



Call for Expression of Interest Regeneration of Fort Adelaide - The Citadel

20 May 2024

www.edbmauritius.org

1. Introduction

The Economic Development Board (EDB) is a corporate body set up under the Economic Development Board Act 2017 and operates under the aegis of the Ministry of Finance, Economic Planning & Development. EDB is mandated to provide strong institutional support for strategic economic planning and to promote Mauritius as an attractive investment and business centre, a competitive export platform as well as an International Financial Centre (IFC).

2. Purpose

The EDB has been entrusted with the responsibility of inviting Expression of Interest (EOI) from local and foreign investors/developers to submit their interest for a regeneration project at Fort Adelaide (the Citadel), a touristic site situated in Port Louis. The model of development will be defined in due course and maybe considered under a Public Private Partnership (PPP) basis or any other applicable model.

This unparalleled opportunity aims to:

1. bring to life an extraordinary cultural heritage site to captivate the hearts of visitors;
2. enhance the attractiveness of Fort Adelaide (the Citadel) as a prime touristic site;
3. provide a mix of hospitality/ leisure/ entertainment/ cultural activities; and
4. contribute significantly to the economic growth and cultural enrichment of Mauritius.

3. Project Overview

Fort Adelaide (the Citadel), is a National Heritage site under the National Heritage Act 2003. It is situated in Port Louis, standing on state land of an extent of 24A87p. It has been officially vested in the Ministry of Tourism by the Ministry of Housing and Land Use Planning. The Ministry of Tourism is also responsible for the management of the building.

It boasts a rich historical heritage dating back centuries. Perched atop a majestic hill, it offers panoramic views of the surrounding landscape.

The vision for the regeneration of Fort Adelaide (the Citadel) is to preserve its historical significance while creating an integrated, vibrant and world-class tourist site.

3.1 Key Features of the Project

1. **Preservation of Heritage:** The historical structures and artifacts that make Fort Adelaide (the Citadel) unique should be meticulously preserved and integrated into the overall design.
2. **Innovative Infrastructure:** The project should feature state-of-the-art facilities and amenities that align with sustainable development practices.
3. **Cultural Enrichment:** Collaborations with local artists, artisans, and cultural organizations should ensure that the development showcases Mauritius' rich historical and cultural heritage.

4. **Tourism Enhancement:** The development should significantly contribute to the growth of Mauritius' tourism sector, attracting both international and domestic visitors.
5. **Economic Impact:** The project is poised to generate employment opportunities and stimulate economic growth in the region.

3.2 Scope the Project

The site will be leased to the potential developer against a rental to be determined prior to signature of contract.

1. The potential investor/developer will be required to make proposals on how it will develop activities related, but not limited to hospitality/ leisure/entertainment/ culture/recreation, and make Fort Adelaide a landmark site while taking into consideration the following:
 - i. restoration, preservation, regeneration, and enhancement of the attractiveness of this site as a tourist destination;
 - ii. mainstreaming eco-friendly and sustainable practices
 - iii. valorisation of the history of Fort Adelaide (the Citadel) and Port Louis as well as disseminate information of other cultural and historical sites within Port Louis to improve their visibility;
 - iv. promotion of the site to tourists and the local population.

3.3 Information and documents to be submitted along with the Expression of Interest

The potential investor should demonstrate a track record of delivering high quality, innovative and creative projects in the hospitality/ leisure/ entertainment/ historic/ cultural fields. The proposals should comprise:

1. business plan (project description, layout plan and artistic impression for the proposed development, investment, job creation);
2. company profile, organization structure and profile of key staff (CVs) implementing the project;
3. experience in management of a commercial heritage site;
4. the financing mechanism of the project while demonstrating revenue generation which will ensure the self-sufficiency and sustainability of both the project and the site (inclusive of ongoing maintenance associated with the heritage site); and
5. documents showing proof of financial capacity to undertake the project.

Note:

- i. Incomplete application will not be considered for the evaluation process.
- ii. Any inaccurate, false, or misleading information provided may result in failure of the application.

4. Project under the National Regeneration Program (NRP)

The regeneration of Fort Adelaide falls under the National Regeneration Programme (NRP) for Port Louis.

The regeneration project aims to provide for a multitude of benefits:

Economic	Attract investments, create employment, renew the urban/ rural economy
Social	Develop/ enhance local infrastructure, leisure, cultural and recreational facilities
Environmental	Promote sustainable development, achieve energy and resource efficiency, reduce carbon footprint and pollution, green spaces
Cultural	Preserve/ enhance heritage sites and promote cultural tourism, creative activities, support of cultural production, creation of events like festivals

4.1 Incentives provided to developer under NRP

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

1. Fully recover VAT paid on buildings and capital goods;
2. Claim for a repayment of the input tax allowable in respect of buildings and capital goods;
3. Customs duty exemption on imports of any dutiable goods, other than furniture, to be used in infrastructure works and construction of buildings;
4. No Customs Duty on imports of furniture that would require further processing resulting into value addition of at least 20% of the c.i.f value at import; and
5. Deduction of the capital expenditure on approved renovation and embellishment works in the public realm from gross income in the income year in which expenditure is incurred.

All projects under the NRP are encouraged to adopt technology to develop smart infrastructures and services. All developments under the NRP must be in line with national policies and local strategies. The focus should be on the interaction among urban/ rural conglomerations, architectonic, technological, economic, socio-cultural, environmental and political-administrative dynamics within each specific area.

5. Request for Clarification

Any queries or request for clarification shall be sent to eoicitadel@edbmauritius.org

6. Submission of Expression of Interest

All submissions should be addressed to the Chief Executive Officer and submitted by email to eoicitadel@edbmauritius.org by Tuesday 20 August 2024 at 14hrs (GMT +4)

7. Disclaimer

The Economic Development Board (EDB) has prepared this Expression of Interest (EOI) document to provide information regarding the project 'Regeneration of Fort Adelaide (The Citadel)'.

Maximum available information which are relevant to the project have been provided. However, this EOI document does not claim to contain all the information related to this project or the site. The EDB does not make any representations or warranties, express or implied as to the adequacy, accuracy, completeness, or reasonability of the information contained in this EOI document.

The EDB reserves the right to accept or reject any interest expressed and/or not proceed with the expression of interest without thereby incurring any liability whatsoever to any bidder and without any obligation to inform the bidders of the grounds of its action.

8. Annexures

Annexure I – History of Fort Adelaide (The Citadel)

Annexure II – Site Plan

Annexure III – Building (Fort) plan

Annexure I

History of Fort Adelaide - The Citadel

For decades, Fort Adelaide (The Citadel) has been a landmark site in the history of Mauritius. Because of its unique properties, the Citadel was first decreed a national monument in 1958 through Government Notice No. 614 by Governor Sir Robert Scott. It was reaffirmed as a national monument through the National Monument Act 1985 and lastly, as a national heritage of Mauritius in the National Heritage Fund Act 2003.

Fort Adelaide (The Citadel) is named after Queen Adelaide, the wife of the king William IV, who reigned over Great Britain during the 1830s. The fort is designed in a rectangular pattern and consists mainly of large basalt stone blocks and large wooden beams embedded in the structure.

Fort Adelaide (The Citadel) forms an integral part of the Mauritian Heritage. In fact, it is the largest and most expensive and extensive fortification ever erected in Mauritius. The fort was built by the British to house some of the island's troops and to watch out for potential riots in Port-Louis before the abolition of slavery. It was an attempt by the British colonial officials to reassert their authority over the rebellious Franco-Mauritian planters and was to be used as a defense post in case a war broke out with France and the latter decided to attack Mauritius from one of its nearby bases namely Reunion Island and Madagascar. The construction of the fort began in 1834 but was only completed in 1840 at an approximate cost of 40,000 pounds sterling, which was the most expensive construction ever built on the island at that time. In fact, the shortage of workforce was so acute at some point that construction of the fort was put in suspension for almost 3 years.

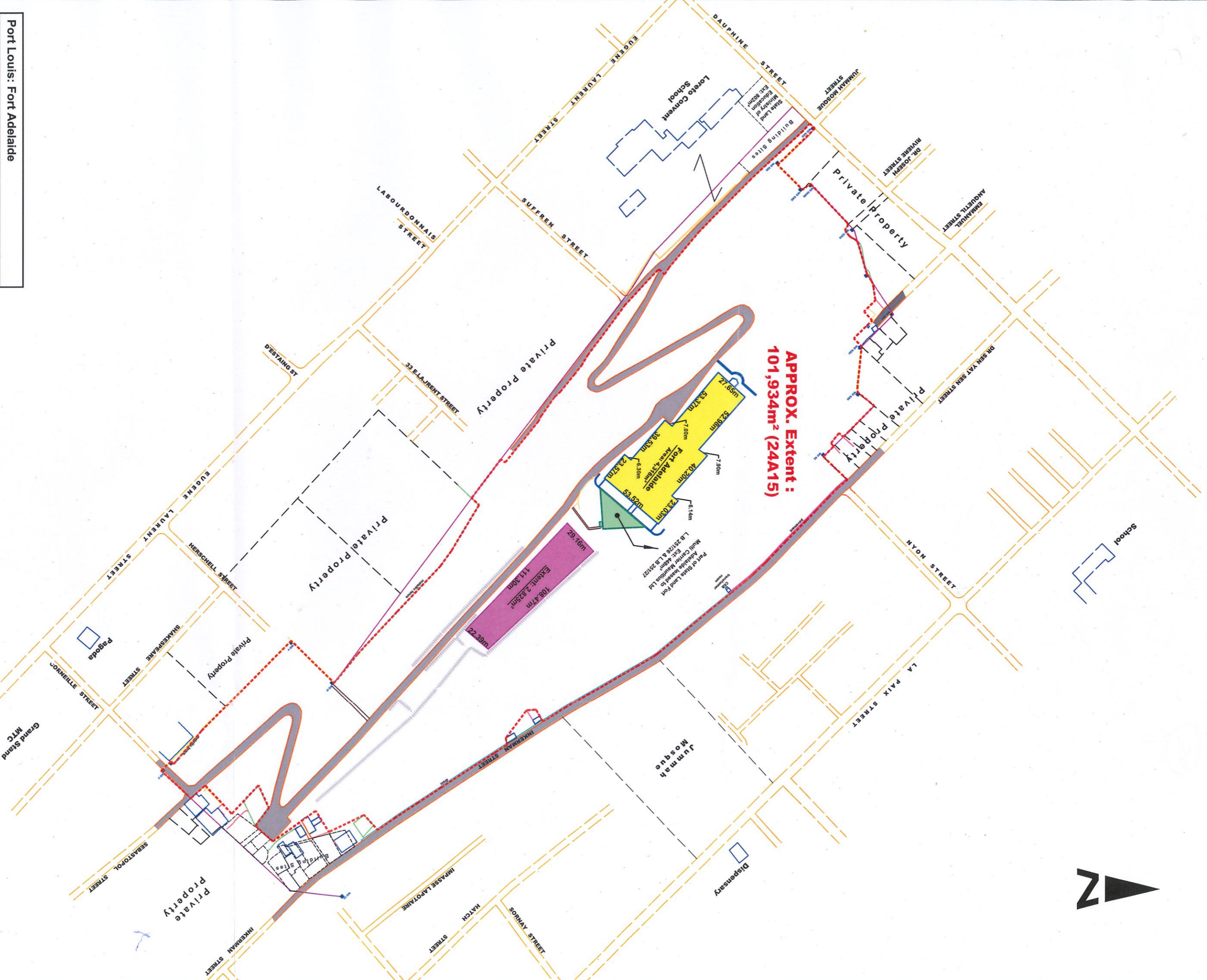
The construction of the Fort Adelaide involved a diverse workforce ranging from convicts from India, indentured Indian labourers, British military officers and prisoners, Mauritian prisoners condemned for hard labour, Mauritian apprentices, crafts men brought from Bombay - India, local Creole and Indian masons, skilled artisans to skilled workers of the British Royal Engineers.

Fort Adelaide (The Citadel) was never used for the purpose it was intended to. By the time it was completed, i.e. in 1840, the threat perceived was more or less over. The fear of war with France faded and so did the military splendor of the Fort. By 1851, very limited military function was left in the Fort, beside the morning and evening canon shots. However, it retained some of its function during the World Wars and was re-equipped during the Second World War. In 1938, the fort was under consideration to be transferred to the Colonial government from the War Department as the building was reported to be

in dilapidated condition and was recommended for preservation. Finally, in 1958, the Fort Adelaide (The Citadel) was declared a National Monument of Mauritius.

The fort is located 240 ft above mean sea level and was designed as a military position owing to its strategic location. It is situated on a hill, known as “Le Petit Montagne”, overlooking the city and the harbour.

Sitting on the hill above Port Louis, the Fort gives the best panoramic views of the capital city of Mauritius. One can view the China town to the North, the harbour to the West and the Racecourse to the South. Moreover, the Fort is visible from almost all parts of the town. It exhibits a marvellous work of artistic expertise in the defense building construction of its era and represents and manifests the essence of the Mauritian cultural heritage. Even in its present form, the site is remarkably unaltered since its original construction.



**APPROX. Extent :
101,934m² (24A15)**

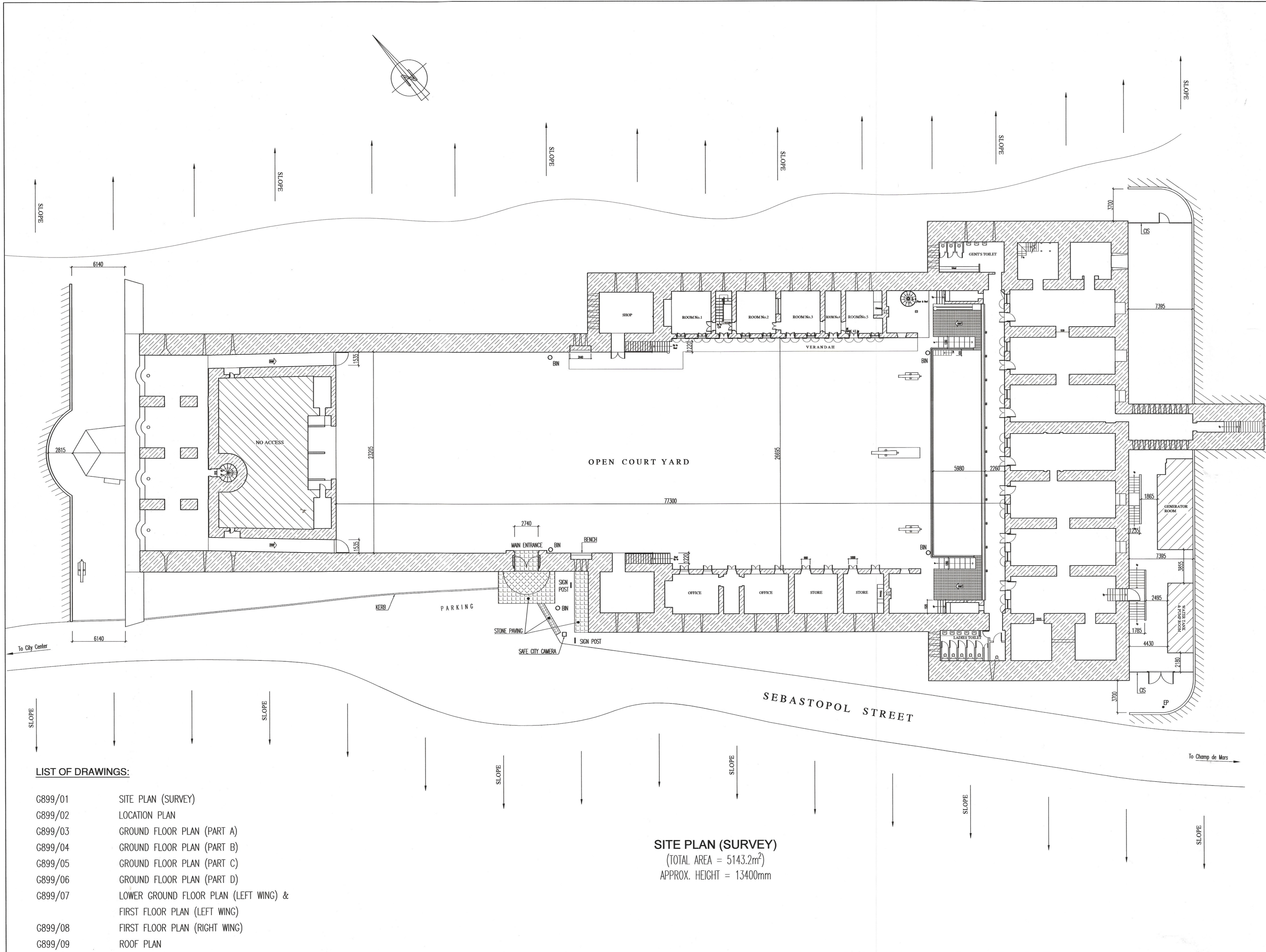
Loreto Convent
State Land
Ministry of
Education
Est. 802m

Part of State Land and Fort
Adelaide leased to
Multi Centre Maridun Ltd
L.B. 25/12/8 & L.B. 26/1/77

Fort Adelaide
Area: 4,318m²
40.20m
23.05m
53.52m
23.57m
53.37m
52.98m
27.65m
7.00m
7.30m
5.14m

Extent: 2,825m²
(411,800)
708.67m
29.16m
22.39m

Port Louis: Fort Adelaide	
Plan showing State Land Fort Adelaide (Citadel Site) vested in the Ministry of Tourism	
Approx. Extent: 24A15 (101,934m ²) [excluding encroachment]	
Ministry of Housing and Land Use Planning	
Survey Division	
Scale: 1 / 2500	Date: October 2023



LIST OF DRAWINGS:

- G899/01 SITE PLAN (SURVEY)
- G899/02 LOCATION PLAN
- G899/03 GROUND FLOOR PLAN (PART A)
- G899/04 GROUND FLOOR PLAN (PART B)
- G899/05 GROUND FLOOR PLAN (PART C)
- G899/06 GROUND FLOOR PLAN (PART D)
- G899/07 LOWER GROUND FLOOR PLAN (LEFT WING) & FIRST FLOOR PLAN (LEFT WING)
- G899/08 FIRST FLOOR PLAN (RIGHT WING)
- G899/09 ROOF PLAN

SITE PLAN (SURVEY)
 (TOTAL AREA = 5143.2m²)
 APPROX. HEIGHT = 13400mm

NOTES

- 1 Read this drawing with all Architect's and Engineer's relevant details.
- 2 No deviation from the details shown on this drawing is allowed without prior permission in writing.
- 3 If any discrepancy between this drawing and any contract document is discovered - Please ask.
- 4 Contractor is to verify all site dimensions.
- 5 Do not scale - Use figured dimensions.

LEGEND

	CARBON DIOXIDE	FIRE EXTINGUISHERS
	ABC DRY POWDER	
	WATER TYPE (H ₂ O)	
	FIRE ALARM BREAK GLASS CALL POINT	
	AUDIBLE WARNING DEVICE (SIREN)	
	EXIT SIGN	
	ASSEMBLY POINT	
	SMOKE DETECTOR	
	FIRE HOSE REEL	
	DIRECTIONAL ARROWS TOWARDS EXITS	
	FIRE HYDRANT	

No.	Revision	Date

Project
FIRE STRATEGIC PLAN FOR LA CITADELLE PORT LOUIS

Title
SITE PLAN (SURVEY)

DIRECTOR (ARCH)	S. JAYPAL
C.T.D.O	V. THOMSON
P.T.D.O	Y. POOVIN
S.T.D.O	P. BUDOTY
T.D.O	J.B, Y.V, Y.M & R.D
I.T.D.O	P.G

Scale 1:200	Date :OCT 2022	Printed 07.12.22
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