development Cost/OPEX	Phase 1			
	Develop a Community Health and Safety Procedure to be applied and implemented at The Precinct. This should include inter alia measures for raising awareness concerning company policies and procedures for managing and minimising risks to both communities and Grit associated with construction and operational activities, such as traffic safety, management of chemical and hazardous substances, breach of work area fence lines and trespassing, theft or damage to equipment, strike action and protest, squatting or illegal occupation etc. It should include information on how to contact Community Liaison personnel (where applicable) and the use of the external grievance procedure.	✓	✓	□	✓	✓	□	□	□	□	□	□	□	✓	✓	□	□	□	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	GREA, Dentons, AFROS Chicken, Workshop 17, Rebel Castle, RMB	TBC after Round 2 outcome	Ongoing	TBC	OPEX	Phase 1-2			
	Investigate the creation of a monthly newsletter for The Precinct EcoDistrict that celebrates the people and the achievements, upcoming events and other information communications that could be helpful or informative to all	✓	□	□	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	GREA, Dentons, AFROS Chicken, Workshop 17, Rebel Castle, RMB	Ongoing	Ongoing	No unusual cost expected	Development Cost/OPEX	Phase 1			
	Create a marketing campaign to brand, communicate, and control The Precinct's identity and story and how it is viewed by the region and beyond.	✓	□	□	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	GREA, Dentons, AFROS Chicken, Workshop 17, Rebel Castle, RMB	Ongoing	Ongoing	No unusual cost expected	Development Cost/OPEX	Phase 1			
	Establish The Precinct's reputation as a place to start and grow a business.	□	✓	□	✓	□	□	□	□	✓	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	GREA, Dentons, AFROS Chicken, Workshop 17, Rebel Castle, RMB	Ongoing	Ongoing	No unusual cost expected	Development Cost/OPEX	Phase 1			
	Highlight and share storytelling around the culture and identify of The Precinct through community events.	✓	□	□	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	GREA, Dentons, AFROS Chicken, Workshop 17, Rebel Castle, RMB	Ongoing	Ongoing	TBC - event specific	Development Cost/OPEX	Phase 1			
	Participate in Diversity and Gender sensitive campaigns to create a sense of safety and inclusion for all at The Precinct (determine what this could entail - posters, access to information related to sources of assistance in time of stress or abuse, etc.)	✓	□	□	✓	✓	□	□	□	□	□	□	✓	✓	□	□	□	□	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	GREA, Dentons, AFROS Chicken, Workshop 17, Rebel Castle, RMB	Ongoing	Ongoing	TBC	Development Cost/OPEX	Phase 1			
<b>The (proposed) character of The Precinct EcoDistrict is communicated and strengthened through positive engagement.</b>	Develop appropriate event programming at celebrated spaces (Macloud Park, etc.).	✓	□	□	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	GREA, Dentons, AFROS Chicken, Workshop 17, Rebel Castle, RMB	Ongoing	Ongoing	TBC - event specific	Development Cost/OPEX	Phase 1				
	Expand the existing website to capture information on The Precinct EcoDistrict and sharing relevant information with a wider audience.	✓	□	□	✓	✓	□	□	✓	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	GREA, Dentons, AFROS Chicken, Workshop 17, Rebel Castle, RMB	Ongoing	Ongoing	No unusual cost expected	Development Cost/OPEX	Phase 1			
	Implement Grit's Chance Finds procedure that addresses and protects cultural heritage finds made during a project's construction and/or operation phases.	✓	□	□	□	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	Development Partner (GREA)	Ongoing	Ongoing	No unusual cost expected	Development Cost/OPEX	Phase 1-3			
	Incorporate appropriate plaques or other signage to celebrate significant areas/activities/sustainability strategies on site	✓	□	□	✓	✓	✓	□	□	□	□	✓	□	□	✓	✓	□	□	□	□	□	✓	□	□	□	GRIT / The Precinct Implementation Team	Development Partner (GREA)	Ongoing	Ongoing	TBC - event specific	Development Cost/CAPEX	Phase 1-3			
	Promote universally accessible mobility routes for all modal types (including non-motorised transport - walking, cycling, mobility devices, prams, etc.).	✓	✓	✓	✓	✓	✓	□	□	□	□	✓	✓	✓	□	✓	✓	□	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	Development Partner (GREA)	Ongoing	Ongoing	No unusual cost expected	Development Cost/OPEX	Phase 1-3			
	Conduct a transportation survey of those who work in The Precinct to assess accessibility and identify areas of improvement.	✓	□	□	✓	✓	✓	□	□	□	□	□	✓	✓	✓	□	✓	✓	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	GREA, Dentons, AFROS Chicken, Workshop 17, Rebel Castle, RMB	Ongoing	Ongoing	TBC	Development Cost/OPEX	Ongoing			
	<b>Public spaces are accessible to all.</b>	Create an environment to support safe and comfortable pedestrian movement throughout the node.	✓	□	□	✓	✓	□	□	□	□	□	✓	✓	✓	□	✓	✓	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	Development Partner (GREA)	Ongoing	Ongoing	TBC	Development Cost/OPEX	Ongoing			
		Conduct a neighbourhood walkability audit on an annual basis to identify areas that need improvement.	✓	□	□	✓	✓	□	□	□	□	□	✓	✓	✓	□	✓	✓	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	Development Partner (GREA)	Ongoing	Ongoing	Already accounted for	Development Cost/OPEX	TBC			
		Program: Regular graffiti removal	□	✓	□	□	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	Operations Team	Ongoing	Ongoing	Already accounted for	OPEX	Ongoing		
		Program: Public area cleaning and maintenance	□	✓	□	□	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	Operations Team	Ongoing	Ongoing	Already accounted for	OPEX	Ongoing		
<b>A diversity of housing is available within reasonable proximity to public transportation and alternative modes of travelling to and from the EcoDistrict.</b>	Facilitate a housing affordability survey - Conduct a housing needs assessment with end users of The Precinct (could be linked to affordability through sourcing of information from Human Resource Departments of tenants, or through a survey assessing where people currently reside, where they might want to reside instead, band of rental/bond paid and if a gap in availability in appropriately priced housing stock is currently impacting them).	✓	✓	□	✓	✓	□	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	GREA, Dentons, AFROS Chicken, Workshop 17, Rebel Castle, RMB	Ongoing	Ongoing	TBC	Development Cost/OPEX	TBC			
	Undertake a detailed assessment of housing market to determine housing options in immediate surrounding node or within reasonable travel distance	✓	□	□	✓	✓	□	✓	□	□	□	□	□	□	□	□	✓	□	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	Solid Green	Ongoing	Ongoing	TBC	Development Cost/OPEX	Ongoing			
	Ensure that the cyclist shower facilities are accessible to anyone that might require access.	✓	□	□	□	□	□	□	✓	□	□	□	□	✓	✓	□	□	□	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	Operations Team	Ongoing	Ongoing	No cost	N/A	Ongoing			
	Establish a dialogue with the relevant Authorities to advocate for public transportation routes that provide accessibility to a range of housing typologies.	✓	✓	□	✓	✓	□	✓	✓	□	□	□	□	□	□	✓	✓	□	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	The District Council of Pamplemousses	Ongoing	Ongoing	No cost	N/A	Ongoing			
<b>Extent of housing diversity within travel distance (i.e. 5km) from The Precinct EcoDistrict (perhaps captured in terms of type of housing and potentially state per mode of transport) [Note: this is just an indicative number, and information to be sourced from employee transport surveys and as part of the development of a Green Travel Plan - see strategy table]</b>	Conduct housing supply assessment - Undertake a detailed assessment of housing market to determine housing options in immediate surrounding node or within reasonable travel distance	✓	✓	□	✓	✓	□	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	Solid Green	Ongoing	Ongoing	TBC	Development Cost/OPEX	Ongoing			
	<b>Career pathways and training are available for employees within The Precinct EcoDistrict to allow multi-skilling and resilience between different employment opportunities.</b>	Work with local businesses and relevant NGOs or training facilities to identify and host relevant training opportunities (for people working in The Precinct EcoDistrict as part of multi-skilling/upskilling/reskilling for alternative positions within the precinct itself).	✓	✓	□	✓	□	□	□	✓	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	GREA, Dentons, AFROS Chicken, Workshop 17, Rebel Castle, RMB, Polytechnic Mauritius, and others TBC	Ongoing	Ongoing	TBC	Development Cost/OPEX	Ongoing			
		Assess the viability of extending the Udemey for Business platform to all employees located in The Precinct (through buy-in from all tenant companies in sharing the costs)	✓	✓	□	✓	□	□	□	✓	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	GREA, Dentons, AFROS Chicken, Workshop 17, Rebel Castle, RMB	Ongoing	Ongoing	TBC	Development Cost/OPEX	Ongoing		
<b>New job creation occurs through economic development.</b>	Create or facilitate short- and long-term employment opportunities for surrounding communities in the precinct - perhaps through the YEP Programme (either inhouse or through Precinct tenants)	✓	✓	□	✓	□	□	□	✓	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	GREA, Dentons, AFROS Chicken, Workshop 17, Rebel Castle, RMB	Ongoing	Ongoing	TBC	CSR	Ongoing			
	Assess potential of attracting emerging sectors to locate in The Precinct EcoDistrict	✓	✓	□	✓	□	□	□	✓	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	GREA, Dentons, AFROS Chicken, Workshop 17, Rebel Castle, RMB	Current	Ongoing	No unusual cost expected	N/A	Ongoing			

OBJECTIVES	STRATEGIES	APPLICABLE PRIORITIES																				RESPONSIBILITIES, FUNDING AND IMPLEMENTATION TIMELINE											
		Imperatives			Place				Prosperity			Health & Wellbeing				Connectivity			Living Infrastructure			Resource Regeneration		Lead Organization	Partner Organization(s)	Implementation Status	Timeline (S-M-L)	Implementation Costs	Funding Source	Implementation Schedule	Documentation	Notes	
		Equity	Resilience	Climate Protection	Engagement & Inclusion	Culture & Identity	Public Spaces	Housing	Access to Opportunity	Economic Development	Innovation	Active Living	Health	Safety	Food Systems	Street Network	Mobility	Digital Network	Natural Features	Ecosystem Health	Connection with Nature	Air & Climate	Water										Waste
Interaction between entrepreneurs is fostered (could take the form of SMME support or engagement between businesses within The Precinct EcoDistrict to facilitate a strong industrial estate dynamic).	Facilitate the establishment or establish business clusters that connect The Precinct EcoDistrict community to the regional and global economy.	✓	✓	□	✓	□	□	□	✓	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	GREA, Dentons, AFROS Chicken, Workshop 17, Rebel Castle, RMB	Current	Ongoing	No unusual cost expected	N/A	Ongoing		
	Partner with appropriate organisation to provide suitable training to SMEs to facilitate greater participation in the formal economy.	✓	✓	□	✓	□	□	□	✓	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	GREA, Dentons, AFROS Chicken, Workshop 17, Rebel Castle, RMB, Polytechnic Mauritius, and others TBC	Ongoing	Ongoing	TBC	CSR	Ongoing		
	Establish The Precinct's reputation as a place to start and grow a business. A business incubator can support and encourage entrepreneurs and local business enterprises to connect to the regional economy.	✓	✓	□	✓	□	□	□	✓	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	GREA, Dentons, AFROS Chicken, Workshop 17, Rebel Castle, RMB, Polytechnic Mauritius, and others TBC	Ongoing	Ongoing	TBC	CSR/OPEX	Ongoing		
Pedestrians are prioritized by making walking, biking, and public transportation easier and safer.	Create living streets, plazas, and other engaging pedestrian experiences.	✓	✓	□	✓	✓	✓	□	□	□	□	✓	✓	✓	□	✓	✓	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	Development Partner (GREA)	Ongoing	Ongoing	Already accounted for	Development Cost/OPEX	Ongoing			
	Facilitate the creation of an active, visible and welcoming health and wellness coaching program in the community (i.e. lunchtime run/walk for life, etc)	✓	✓	□	✓	✓	✓	□	□	□	□	✓	✓	✓	□	□	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	GREA, Dentons, AFROS Chicken, Workshop 17, Rebel Castle, RMB	Ongoing	Ongoing	TBC	OPEX	Ongoing			
	Conduct a neighbourhood walkability audit on an annual basis to identify areas that need improvement	✓	✓	□	✓	✓	✓	□	✓	□	□	✓	✓	✓	□	✓	✓	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	Solid Green	Ongoing	Ongoing	TBC	Development Cost/OPEX	Ongoing			
Access to recreation facilities and services is improved.	Develop suitable design and implementation strategy to maximise end user benefit and track usage to guide improvement and maintenance requirements	✓	□	□	✓	✓	□	□	✓	□	✓	✓	✓	□	✓	□	□	□	□	✓	□	□	□	GRIT / The Precinct Implementation Team	Operations Team	Ongoing	Ongoing	No cost	N/A	Ongoing			
Ensure that employee health within the EcoDistrict is regarded as important to overall precinct well-being.	Provide a list of COVID19 vaccination sites, and information on local healthcare professionals (government clinics or government hospitals within reasonable distance of The Precinct EcoDistrict) indicating the type of facility and support which can be accessed (information contained in the Roadmap).	✓	□	□	✓	□	□	□	□	□	□	□	□	✓	□	□	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	Solid Green	Ongoing	Ongoing	No cost	N/A	Ongoing			
	Assess the possibility of extending the Grit Company Doctor across The Precinct (through buy-in from all tenant companies in sharing the costs)	✓	✓	□	✓	□	□	□	□	□	□	□	□	✓	□	□	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	GREA, Dentons, AFROS Chicken, Workshop 17, Rebel Castle, RMB	Ongoing	Ongoing	TBC	OPEX	Ongoing			
	Assess the possibility of hosting a Nutritionist on site permanently to provide guidance and advise around healthy eating	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	GREA, Dentons, AFROS Chicken, Workshop 17, Rebel Castle, RMB	Ongoing	Ongoing	TBC	OPEX	Ongoing			
The built environment is designed for public safety.	Develop a Precinct COVID-19 Policy, focussed on employee and tenant H&S, that addresses the role of the business and employers, employees at high risk for severe illness, symptom screening, testing for COVID-19, masks and PPE, hand hygiene, cleaning and disinfection, sick employees, close contact/quarantine options, supportive workplace policies, social distancing policies, travel etc.	✓	✓	□	✓	□	□	□	□	□	□	□	□	✓	□	□	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	GREA, Dentons, AFROS Chicken, Workshop 17, Rebel Castle, RMB	Ongoing	Ongoing	TBC	OPEX	Ongoing			
	Provide employee access to health clubs (access to gym facilitated by GRIT/GREA)	✓	✓	□	✓	□	□	□	□	□	□	□	□	✓	□	□	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	GREA, Dentons, AFROS Chicken, Workshop 17, Rebel Castle, RMB	Ongoing	Ongoing	TBC	OPEX	Ongoing			
	Assess whether basic level medical services access are required on site.	✓	✓	□	✓	□	□	□	□	□	□	✓	□	□	□	□	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	GREA, Dentons, AFROS Chicken, Workshop 17, Rebel Castle, RMB	Ongoing	Ongoing	TBC	OPEX	Ongoing			
Healthy and affordable fresh food is accessible.	Incorporate 'complete streets principles' to guide road design and repairs.	✓	□	✓	□	□	✓	□	□	□	□	□	□	✓	□	✓	✓	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	Development Partner (GREA)	Ongoing	Ongoing	Already accounted for	Development Cost/OPEX	Ongoing			
	Ensure that there is a disaster management plan in place and communicated to the wider Community.	□	✓	□	□	□	□	□	□	□	□	□	✓	□	□	✓	□	□	✓	✓	□	□	□	GRIT / The Precinct Implementation Team	Operations Team	Ongoing	Ongoing	Already accounted for	Development Cost/OPEX	Ongoing			
	Create an effective plan for remote CCTV monitoring for The Precinct EcoDistrict and actively track implementation roll-out and impact on the safety and security within the EcoDistrict.	□	✓	□	□	□	□	□	□	□	□	□	□	✓	□	✓	□	□	✓	✓	□	□	□	GRIT / The Precinct Implementation Team	Tripletech	Ongoing	Ongoing	Already accounted for	Development Cost/OPEX	Ongoing			
The street network supports all travel modes (vehicles, pedestrian, cycling, other).	Incorporate an assessment of the public environment in the annual Occupational Health and Safety assessment to identify any risks or opportunities	□	✓	□	□	□	□	□	□	□	□	□	✓	✓	□	□	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	Operations Team	Ongoing	Ongoing	Already accounted for	Development Cost/OPEX	Ongoing			
	Formulate and implement a plan for security patrols, appropriate access control and securing monitoring (not elsewhere classified) for The Precinct EcoDistrict.	□	✓	□	□	□	□	□	□	□	□	□	□	✓	□	□	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	Operations Team	Ongoing	Ongoing	Already accounted for	Development Cost/OPEX	Ongoing			
	Provide information on the current location of facilities where The Precinct community members can access fresh food options outside of The Precinct EcoDistrict (information contained in the Roadmap).	✓	✓	□	✓	✓	□	□	□	□	□	□	□	□	✓	□	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	Solid Green	Ongoing	Ongoing	Already accounted for	Development Cost/OPEX	Ongoing			
The street network accommodates people of diverse ages and abilities.	Expand and improve access to fresh food sourcing options within The Precinct.	✓	✓	✓	✓	✓	□	□	□	□	□	□	□	✓	□	□	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	Operations Team	Ongoing	Ongoing	No Cost	N/A	Ongoing			
	Implement the urban design/streetscape framework to support all travel modes, with specific focus on universal access and non-motorised transport.	✓	✓	✓	✓	✓	✓	□	□	□	□	□	□	✓	□	✓	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	Development Partner (GREA)	Ongoing	Ongoing	Already accounted for	Development Cost/OPEX	Ongoing			
	Develop a Green Travel Plan for The Precinct and require all businesses within the node to participate in related surveys with staff movement, transport to and from their site, to facilitate potential synergistic approaches	✓	✓	✓	✓	□	□	□	□	□	□	□	□	✓	□	□	✓	✓	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	Solid Green	Ongoing	Ongoing	TBC	Development Cost/OPEX	Ongoing		
EcoDistrict travel, internally and externally, is safe, efficient, and multimodal.	Establish a transportation baseline by issuing a transport/travel survey asking where workers live, and how they get there.	✓	✓	✓	✓	✓	□	□	✓	□	□	□	□	□	□	□	✓	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	Solid Green	Ongoing	Ongoing	TBC	Development Cost/OPEX	Ongoing			
	Ensure that all legislative requirements related to universal access are met or exceeded.	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	✓	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	Development Partner (GREA)	Ongoing	Ongoing	Already accounted for	Development Cost/OPEX	Ongoing			
	Advocate for an increase in the use of alternative transportation and better connection between The Precinct EcoDistrict and the broader region.	✓	✓	✓	✓	✓	□	□	✓	□	✓	□	□	□	✓	✓	□	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	Operations Team, The District Council of Pamplemousses	Ongoing	Ongoing	No Cost	N/A	Ongoing		
Quality fibre networks and wireless connectivity is available throughout the EcoDistrict.	Advocate for the provision of a Precinct public transport system that can operate over lunchtime to move people from the Precinct to surrounding location (such as the two closest malls) to avoid a higher nr of private trips	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	Operations Team	Ongoing	Ongoing	No Cost	N/A	Ongoing			
	Investigate the provision of electrical vehicle charging points within The Precinct EcoDistrict at strategic locations.	✓	✓	✓	✓	✓	□	□	□	✓	□	□	□	□	✓	✓	□	□	□	□	□	✓	□	GRIT / The Precinct Implementation Team	Development Partner (GREA)	Ongoing	Ongoing	TBC	Development Cost/OPEX	Ongoing			
	Investigate or support projects that will increase the walkability and/or improve access to amenities for cyclists or pedestrians within The Precinct EcoDistrict.	✓	✓	✓	✓	✓	✓	□	✓	□	□	✓	✓	□	□	✓	✓	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	Development Partner (GREA)	Ongoing	Ongoing	TBC	Development Cost/OPEX	Ongoing		
The quality and functions of habitat are enhanced.	Identify areas with more frequent traffic accidents and target them with safety improvements.	✓	□	□	✓	□	□	□	□	□	□	□	✓	□	✓	✓	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	Operations Team	Ongoing	Ongoing	TBC	Development Cost/OPEX	Ongoing			
	Provide or facilitate access to good quality fibre or wireless networks.	✓	□	□	✓	✓	✓	□	□	□	□	□	□	□	□	□	□	✓	□	□	□	□	□	GRIT / The Precinct Implementation Team	Operations Team, Relevant service provider	Ongoing	Ongoing	Already accounted for	Development Cost/OPEX	Ongoing			
	Investigate and motivate for the provision of free wifi at selected public spaces within The Precinct EcoDistrict.	✓	□	□	✓	✓	✓	□	□	□	□	□	□	□	□	□	□	✓	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	Operations Team, Relevant service provider	Ongoing	Ongoing	Already accounted for	Development Cost/OPEX	Ongoing		
Money is invested in projects that create green infrastructure.	Create a shade tree policy, including requirements for parking lots, new development, and tree removal/replacement.	□	✓	✓	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	✓	✓	✓	✓	□	GRIT / The Precinct Implementation Team	GreenScaff	Ongoing	Ongoing	Already accounted for	Development Cost/OPEX	Ongoing			
	Ensure implementation of the development master plan and associated policies for new development (including parking lots) that require a certain quantity of green infrastructure (e.g. landscaping, tree canopy cover, etc.).	✓	✓	✓	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	✓	✓	✓	✓	✓	GRIT / The Precinct Implementation Team	Operations Team, Relevant service provider	Ongoing	Ongoing	Already accounted for	Development Cost/OPEX	Ongoing			
	Create a network of green spaces throughout the community to sequester carbon.	✓	✓	✓	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	✓	✓	✓	✓	□	GRIT / The Precinct Implementation Team	GreenScaff	Ongoing	Ongoing	Already accounted for	Development Cost/OPEX	Ongoing			
Improve stormwater management and water quality on site.	Actively manage the tree cohort on site and compost any landscaping items for re-use on site.	✓	✓	✓	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	✓	✓	✓	✓	□	GRIT / The Precinct Implementation Team	GreenScaff	Ongoing	Ongoing	Already accounted for	Development Cost/OPEX	Ongoing			
	Actively implement and promote projects and investments made in green infrastructure projects (this could link to the STP and the extent of investment made into the landscaping on site, etc.).	□	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	✓	✓	□	□	GRIT / The Precinct Implementation Team	Operations Team, Relevant service provider	Ongoing	Ongoing	Already accounted for	Development Cost/OPEX	Ongoing			
	Maintain and expand the STP for effective stormwater management as needed	□	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	✓	✓	□	□	GRIT / The Precinct Implementation Team	Operations Team, Relevant service provider	Ongoing	Ongoing	Already accounted for	Development Cost/OPEX	Ongoing			
All sectors improve energy efficiency, reduce waste, and increase natural carbon sinks.	Access to nature is improved.	Active promote the use of the public infrastructure (benches, etc) during lunch-time to engage with nature.	✓	✓	✓	✓	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	Development Partner (GREA), Operations Team	Ongoing	Ongoing	Already accounted for	Development Cost/OPEX	Ongoing			
	Actively track the extent of land area earmarked for green streetscape /landscaping provided / developed.	✓	✓	✓	✓	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	✓	✓	✓	□	GRIT / The Precinct Implementation Team	Development Partner (GREA), Operations Team	Ongoing	Ongoing	Already accounted for	Development Cost/OPEX	Ongoing			
	Develop an Integrated Pest Management Plan for The Precinct EcoDistrict that promotes and requires the use of only non-toxic pest control to ensure a safe site and limit negative impact on any wildlife that might locate on site.	□	✓	✓	□	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	✓	□	✓	□	GRIT / The Precinct Implementation Team	Operations Team	Ongoing	Ongoing	TBC	Development Cost/OPEX	Ongoing		
	Buildings to be 100% electric. No combustion for cooking or hot water heating	□	✓	✓	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	GRIT / The Precinct Implementation Team	Development Partner (GREA)	Ongoing	Ongoing	Already accounted for	Development Cost/OPEX	Ongoing			

OBJECTIVES	STRATEGIES	APPLICABLE PRIORITIES																				RESPONSIBILITIES, FUNDING AND IMPLEMENTATION TIMELINE											
		Imperatives			Place				Prosperity			Health & Wellbeing			Connectivity			Living Infrastructure			Resource Regeneration			Lead Organization	Partner Organization(s)	Implementation Status	Timeline (S-M-L)	Implementation Costs	Funding Source	Implementation Schedule	Documentation	Notes	
		Equity	Resilience	Climate Protection	Engagement & Inclusion	Culture & Identity	Public Spaces	Housing	Access to Opportunity	Economic Development	Innovation	Active Living	Health	Safety	Food Systems	Street Network	Mobility	Digital Network	Natural Features	Ecosystem Health	Connection with Nature	Air & Climate	Water										Waste
Investigate and implement renewable energy technologies in The Precinct (link to the net zero targets set by the Mauritian government) – with a full target of 1,011 kWp [Renewable energy offset]	BUILDING SPECIFIC - Ensure that minimum energy code requirements are met by all new buildings, with no rationalisation of hot water requirements for all building types. i.e. minimum 50% of hot water on a site to be heated by non-electric resistance means. [The Precinct Minimum requirements]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GRIT / The Precinct Implementation Team	Development Partner (GRE)	Ongoing	Ongoing	Already accounted for	Development Cost/OPEX	Ongoing		
	BUILDING SPECIFIC - Electrical distribution boards to be designed for sub-metering by grouping loads. GS ENE-2 Guidance [Good practice future proofing design]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GRIT / The Precinct Implementation Team	Development Partner (GRE)	Ongoing	Ongoing	Already accounted for	Development Cost/OPEX	Ongoing		
	BUILDING SPECIFIC - Investigate smart meters and other potential data sources to track and manage water and energy consumption. [Operational efficiency]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	GRIT / The Precinct Implementation Team	Development Partner (GRE)	Ongoing	Ongoing	Already accounted for	Development Cost/OPEX	Ongoing		
	Adopt and refine the New Buildings Guidelines that set out all design and operational targets for all new buildings in The Precinct.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GRIT / The Precinct Implementation Team	Operations Team	Ongoing	Ongoing	Already accounted for	Development Cost/OPEX	Ongoing		
	Conduct periodic audits and transparency reports to reduce municipal energy consumption	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GRIT / The Precinct Implementation Team	Operations Team	Ongoing	Ongoing	Already accounted for	Development Cost/OPEX	Ongoing		
	Create energy, water and power benchmarks that are reported against within the development. Automated reporting in line with appropriate energy efficiency benchmarks. [Operational efficiency]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	GRIT / The Precinct Implementation Team	Operations Team, Solid Green	Ongoing	Ongoing	Already accounted for	Development Cost/OPEX	Ongoing		
	Investigate enabling infrastructure to feed into common grid.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GRIT / The Precinct Implementation Team	Operations Team, Solid Green	Ongoing	Ongoing	Already accounted for	Development Cost/OPEX	Ongoing		
	Establish energy education programs for the community.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GRIT / The Precinct Implementation Team	Operations Team, Solid Green	Ongoing	Ongoing	TBC	Development Cost/OPEX	Ongoing		
	<b>Potable water is used efficiently.</b>	BUILDING SPECIFIC - Create a water efficiency guideline for all end-users within The Precinct. Benchmark against EDGE Showers - 6l/min Wash hand basins (bathrooms - 4l/min Kitchen taps - 6l/min (excluding commercial kitchens) [The Precinct minimum requirements]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	GRIT / The Precinct Implementation Team	Development Partner (GRE)	Ongoing	Ongoing	Already accounted for	Development Cost/OPEX	Ongoing		
<b>Alternative water sources are used for non-potable purposes.</b>	Assess viability to introduce rainwater harvesting requirements in the community [Regeneration/renewable]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	GRIT / The Precinct Implementation Team	Development Partner (GRE)	Ongoing	Ongoing	Already accounted for	Development Cost/OPEX	Ongoing			
<b>Water quality is protected from pollutants.</b>	Develop and implement an appropriate stormwater quality management plan (already captured in reference to the STP).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	GRIT / The Precinct Implementation Team	Development Partner (GRE), Operations Team	Ongoing	Ongoing	Already accounted for	Development Cost/OPEX	Ongoing			
<b>Stormwater is retained through green infrastructure.</b>	Set out requirements regarding the use of landscaping or permeable pavers for stormwater management.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	GRIT / The Precinct Implementation Team	Development Partner (GRE), Operations Team	Ongoing	Ongoing	Already accounted for	Development Cost/OPEX	Ongoing			
<b>Waste is diverted from landfills through reduction, reuse, and recycling.</b>	New buildings to implement the Environmental Management Plan created for the Unity Building in line with Green Star requirements, including waste management plan to divert 75% of construction waste to landfill (also assess adjustments to be made to this policy (if at all) to be aligned to the requirements of EDGE	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	GRIT / The Precinct Implementation Team	Development Partner (GRE), Operations Team	Ongoing	Ongoing	Already accounted for	Development Cost/OPEX	Ongoing			
	Assess the viability of extending the Operational Waste Management Plan of the Unity building to include the other two buildings in The Precinct	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	GRIT / The Precinct Implementation Team	Operations Team	Ongoing	Ongoing	Already accounted for	Development Cost/OPEX	Ongoing			
	Track The Precinct's combined waste profile and increase the community's diversion rate from landfill.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	GRIT / The Precinct Implementation Team	Operations Team	Ongoing	Ongoing	Already accounted for	Development Cost/OPEX	Ongoing			
	Investigate the creation of waste management targets and policies, including event standards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	GRIT / The Precinct Implementation Team	Operations Team, Solid Green	Ongoing	Ongoing	Already accounted for	Development Cost/OPEX	Ongoing			
	Partner with waste reduction nonprofits for education and resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	GRIT / The Precinct Implementation Team	Operations Team, Relevant service provider	Ongoing	Ongoing	Already accounted for	Development Cost/OPEX	Ongoing			
	Establish strong relationship with the municipality to future plan around service delivery, service breakdowns and alternative community responses to remain operational in such conditions. Develop communication materials around recycling.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	GRIT / The Precinct Implementation Team	Operations Team, Relevant service provider, The District Council of Pamplemousses	Ongoing	Ongoing	Already accounted for	Development Cost/OPEX	Ongoing		
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	GRIT / The Precinct Implementation Team	Operations Team, Solid Green	Ongoing	Ongoing	TBC	Development Cost/OPEX	Ongoing		
<b>The residual value of organic waste is captured.</b>	Install tri-sorter waste bins in public right of way	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	GRIT / The Precinct Implementation Team	Development Partner (GRE), Operations Team	Ongoing	Ongoing	Already accounted for	Development Cost/OPEX	Ongoing			
	Assess potential of creating a composting intervention on site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	GRIT / The Precinct Implementation Team	Development Partner (GRE), Operations Team	Ongoing	Ongoing	TBC	Development Cost/OPEX	Ongoing			
	Advocate that all businesses on site participate in an organic waste recycling project (including all events hosted on site).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	GRIT / The Precinct Implementation Team	Development Partner (GRE), Operations Team	Ongoing	Ongoing	TBC	Development Cost/OPEX	Ongoing			
	Facilitate a conversation around partnerships with Precinct restaurants (including the canteen and skybar) to implement an anaerobic digestion program that converts food waste into energy.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	GRIT / The Precinct Implementation Team	Development Partner (GRE), Operations Team	Ongoing	Ongoing	TBC	Development Cost/OPEX	Ongoing			

**ANNEXURE F - DRAFT GREEN BUILDING GUIDELINES FOR THE PRECINCT**



# MOVING THE PRECINCT ECODISTRICT TOWARD NET-ZERO

New Building Guidelines

April 2023





## PURPOSE OF THE REPORT

This document provides guidelines on measures that all new buildings in The Precinct must take as part of GRIT's drive towards Net-Zero and the creation of healthy buildings.

# CONTENT OVERVIEW

These guidelines cover passive design, active systems, renewable energy and infrastructure for monitoring performance during operation.





# GLOSSARY

- **LUX** - standardized unit for the measurement of light level intensity. For E.g. :1 lux is the illumination of a one-meter square surface one meter away from a light source.
- **ASHRAE** - “American Society of Heating, Refrigerating and Air-Conditioning Engineers”- standards architects and engineers use as best practices.
- **ASHRAE 55 2020** - an ASHRAE standard focused on providing thermal comfort, addressing the following six factors: metabolic rate, clothing insulation, air temperature, radiant temperature, air speed, and humidity.
- **kWh/m<sup>2</sup>** - the total amount of radiation received in one hour by one square meter of a surface with a given orientation.
- **W/m<sup>2</sup>** - Radiant flux received by a surface per unit area.
- **W/mK** - Watts per meter- ‘k Value’. The k value specifies the rate of heat transfer.
- **SHGC** - Solar heat gain coefficient.

# INTRODUCTION





# NET-ZERO HOURS – AN INTRODUCTION

Net-Zero hours as a concept indicate the times of year when buildings are running primarily off nature. These guidelines are written in a way that maximizes the amount of time in a year that relying on Net-Zero hours is possible.

Carbon emissions from buildings in operation is primarily from the electricity needed to power the main elements of a building:

- Lighting
- Equipment (computers, cooking appliances and other equipment)
- Comfort (heating and cooling)
- Hot water production

Lighting, comfort and hot water production are within the project teams' control, and decisions taken during the design process could have a significant impact on a buildings ability to operate at Net-Zero.



## NET-ZERO HOURS – OPERATIONS

The equipment in the building and the real-world performance of the building is determined by the end user.

By providing a building with the potential to operate at Net-Zero and the ability to track performance in real time, design teams can equip end users with the necessary tools to ensure the net-zero goals are met during operation.

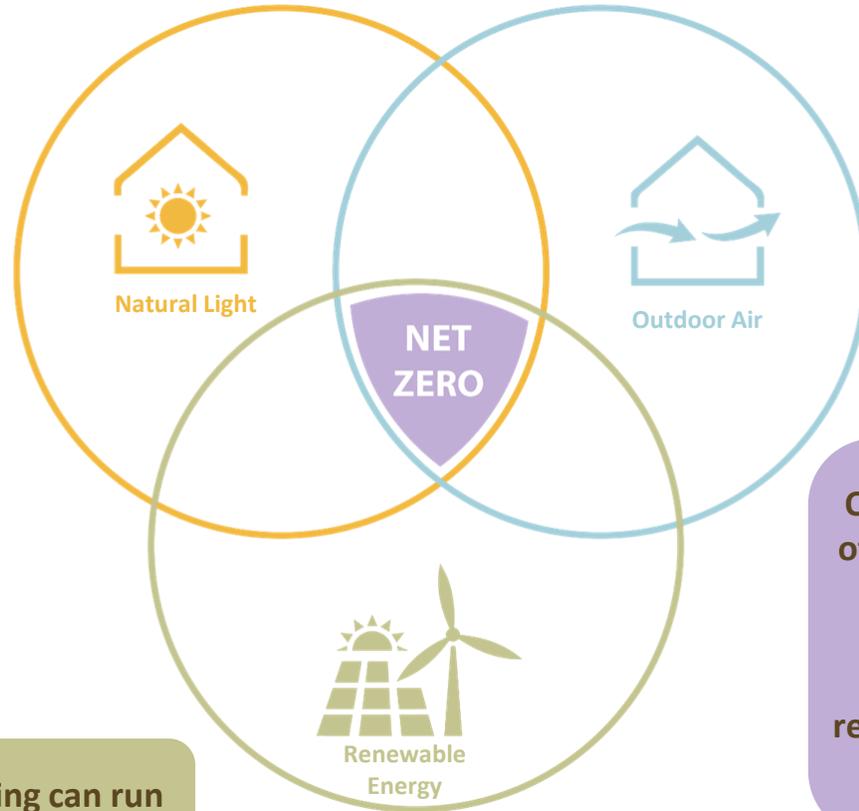
To achieve Net-Zero buildings must run off nature as much as possible.

This means the buildings energy demand must be met by renewable energy like solar power over the course of a whole year. To achieve this, buildings must reduce their electricity demand as much as possible. This is achieved by making use of natural light and natural ventilation as much as possible, creating buildings that do not need significant energy to carry out the basic functions of a building.



# NET-ZERO HOURS

Hours the building can run on natural light alone



Hours the building can run on outdoor air only (natural or mechanical ventilation)

Hours the building can run on renewable energy alone

Optimising passive design of the building reduces the amount of power needed for lighting and comfort. This often makes up 40 to 60% of a buildings energy use.

With the reduced demand for energy, supply can be from renewable energy. Achieving this balance is crucial to achieving net-zero carbon.



# PROCESS MAPPING – AN INTRODUCTION

The guidelines in this document must be incorporated at various stages of the planning phase of projects.

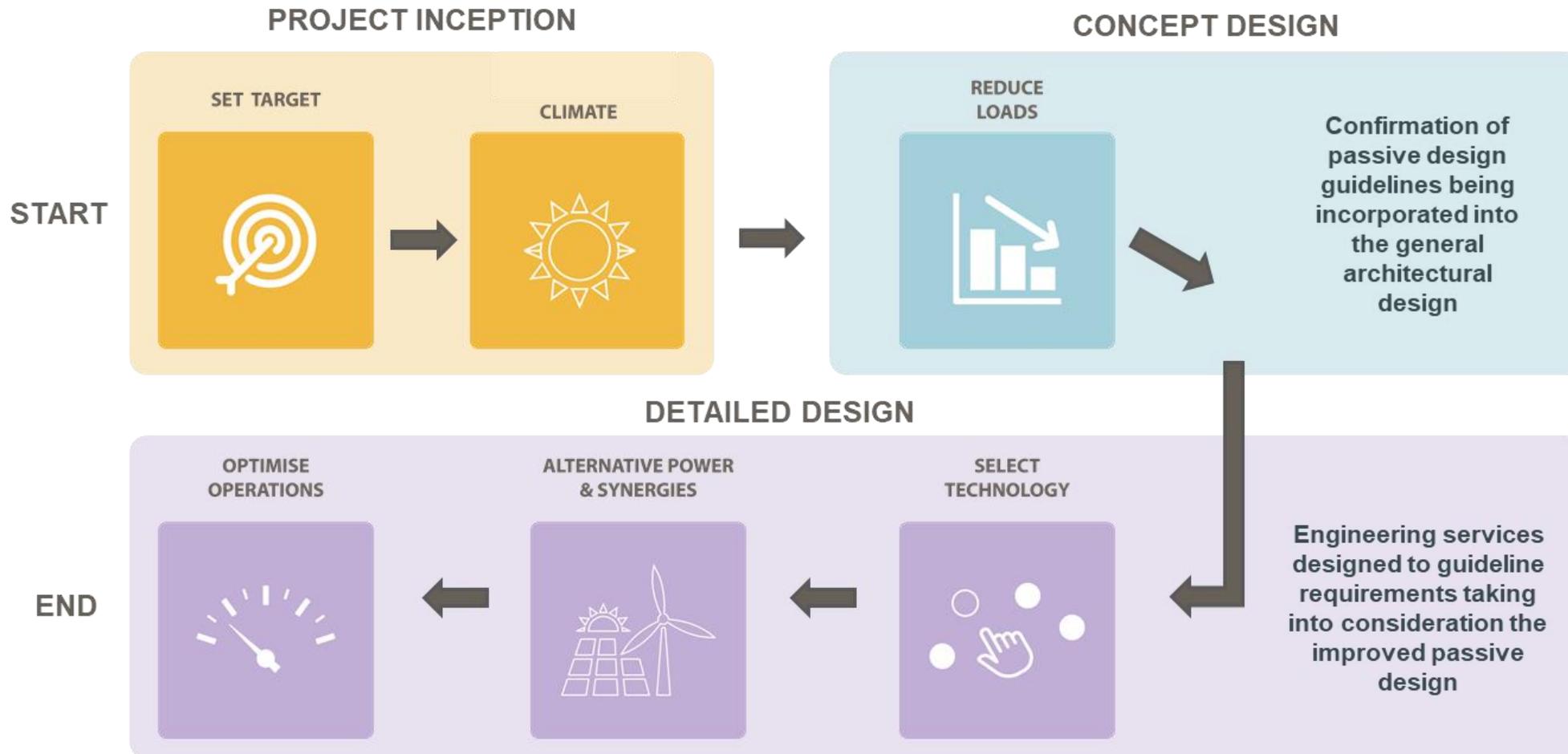
Adherence to guidelines at each relevant part of the design process must be shown. The guidelines are written in a format that follows an integrated design process where client goals around passive design and the design team's response are merged.

The key stages of the planning phase below are mapped onto the steps of an integrated design process:

- Inception
- Concept Design
- Detailed Design
- Tender Documentation



# PROCESS MAPPING – AN INTRODUCTION



The building is operated to meet its full potential



# PROCESS MAPPING

Planning Phase	Process Step	Description
Inception	Set Targets	The overall target is net-zero carbon. To achieve this, discrete targets for overall energy use are set. Based on these, interventions are prescribed to ensure adherence to these targets and the eventual renewable energy offset for projects meeting the targets.
	Investigate Climate	Prevailing conditions for the site will determine extent to which the building can run passively.
Concept Design	Reduce Loads	The aim is to create a thermally comfortable building that can run on outdoor air and natural light for as much as possible. This requires control of solar gains and reduction of heat loss and gain through building fabric. Interventions are aimed at achieving this goal. This is the first line of defence when it comes to net-zero buildings and removes reliance on inefficient equipment to achieve the net-zero target.
Detailed Design	Select Technology	Engineering elements; lighting, hot water, heating and cooling are to be designed based on inputs that correlate to the optimised building fabric from the concept stage. Expected outcomes are provided in the document but engineers are still expected to do their detailed calculations to ensure the systems work to the required standards.
	Alternative Power	Renewable energy production based on the targets and expected operation are provided. Energy security or loadshedding requirements are also provided. These are outside of the net-zero requirements but presented here for completeness.
Post Occupation	Optimise Operations	All the steps above are to ensure the project has the potential to operate at net-zero standards. However, the actual running of the building will determine if the building achieves the required standards. The guidelines make provision for metering to provide information during operations.



# SETTING TARGETS – AN INTRODUCTION



Setting Targets is the first step in the integrated design process where the client goals around passive design and the design teams' response are merged.

The following targets are considered:

- Daylight
- Thermal Comfort
- Heating Ventilation and Air Conditioning (HVAC)
- Hot Water Heating
- Lighting

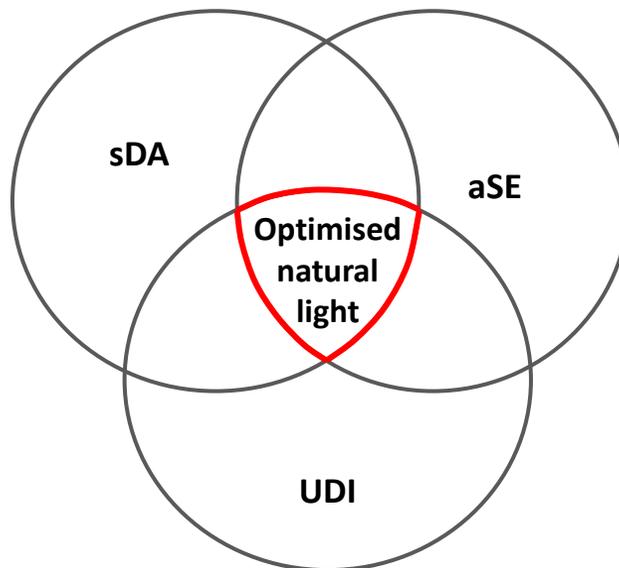


# SETTING TARGETS – DAYLIGHT



Balancing light and heat gain is key to ensuring mechanical cooling is not required to maintain comfort. Three important metrics are used. Natural light is optimized when performance metrics for all three lighting variables are met. This ensures a well-lit area that does not create unwanted heat gains.

**Spatial daylight autonomy (sDA)** refers to the percentage of floor area where 200 lux is achieved for at least 50 percent of the workday.



**Annual sunlight exposure (aSE)** metric identifies the percentage of the floor area that receives intense daylight, exceeding 1000 lux, for more than 250 work hours every year.

**Useful Daylight Illuminance (UDI)** is the level of daylight that can be introduced into a space without causing glare or disrupting the visual environment. Generally considered to be between 100 and 1000 lux.



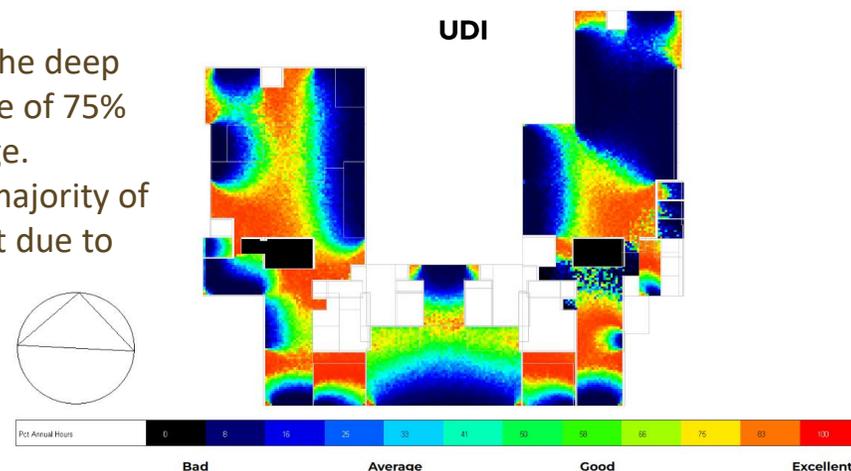
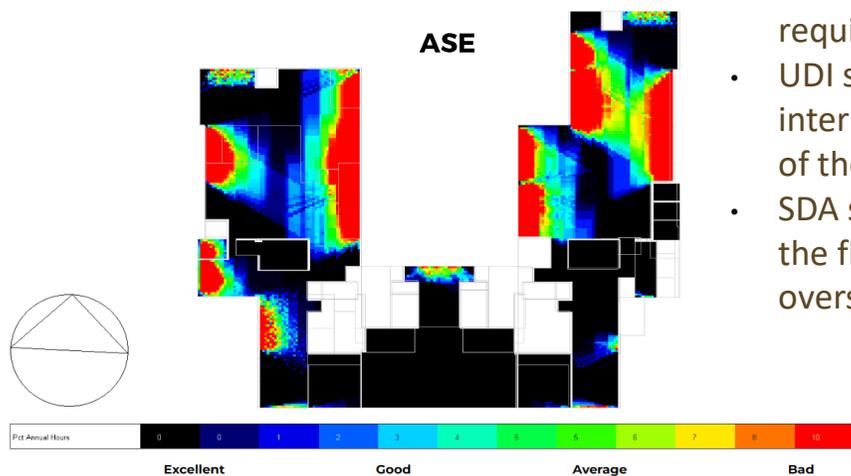
# SETTING TARGETS – DAYLIGHT EXAMPLE

SET TARGET

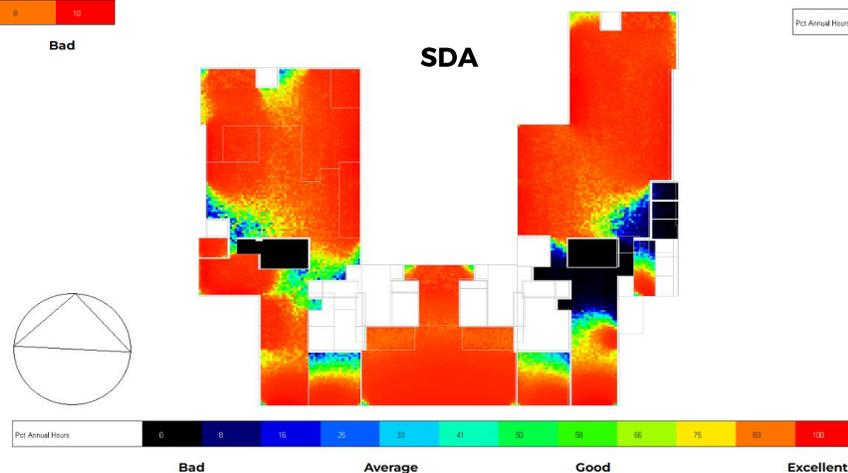


Comparison of SDA, ASE and UDI for Typical Floor:

- ASE shows high levels of sunlight exposure on perimeter zones of East and West Wings. These zones may have issues with glare. Shading or glass size adjustments required.
- UDI shows very good levels of useful daylight in the deep interior zones of the higher floors with an average of 75% of the floor area being in the good-excellent range.
- SDA shows high levels of daylight autonomy for majority of the floor area, but lower floors show less daylight due to overshadowing from upper floors.



Based on initial modelling there are high levels of daylight entering the building.



4th Floor



# SETTING TARGETS – THERMAL COMFORT

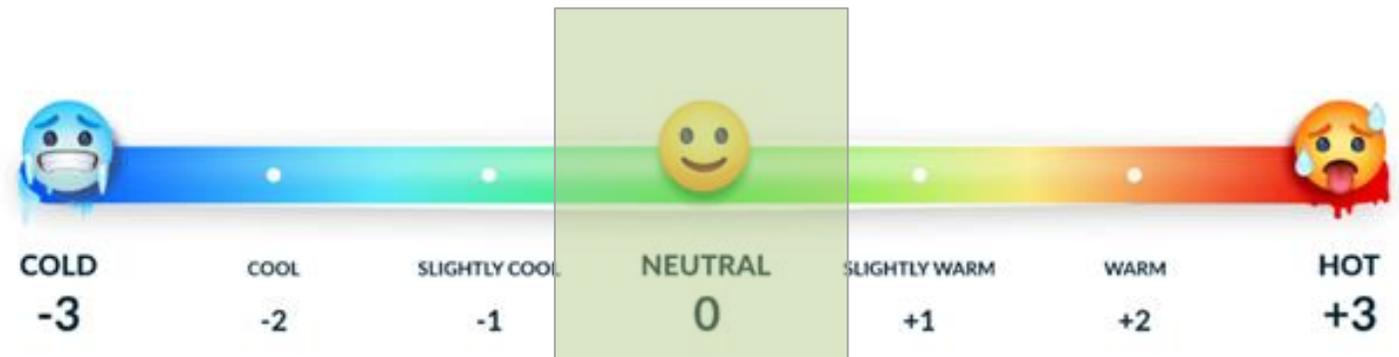


Comfort poses the biggest challenge to energy efficiency as the energy to heat or cool buildings is often a significant portion of the total. How much heating or cooling required is affected by the heat gain or loss through the building fabric and the temperature to which the indoor environment must be controlled. ASHRAE 55 2020 is used as basis for comfort, this is the most widely accepted standard for comfort. There are six factors that are considered in ASHRAE 55 2020. Comfort is denoted by a metric known as Predicted Mean Vote (PMV), this measures comfort on a scale from -3 to +3.



Factors Affecting Comfort

Thermal comfort target -0.5 to 0.5



Predicted Mean Vote



# SETTING TARGETS – THERMAL COMFORT

SET TARGET



✓ Complies with ASHRAE Standard 55-2020

PMV with elevated air speed = 0.14

Sensation = Neutral

Dry-bulb Tmp at still air = 19.7 °C

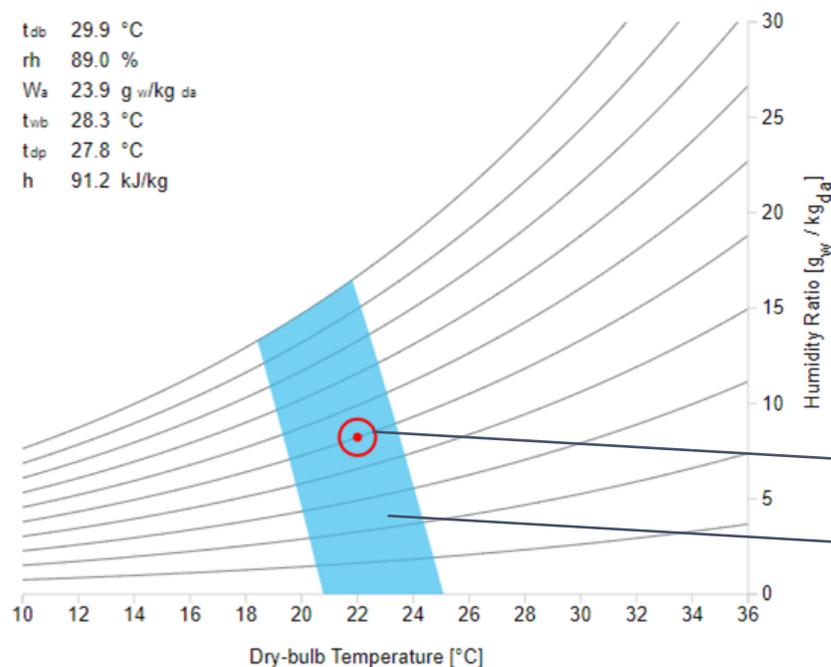
PPD with elevated air speed = 5 %

SET = 27.0 °C

Cooling effect = 2.3 °C

Psychrometric (air temperature)

$t_{db}$  29.9 °C  
 $rh$  89.0 %  
 $W_a$  23.9 g<sub>w</sub>/kg<sub>da</sub>  
 $t_{wb}$  28.3 °C  
 $t_{dp}$  27.8 °C  
 $h$  91.2 kJ/kg



Perimeter comfort defined using ASHRAE 55-2020.

For an air temperature of 22 deg C, radiant temperature to not exceed 37 deg C

Comfort Target

Comfort range

Inputs

Select method: PMV method

Air temperature: 22 °C  Use operative temp

Mean radiant temperature: 37 °C

Air speed: 0.25 m/s No local control

Relative humidity: 50 % Relative humidity

Metabolic rate: 1 met Seated, quiet: 1.0

Clothing level: 0.5 clo Trousers, long-sleeve shir



## SETTING TARGETS



To achieve Net-Zero, a high level of energy efficiency is required. The interventions in this guideline are developed to ensure buildings have the level of energy efficiency required to make renewable energy offsets financially and technically feasible.

**Energy Target Range 60 -90 kWh/m<sup>2</sup> per year**



## SETTING TARGETS – HVAC



<b>WHAT</b>	Total outdoor unit load to not exceed 80W/m <sup>2</sup> . Heat load sizing inputs to match building fabric and internal load inputs as per targets in other areas.
<b>WHO</b>	Mechanical Engineer
<b>WHY</b>	The building has been optimized in terms of passive design. This means the need for mechanical heating and cooling has been reduced and this must be reflected in the sizing of the equipment.

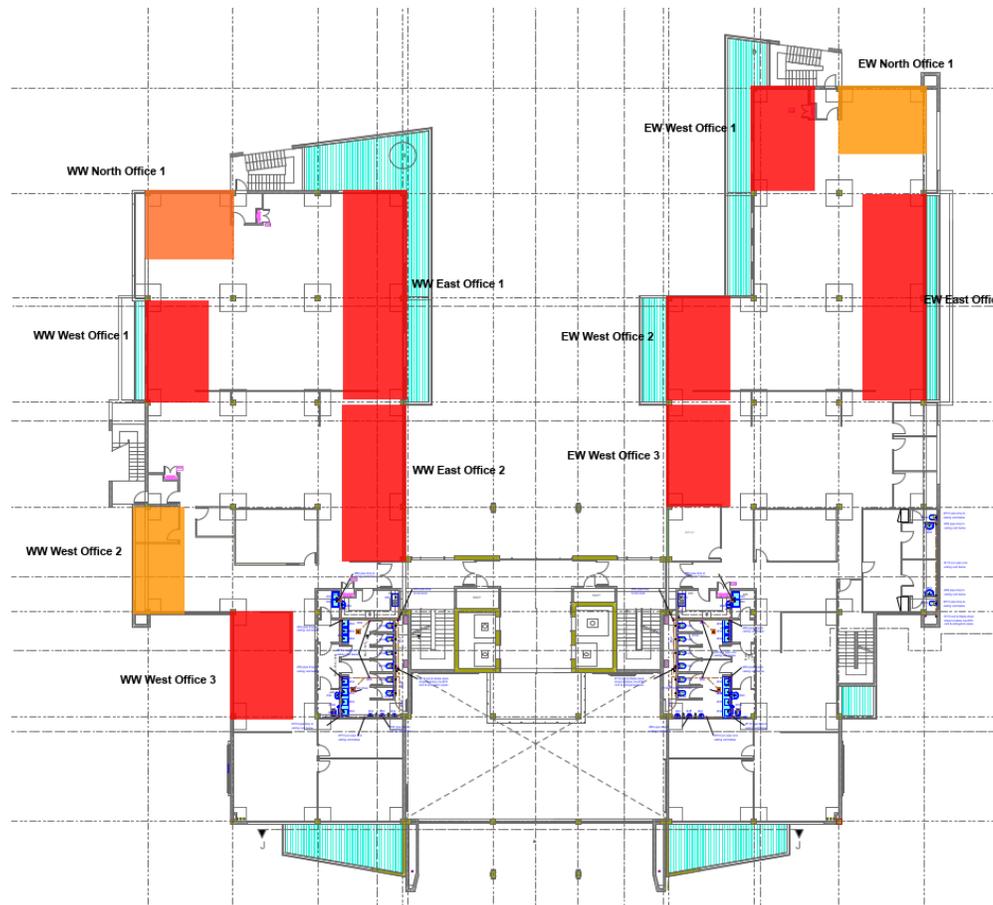




# LOCALISED DISCOMFORT – 1<sup>ST</sup> FLOOR



Zone	Glass Type		
	SHGC 0.4 SGL	SHGC 0.35 Dbl	SHGC 0.25 Dbl
	46	36	6
WW West Office 2	182	139	78
EW West Office 3	199	154	113
WW East Office 1	174	112	82
EW East Office 1	149	114	84
EW North Office 1	81	56	41
WW West Office 2	80	62	45
WW West Office 1	148	115	84
EW West Office 2	132	102	75
WW North Office 1	108	76	55
WW West Office 3	148	109	83
EW West Office 1	140	109	80

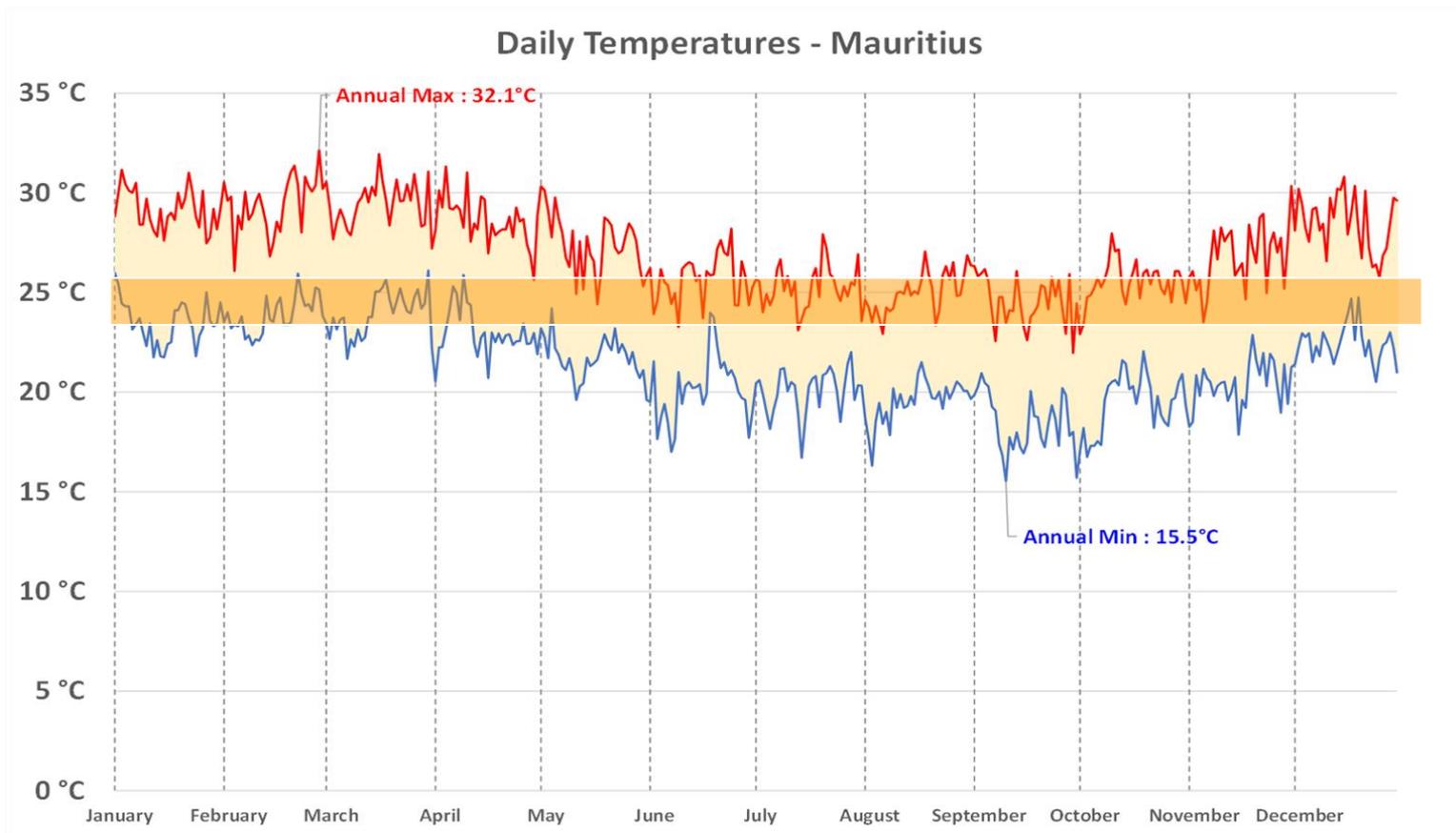


First Floor



# INVESTIGATE CLIMATE

SET TARGET



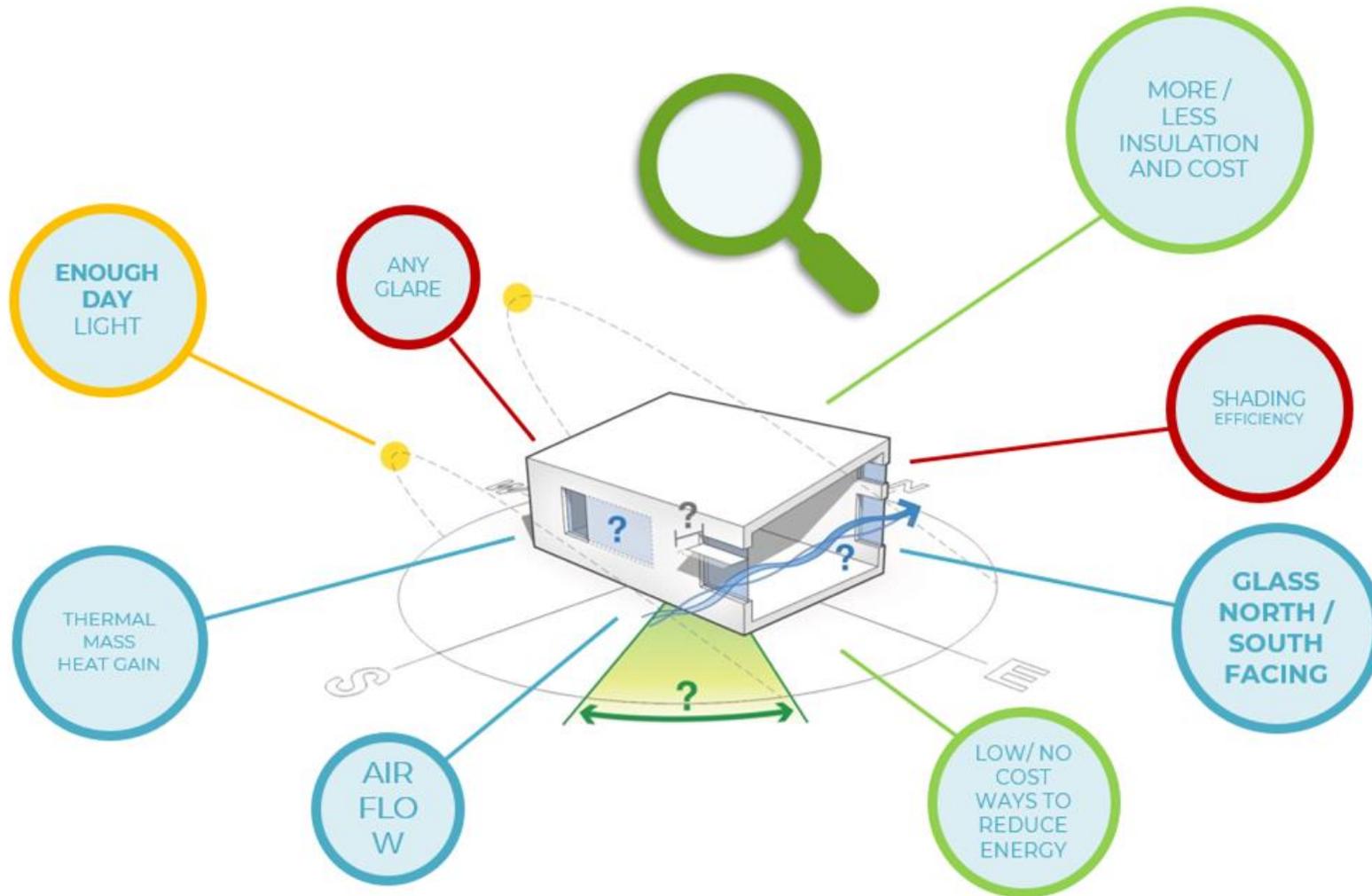
## Design Comfort Temperature Range

The climate summary shows mild outdoor temperatures all year round.

Fresh air can be used to keep the building comfortable for large portions of the year



# REDUCED LOADS



Targets tell you when to stop during optimisation

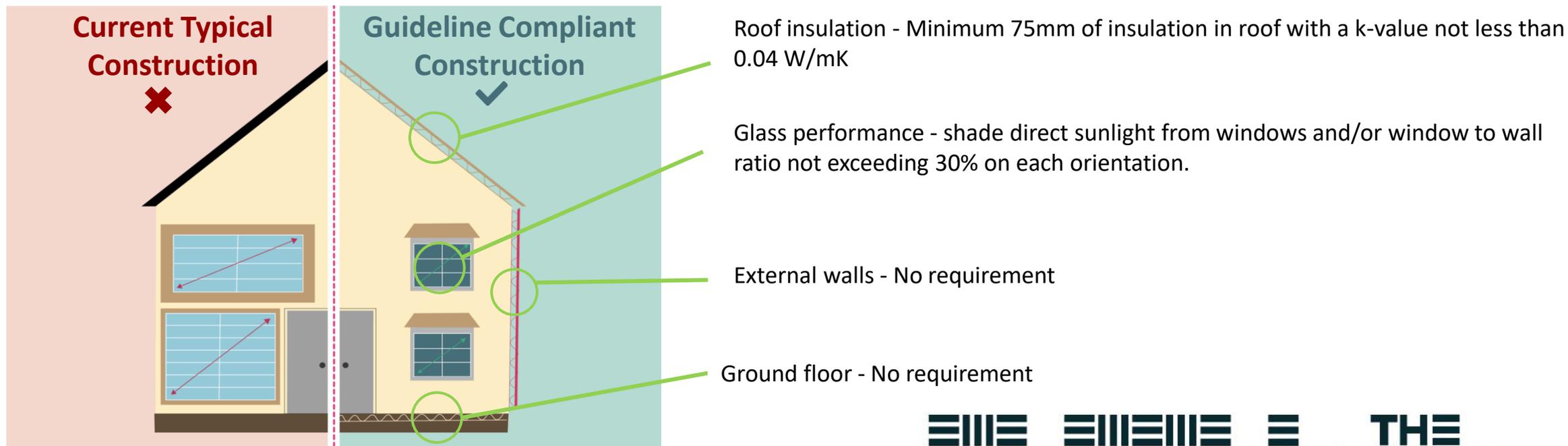
Modelling for design = Improving Passive Design



# PASSIVE DESIGN



The overall aim of the passive design interventions is to reduce the environmental load on the building. This is the heat gain and heat loss from roof, floor, walls and windows. The reduction in heat loss or heat gain means that the internal temperature remains more consistent and requires less energy to heat and cool the internal temperature to a comfort range. This can reduce the sizing of heating and cooling equipment resulting in the reduction in the capital cost. The following is recommended where applicable:





# GLASS PROPERTIES

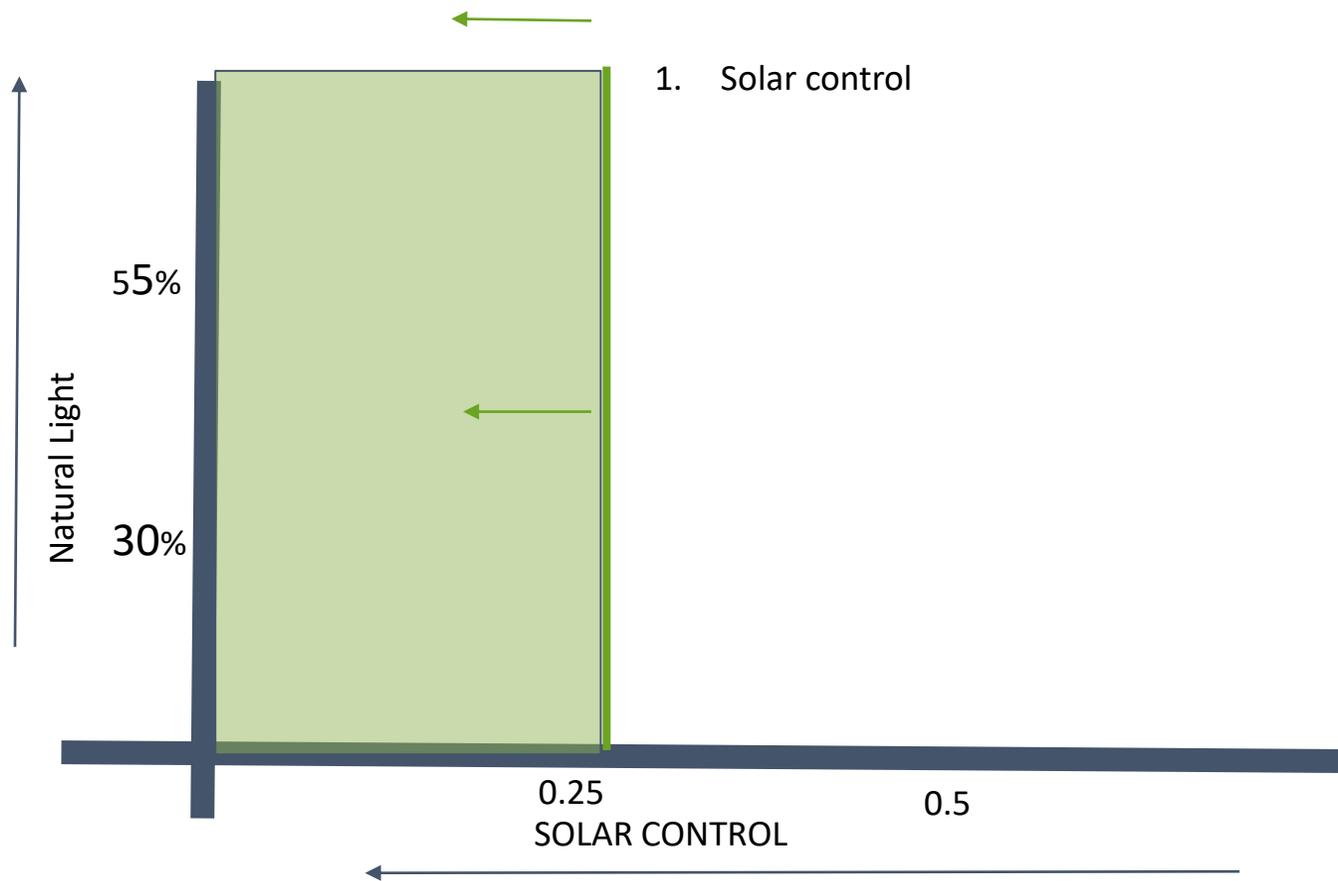


The physical properties of glass that impact daylight and thermal comfort within a building and should be taken into consideration when selecting a glass type.

Property	Description	Impact
U-value	How quickly conductive heat gains enter the space	Comfort, Energy
Solar Heat Gain Coefficient	What portion of the sun's energy enter the space	Comfort, Energy
Visible Light transmittance	How much natural light enters the space	Daylight



# GLASS SELECTION



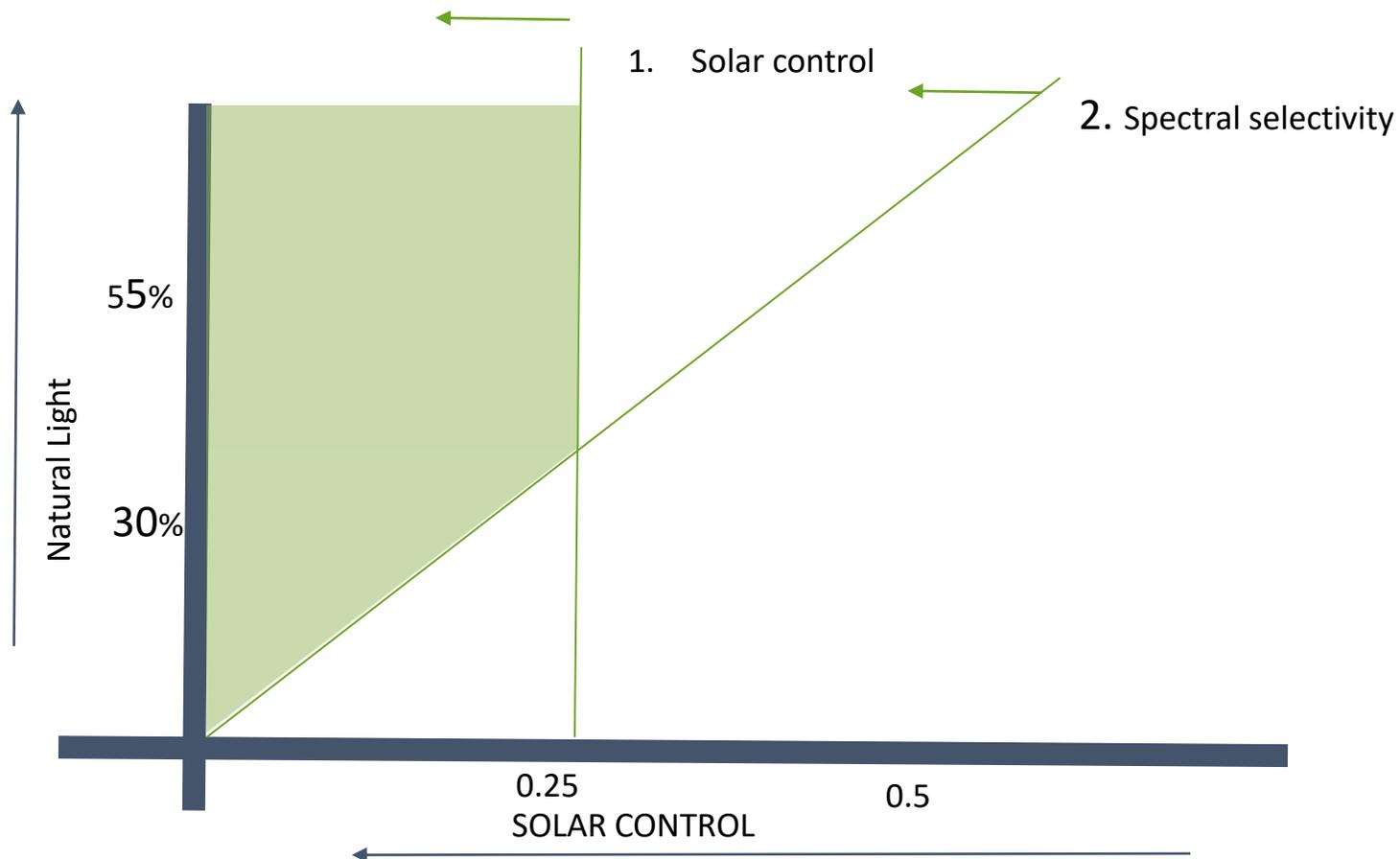
High level solar control needed.

The solar control is an indication of solar heat gains through the glass.

The target benchmark for solar heat gain of high performance glass should be no more than 0.25



# GLASS SELECTION

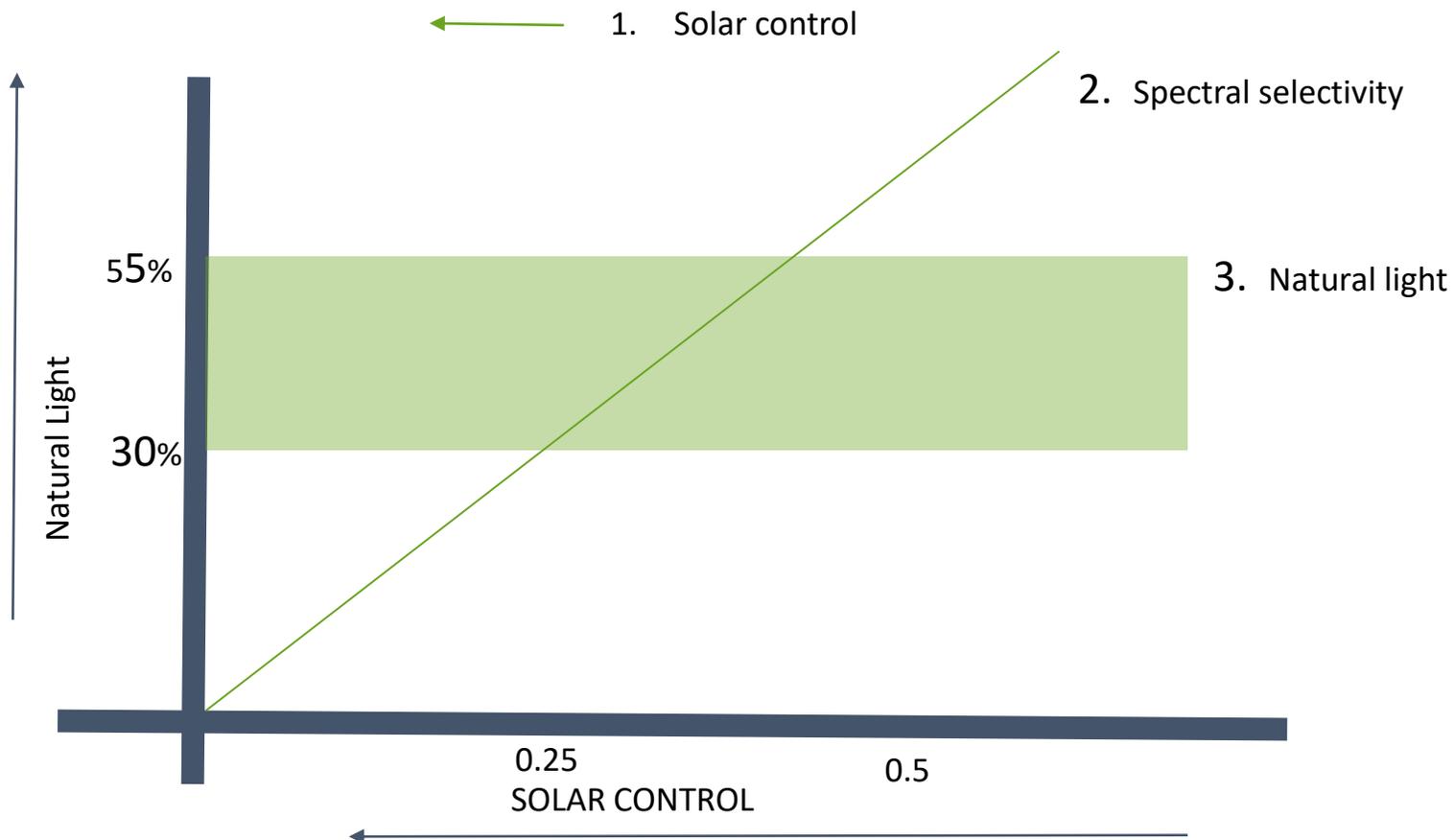
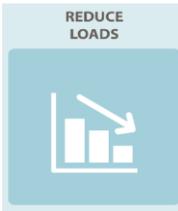


High level of natural light and solar control is required.

Spectral selectivity is a factor that looks at the relationship between natural light and solar control, providing the best balance between the two.



# GLASS SELECTION



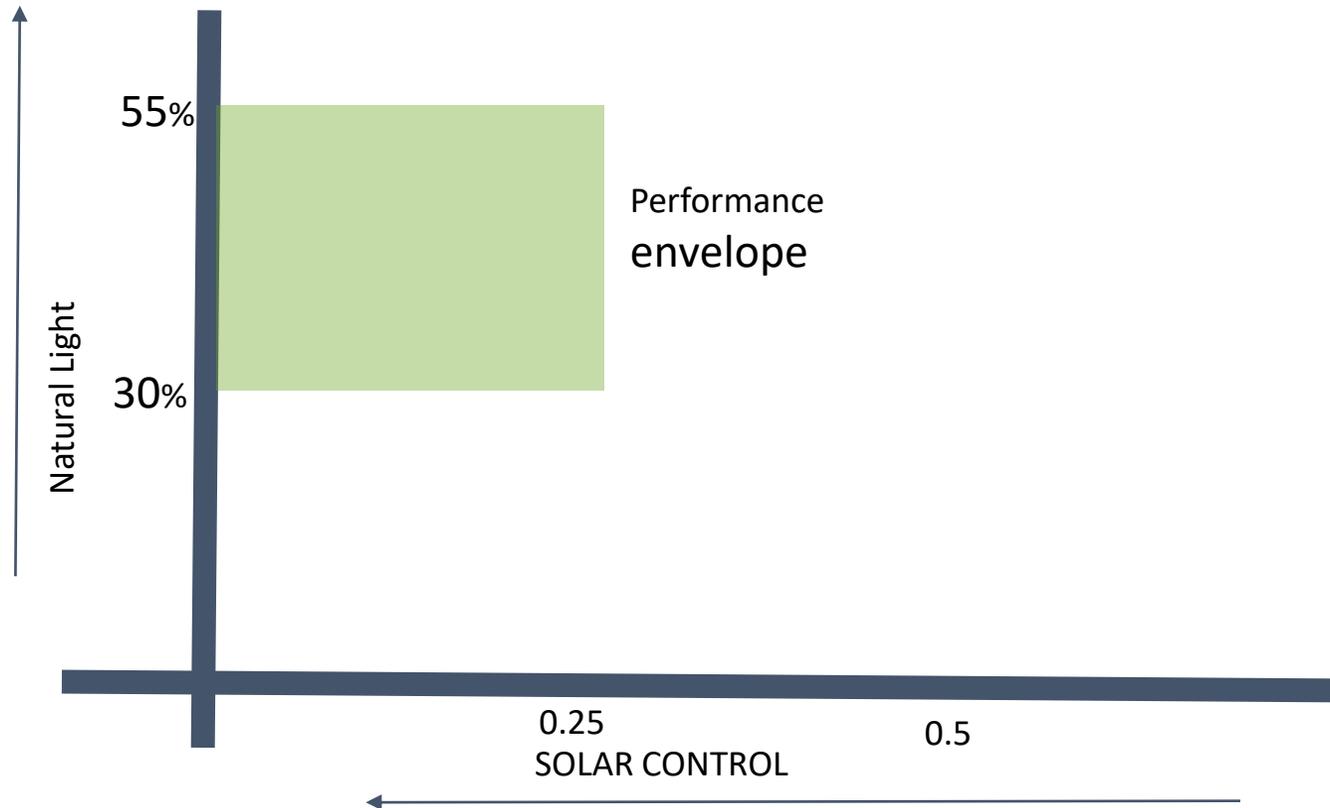
A range of 30-55 % is recommended for a good amount of natural light.

Natural light above 55% will result in glare.

Natural light below 30% will result in the space requiring artificial lighting.



# GLASS SELECTION

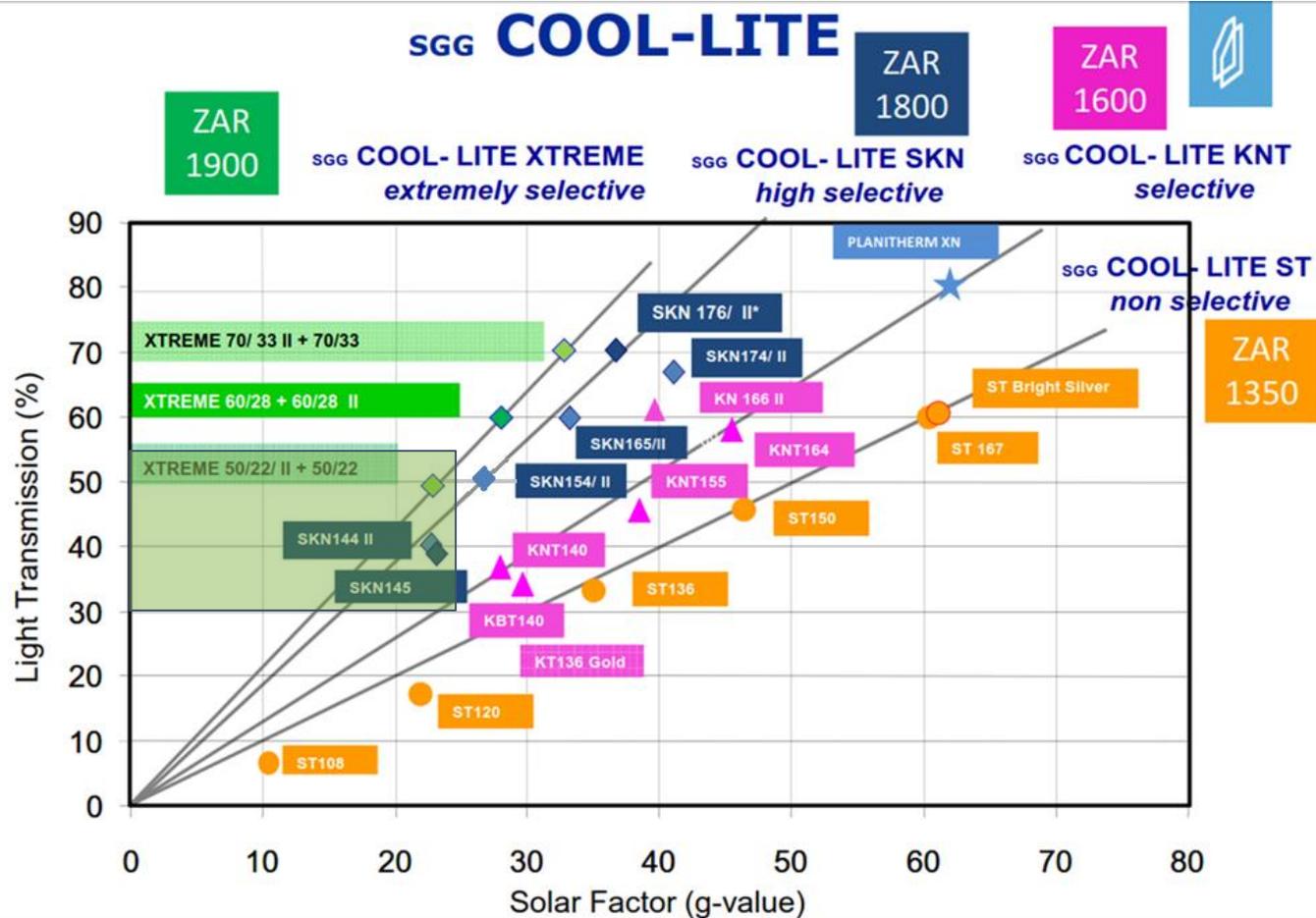


Glass types that fall within the band based on performance is recommended.

The band is based on performance constraints based on solar gain control, natural light, spectral selectivity

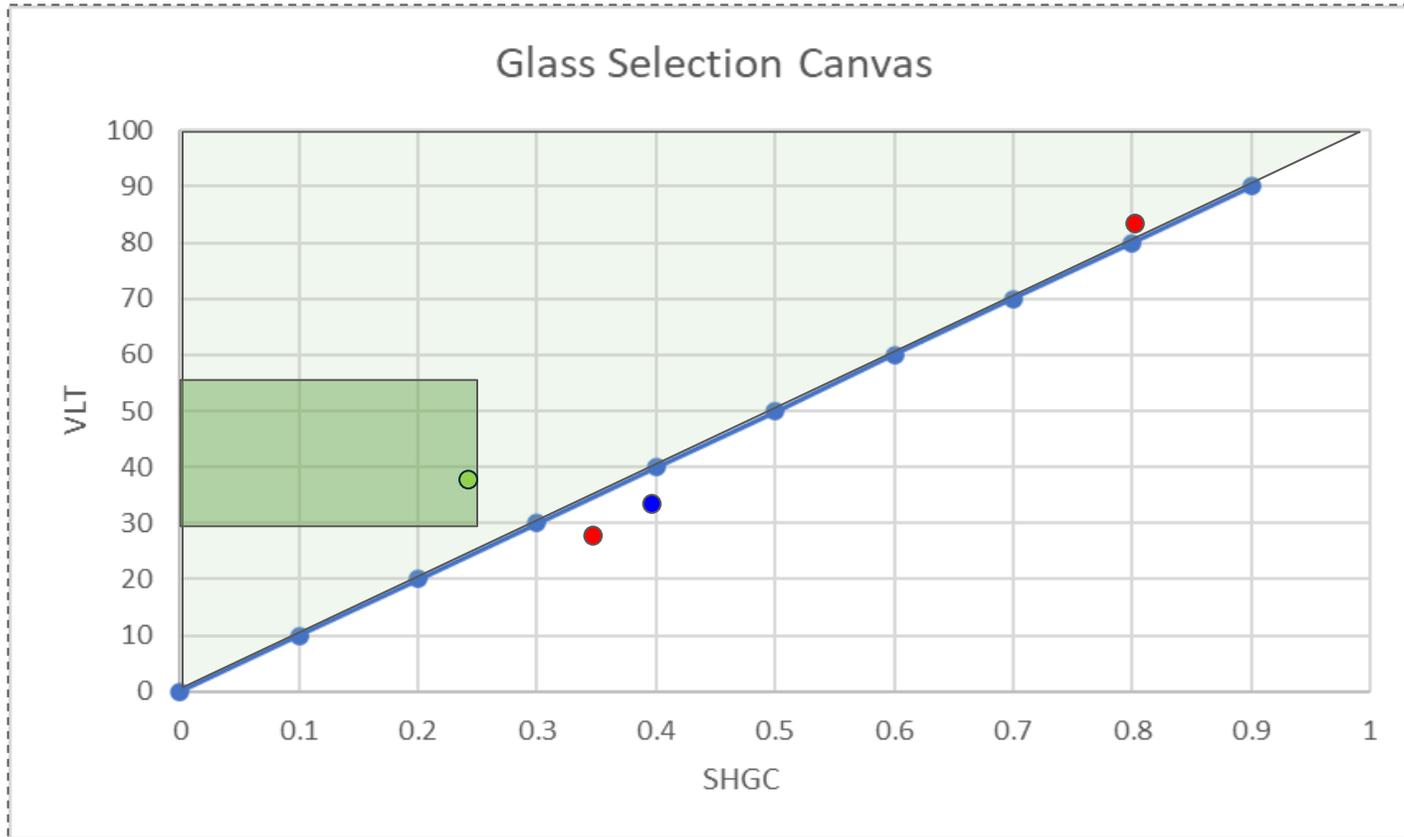


# PASSIVE DESIGN – GLASS SELECTION





# GLASS SELECTION



## Glass Comparison

- Clear low-e sgl
- SHGC 0.4 low-e sgl
- SHGC -0.35 dbl
- SHGC - 0.25



# ROOF INSULATION



<b>WHAT</b>	Roof insulation to be preferably under purlin for soft roofs and above concrete slabs for flat roofs. Avoid insulation being placed on top of ceiling. Insulation layer to be minimum 75mm with k-value not exceeding 0.04 W/mK
<b>WHO</b>	Architect
<b>WHY</b>	Limit heat gains/losses in order to make the building more comfortable, therefore require less energy for heating/cooling and increase the number of Net-Zero hours

## Required Documentation

- Sections
- Elevations
- Roof plans
- Insulation data sheet

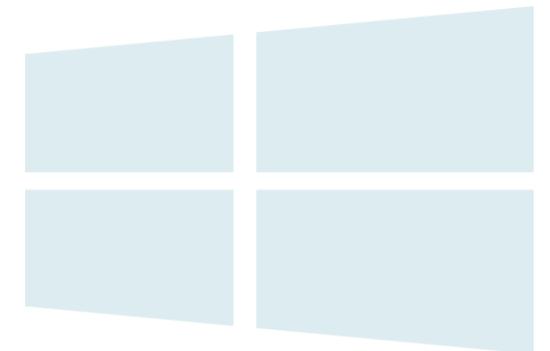




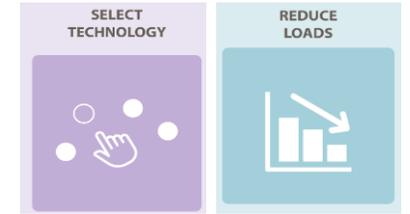
<b>WHAT</b>	Window to wall ratio to not exceed 22% across the building
<b>WHO</b>	Architect
<b>WHY</b>	Limit heat gains/losses in order to make the building more comfortable, therefore require less energy for heating/cooling and increase the number of Net-Zero hours

### Required Documentation

- Floor plans
- Elevations
- Window Schedule



# HOT WATER



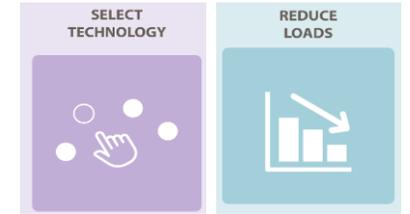
<b>WHAT</b>	Specify low flow rate fixtures and fittings Showers - 6l/min All taps and wash hand basins - 6l/min Hot water heating via heat pump or solar water heater only
<b>WHO</b>	Architect / Wet Services
<b>WHY</b>	Reduce demand for hot water and heat hot water efficiently

**No information provided**





# LIGHTING DESIGN AND CONTROLS



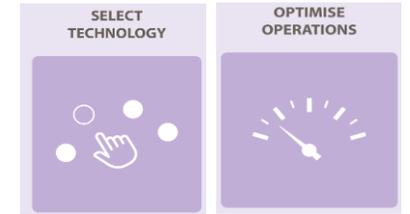
The current lighting design is within the tabled benchmarks - 4.6W/m<sup>2</sup>

<b>WHAT</b>	<p>Lighting power density to be limited and general lighting to be designed at 350 lux.</p> <ul style="list-style-type: none"><li>• Internal building - 4.5 W/m<sup>2</sup></li><li>• External building - 0 W/m<sup>2</sup> all external lighting to be decentralized solar lighting with integrated battery.</li><li>• Lighting controls - Occupancy sensors in all transient spaces. Timers and schedule controls for critical areas that cannot be controlled via occupancy sensors.</li><li>• Relux lighting simulations to be provided. Drawings to include wattages of all light fittings</li></ul>
<b>WHO</b>	Electrical engineer
<b>WHY</b>	Lighting contributes to heat in the space and requires direct energy.



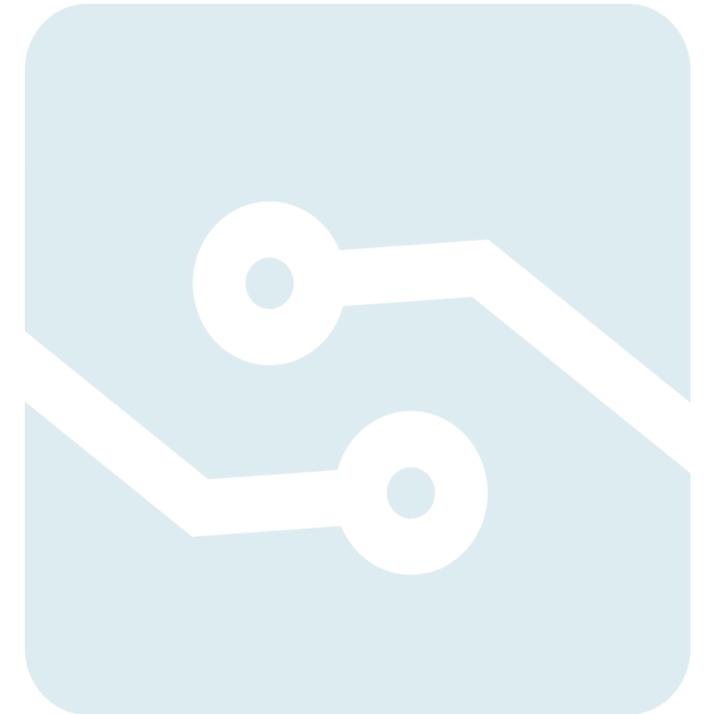


# DESIGN FOR SUB-METERING



The current lighting design is within the tabled benchmarks - 4.6W/m<sup>2</sup>

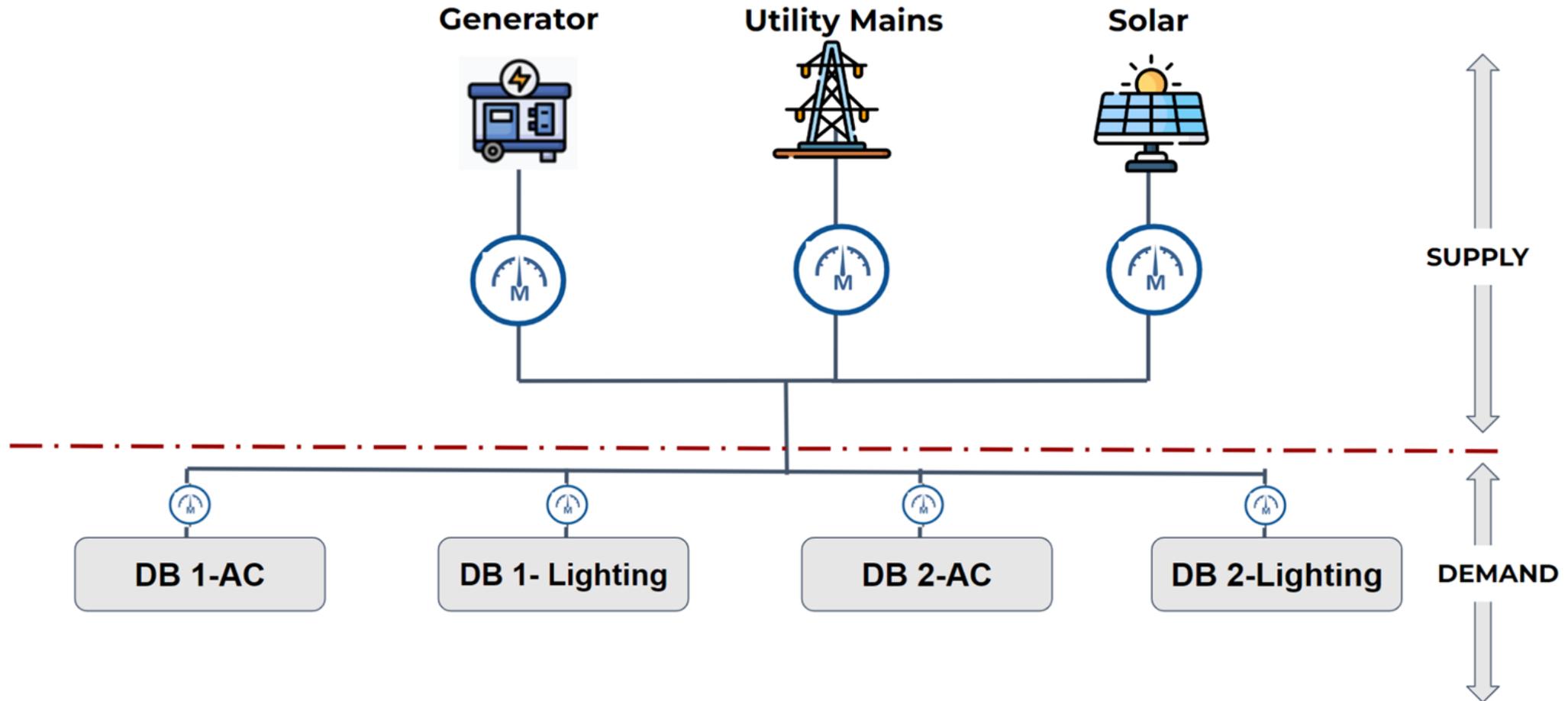
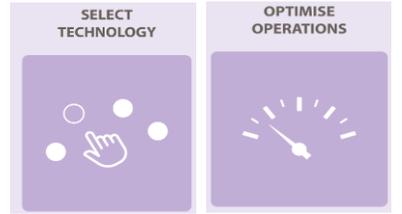
<b>WHAT</b>	<p>DBs to be designed such that lighting, and AC loads can be group easily for the purpose of sub-metering. Sub-meters to be provided to ensure HVAC and lighting usage can be reported separately.</p> <p>An online platform for accessing data is to be provided with automated monthly reporting sent to relevant stakeholders.</p>
<b>WHO</b>	Electrical engineer
<b>WHY</b>	Monitoring and reporting during operation to ensure buildings can live up to the design potential.



Lighting layout not yet provided

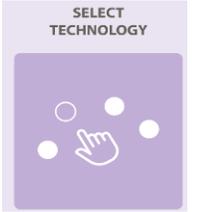


# DESIGN FOR SUB-METERING – EXAMPLE





# HVAC – FRESH AIR

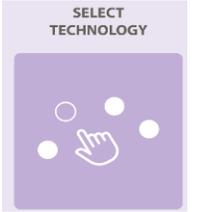


<b>WHAT</b>	<p><b>Fresh air to be decoupled from cooling supply</b></p> <p><b>Fresh air to be delivered at 7.5 l/s/person based on fixed seats</b></p> <p><b>Fresh air to be based on heat recovery and not direct cooling of fresh air.</b></p>
<b>WHO</b>	Mechanical Engineer
<b>WHY</b>	Fresh air is vital to providing a healthy building. However, the right amount of air must be designed for in all branches.





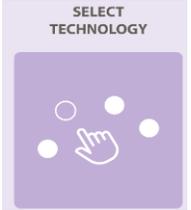
# SMART REAL ESTATE



<b>WHAT</b>	Provide smart devices to enable automated control of lighting and cooling equipment to facilitate ongoing optimization for the delivery of Net-Zero and healthy buildings.
<b>WHO</b>	Energy Consultant
<b>WHY</b>	Smart real estate is the enabler for achieving the Net-Zero and other goals set by GRIT/The Precinct.



# SMART REAL ESTATE ECOSYSTEM

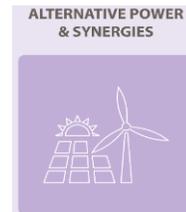


- Integrate multiple devices
- Interface with multiple systems
- Controls for optimisation
- Data for reporting

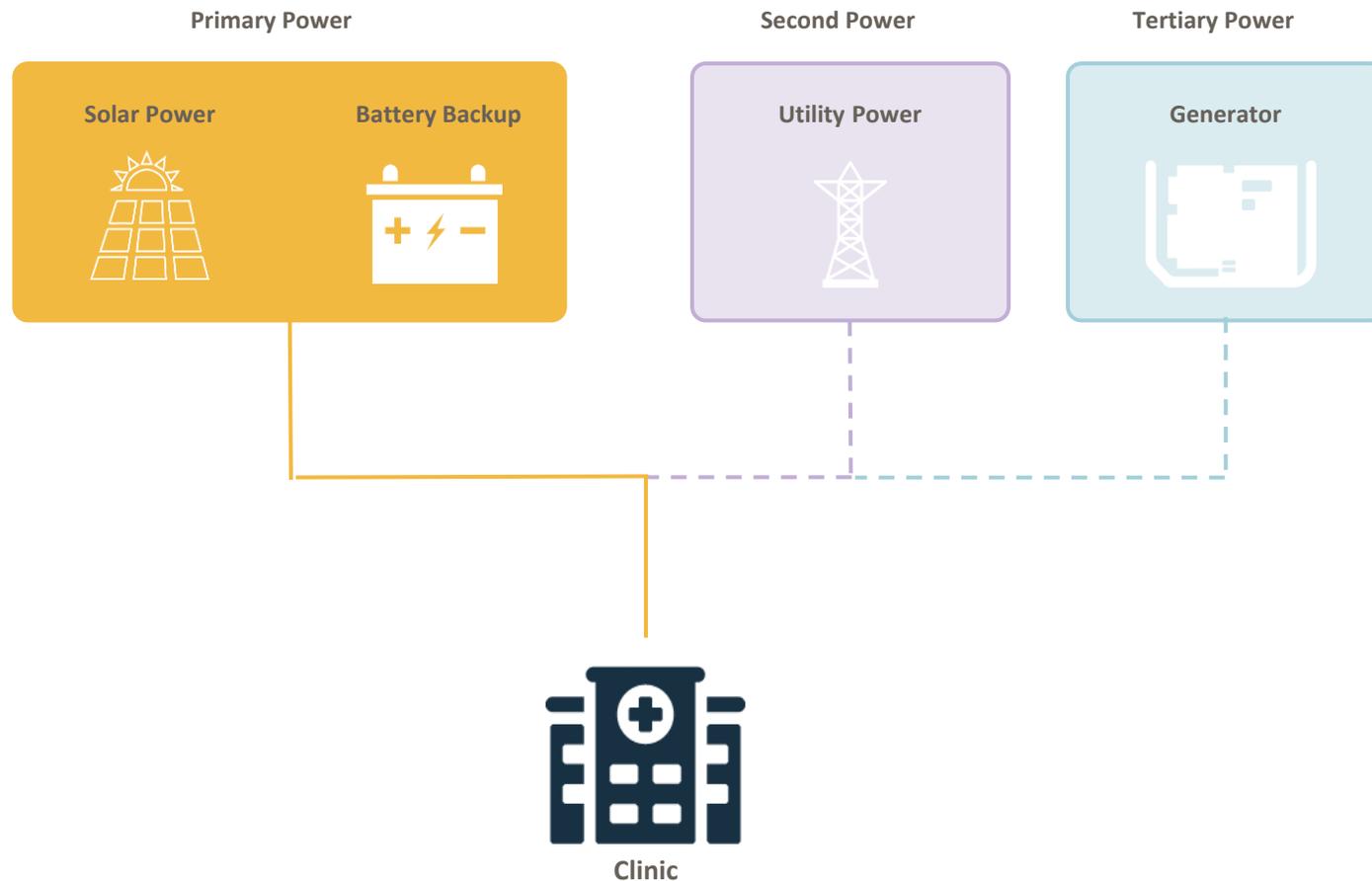




# SOLAR ARCHITECTURE



- Day to day operations is via solar and batteries. Excess solar power to be fed to grid.
- On days where there is no power outage but system runs out of power (cloudy day or night time), utility power will be used to service the building or supplement energy from the solar system. Batteries to be able to discharge to 20%
- On days where there is a power outage and system runs out of battery, the generator will be used to service the load and/or supplement the solar system.



# THE PRECINCT

Grand Baie

