



SUPPLEMENTARY PLANNING POLICY GUIDANCE

**HOTELS AND INTEGRATED  
RESORTS DEVELOPMENT :  
REAL ESTATE SCHEME**





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## Supplementary Design Guidance

### Real Estate Schemes

This supplementary design guidance aims at improving the quality of submissions and reinforcing the criteria for proper project design and location for **Real estate Schemes and should be read in conjunction with Design Guidance – Hotels and Integrated Resorts Development, (PPG November 2004 ) and PPG 5 Development along Motorway- April 2008.** In addition reference and compliance with the guidelines issued by the Board of Investment with respect to Integrated Resort Schemes and the Real Estate Schemes for the other statutory requirements should also be referred to.

Moreover, developers are informed that a Preliminary Environment Report or an Environment Impact Assessment Report, as applicable, would be required for each RES project

### Status of the Guidance

Planning Policy Guidance is prepared and issued to Local Authorities under section 13 of the Planning and development Act 2004. All Local Authorities to whom this guidance is issued should comply with it.

Developers of RES projects should ensure that they have followed the design process and standards. The aim of the guidance is to provide a set of performance criteria which should be broadly followed as each site is different and the design solutions may be varied and unique. Nevertheless, developers should strive to comply as far as possible with the design principles enunciated in this document.

This supplementary guidance becomes effective as from July 2011.

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### 1.0 Background

Real Estate Scheme (RES) is a scheme under the Investment Promotion Act 2000 and is to be developed in line with the Investment Promotion (Real Estate Development Scheme) Regulations 2007.

RES allows small land holders owning freehold land of an extent of 1 Arpent but not exceeding 10 hectares (23.69 Arpents) in aggregate to develop a mix of residential types mainly for sale to non-citizens.

### 2.0 Design Guidance : The Design process

The development Design Process for Real Estate Schemes project is similar to that applied to Integrated Resort Scheme. Developers should consult the Design Guidance for Hotels and Integrated Resorts (2004) prior to proceeding with their project. It is advised that full use is made of the opportunity of submitting an Outline Planning Permission to the local authority. The analysis stage should be very thorough and should demonstrate how the project integrates with the surrounding environment and complies with the policies of the Outline Scheme.

In determining the type and layout of Real Estate Schemes, a number of elements require consideration. These include:

- Location & Context
- Accessibility and Infrastructure
- On plot services
- Plot coverage
- Setbacks ,Visual and Acoustic Privacy
- Development Height
- Parking
- Activity Centres and Facilities
- Landscaping and Energy Efficiency

#### 2.1 Location & Context

When designing a Real Estate Scheme, consideration must be given to the location and context of site as well as the site's extent.

The main locational criteria to be used when assessing RES are as follows:

- Within defined settlement boundary in inner town centres
- Within defined settlement boundary at edge of town centre, in growth zone or in business area
- Within tourism zones but within or adjacent to existing settlements, resorts and campement sites
- Within tourism zones but outside existing settlements, resort complexes and campement sites
- Outside tourism zones, in open coastal or countryside or mountainous locations or in environmentally sensitive areas excluding wetlands

Where a RES site is proposed within or adjoining ESA's, the proposed development should demonstrate how it will contribute to maintain and enhance the environmental character of the area. An EIA licence or a PER may be required prior to the start of construction work.

The context of a development is the character and setting of its surrounding environment. An analysis of the context is particularly important to understand the site's limitations and opportunities. The nature and scale of the RES should be in harmony with its surroundings and its architectural quality should enhance the character of the area. A site of one arpent is more appropriate for an apartment type of development in a town centre or business zone setting. However, consideration may be given to detached villas type of development in edge of town centre or established residential suburban areas in infill sites.

Larger scale development over 5 arpents site may have to conform to the specific contextual requirements of a particular site. In environmentally sensitive areas, (this is defined in glossary of PPG 1) the development density should be as low as possible but limited to one residential villa per 1.25 arpents.

For additional guidance, the Planning Policy on Design Guidance - November 2004 (revised September 2006) should be consulted on the general principles of Urban Design Qualities and Design Sheet on Design on Sloping Sites.



## 2.2 Accessibility and Infrastructure

Successful integration with existing connections plays a key role in physically and visually integrating a new development with its surroundings.

Proposed sites for RES shall be easily accessible and should be capable of connection to existing utility supplies and transport networks or may be connected at reasonable costs by public utility providers. Isolated stand alone proposals are not likely to be acceptable if they would inhibit the comprehensive development of an area unless they are of a scale which would contribute to the enhancement or maintenance of the surrounding environment. However those developments which are capable to bear such expenses and which is acceptable on planning grounds can be favourably considered, the more so as certain RES projects are viable only due to their remoteness and their setting in unique locations.

The following elements should be considered:

- Linkages and connections (roads and utilities)
- Modes of travel
- Parking capacity and layout
- Traffic management
- Road gradient

## 2.3 On plot services

The design of RES will be guided by the standards and technical requirements. A series of Technical Sheets has been provided in the Planning Policy Guidance on Design Guidance, November 2004 and reference should be made to these. These Technical Sheets include:

- Drainage
- Electricity
- Main Sewerage provision
- On-plot sewage disposal
- Telecommunications
- Water Supply
- Combined Utilities Summary Plans

## 2.4 Plot Coverage

Plot coverage would be controlled by the specific demand of site, its context and location. It is what remains after provision has been made for setbacks, on-site parking, sewage disposal, landscaping and other considerations such as existing structure of the area.

The plot coverage for sites to be used for apartment type of development should range between 50 - 65% in town centers but should not exceed 35 - 40 % in edge of town centre or suburban areas. In coastal locations, plot coverage of 30 % for sites immediately fronting the coastal road and located on the inland side of the road should be allowed for detached and semi-detached buildings whilst in environmentally sensitive areas such as mountain slopes, maximum plot coverage of 12% should be allowed.



## 2.5 Setbacks, Visual and Acoustic Privacy

Setbacks serve to protect the amenity of adjoining properties, promote visual and acoustic privacy and assist in establishing street character by defining edges.

The siting and scale of buildings is a function of the way the buildings relate to their boundaries, and their overall massing. By adjusting setbacks, buildings can be designed to ensure an adequate daylight to habitable rooms, sufficient ventilation and private open space.

Setbacks should normally increase with additional building height and also in relation to the particular requirements of an existing context. The setback should be increased by half-metre for each additional floor beyond 25 metres. The minimum setback of buildings from any carriageway is indicated in table below

Indicative Building Setbacks to Road Frontages	
Motorways	20.0m
A Road	6.0m
B Road	6.0m
Other urban roads	4.5m
Other roads	3.0m

Visual and acoustic privacy can be provided by a judicious use of setbacks, siting of buildings and introducing landscaping elements. These considerations are important when designing tall buildings or where sites are small.

## 2.6 Development Height

Generally, building height is controlled by the context of the project and established norms. In certain sensitive areas, buildings higher than their surroundings are particularly prominent and their impacts on the skyline and surroundings must be given careful consideration. In other areas such as town centres or business zones, it may be advantageous to increase building height to provide focus for the development and to reinforce and enhance the character to the area. For additional guidance on development height, the Design Guidance for Sloping Sites should be consulted.

## 2.7 Parking

The provision of parking and service areas should normally be adequate to cater for the needs generated by the project. As the RES is an upscale development, parking standard has to be adjusted to 2 parking lots per residential unit.

In very dense development within town centres and business zones, with more than 50 units, the provision of basement or multistorey parking to serve the development may be desirable.

Visitor parking at the rate of one space for every five residential units has to be provided and should preferably be laid out at ground level.

In order to create high quality road frontages and public spaces, the provision of forecourt parking should be discouraged. Where forecourt parking is unavoidable, the development should be clearly defined by a hedge in continuity with adjoining development to provide a high standard of visual appearance from the road.



## 2.8 Activity Centres and Commercial Facilities

These areas can be used to develop focal points of activity within the development to meet market requirements and residents expectations which are important for a high end clientele.

RES should provide leisure and optional commercial facilities for the benefit of the residents mainly. Smaller developments may be limited to the provision of gymnasium, swimming pool, billiard/snooker and other indoor games facilities.

Larger scale projects should provide focal points such as club houses, tennis courts, and other outdoor activities. Large scale developments and high density developments in town centers and business zones have to provide some kind of commercial facilities such as retail shopping or office space.

Management companies may choose to allow non-residents access to the outdoor facilities for better interaction with the rest of society and raise income through membership.

An area of around 2% of site and up to one arpent should be reserved for provision of indoor and outdoor leisure facilities and for commercial development on sites which do not exceed 5 arpents and which are proposed for low density villa type residential development.

For large scale development on sites exceeding 5 arpents up to 23.69 arpents, a commercial component commensurate to the scale of the proposed development should be included. The extent should not detract from the primary purpose of the development. Other types of commercial development may also be proposed on villas development provided the market study is positive and opportunity to tap adjoining catchment areas is available.

## 2.9 Green Buildings, Landscaping and Energy efficiency

Energy performance of building requires design to use the sun, shade and cooling breeze and achieve reduction in use of non-renewable energies.

Key areas for energy savings are siting, design and construction materials, using passive design responses such as energy-efficient solar access (living area), building orientation and layout, glazing, air movement, shallow depth for good cross-ventilation, landscaping, treatment of surfaces (limit impervious areas, drainage, water-harvesting etc).

Promoters should be encouraged to submit a Landscape Plan so as to ensure adequate and proper greening of open spaces.

The design should demonstrate through a solar access analysis how the energy saving aspect has been taken into consideration in the layout. The energy impact the design may have on neighbouring properties should also be accounted for.

The following requirements must be given due consideration:

- Buildings to be fitted with solar panels and / or photo-voltaic panels
- Each residential unit (villa) to include planting of two big trees
- All buildings to have insulated roofs
- High ceilings, good cross ventilation and eco lights
- Paved areas to be minimized and preference given to vegetative cover, interlocking bricks and water harvesting techniques
- Awnings to be provided to limit glare and direct sun light access to rooms
- Limit exposure to afternoon sun



Table 1: Types of RES: Location and Facilities

Site extent	Location	Residential type/Commercial	Ancillary facilities
At least 1 arpent or more	Town centre (CBD)	Apartment/Town Houses/ Commercial	Parking (basement & multistorey) Swimming Pool Gymnasium Service /Caretaker/ Concierge Roof garden.
At least 1 arpent or more	Edge of town centre/Sub urban area	Villas/Apartment/ Commercial	Parking (basement & multistorey) Swimming Pool Gymnasium Service /Caretaker/ Concierge Roof garden.
Greater than 1 arpent but less than 3 arpents	Business zone (a) Villas (b) apartments	Villas/ Apartment/ Commercial	Parking (basement & multistorey) Swimming Pool Gymnasium Service /Caretaker/ Concierge Roof garden.
1 arpent	Within Tourism zone in major tourism centres such as  Grand Baie Flic en Flac Trou D'eau Douce Tamarin Albion	Apartment/Villas/ Commercial	Swimming pool.
Greater than 1 arpent	Within Tourism zone , outside edge of settlement boundary, resorts and campement sites	Villas on 600-1500m <sup>2</sup>	Swimming pool, Gymnasium, Caretaker facilities, outdoor leisure facilities.
Greater than 5 arpent	Outside tourism zone in open coastal or country side or mountainous areas including ESA	Detached Villas on sites of an extent of 2110 m <sup>2</sup> but not exceeding 1.25 arpents	Swimming pool, Gymnasium, Caretaker facilities, outdoor leisure facilities, club house.



Table 2: Design Sheet Development Criteria for RES projects

Location	Residential type/ Apartments	Plot coverage %	Max Height in metres	Minimum Setbacks (front)	Minimum Setbacks (side)	Minimum Setbacks (rear)
Town centre	Apartments/ Commercial	50 -65	Over 25m	+ 6m	+5m	+5m
Edge of town centre/Sub urban area	Apartments/ Commercial	35 - 40	25m	A & B roads 6m other roads 4.5m	5m	5m
Edge of town/Sub urban area/ Business zone	(i)Villas  (ii)Apartments	35 - 40	Ground+1  Over 25m but limited to 12 floors	A & B roads 6m other roads 4.5m/ 0.5m for each add floor over 25m	2m  5m+0.5m for each add floor over 25m	2m  5m+0.5m for each add floor over 25m
Within Tourism zone in major tourism centres	Villas on 1000m <sup>2</sup> /	30	Gd + 1+ 33% on coastal frontage land	A & B roads 6m other roads 4.5m	2m	2m
Grand Baie Flic en Flac Trou D'eau Douce Tamarin Albion	Apartments on 1 Arpent / Commercial	35 - 40	Gd + 2 or as per existing height standards for coastal road (B)			
Within Tourism zone, edge of settlement boundary, resorts and campement sites	Villas on 600 m <sup>2</sup> - 1500m <sup>2</sup>	20 - 30	Gd + 1 + 50%	A & B roads 6m other roads 4.5m	2m	2m
Within Tourism zone ,outside settlement areas,	Villas on ≥1500m <sup>2</sup>	25	Max Gd + 1	A & B roads 6m other roads 4.5m	2m	2m
Outside tourism zone in open coastal or country side or ESA including mountainous areas	Villas on ≥2110m <sup>2</sup> but not exceeding 1.25 arpents	12%	Max Gd + 1 limited to 10.5m (cumulative elevation) as per PPG Sloping Sites	A & B roads 6m other roads 4.5m (site specific)	Site specific	Site specific