
PROPOSED COTE D'OR DATA TECHNOLOGY PARK

Expression of Interest

25 June 2020



7th Floor, Shri Atal Bihari Vajpayee Tower
Ebène Cybercity
Rep. of Mauritius

TABLE OF CONTENTS

SECTION A – EXPRESSION OF INTEREST	1
1.0 Introduction	1
2.0 Objectives of the Expression of Interest.....	1
3.0 Cost of participation.....	1
4.0 Submission of Expression of Interest.....	1
5.0 Clarifications and changes	2
6.0 Personal Data Protection	2
7.0 Disclaimer.....	2
SECTION B – BACKGROUND INFO, SITE CONTEXT AND BRIEF ON THE CÔTE D'OR DATA TECHNOLOGY PARK.....	3
1.0 Mauritius in a nutshell	3
2.0 About Landscope (Mauritius) Ltd.	3
2.1 Ebene Cybercity.....	4
2.2 Riche Terre Business and Industrial Park	4
2.3 La Tour Koenig Industrial Park	4
2.4 Other Business Parks.....	5
3.0 The Côte d'Or Data Technology Park.....	5
4.0 Site Context.....	6
5.0 The Composition of the Cote d'Or Data Technology Park.....	8
6.0 Incentives	10
ANNEX 1 – LOCATION PLAN	11

SECTION A – EXPRESSION OF INTEREST

1.0 Introduction

The Government has announced in the Budget Speech 2020-2021, the creation of the Côte d'Or Data Technology Park. The park will be constructed on a plot of land of approximate extent 63.3 hectares belonging to Landscape (Mauritius) Ltd.

Landscape (Mauritius) Ltd. is hereby inviting expressions of interest from Promoters interested to develop project(s) within the 11 clusters identified for the park.

2.0 Objectives of the Expression of Interest

The objectives of the Expression of Interest exercise will be to:

- (a) Collect maximum data with regards to the demand for space in each cluster and any specific requirements of the potential promoters so that the master plan of the Park can be prepared accordingly.
- (b) Shortlist potential promoters to participate in the Request for Proposals (RFP) exercise for the final selection of the promoters.

The allocation of land will be limited to business activities in the clusters described in Section 2 below.

3.0 Cost of participation

The Applicants shall bear all the costs associated with the preparation and submission of the expressions of interest and Landscape (Mauritius) Ltd. shall, in no case, be responsible or liable for those costs, regardless of the conduct or outcome of the Expression of Interest exercise.

4.0 Submission of Expression of Interest

Applicants are requested to submit their proposals by no later than **Monday 27 July 2020** by filling in and submitting the application form on <https://landscopemauritius.com/e-tenders/>

For any further information and clarification, Landscape (Mauritius) Ltd. can be contacted on info@landscopemauritius.com or +(230) **467 6900**.

Landscape (Mauritius) Ltd may, by publication on its website at: www.landscopemauritius.com, extend the Closing Time.

5.0 Clarifications and changes

Landscope (Mauritius) Ltd will respond to queries received from Applicants, **not later than 7 days before the closing date, i.e by 20 July 2020**. Any further information provided to any Applicant prior to the Closing Time will be posted on Landscope's website.

Landscope (Mauritius) Ltd may request clarifications and additional information from Applicants during assessment of the applications.

6.0 Personal Data Protection

The information provided will remain confidential and will be used solely for the purpose of assessing the applications.

7.0 Disclaimer

It is expressly provided that the submission of an Expression of Interest cannot be deemed that the request for allocation of land at the Côte d'Or Data Technology Park has been accepted by Landscope (Mauritius) Ltd. in as much as Landscope (Mauritius) Ltd. reserves the full right to reject an application without the obligation to assign any reason for doing so.

The allocation of land at the Côte d'Or Data Technology Park, following this Expression of Interest, shall be governed, controlled and administered under the terms and conditions available at Landscope (Mauritius) Ltd. and on approval by the Government of Mauritius. An eventual lease or sale of the land to the potential promoters shall be subject to such covenants, exceptions, reservations and conditions as may be determined by Landscope (Mauritius) Ltd., in its sole discretion.

In no event, shall the Government of Mauritius or any of its institutions including, Landscope (Mauritius) Ltd. be liable for any special, incidental, indirect or consequential damages of any kind, or any damages whatsoever including any liability, arising out of or in connection with this Expression of Interest or as a consequence of the non-obtention of any permits and clearances required or for any other reasons in furtherance of the realisation of the project.

SECTION B – BACKGROUND INFO, SITE CONTEXT AND BRIEF ON THE CÔTE D'OR DATA TECHNOLOGY PARK

1.0 Mauritius in a nutshell

The Republic of Mauritius, with a surface area of 1,865 square kilometres (720 square miles), is an important emerging International Business Centre strategically located in the Indian Ocean. Situated in the ‘golden triangle’ connecting Asia, Africa and Australia, Mauritius is the converging point of global civilizations. Mauritius has been enjoying sustained socio-economic development with a significant economic growth for the past 25 years (3.6% in 2018) and, with a per capita income of USD 11,200 (2018), is now considered as an Upper Middle-Income Country. This is the fruit of judicious political and economic governance coupled with sound business and financial infrastructure as well as a reputation for reliability, efficiency and probity.

The Republic of Mauritius is a member of the Commonwealth. It is a longstanding trade and development partner of the European Union as ACP Member State. It is also a member of the Southern African Development Community (SADC) and the Common Market of Eastern and Southern Africa (COMESA), and has concluded comprehensive economic partnership agreements with India, Pakistan and China.

Mauritius is among the most competitive and successful economies in Africa and one of the most open to foreign investment and business. The Government of Mauritius has brought innovative reform programmes for enhancing further the capacity of the economy to adjust to a globalised environment and establishing Mauritius as a thriving trade and business hub. Measures already initiated include:

- (a) attracting foreign talents, know-how and technology;
- (b) making it easier to start business by eliminating red-tape;
- (c) simplifying the investment incentives regime;
- (d) moving towards a duty-free island;
- (e) legislating for a low, single and competitive income tax rate of 15% by 2009; and
- (f) opening the property market to foreigners.

Additional information on Mauritius and investment in Mauritius are available on the website of the Economic Development Board (EDB), www.edbmauritius.com.

2.0 About Landscope (Mauritius) Ltd.

Landscope (Mauritius) Ltd is a public company whose main shareholder is the Government of Mauritius (99.41%). The company acts as a strategic arm of the Government in the development and management of state property and land.

Landscape has the following objects:

- (a) to acquire, lease, manage, maintain, develop and generally deal with immovable property.
- (b) to plan, promote and market infrastructure, including without limitation business and industrial parks
- (c) to engage in any trade
- (d) to provide consultancy and technical services
- (e) to invest or participate in economic, social or charitable projects
- (f) to do anything which contributes to the economic or social wellbeing of Mauritius
- (g) and generally to do such other things as may be necessary or incidental to the attainment of the above objects jointly and severally.

Landscape Mauritius owns and manages a diversified portfolio of prime property assets in Mauritius. It manages a number of business and industrial parks, some of which are listed below:

2.1 Ebene Cybercity

Ebene Cybercity is one of the most successful Business Parks of Mauritius. Originally designed to attract companies operating in the ICT sector, it is also now home to the Financial Services Commission, several banks, offshore companies, accounting and consulting firms.

All the plots of land in Ebene Cybercity have been snapped up by private promoters and as at today over 45 office blocks, that provide jobs for more than 30,000 people, have been constructed.

2.2 Riche Terre Business and Industrial Park

Landscape (Mauritius) Ltd. holds on a leasehold basis some 325 arpents (137 hectares) of land where the Riche Terre Business and Industrial park has been developed.

The permitted activities within the park are port related/logistics activities, light and heavy industries, warehousing, food processing and small and medium enterprises.

There are about 40 promoters who are currently developing their projects related to the above activities within the park.

2.3 La Tour Koenig Industrial Park

Landscape (Mauritius) Ltd. has developed an industrial park on a plot of about 305 arpents (128 hectares) at LaTour Koenig.

There are presently some 54 companies, having a wide array of activities (mainly textiles, manufacturing, construction companies) operating at La Tour Koenig industrial park.

2.4 Other Business Parks

Landscope is currently developing a new Business Park in Rose Belle over an extent of 56 Arpents (23.6 hectares) aimed at companies operating in the Pharmaceutical and Life Sciences sector as well as a Business Park in Quartier Militaire aimed at companies operating in the high tech sector.

More information about Landscope (Mauritius) Ltd. can be found on its website www.landscopemauritius.com

3.0 The Côte d'Or Data Technology Park

Mauritius aspires to rise to a developmental cycle with innovation and added value activities fuelling its economy.

The concept of clustering is becoming more and more important in this new economic architecture whereby innovation, entrepreneurship, and creation of sector-specific parks of excellence is made possible through interactions among major specialty companies, MSMEs, spin-offs and entrepreneurs/ innovations.

The last national budgets have laid the base for the emergence of new industries geared towards innovation and cutting-edge technology and supporting traditional ones with improved know-how, skill sets and machineries.

It is with this very spirit that the 2020-2021 Budget Speech has made provision for the creation of the Côte d'Or Data Technology Park.

The Côte d' Or Data Technology Park will leverage the latest technology, design principles, and business philosophies to create an entrepreneurial community aimed at expediting the innovation process from idea to creation.

4.0 Site Context

(a) Location

The site for the Côte d'Or Data Technology Park falls within the Cote d'Or Smart City project being developed by Landscope (Mauritius) Ltd. The Smart City project will be developed in Phases over a total area of approximately 920 hectares belonging to Landscope. It is centrally located as indicated in **Figure 1**.

An area of approximate extent 150 Arpents (633,130.50 m²) has been earmarked for the Data Technology Park in the region of Reduit/Minnissy which fall under the jurisdiction of the Moka District Council.

The location of the site is indicated at **Annex 1**.

(b) Site and accessibility context

The proposed site is close to the M1 Motorway which runs on the eastern side of the site.

Key facilities/ developments in the vicinity of the site are:

- i. The Ebene Cybercity which employs some 30,000 people in the BPO, finance, banking and services sectors.
- ii. New Moka Smart City development which is a mixed-use development and has also an education hub within the development.
- iii. Trianon (Hermes) Smart City which is a mixed-use development and which will accommodate a hypermarket.
- iv. The Bagatelle Mall which has also a business hotel within its precinct.
- v. The University of Mauritius campus.
- vi. The multi-sports complex of Cote d'or
- vii. The existing conurbation of Quatres Bornes and Beau Bassin/Rose Hill.

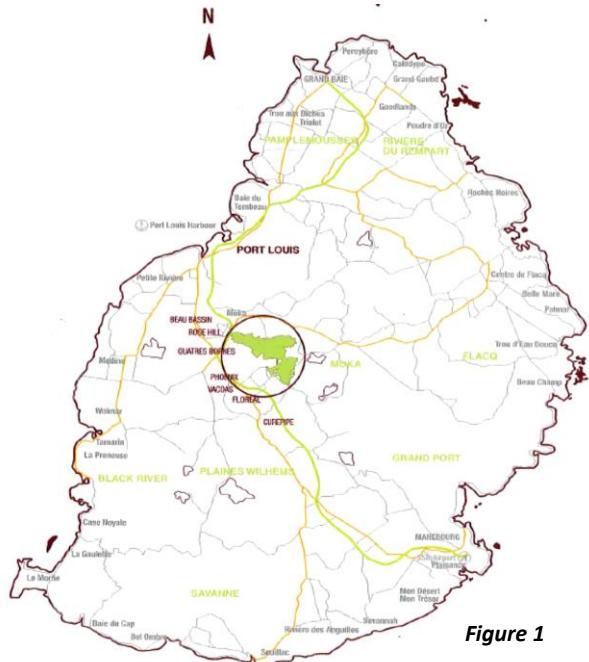


Figure 1

A context map is indicated in **Figure 2** below.

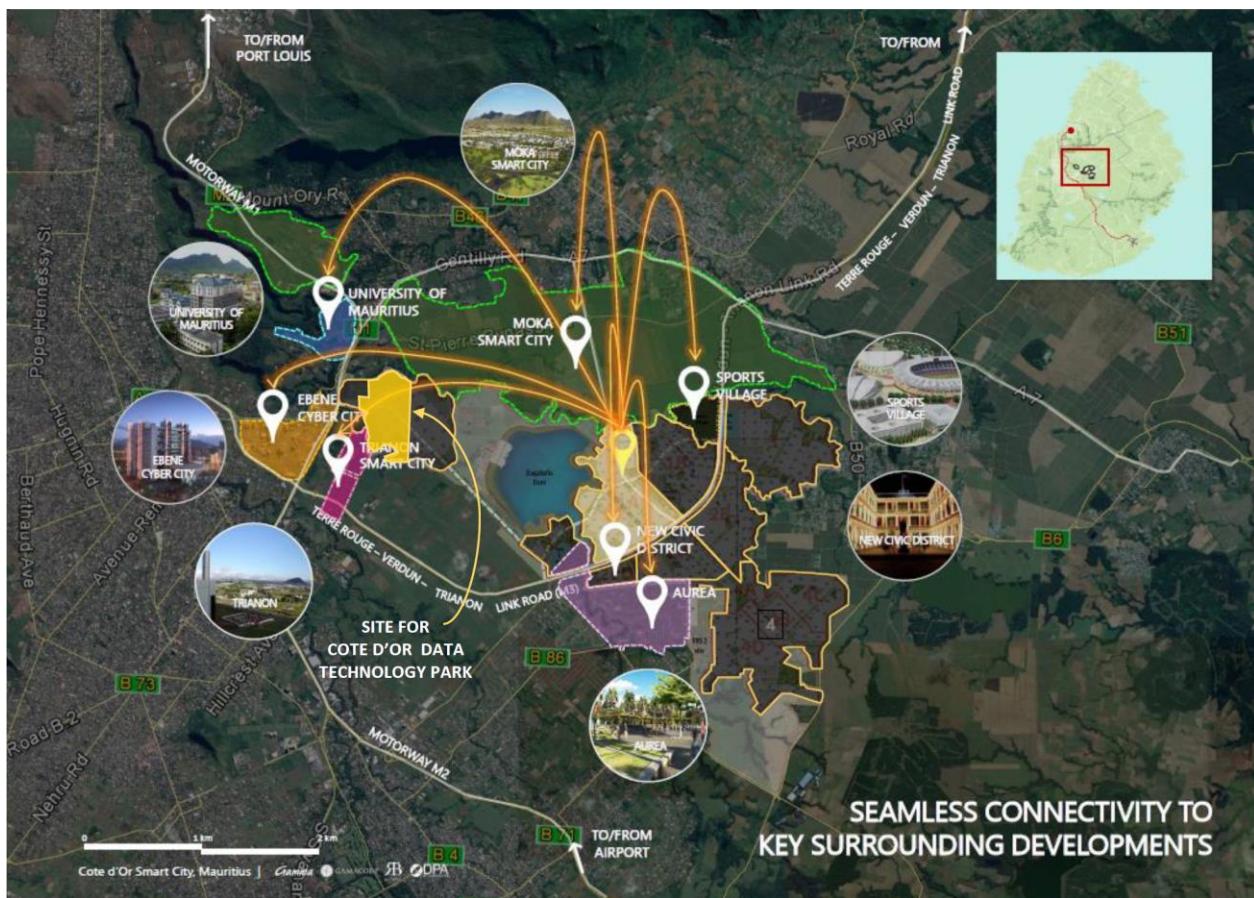


Figure 2 - Context map

The site will be accessed mainly from the dual carriageway connected to the roundabout next to Wellkin hospital along the St Pierre Bypass Road. In the future the park may be connected to the Ebene Cybercity and Motorway M1 via the Trianon Smart City (Hermes Development) and also to the roundabout of Bagatelle along Motorway M3.

(c) Topography of site

Generally, the site can be characterised as a gently sloping plateau, of average slope 4%, with some notable natural drain valleys flowing through it. The site rises from around 305 m to 337 m in the far eastern corner. The overall undulating quality of the landscape with some depressions and slopes will be considered in the master planning of the site.

5.0 The Composition of the Cote d'Or Data Technology Park

The Park will comprise the following 11 centres:

(a) ICT Operation Centre

The Centre will implement best Cloud Native practices for development of secure and scalable software. It shall engage in the provision of cloud services such as compute power, database storage, content delivery, data analysis and machine learning amongst others.

The idea is to bring under one roof specialized companies, regional headquarters in the mentioned activities, start-ups and experts in the field of data operation. The operation centre may also comprise of training centres.

Provision for specialized rooms for data storage, open spaces and office spaces shall be made.

(b) Business Operation Centre

The Centre will provide business intelligence solutions and strategic development oversight to reduce redundancy in business operations. This includes the provision of business intelligence solutions such as data warehouses, dashboards, ad hoc reporting, data discovery tools, data analytics and cloud data activities amongst others. The centre shall headquartered specialized companies and expert service providers in above mentioned fields, both to procure new services to the local market but also to service the region and the African continent.

(c) Centre for Additive Manufacturing and Design Innovation

The Centre will enable entrepreneurs to move rapidly from idea to prototype and start mass production through novel 3D Printing technologies and other advanced manufacturing processes.

The six sectors that can benefit the most from the centre

- i. Aerospace (high- performance light weight parts)
- ii. Automotive (high- performance light weight parts)
- iii. Medical (manufacture of prosthetics and in the future, human tissue)
- iv. Consumer products (Manufacture of prototypes for marketing)
- v. Infrastructure (building of large structural components)
- vi. Energy (high-performance components leading to reduced outages)
- vii. IOT and Advanced Manufacturing

(d) Deep Artificial Intelligence Centre

Mauritius has structured an artificial intelligence strategy which encompasses the use of the off-the-shelf applications to improve services and industrial efficiency,

develop expertise to design cutting edge AI based solutions and develop training facilities in the field.

The centre will offer spaces for experts in the field (companies, researchers, and start-ups) to develop, test and train in the field of artificial intelligence.

Provision should be made for office spaces, open working spaces and testing areas.

(e) Centre for Advanced Sciences

The Centre will focus on repositioning Mauritius within the competitive international science and engineering landscape for instance, through the setting up of medical simulation center, center of excellence in engineering engaged in automotive engineering and electrical engineering or virtual engineering centre to bridge the innovation gap between academic research and new product and process development.

(f) Technical Education Acceleration Centre

The Centre will provide a fast-paced educational bridge program to ensure that Mauritians acquire market-driven skill sets and learn while working. The implementation of technical and vocational training institutions in key targeted areas/fields including film industry, AI, Blockchain, FinTech, robotics, technical/electrical/mechanical engineering, automotive engineering, cloud computing, agro industry, cruise industry, maritime industry, technicians for digital and 3D printing with the aim to transform Mauritius into a highly skilled nation in the vanguard of global progress and innovation.

(g) Food Technology Centre

The Centre will focus on reducing our dependencies on imported food through cost-effective, small-footprint, high-tech farming initiatives and promoting smart agriculture. The implementation of the AgriVoltaics farm will allow for agriculture produce within the data centre development and ensure that land potential is not depleted. This initiative will be in line with the food security vision as announced by Government.

Expert institutions will be invited to develop new culture and processing techniques which are more conducive for the tropical and sub Saharan regions and create capacity in providing expertise for developing more productive agricultural and agritech activities.

(h) Logistics and Facilities Centre

The Centre will be responsible for monitoring and driving the Côte d'Or Data Technology Park through data collection and ensure the smooth operation of all centres. This includes the provision of Internet security services and remote 24/7 monitoring for all networks.

(i) **Health and Wellness Centre**

The Centre will provide technically driven services to promote physical and mental health. It will also carry out research and assist in the development of pharmaceutical products and medical devices. This includes the provision of E-health platform and services and the implementation of a center of excellence for research in diabetes, pharmaceutical and medical research center and research on nutraceuticals.

(j) **Mixed Media Centre**

The Centre will provide a new venue for artists of all forms, fostering a creative environment to support Mauritian businesses and culture. This includes the setting up of post-production studios strengthening the country reputation as a key leading film destination.

(k) **Reform and Policy Centre**

The Reform and Policy Centre overseeing and providing direction for the implementation of critical structural reforms of accreditation agencies cutting across sectors, governing bodies, and consumer services to ensure that Mauritius meets American or European standards.

6.0 Incentives

The Government of Mauritius is presently working on the fiscal and non-fiscal incentives to be provided to attract promoters to implement project(s) within the Côte d'Or Data Technology Park.

The details of the incentives will be provided in the Request for Proposals (RFP) documents.

ANNEX 1 – LOCATION PLAN

