

# NATIONAL REGENERATION PROGRAMME

The National Regeneration Programme (NRP) is an initiative of the Government to regenerate and revitalize the central areas of our city, towns and larger villages. The NRP is managed under the Smart City Scheme.

The NRP provides for restoration, consolidation and improvement of the built fabric of towns and large villages with respect to public and private buildings and infrastructure in a specific area approved under an Area Regeneration Plan (ARP).

The local authority or a group of landowners or any person having a development proposal may produce an area regeneration plan which, once approved by the EDB, will be the high-level masterplan that will guide development, investment and projects in the central areas. This may include buildings, groups of buildings and key infill sites where effective improvement may be achieved, existing buildings refurbished, and new buildings constructed.

A project will be approved by the EDB where it is located within the ARP and is related to any work associated with the construction, reconstruction, demolition, repair or renovation of a building, structure or works, such as site preparation, excavation, erection, building, installation of equipment or materials, decoration and finishing and other similar services.

## Incentives provided to NRP developer:

A developer issued with a registration certificate will be provided the following incentives:

- Fully recover VAT paid on buildings and capital goods for a period not exceeding 2 years from date of registration certificate;
- Claim for a repayment of the amount of input tax allowable in respect of buildings and capital goods ;
- Tax credit in respect of capital expenditure incurred in 2 succeeding income years from the date of the registration certificate;
- Exempt from income tax with respect to an activity related to smart parking;
- Where an NRP developer imports any dutiable goods, other than furniture, to be used in infrastructure works and construction of buildings, no customs duty shall be paid on those goods;
- Where an NRP developer imports furniture in such condition that it would require further processing resulting into value addition of at least 20% of the c.i.f value at import, no customs duty shall be paid on the furniture; and
- Where an NRP developer has incurred capital expenditure on approved renovation and embellishment works in the public realm, a deduction of the capital expenditure so incurred shall be allowed from its gross income in the income year in which expenditure is incurred.
- Income derived by an NRP developer from an activity relating to smart parking is exempted from income tax for a period not exceeding 5 years from the income year in which the company starts its operations.

As at date, the EDB has approved the Area Regeneration Plans for

- **Port Louis**
- **Mahebourg**

The EDB welcomes investors to submit development proposals/ projects and apply for a registration certificate under the National Regeneration Scheme and benefit from the above incentives.

Any additional query/ information may be submitted to [hpd@edbmauritius.org](mailto:hpd@edbmauritius.org).

## Regeneration of Port Louis under the National Regeneration Programme



The area regeneration plan of City of Port Louis has been approved by the Economic Development Board pursuant to regulation 20B (7)(a) of the Economic Development Board (Smart City Scheme) Regulations 2015, as amended.

The area described hereunder has been declared as a Special Development Area under the **National Regeneration Programme:**

### **North East**

Starting from Quay D Roundabout, the boundary runs towards the East along Military Road up to its end towards Boulevard Victoria;

## East

From the last-mentioned point, the boundary runs southerly along Boulevard Victoria to its junction with Mahatma Gandhi Street; thence along an imaginary line up to the ridge of Spear Grass Peak;

## South

From the last-mentioned point, the boundary runs in a general westerly direction along the ridge of Signal Mountain (behind Marie Reine de la Paix) to an imaginary junction with Maupin Street; thence runs North West along Maupin Street up to Caudan Roundabout on the Dual Carriageway (M1); thence generally West along Pagoda Street up to the end of Robert Edward Hart Gardens; thence along the boundary of Western Cemetery and along its prolongation to the seashore;

## West

From the last-mentioned point, the boundary runs generally North along the seashore; thence westerly along Marine Road; thence along Approach Road up to the starting point.

The area regeneration plan stated hereinbefore is valid for a period of two (2) years ending 9 July 2021.

A person intending to carry out **works** in the special development area, including works in the public realm, must make an application to the Economic Development Board for a registration certificate as NRP Developer.

Projects submitted under the National Regeneration Programme must pay special attention to:

- complementary and integrated development projects privileging mixed-use development projects which contribute to the revitalisation of the city centre areas by redeveloping vacant and derelict sites and projects which mutually complement to the economic livelihood and attractiveness of the Port Louis as an iconic liveable development area for leisure and business
- design for a liveable and sustainable inner city by capitalising on the natural advantage of the city by integrating the mountains, the traditional core and the waterfront to improve the identity and image of the city centre as place providing a pleasant live-work-play experience in all aspects
- enhancing the city centre's image and identity by introducing high standards of building design, reduced urban sprawl and carbon footprint and improvements to the public realm
- encouraging iconic transit-oriented developments and projects that enable a more efficient parking management and usage of public transport amenities, highway infrastructure, pedestrian plazas and esplanades

- the protection of buildings of architectural/ historic interest, identification of conservation areas, adhering to the planning policy guidelines and imposed restrictions by the buffer zones for National Heritage sites such as the Aapravasi Ghat, protection and preservation and integration of building of architectural, historic, religious or cultural interest such as the Granary, preservation of urban parks and gardens of historic significance
- an emerging demand for high-rise apartment blocks as a common feature in the urban landscape to service growing demand from professionals and retirees who desire shorter journeys to work and a better work-life balance
- recent development trends in order to improve the older parts of the core area of Port Louis where there is a lack of landscaped areas and greeneries, poor pedestrian facilities, congested streets, shabby conditions of many buildings, fronting streets jammed with traffic
- efforts required to retain and preserve buildings that reflect the history of Mauritius as well as the general ambiance of the locations in which they stand.

## Regeneration of Mahebourg under the National Regeneration Programme

# Regeneration of Mahebourg under the National Regeneration Programme



The area regeneration plan for Mahebourg, declared as a special development area, has been approved under the National Regeneration Programme under the provisions of the Economic Development Board (Smart City Scheme) Regulations 2015. The area plan is described as follows:

## **North**

Starting from the mouth of River La Chaux at Cavendish bridge, the boundary runs south easterly along the seashore to the junction of Airport road and the coastal road.

## **South**

From the last-mentioned point, the boundary runs along the airport road joining A10 road at Beau Vallon roundabout, thence the boundary runs towards the west up to river La Chaux.

## **West**

From the last mentioned point the boundary runs generally north along river La Chaux and includes the locality of Ville Noire and runs up to Cavendish Bridge.

The area regeneration plan stated hereinbefore shall be valid for a period of two (2) years ending 10 January 2023.

A person intending to carry out works in the special development area, including works in the public realm, must make an application to the Economic Development Board for a registration certificate as NRP Developer.

For all developments, relevant design considerations should include:

- Preserving and enhancing historic buildings and townscape and maintaining and strengthening local distinctiveness and sense of place;
- Protecting and enhancing urban open space, green wedges, areas of landscape significance, environmentally sensitive areas and land/ water interface areas;
- Redeveloping vacant and under-used sites and optimizing the use of previously developed built-up areas;
- Improving existing building stock.
- Heritage Conservation - maintaining a unique sense of place. Mahebourg is particularly significant in Mauritian heritage and many buildings of architectural or historic interest are located within the town itself. The continued stewardship and repair of this built heritage is essential to maintaining and enhancing the character of the Mahebourg area.

Any applications located within the setting of National Heritage or involving such items should be carefully considered and be in accordance with the National Heritage Trust Fund Act. Opportunities for private sector usage of National Heritage items which can facilitate their sustainable use should be supported to broad conformity with PPG.

- Mahebourg Waterfront

Any development within or in vicinity of the Mahebourg Waterfront should ensure the setting, architectural features and townscape of the waterfront are not adversely affected by any proposed development including civil works.

- Other design framework shall include:
  - Vibrant streets and urban spaces, interconnected network of places that support walking, cycling, social interaction and display distinctive private, commercial and civil functions.
  - New and existing public places must respect, enhance and respond to their local natural environment within and around them.
  - Green spaces and community gardens can play a huge role in delivering ecological and social functions.