

Waterfront Development Opportunity | Mixed Use Precinct

Request for Expression of Interest

Mahebourg Waterfront

1. Overview

Through this Request for Expression of Interest (RFEI), the Economic Development Board of the Republic of Mauritius is soliciting introductory proposals through **letters of interest and conceptual development proposals** from property developers/investors for the lease and development of approximately 4.77 hectares (47,700 m²) of waterfront land at Mahebourg into a mixed-use commercial waterfront project including 1 kilometer of waterfront promenade guided by a comprehensive Waterfront Master Plan that ensures the preservation of the natural and cultural heritage and improves public access.

The site is a waterfront precinct with unrivalled development potential offering developers the opportunity to reimagine and demonstrate innovative built form with a compelling vision to enhance the distinctive heritage and character of Mahebourg.

The objective is for developers to come up with a project design that reflects the beauty and majesty of Mahebourg, in keeping with the overall vision for the Waterfront to become a world-class destination to visit, live, work and play.

Development Opportunity

The land is owned by the Government of Mauritius and is governed under the State Land Act. The applicable planning instruments are National Development Scheme, Planning Policy Guidance and Grand Port Outline Planning Scheme. The lease of the land is subject to approval of the Ministry of Housing and Lands.

The site calls for a mixed-use precinct including residential, hotel, retail, food outlets and commercial facilities and services, commercial functions, marina and community uses.

- Outstanding location adjacent to market, monuments and heritage sites
- A short 5 km from the international airport.
- Approximately 400m of sea frontage.

The Process

Responses are sought from development groups with a proven track record of delivering high quality, innovative and creative development outcomes, with a focus on the quality of the public realm, built form and successful integration of mixed-use development components with the surrounding. The terms and conditions for participation in the process are outlined in detailed in this document.

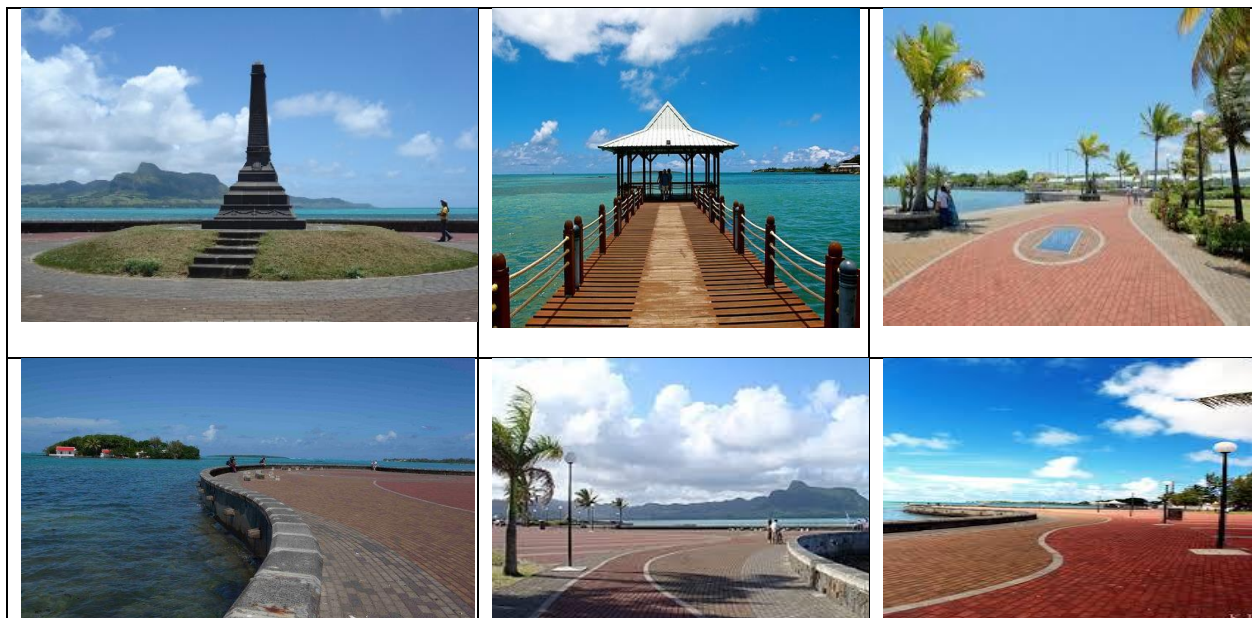
All enquiries about the Request for Expressions of Interest process should be made in writing to the Economic Development Board (EDB).

The closing date and time for submissions is: **15 December 2018**

The RFEI response will give Developers an opportunity to express their vision for the site, present an experience resume for similar works and demonstrate a capacity to carry out the project. A very important component of the Waterfront Master Plan will be community consultation as there is a need to gather input from a wide variety of stakeholders and prepare a vision that meets the needs of the community as a whole.

All responses will be reviewed and evaluated by the EDB and the Ministry of Housing and Lands. Based on submission responses to key submission criteria, the EDB may hold further direct discussions with select developers to assist EDB in developing a competitive RFP. Upon review of the RFEI submissions, the EDB reserves the right to:

1. Issue a subsequent Competitive Request for Proposals (RFP), to identify and select a developer.
2. Designate a project developer by negotiating directly with one or more of the RFEI respondents, rather than by issuing an RFP.
3. Take other action deemed appropriate, including no further action.



Notwithstanding any other provision of this RFEI and without any liability to any prospective respondent, the EDB and the Ministry of Housing and Lands reserve the unilateral right to postpone submission deadlines, reject any and all proposals, negotiate with one or more respondents, seek additional input from one or more respondents, waive any requirement of this RFEI, and modify or withdraw this RFEI.

2. Development Site Description

2.1 The site

The site is of an extent of 4.77 Ha (47,700 m²). The land belongs to the Government of Mauritius, represented through the Ministry of Housing and Lands. The Ministry of Housing and Lands will lease the land for a period of 60 years to the company whose project has been selected following this call for expression of interest.

The parcels of land for the development are located within the fully-serviced urban settlement area immediately adjacent to the downtown and in proximity to the existing bus terminal and residential neighborhoods. The site plan is provided at Appendix A.

The site overlooks the pristine blue lagoon on the east and the spectacular and lush mountain ranges on the north east. The waterfront esplanade already exists.



Mahebourg is one of the most beautiful and livable areas in Mauritius. It is the oldest city in Mauritius. It offers a wonderful blend of built and cultural heritage; environment; a local market and dynamic local culture and a low stress lifestyle. This unique setting provides for an ambience that you will not find in another town anywhere on the island.

The waterfront is a place where residents and visitors like to spend time strolling along the esplanade.



2.2 Mahebourg – The History

Mahébourg is located on the south-eastern coast. It has a population of approximately 17,042. The region of Mahebourg has a blend of the old and new, with some buildings originating back to the 1800's interspersed with modern island architecture. This historic port city was once the capital of Mauritius.

Founded originally by Dutch colonists around 1805, Mahebourg was named after a popular French governor Mahé de La Bourdonnais during the French colonial period in history. The Dutch chose to colonize the site because of its proximity to abundant water supplies, namely nearby streams and rivers. It served as an excellent port city for trade. However, it was the Battle of Grand Port in 1810 that truly defined the port of Mahebourg.

The British tried to take over the entire island of Mauritius and failed, thanks to the French efforts to protect it. Eventually, the French chose Port Louis as their primary port, relegating Mahebourg to a small town with fishing and tourism as its primary commerce. Still, this historic city boasts the best of its founding fathers with the wide streets and hints of the Dutch and French influence in the architecture, particularly in the old areas of Mahebourg.

The well-planned wide streets in the old section of Mahébourg still bear testimony to this Dutch and French colonial past. After the French chose Port Louis as the main port Mahébourg declined into a sleepy coastal city. The past is still preserved today in the Historical Naval Museum which also recounts the epic naval battles of the past between the French Navy and the Royal Navy. The Dutch historical museum in Grand Port recounts the early Dutch settlement of the island.

The waterfront, while not boasting beaches, has been developed and is now a huge draw for visitors. It is perfect for a stroll at sunset and there is even a pavilion to rest and enjoy the view. Things to See and Do Perhaps one of the most interesting draws to Mahebourg is the Naval Museum housed in a restored colonial French mansion that once served as a medical base during the 1810 war. Mahebourg has the influence of the Dutch, German, French, Indian and the Chinese.

The charming Mahebourg is full of simple pleasures: a museum, a buzzing market, spicy street food, good budget lodgings and beautiful beaches but opportunities exist in repositioning Mahebourg as one of the main tourist, cultural and historical attraction on the island.

3. Development Opportunity

Development of the Mahebourg Waterfront Site has been contemplated in the 1990's and over the time there has been a number of plans that have attempted to guide design and preferred development outcomes for the site, as part of a greater waterfront project.

Objectives have changed given market circumstances and economic drivers as the waterfront transitioned from a commercial hub to what is now a mixed commercial, recreational and tourism precinct.

The Mahebourg waterfront can be transformed into one of the major integrated smart and sustainable tourism hub. The waterfront area offers unique characteristics such as:

- a statue of harmony Swami Sivananda built by volunteers out of cement, stones and pebbles;
- a temple;
- a monument erected in the honor of the 'Bataille de la Passe';
- a sea front promenade;
- visual representations along the pathway of the promenade depicting historical events;
- wooden jetty with kiosk;
- "Ile du Mouchoir Rouge"
- Ile au phare.
- Pointe Canon Amphitheatre and historic abolition of slavery
- Established traditional regatta; and
- Ile aux Aigrettes

The scope of work should also take into consideration part of land reclamation, the emerging traffic problems, car parking problems and lack of recreational facilities. Any development therein should ensure the setting, architectural features and townscape of the waterfront are not adversely affected by any proposed development including civil works.

The vision for Mahebourg is to create the best opportunities for mixed use development and achieve a high quality urban environment centred around tourism. It will guide new development in a more balanced,

sustainable and inclusive way to revitalize the traditional centre to make it more attractive as a hub of community, social and cultural activity, a tourist attraction as well as for complementary uses such as apartments, public open space and an upgraded public transport system. The proposed development will also benefit the local community through the creation of additional jobs.

4. Submission Requirements

The ultimate goal of the RFEI is to identify qualified developers who have both the experience, and financial and design/ construction capabilities, to be able to successfully complete the Waterfront development. The RFEI may lead to the award of the lease agreement by the Ministry of Housing and Lands with all the terms and conditions for the development.

The RFEI submission and subsequent discussions with respondents are intended to provide input that will help clarify the development potential of the sites.

Respondents are invited to submit their ideas, plans, and qualifications for consideration pursuant to the terms and conditions of this RFEI.

A complete Expression of Interest submission from a respondent would contain, at a minimum, the following:

1. Proposal and Conceptual Plan

Provide a written vision plan with conceptual diagrams for the RFEI real estate consistent with the development vision components, development objectives, sustainable principles and design guidelines outlined within this RFEI. Also provide an accompanying narrative that will enable EDB to sufficiently understand the respondent's submission and conformity with RFEI criteria and the Waterfront development Strategy. Examination of synergies and analysis in linking to the downtown street revitalization and surrounding developments (bus terminal and market place) is paramount in the respondent's proposal. The plan and narrative should include preliminary indications of approximate square footages for each proposed use as well as a description.

The respondent should also provide a project phasing plan and estimated timeframe.

2. Preliminary Pro forma

Proposals should include an order of magnitude construction budget defining hard costs, soft costs and pro forma income statement. Detailed financial proposals are not required at this stage.

3. Experience and Qualifications of Developer/Development Team

Provide a description of the principal developer (and its related development entities and subsidiaries) and other team members. Descriptions of the development entity should include, at a minimum, the types of

development undertaken by the entity, description of its geographical market focus, length of time in business, description of the principals and key personnel who are most likely to work on the project, description of all persons who have or will have a financial interest in the project and identification and resumes of key personnel of any proposed team members.

4. Relevant Development Experience

Provide a list of similar projects which the developer/development team has completed. This description must be in a narrative form that is clear and comprehensive. Brochures and collateral material may be included as appropriate.

5. Financial Capacity

Interested developers should have the ability to obtain financing for major real estate projects such as this offering and should provide general information regarding the financial condition of their company.

5. Disclaimer

The respondent understands and acknowledges that by submitting a proposal, no contractual relationship will be created between the respondent and the EDB.

This is a call for Expressions of Interest and not a tender call.

The EDB reserves the right to enter into negotiations for development of the site with the most effective respondent(s) as determined in the sole discretion of the Ministry of Housing and Lands in consultation with the EDB.

The EDB retains the right not to proceed further following the release of the call for Expressions of Interest or to cancel the process at any time thereafter.

Respondents are advised that all responsibilities, costs, risks and expenses arising from or in relation to the contemplation, participation, preparation and submission of a proposal, or in the provision of further information in connection with this call for Expressions of Interest by it or any other party shall be borne entirely and solely by the respondent. The EDB and its employees and agents shall neither have nor incur any liability towards any party, which incurs any costs, liabilities or damages in the consideration of, or in the making of a submission pursuant to this call for Expressions of Interest.

The respondent agrees that the submission of the proposal does not create any relationship between the respondent and the EDB that is actionable at law. The respondent agrees that by submitting a proposal, the respondent may not make any claim for any damages against the EDB, its employees or the Ministry of Housing and Lands.