

MASTER PLAN FOR THE RECREATION ZONE AT ÎLE AUX BÉNITIERS

“To preserve Île aux Bénitiers as a pristine sanctuary of natural beauty, where sustainable tourism and conservation thrive in harmony, offering unforgettable visitor experiences, while protecting its unique ecosystem for future generations”



MINISTRY OF HOUSING AND LANDS

OCTOBER 2025



Master Plan for the Recreation Zone at Île aux Bénéitiers

The Master Plan provides a long-term vision which is to be implemented in a phase-wise manner in the coming years and serves as a basis for Government officials and relevant stakeholders to manage and control development such that the daily activities and businesses are carried out in an orderly and sustainable manner within the Recreation Zone.

This document has been prepared by the Planning Division of the Ministry of Housing and Lands further to joint site visits effected at Île aux Bénéitiers, in consultation with the relevant stakeholders, including the Ministry of Environment, Solid Waste Management and Climate Change (MoESWMCC), the Ministry National Infrastructure (MoNI), the Ministry of Agro-Industry, Food Security, Blue Economy and Fisheries (MoAIFSBEF), the Ministry of Tourism (MoT), the Ministry of Health and Wellness (MoHW), the National Parks and Conservation Service (NPCS), the Tourism Authority, the Black River District Council (BRDC) and the Wastewater Management Authority (WMA).

The document has been developed in compliance with the Islets National Park Strategic Plan (2004), the Development of Management Plans for the Conservation of Offshore Islets for the Republic of Mauritius: Phase II (2009) and the National Biodiversity Strategy and Action Plan (2017-2025) (NBSAP). It should be used in conjunction with the planning instruments such as the National Development Strategy (NDS), the Planning Policy Guidance (PPG) and the Outline Planning Scheme (OPS) for Black River District Council Area.

Should the competent authority, under which the plot of land of the approximate extent of 15A43P (65,147 m²) earmarked for the Recreation Zone will be vested, wish to enter into a sub-lease with a third party and/ or sublet any part of the site, prior approval should be sought and obtained from the Ministry of Housing and Lands.

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Ministry of Housing and Lands
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(source: Séjour Maurice)

Executive Summary

Islets around the world are increasingly vulnerable to environmental degradation, unsustainable human activities and escalating climate change impacts, putting their long-term survival at risk.

Île aux Bénitiers is no exception. Over the past few years, this pristine islet off the south-west coast of Mauritius has been confronting a series of critical challenges. Illegal constructions and unauthorized activities and businesses have disrupted the natural landscape of the islet, while unchecked tourism has accelerated beach erosion and pollution. Additionally, invasive species, particularly rats, have destabilized natural ecosystems, threatening native biodiversity.

Recognizing the cumulative effect of these anthropogenic activities which demand urgent intervention, the Ministry of Housing and Lands (MoHL) has prepared a Master Plan to safeguard the islet and ensure its preservation, while supporting its long-term sustainable tourism practices. The site earmarked for the Recreation Zone is of an approximate extent of 15A43P (65,147 m²) which will allow hawkers and other operators to conduct their activities within this area. All areas outside the proposed Recreation Zone will be proclaimed as a Special Reserve under the Native Terrestrial Biodiversity and National Parks Act 2015 and will be managed by the NPC. The document provides an overview of the current challenges faced by the operators who have been authorized to resume their daily activities and businesses within the temporary zone of 2A18P (9,200 m²) on the islet and measures to address these challenges through proposed key interventions and actions to be implemented by relevant stakeholders. These interventions set forth a threshold on daily number of visitors and promote eco-friendly infrastructure and low-impact tourism activities to prevent further degradation of the islet.

Tourism forms an integral part of Mauritius and small tourist-related activities at Île aux Bénitiers will not only promote leisure and attract foreign tourists but will also support conservation efforts and educational programs on the islet. In addition, these tourism activities will also bring a source of income for families and small businesses in the region.

Abbreviations

AR	Augmented Reality	MoNI	Ministry of National Infrastructure
BRDC	Black River District Council	MoT	Ministry of Tourism
CCTV	Closed-Circuit Television	MPF	Mauritius Police Force
CEB	Central Electricity Board	MSAW	Mauritius Society for Animal Welfare
CGC	Coral Garden Conservation	NBSAP	National Biodiversity Strategy and Action Plan
CWA	Central Water Authority	NCG	National Coast Guard
DBM	Development Bank of Mauritius	NDS	National Development Strategy
DMM	Development Management Map	NGOs	Non-Profit Organisations
EIA	Environmental Impact Assessment	NPCS	National Parks and Conservation Service
ESA	Environmentally Sensitive Area	OPS	Outline Planning Scheme
GIS	Government Information Service	PMO	Prime Minister’s Office
LED	Light-Emitting Diode	PPG	Planning Policy Guidance
Lol	Letter of Intent	PPP	Public-Private Partnership
LoR	Letter of Reservation	QR	Quick Response
MAU	Mauritius	SDGs	Sustainable Development Goals
MoAC	Ministry of Arts and Culture	SMEs	Small and Medium Enterprises
MoAIFSBEF	Ministry of Agro-Industry, Food Security, Blue Economy and Fisheries	SMF	Special Mobile Force
MoESWMCC	Ministry of Environment, Solid Waste Management and Climate Change	SWOT	Strengths, Weaknesses, Opportunities and Threats
MoHW	Ministry of Health and Wellness	WMA	Wastewater Management Authority
MoITCI	Ministry of Information Technology, Communication and Innovation	UNESCO	United Nations Educational, Scientific and Cultural Organization

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1.0 Introduction

1.1 Background

Île aux Bénitiers is an uninhabited coralline sandy islet of an approximate extent of 155 Arpents, situated at about 1.5 km from the small village of La Gaulette off the southwest coast of Mauritius (NPCS, 2009). The islet is a popular tourist destination for coral reef exploration, catamaran trips, dolphin-watching and relaxation.

Île aux Bénitiers has been facing significant environmental and socio-economic challenges over the few past years. Illegal constructions, unauthorized businesses and unregulated tourism activities have led to environmental degradation, rat infestations and unplanned development. Collectif Citoyens pour L'Île aux Bénitiers reported that in April 2025, there were 242 operators on the islet, including pleasure craft operators, beach hawkers, fruit sellers, artists and barbecue providers. Île aux Bénitiers accommodated about 3,000 to 4,000 visitors per day during the peak seasons. There were around 171 illegal structures erected mostly on the west side of the islet which were used for selling artisanal products, foodstuffs and readymade garments. Other amenities included tarpaulins, barbecue stands, dog kennels, toilets and storage sheds (Figure 1).

To address these issues, access restriction to Île aux Bénitiers was imposed for public safety and following surveys carried out by the Ministry of Housing and Lands (MoHL), notices were served to squatters, requesting them to remove the illegal structures and prohibiting unauthorized business operations on the islet.

By April 2025, all structures were demolished and Atics Ltd was assigned with the tasks to clean the islet and cart away the wastes collected from Île aux Bénitiers (Government Information Service, 2025) (Figure 2). Control of invasive plant species was carried out under the supervision of the NPCS, while control of rodents was conducted by the Ministry of Health and Wellness (NPCS, 2025).

In May 2025, in view of facilitating resumption of activities on the islet, the MoHL earmarked a temporary Recreation Zone of 2A18P (9,200 m²) to accommodate 57 operators and imposed a set of conditions to be complied with, pending the preparation of the long-term Master Plan and its implementation. The MoESWMCC undertook the construction of two dry toilets on the islet in June 2025. Following a Biodiversity Survey in June 2025, the NPCS has proposed a larger Recreation Zone of an approximate extent of 15A73P (66,415 m²) for the long-term Master Plan, but same has been found to be of an extent of 15A43P (65,147 m²) after survey, while the remaining part of the islet of the extent of 139A57P (589,107 m²) will be proclaimed as a Special Reserve.

Île aux Bénitiers now stands at a critical juncture where these temporary measures have shown operational constraints for the long-term sustainability of the islet. The islet's rich biodiversity, cultural significance and economic value demand a forward-thinking and adaptive management approach where the urgent need to balance ecological preservation with socio-economic development has never been more apparent. This Master Plan aims to achieve long-term resilience and sustainable use of the islet.



Figure 1. Illegal tourism activities and business operations led to pollution through uncontrolled littering, debris and food disposal



Figure 2. Atics Ltd was engaged in the cleaning and carting away of all debris and waste from the islet

1.2 Vision of the Master Plan

The Master Plan provides a strategic framework for future development and activities in a permanent and dedicated Recreation Zone of the extent of 15A43P on the islet. The Master Plan articulates a long-term vision for the Implementation Agency/ Management Bodies to restore, protect and sustainably manage this specific zone, while envisioning Île aux Bénitiers as a leading islet model for sustainable tourism in Mauritius and the Indian Ocean region, where:

- **Ecological integrity is paramount**

The islet's coral reefs, marine life and terrestrial ecosystems thrive through conservation, climate-resilient infrastructure and the protection of sensitive zones;

- **Tourism and livelihoods exist in harmony**

Licensed operators sustain culturally authentic livelihoods under equitable regulations which prioritize low-impact tourism activities;

- **Visitors experience responsible nature-based tourism**

A low-density visitor experience with capped daily numbers emphasizes environmental protection, education, zero-waste principles and respect for local traditions;

- **Climate adaptation is embedded**

A combination of nature-based solutions (for e.g. native plant restoration, wildlife corridors, marsh pond, green buffers etc.) and coastal setback policies buffer against beach erosion and rising seas, while removable infrastructure withstands cyclones and other extreme weather events; and

- **Shared stewardship drives success**

Relevant stakeholders and authorities collaborate with various partners, NGOs and the local community to support conservation, recreation, education and ecotourism objectives, while jointly monitoring compliance, adjusting policies and resolving conflicts.

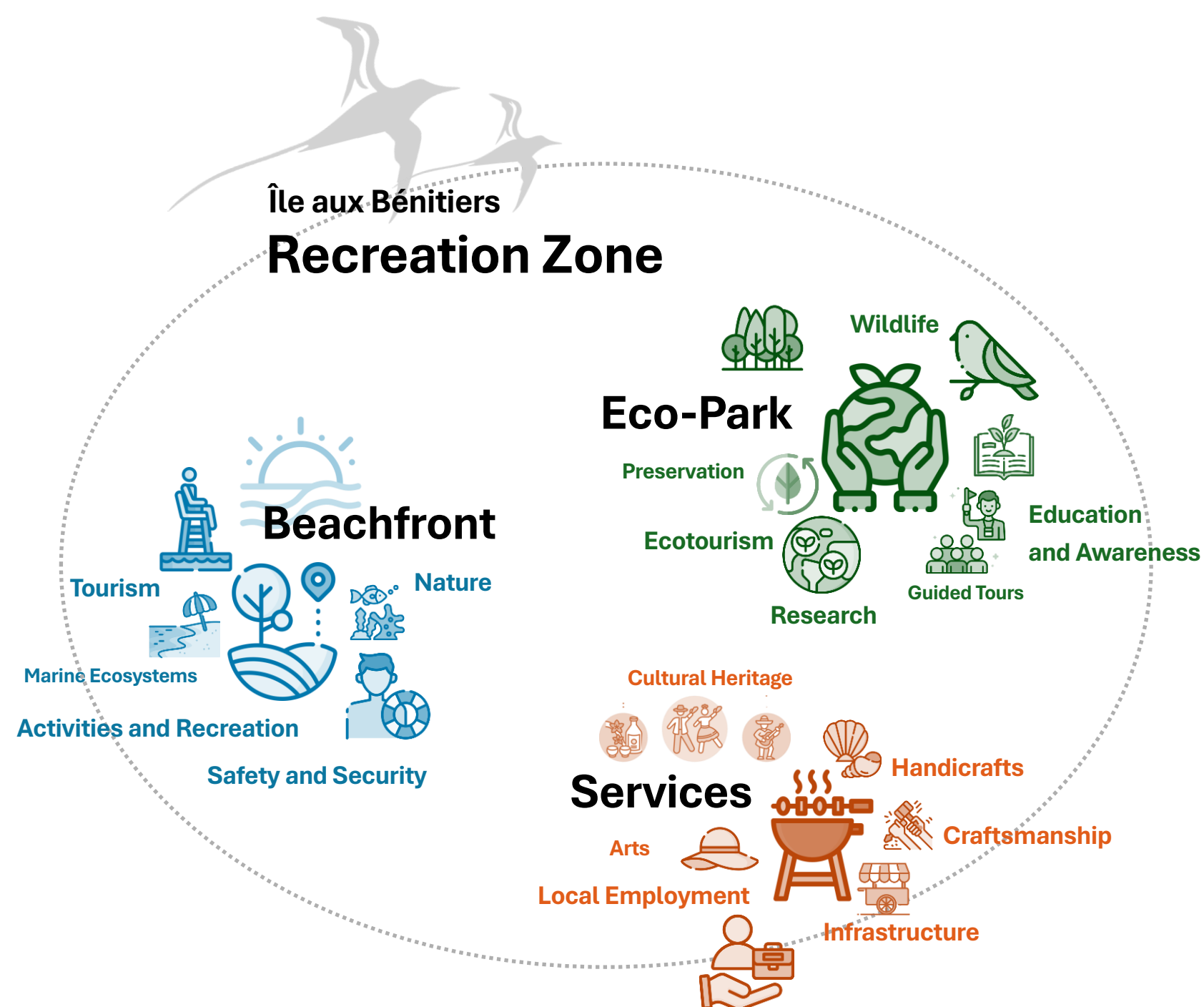


Figure 3. Mind mapping of the vision for the Recreation Zone at Île aux Bénitiers

1.3 Objectives of the Master Plan

The Master Plan outlines the following objectives, aligned with ecological, socio-economic and governance priorities:

Delineation of a Recreation Zone within Île aux Bénitiers



- To accommodate daily businesses of the operators, while promoting visitor experience through recreational, ecotourism and educational activities

Rationalisation of the Activities within the Recreation Zone



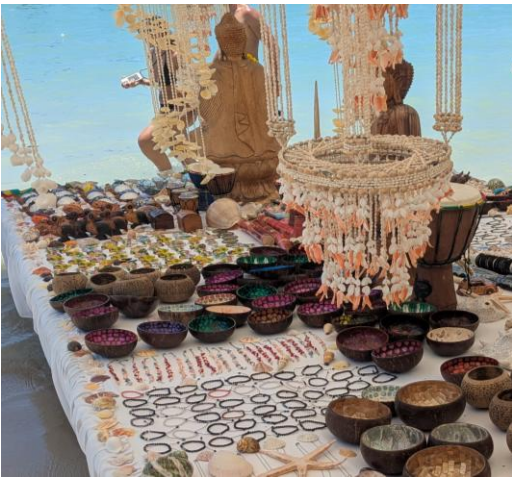
- To find the right balance between sensitive ecological, recreational, economic, ecotourism, aesthetic values and on-going demand

Promotion of Eco-Friendly Infrastructure and Sustainable Practices



- To integrate proposed amenities and infrastructure within the natural environment through nature-based solutions

Strengthening Local Economy, Heritage and Mauritian Culture



- To promote tangible and intangible local heritage and Mauritian authentic culture through the sales of handicrafts and artisanal products, barbecue activities and folklore performances

Proposed Interventions for Implementation



- To manage and regulate all activities and uses within the Recreation Zone

2.0 Local Context

2.1 Île aux Bénitiers

Île aux Bénitiers is an islet which covers an approximate area of 65.42 hectares (155A), measuring 2 km long and 500 m wide along its central axis (Figure 4). The southernmost point of the islet is separated from Le Morne Brabant peninsula by a sea channel measuring approximately 1.7 km in width. La Gaulette Embarkation Point is the nearest boat access to carry visitors, goods and services to the islet. Boats usually follow specific navigation routes as the islet is surrounded with a shallow lagoon. There are also many other pleasure craft operators coming from other parts of Mauritius. There are two small coralline carbonate offshore rock formations from the west beach face of the islet referred to as ‘Les Bénitiers’ in the 19th century, one of which is now commonly known as Crystal Rock (NPCS, 2009).

Currently, operators are carrying out their daily activities mostly within the temporary Recreation Zone of the extent of 2A18P (9,200 m²) with a sea frontage of 307 m and a depth of 30 m inland from the high-water mark on the western side of the islet, earmarked by the MoHL.

2.2 Site Status

Île aux Bénitiers falls under the control of the MoHL and is State Land. It is listed as an Environmentally Sensitive Area (ESA) as per First Schedule (Section 2) of the Environment Act 2024. In 2009, Soolaman Nubheebucus Company Ltd obtained a Letter of Reservation (LoR) for a hotel project over the whole islet. However, the hotel project did not materialise. In 2014, a Letter of Intent (LoI) was granted to the same Company for the sole purpose of cultivating coconut trees. Despite explicit conditions set out in the LoI, unauthorized structures and activities persisted for over a decade by operators, causing significant environmental and public health concerns while compromising the natural cachét of Île aux Bénitiers.

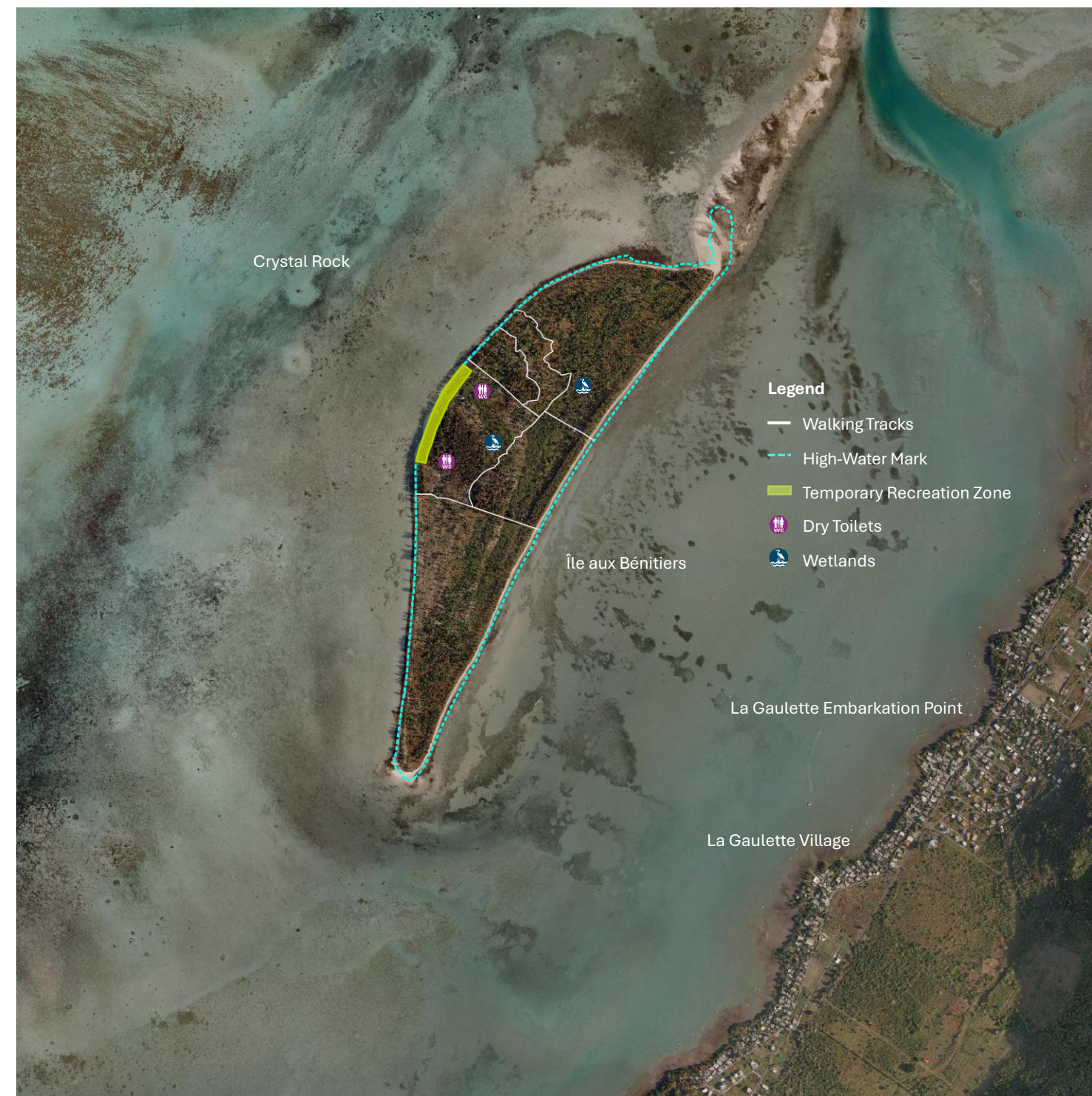


Figure 4. Aerial view of Île aux Bénitiers showing the temporary Recreation Zone (source: Pleiades Map)

2.3 Historic Timeline

1720s



Figure 5. Ships approaching at the south-west part of Mauritius (source: Extinct Mauritius, 2023)

During French colonial period in the 18th century, the islet has occasionally been used as a quarantine post for vessels carrying people with contagious diseases such as cholera, malaria or yellow fever.

1751



Figure 6. Maps showing Île aux Bénéitiers as 'Islet du Morne' in 1751 drawn by Jean-Baptiste d'Après de Manneville following a survey at Isle de France (source: WordPress, 2010)

The islet was formerly known as 'Islet du Morne' due to its proximity to Le Morne Brabant Peninsula. Subsequently, the islet became Île aux Bénéitiers which appears to stem from a confusion with the two small coralline islets to its west which were called 'Les Bénéitiers' in the 19th century (Johnston, 1895).

Early 1800s

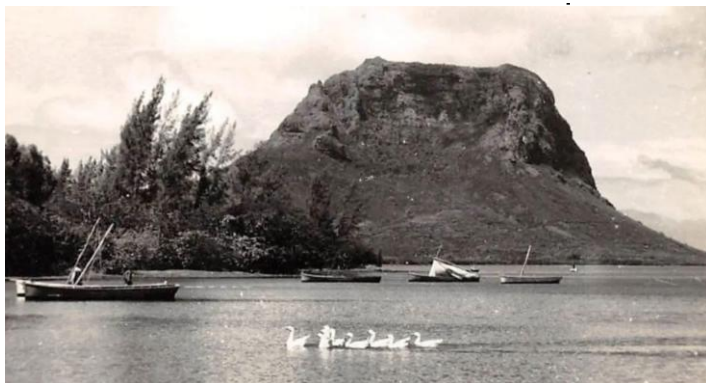


Figure 7. Fishing grounds of locals at Île aux Bénéitiers (source: Extinct Mauritius, 2022)

By early 19th century, the British centralised quarantine operations at Flat Island and Round Island which had better infrastructure. Île aux Bénéitiers returned to being a fishing spot.

1927



Figure 8. Coconut plantation at Île aux Bénéitiers (source: Extinct Mauritius, 2021)

In 1927, a 30-year lease over Île aux Bénéitiers of an extent of 155A was adjudged by public auction to Mr. Soolaman Nubheebuccus for coconut plantation.

2008-2020s



Figure 9. Locals against hotel development on the islet (source: Enn Losean Vivab, 2018)

In 2008, Soolaman Nubheebuccus Company Ltd submitted an application for an EIA Licence for a hotel project over the plot of land of the extent of 155A on the islet. However, the application was set aside given that the Draft Development of Management Plans for the Conservation and Management of Offshore Islets by the NPCPS had not been approved by the Cabinet.

2.4 Site Characteristics

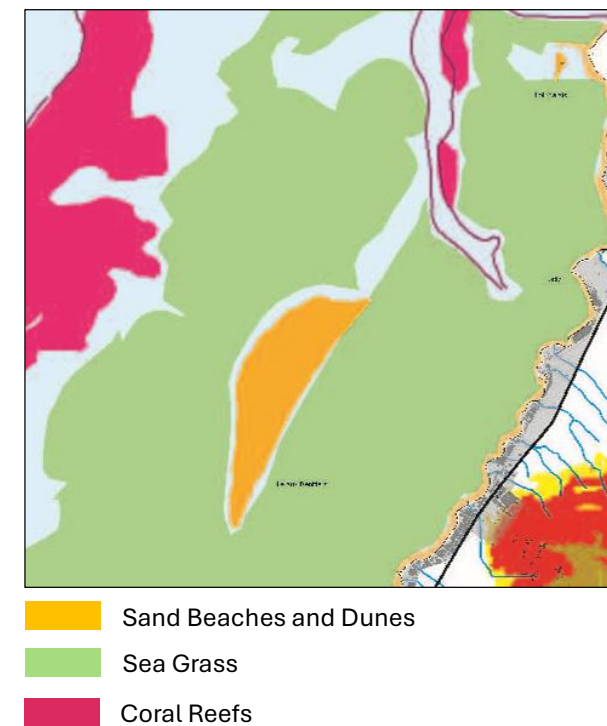
Île aux Bénitiers has a relatively flat topography and is composed of unconsolidated coralline sand deposits without any protruding rocky outcrops. It possesses a peripheral beach of approximately 4.4 km. The northern part of the islet is zoned as Scenic Landscape Area according to the Black River Outline Planning Scheme 2011. As per the Biodiversity Survey carried out by the NPCS in June 2025, the islet is inhabited by several native species such as *Lycium mascarenense*, *Guilandia bonduc*, *Zoysia matrella* and *Asparagus umbellulatus*. Certain invasive alien species recorded on the islet include *Flacourtia indica* and *Leucaena leucocephala* (Figure 10). Mainly birds have been seen among the vertebrates. Besides the endemic Pic-Pic, an important component of the fauna is the migratory birds seen on the sand bar in the northern and eastern coast of the islet. Furthermore, two wetlands have been observed on the islet.

The islet is classified as Sand Beaches and Dunes as per the ESA Map (2009). Western dune formation is the result of storms, heavy swells and cyclonic conditions while on the eastern side, the littoral is protected from heavy wave effects coming from the ocean. According to the Planning Policy Guidance 2 Le Morne Cultural Landscape, the islet also forms part of the Protected Scenic Viewscape from pass at Coteau Raffin to protect the view on Le Morne UNESCO World Heritage Site.

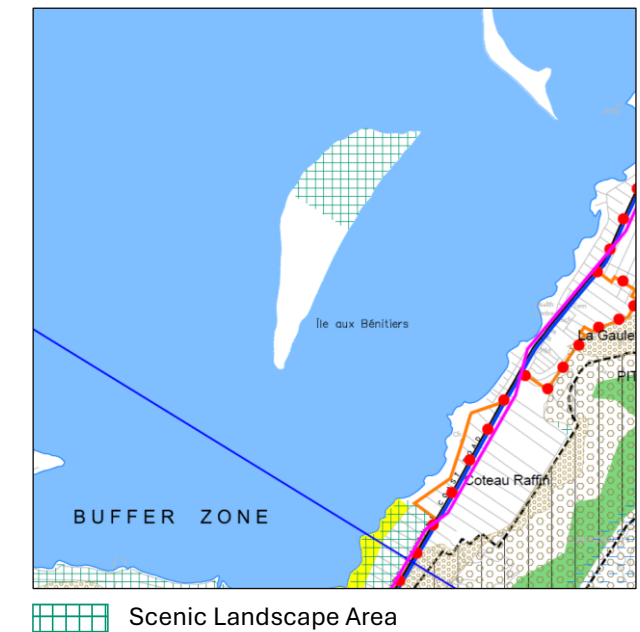


Figure 10. Endemic, native and alien species and biotopes found at Île aux Bénitiers (source: NPCS, 2025)

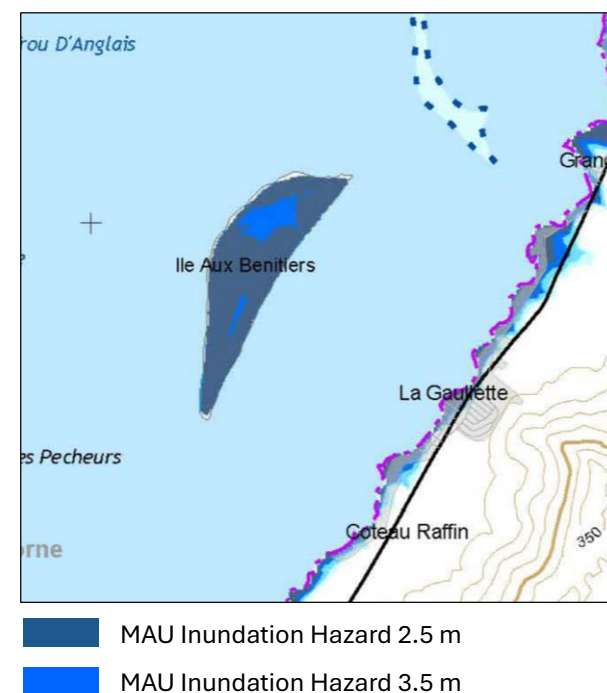
Environmentally Sensitive Area Map 2009



Context Plan - Outline Planning Scheme 2011



Inundation Hazard Map 2013



PPG 2 Le Morne Cultural Landscape 2021

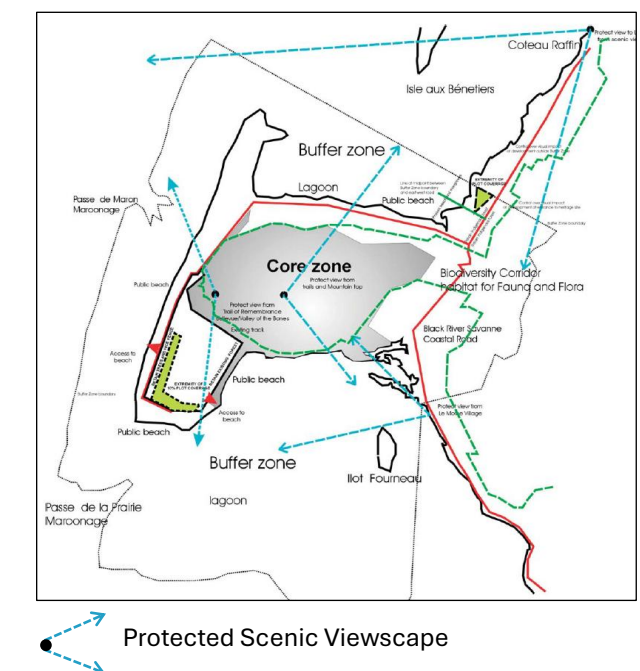


Figure 11. Context plan and other sensitive area maps (source: MoHL and MoESWMCC)

The delimitations of the Recreation Zone and Conservation Zone have explicitly been determined based on the scientific findings of the recent Biodiversity Survey conducted by the NPCS. The survey recommends that all areas outside the Recreation Zone will be restored and will be proclaimed as a Special Reserve under the Native Terrestrial Biodiversity and National Parks Act 2015.

The survey has revealed the presence of native plants at Île aux Bénéitiers, including critically endangered species, notably the *Phyllanthus revaughanii*, *Lycium mascarenese*, *Guilandina bonduc* and *Diospyros egretarrum* (Figure 12). It has documented significant numbers of migratory birds using the sandbars and mudflats, even outside the peak migratory season. The northern and northwestern sandbars of the islet, which are exposed at low tide, are identified as important feeding grounds or foraging areas for the migratory birds, as highlighted edged red in Figure 12.

Hence, further expansion of the Recreation Zone and human activity in these areas would directly cause disturbance to these sensitive species, destabilize vital foraging grounds for migratory birds and introduce more invasive species, potentially leading to extinction of the endangered flora and fauna on the islet.

Legend

- Recreation Zone (15A43P)
- Temporary Recreation Zone (2A18P)
- Foraging areas for migratory birds
- Lycium mascarenese*
- Guilandina bonduc*
- Phyllanthus revaughanii*
- Zoysia matrella* & *asparagus umbellulatus*
- Thespesia populnea*
-  Wetlands
- High-water mark

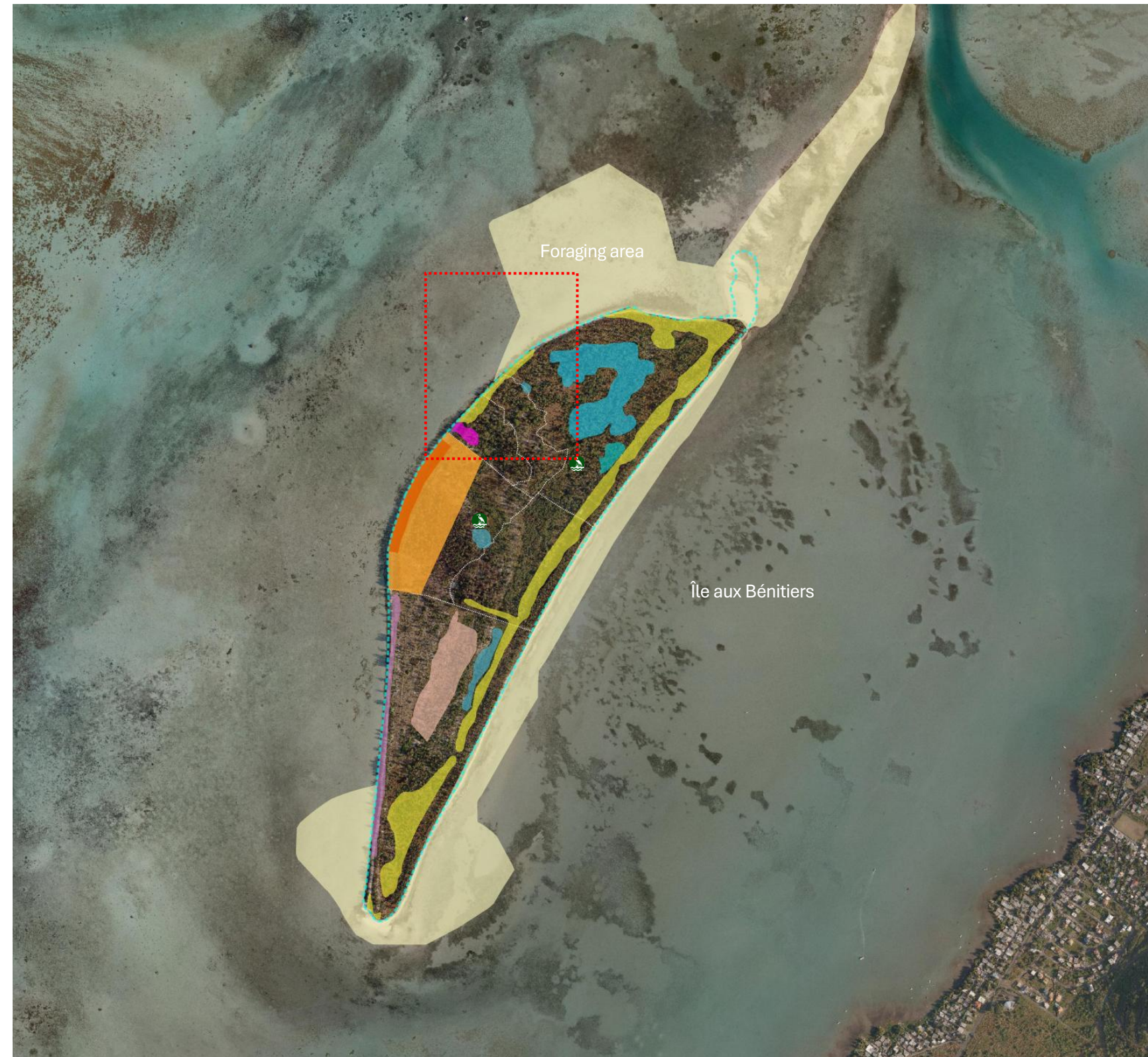


Figure 12. Biodiversity Survey conducted by the NPCS in June 2025 (source: NPCS)

3.0 Existing Context

Further to the resumption of activities at Île aux Bénitiers since 16 June 2025, 57 operators have been authorized by the BRDC to undertake their activities within the temporary Recreation Zone of the extent of 2A18P (9,200 m²), earmarked by the MoHL on the islet. The operators comprise of the following:

Table 1. Types and number of operators as from the resumption of activities at Île aux Bénitiers

Type of Operators	Number of Operators
Beach hawkers (sales of artisanal and handcraft products including garments, jewelleries, seashells, plants, paintings and musical instruments)	37
Cooks (barbecue activities)	12
Fruit and coconut sellers	4
Artists (events and performances)	2
Setup and equipment installers	2
Total	57

It has been observed that the activities carried out on the beachfront are between 15 m and 30 m setback from the high-water mark and partly amongst existing trees. A land use plan which indicates the location of some of these operators is at Figure 13. Given that the operators are found within this area along the beachfront, there will be no need to relocate them during the implementation phase of the Recreation Zone. The area where they are found can be screened from the major part of the Recreation Zone's site where implementation works will be carried out.

Legend

	Barbecue Grills		Temporary Recreation Zone
	Dining		Dry Toilets
	Stalls and Tarpaulins		High-Water Mark
	Commercial Activities		



Pleasure crafts



Dining arrangement for tourists and visitors



Activities of operators within the temporary Recreation Zone



Tarpaulins installed by operators for the sale of artisanal products



Barbecue at rear of dining areas



Invasive plants and vegetation



Sale of artisanal and handcraft products



Sales of garments



Few dining facilities installed within 15 m from HWM



Endemic species

Figure 13. Location of existing operators at Île aux Bénitiers

The lack of strict oversight is affecting the islet's ecological health and visitor experience. Site visit observations and analysis have revealed the following specific challenges:

- Poor management and overuse of spaces;
- Environmental degradation;
- Poor sanitation and waste management; and
- Transportation and low tide issues.

3.1 Poor Management and Overuse

The islet is frequently visited by tourists and Mauritians. However, poor management control has led to the degradation of native biodiversity and overall site quality. Operators have installed their shelters/ equipment along the sea frontage in an unplanned manner. The lagoon is overcrowded with many scattered boats. It has been reported by Collectif Citoyens pour L'Île aux Bénitiers that in less than a month as from resumption of activities on the islet, the marquees have collapsed under strong winds posing safety hazards. Some operators were obliged to install tarpaulins and poles tied to trees which are more resistant to strong winds but are eyesores (Figure 14 and Figure 15).

The current situation has created an economic crisis for local operators, including sellers, vendors, artisans and craftsmen, threatening their immediate livelihoods and expenses for equipment (Figure 16).



Figure 14. Marquees, tarpaulins and poles scattered over the beachfront are collapsing under strong winds, posing safety hazards for visitors



Figure 15. The lagoon is crowded with many boats



Figure 16. The current situation has created a severe economic crisis for local operators, including sellers, vendors, artisans and craftsmen, threatening their immediate livelihoods

3.2 Environmental Degradation

Unregulated boat traffic, anchoring and snorkelling are damaging the lagoon's coral reefs. Excessive foot traffic and makeshift structures are destabilizing the shoreline causing dune erosion. Improper waste disposal of plastics and food waste contributes to water pollution, affecting fish and coral health and terrestrial biodiversity (Figure 17 and Figure 18).



Figure 17. Unregulated boat traffic, anchoring and trampling in the sea



Figure 18. Overcrowding of the temporary Recreation Zone

3.3 Poor Sanitation and Waste Management

Dry toilets are in place on the islet but improper use by operators and visitors have created hygiene concerns, including foul smell and flies' nuisances (Figure 19). The operation of only two dry toilets on the islet is causing overcrowding, long queues and unsanitary conditions. The lack of adequate facilities such as water provision may lead to sanitation crisis. Tourism on the islet will be directly impacted if the dry toilets are not properly inspected and maintained by relevant authorities and stakeholders.

Considering the heavy usage by not only operators and tourists but also the public who visit the islet, the existing toilets are not sufficient. Two additional toilet facilities will have to be provided for the medium to long-term to cater for the exceeding number of visitors during peak seasons (Collectif Citoyens pour L'Île aux Bénitiers, 2025).



Figure 19. Improper use of the dry toilets causing hygienic and sanitation issues, including foul smell and flies' nuisances

3.4 Transportation and Low Tide Issues

The physical geography of the islet, with its shallow lagoons and significant low tide, is making it difficult for operators to daily transport their equipment to and from Île aux Bénitiers. Because of the tide, operators are forced to use smaller, more numerous boats to ferry people and equipment. Excessive boat trips are negatively impacting on the marine ecosystems. This leads to anchor damage, seagrass scarring from propellers and increased water pollution from boat fuel and engine disturbances. The impacts of maximum daily trips and unchecked tourist numbers are degrading the environment which attracts visitors on the islet. There would be a need to control the number of boats accessing the islet and the number of visitors (Figure 20).



Figure 20. Low tide makes it difficult for operators to transport their equipment, goods and services to the islet for their daily activities

4.0 Planning Framework

The Master Plan has been prepared in compliance with the following key planning documents and policies (Figure 21), namely:

- The National Development Strategy (NDS);
- The relevant Planning Policy Guidance(s) in force; and
- The Outline Planning Scheme (OPS) for Black River District Council Area.

4.1 National Development Strategy (NDS)

The Master Plan supports the long-term economic, social and environmental goals outlined in the NDS. Key considerations include sustainable development, climate resilience, tourism development and infrastructure planning. Strategic policies in the NDS relating to islets indicate the following:

- Eco-tourism proposals should be consistent with conservation management plans and requirements of the Environment Act 2024 to obtain an EIA Licence;
- Eco-tourism facilities, if carefully sited, designed and managed, can add to the attraction of the islet, support local economy and revitalize water-based experience for tourists and visitors;
- Strict design and infrastructure strategies including off-grid and reversible structures, sustainable water discharge systems and nature-based solutions should be enforced to minimise environmental impacts; and
- Strategic zoning and carrying capacity studies should be conducted to determine extent to which islets can support controlled eco-tourism without degrading their ecological functions.

4.2 Planning Policy Guidance (PPG)

Planning Policy Guidance 1 makes provision for a series of design sheets and development criteria to ensure sustainable development. Design Sheet Eco Tourism Development provides the following on eco-tourism:

- Development should contribute to the conservation and enhancement of natural and cultural heritage, local employment, education and respectful experiences for visitors while promoting management of risks related to health, safety and security;
- Activities may incorporate wildlife, viewing, adventure, nature, culture and learning;
- The project should promote active participation of the local community;
- Site components should respond to the special character, climate, topography, soils and vegetation and be compatible with existing cultural context; and
- Structures should use local construction techniques and materials in harmony with natural environment.

4.3 Outline Planning Scheme (OPS)

The OPS translates the strategic development principles and policy framework derived from the NDS to the local level. Since Île aux Bénitiers falls under the Black River District, the Master Plan complies with development controls and planning regulations specified in the Black River OPS. Moreover, OPS stipulates that eco-tourism facilities may be promoted if unspoilt forests and natural state are retained, they do not generate overcrowding and if they broadly conform with criteria for land-water interface development.

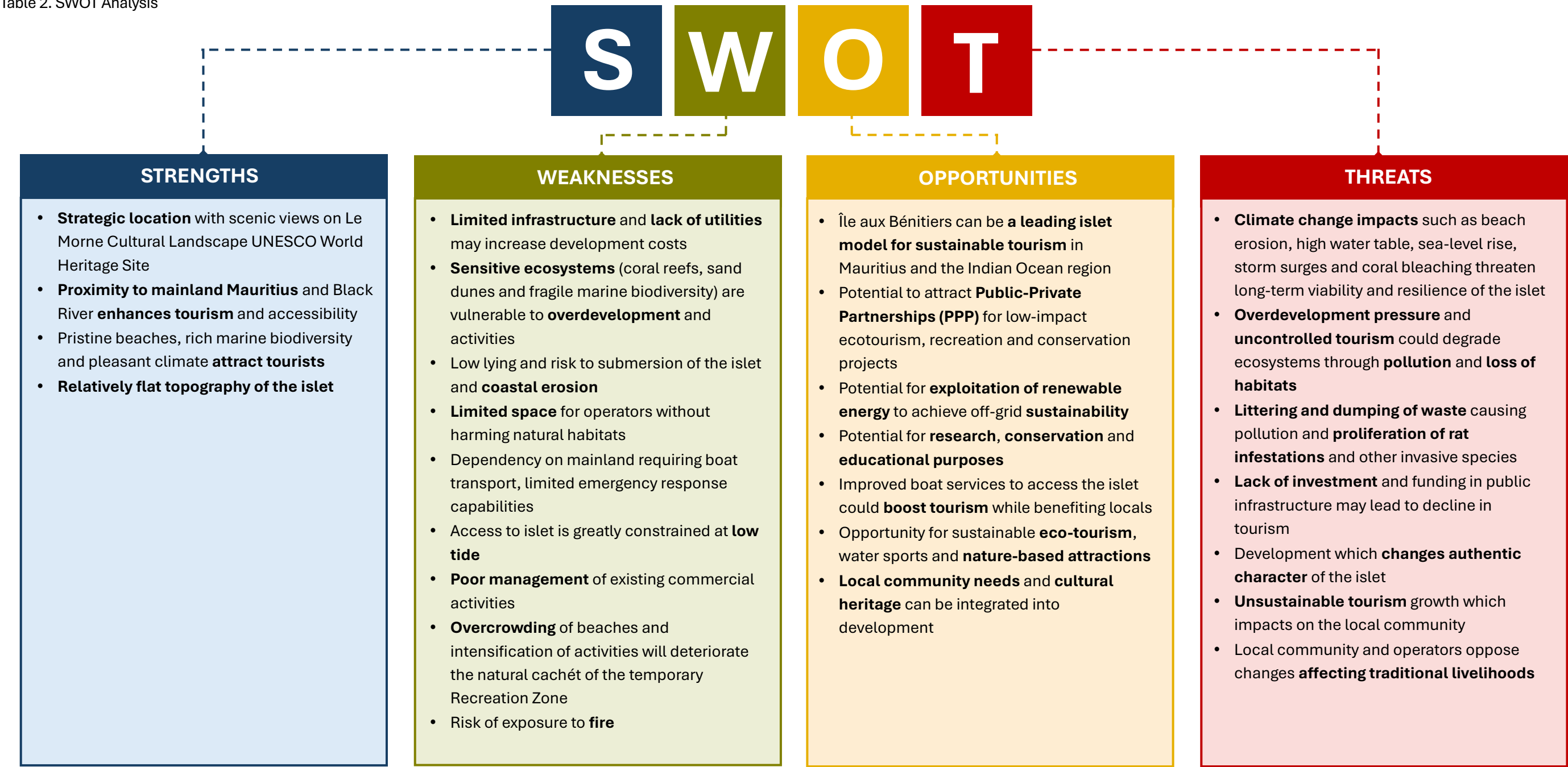


Figure 21. Planning instruments

5.0 SWOT Analysis

Drawing together the findings of the site visit observations, stakeholder committees and analysis of existing conditions as well as the needs of the operators and local community, a SWOT analysis was carried out as summarised below:

Table 2. SWOT Analysis



6.0 Master Plan Proposals and Concepts

This section proposes design concepts and key interventions for the Recreation Zone delineated at Île aux Bénéitiers. These interventions have been categorised into short, medium and long-term actions to be effectively implemented by relevant stakeholders:

- **Short-term actions** to be completed within 0-2 years, involve immediate implementation;
- **Medium-term actions**, spanning between 2-5 years, require more comprehensive planning and resource allocation; and
- **Long-term actions**, planned for 5 years and beyond, involve significant investments and execution of long-term strategic plans.

6.1 The Recreation Zone

A Recreation Zone of an approximate extent of 15A43P (65,147 m²) of State Land, with a sea frontage of 486 m and inland depths of 137.18 m and 95.88 m from the high-water mark, has been established on the western part of Île aux Bénéitiers (Figure 22). This specific zone has been demarcated by the MoHL, in consultation with the NPCS, following the Biodiversity Survey conducted in June 2025. The remaining part of the islet will be zoned for conservation purposes which will fall under the purview of the NPCS once same is vested in the MoAIFSBEF to be thereafter declared as a Special Reserve under the Native Terrestrial Biodiversity and National Parks Act 2015.

The purpose of the Recreation Zone is to provide a wide range of activities for visitors and tourists at Île aux Bénéitiers and to allow operators to continue their daily businesses in an orderly and environmental-friendly manner on the islet. All land-based recreational activities proposed in this Master Plan should be strictly restricted within this zone. The Recreation Zone will be managed by an Implementation Agency to balance recreational uses with environmental protection, ensuring sustainable tourism practices. To rationalize activities for operators, tourists and locals, minimize conflicts and ensure orderly management and sustainable use of spaces, this Recreation Zone has been divided into three distinct land-based zones and a sea-based zone, namely:

- Beachfront Zone;
- Service Zone;
- Eco-Park Zone; and
- Sea-Based Zone.

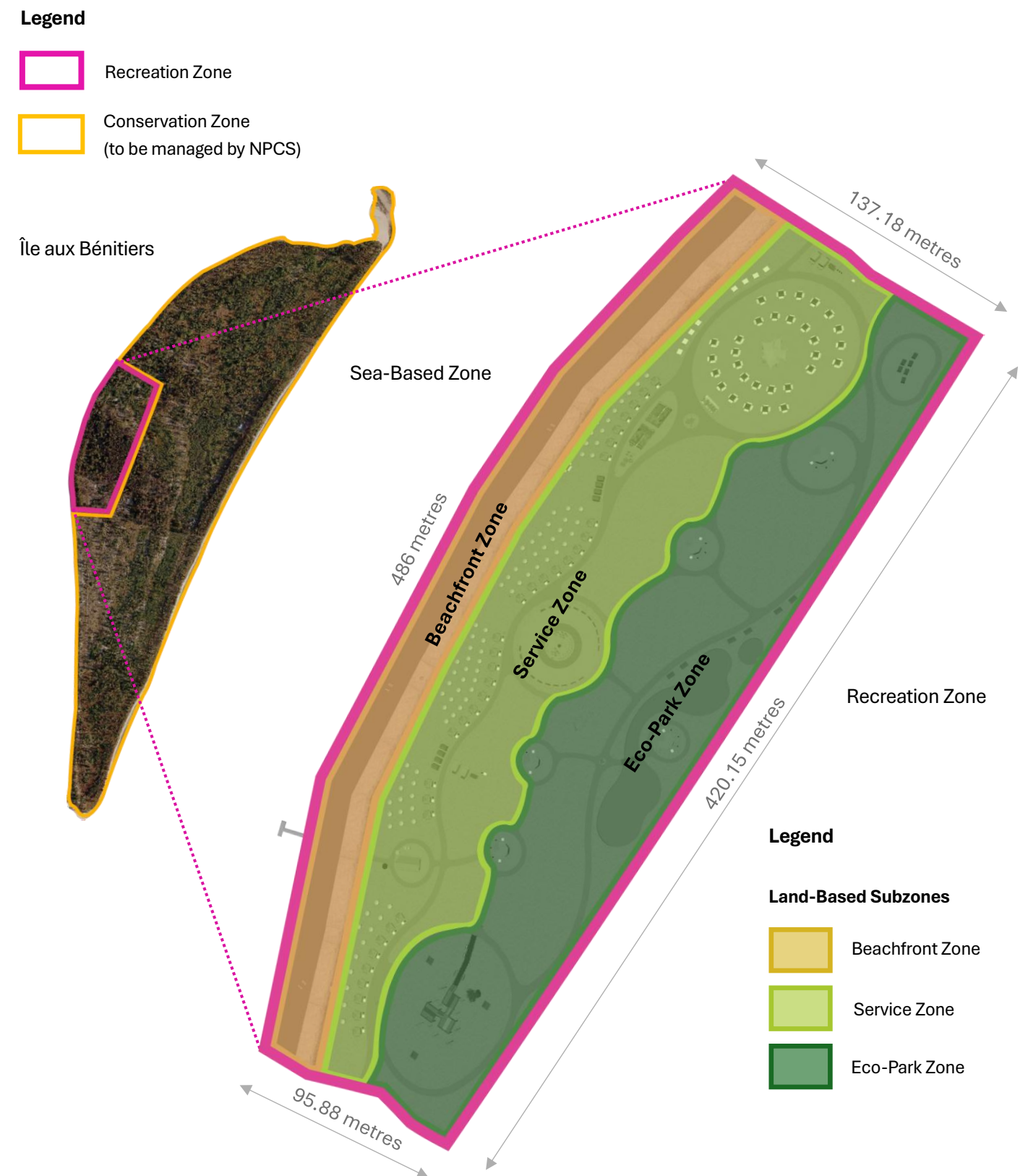


Figure 22. Recreation Zone delineated within the islet with four distinct subzones

6.2 Beachfront Zone

The Beachfront Zone is of an approximate extent of 3A11P (13,132 m²) with a sea frontage of 486 m and a depth of 30 m inland from the high-water mark. This zone faces Crystal Rock on the west of the islet. The Beachfront Zone is the primary zone designed for passive recreation such as nature walks, beach picnics and sunbathing. It would be open and clutter-free to maintain scenic views along the west coastline of Île aux Bénéitiers. Within the Beachfront Zone, the 15 m setback from the high-water mark should be free from any beach amenities and facilities. While in between 15 m to 30 m setback from the high-water mark, only movable and minimal beach amenities may be accommodated. Beachfront installations/ soft structures will comprise of the following:

- Beach chairs
- Wooden umbrellas
- Small shade tents
- Volleyball nets

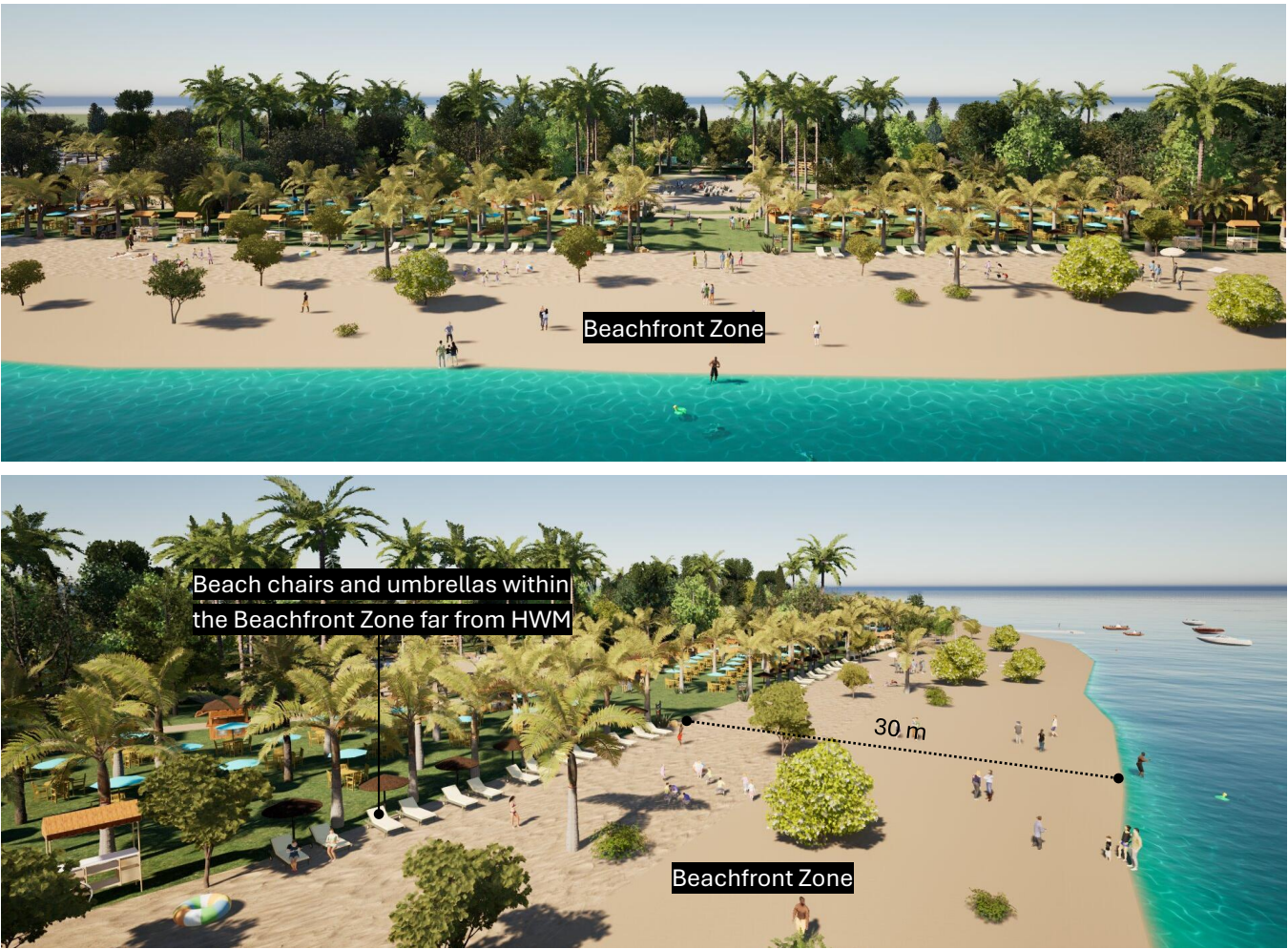


Figure 23. Design concepts showcasing the installation of beach chairs, sunbeds and wooden umbrellas within the Beachfront Zone, located as far as possible from the high-water mark

6.2.1 Beach Chairs and Umbrellas

Beach chairs or sunbeds may be made up of non-reflective recycled plastic or treated wood, while umbrellas may be made up of wood, thatched roofs or biodegradable fabric which blend with the environment. All equipment should be put in rows instead of occupying more spaces along the sea frontage and should not obstruct movement of visitors. The placement of beach chairs and umbrellas may preferably be centralised but as far as possible from the high-water mark.

Table 3. Key Interventions within Beachfront Zone

SN	Key Interventions within Beachfront Zone	Types of Actions/ Facilities	Implementation/ Regulatory Authorities	Timeframe
1	Installation of beach chairs and wooden umbrellas	• Limited to 10% of Beachfront Zone • Light, removable and minimal amenities allowed • Should not obstruct natural beach movement leading to sand displacement nor disrupt natural ecosystems • Should not be placed near jetty landings to prevent crowding during boat arrivals and departures • Seaward lines of trees should not be disturbed	• Ministry of Environment, Solid Waste Management and Climate Change • Ministry of Tourism • Tourism Authority • Black River District Council • Forestry Service	Short term
2	Restriction of activities/ services	• Overnight camping, food stalls or cooking equipment • Wedding, birthday functions, catering and ceremonies • Repairs and maintenance of boats and trailers (including painting activities) • Dragging of beach equipment • Personal chairs, tables and umbrellas	• Black River District Council • Ministry of Environment, Solid Waste Management and Climate Change	Short, medium & long term

6.3 Service Zone

The Service Zone of an approximate extent of 6A95P (29,333 m²) is located at the rear of the Beachfront Zone. This zone is designed for regulated activities and essential facilities and services while ensuring minimal environmental disruption. The Service Zone accommodates the installation of eco-friendly infrastructure and amenities to allow operators to continue their daily businesses and provides low-impact recreational, commercial and leisure activities for visitors and tourists. Development within the Service Zone may include, amongst others, the following:

- Mini stalls for selling fruits and juices
- Tuckshops for the sale of artisanal products, handicrafts and souvenirs
- Barbecue kiosks and dining areas
- Utility amenities/ storage facilities
- Amphitheatre

6.3.1 Mini Stalls for the Sale of Fruits and Fresh Juices

Mini stalls may be installed within the Service Zone to permit vendors to sell fresh juices. These units may be equipped with foldable counters and waste bins. They may be made up of wooden structures or lightweight bamboos. They may be placed on the forefront of the beach within the Service Zone (Figure 24).



Figure 24. Mini stalls to allow vendors to sell fresh juices and fruits, which should be made up of wooden structures

6.3.2 Tuckshops for the Sale of Artisanal and Handicraft Products

Tuckshops may be installed for the sales of authentic artisanal products, handicrafts and souvenirs within the Service Zone. These facilities will enable operators to carry out their activities and businesses in an orderly manner. Beach Hawker Licences should be issued by the competent authority. The tuckshops should be lightweight and made up of wooden structures to blend with the natural surrounding. They may be surrounded by existing trees to act as a landscaped buffer and as far as possible, there should be minimal removal of tall trees. They may be equipped with an off-grid system consisting of solar panels for electricity. Storage facilities may also be included in the tuckshops (Figure 25).



Figure 25. Wooden tuckshops catered for artisans, hawkers and craftsmen, equipped with solar panels and foldable counters

6.3.3 Barbecue Kiosks

Barbecue kiosks may be installed to allow barbecue providers with secured grilling systems. These kiosks should accommodate the barbecue stands and charcoal stoves, in compliance with provisions of the Food Act. The barbecue kiosks should be made up of wooden structures and equipped with waste bins and water provision. Barbecue activities should be regulated by the competent authorities (Figure 26).



Figure 26. Barbecue kiosks, waste bins and water provision to provide barbecue operators with secured grilling systems

6.3.4 Seating and Dining Areas

To enhance visitor experience while maintaining eco-friendly practices, the Service Zone should provide open-air seating and dining spaces to eat and rest. The dining spaces should be located adjacent to the barbecue kiosks. Tables, chairs and benches may be made up of reclaimed wood, upcycled timber or sustainably sourced bamboos. Umbrellas could be made up of thatch or canvas to blend with the natural surroundings (Figure 27).



Figure 27. Seating and dining areas arranged in an orderly manner in front of the barbecue kiosks within the Service Zone

6.3.5 Amphitheatre

A multi-functional amphitheatre and cultural art space is proposed to serve as a hub for performances, gatherings and artistic expression, blending local culture, tangible and intangible heritage and sustainability. The amphitheatre should be an open space with no concrete platforms and integrated with a fire pit in the middle and logs and wooden benches for seating (Figure 28). The facilities should be surrounded by existing trees to act as a landscaped buffer and as far as possible, there should be minimal removal of tall trees. Musicians, traditional Séga dancers and local artists may be licensed by the Ministry of Arts and Culture (MoAC) in order to collaborate for live performances, music, dance and storytelling sessions to promote tourism on the islet.



Figure 28. An amphitheatre within the Service Zone to provide tourists and visitors a space for performances, gatherings and cultural programs to promote authentic Mauritian culture and local heritage

6.3.6 Dry Toilets and Changing Rooms/ Shower Cabins

With a view to promote sustainable and responsible tourism practices, the MoESWMCC, in collaboration with the MoNI and the WMA undertook the construction of two blocks of dry toilets at Île aux Bénitiers. The toilet facilities have been installed at a setback of about 55 m from the high-water mark within the Service Zone, taking into account safety and health concerns and to prevent any nuisance as well as events of inundation which might arise due to increase in sea levels.

Two additional toilet blocks should be provided to cater for the maximum number of visitors on the islet. Possibility to install other modes of sustainable toilet facilities should be explored, in consultation with the WMA, MoESWMCC and MoNI. Two changing rooms/ shower cabins should also be provided near the toilet facilities. The structures should be made up of reclaimed or sustainably harvested wood to blend with the natural environment. The shower cabins should be equipped with water tanks for water provision (Figure 29).



Figure 29. Additional toilets should be provided to cater for maximum visitors on the islet, with the provision of changing rooms/ shower cabins

6.3.7 Water Provision

Île aux Bénitiers does not have any natural groundwater source or freshwater and potable water supply. Potable water should be transported from the mainland to the islet by boat for food preparation and other activities. During rainy seasons, rainwater may be collected, filtered using layers of gravel and sand and stored for cleaning and non-domestic purposes. Additionally, three water tanks should be installed on site for the provision of water.



Figure 30. Water barrels provided for rainwater harvesting to be used for cleaning and non-domestic purposes

6.3.8 Stores

Eco-friendly stores may be proposed to keep amenities in a tidy manner or beach equipment during extreme weather events which should not create any beach obstruction nor any prejudice to sensitive ecosystems. The stores may be in modular or stackable units made up of weather-resistant materials or reclaimed wood (Figure 31).



Figure 31. Eco-friendly stores provided to store equipment during adverse weather events

6.3.9 Security/ Ticketing Post and Visitor Centre

A controlled access point should be provided through the main entrance security/ ticketing post which can be integrated with an information desk or visitor centre. The post should comprise of CCTV cameras and equipped with security guards and lifeguards to ensure safety and security of visitors, tourists and operators. The presence of the Mauritius Police Force (MPF) and National Coast Guard (NCG) is necessary on the islet to evaluate a range of security techniques, regular patrolling, surveillance and impose penalties for illegal hawking, unapproved developments and environmental damage.

A ticketing and visitor management system should be put in place through digital or physical ticketing or online pre-booking system to control the thresholds proposed for visitors and to prevent overcrowding on the islet. Higher fees for peak seasons and discounts for locals visiting the islet may be provided. A proper visitor management plan will have to be prepared by the relevant authorities. The visitors centre can also serve as an information hub for maps, guided tour bookings, environmental/ education displays on endemic and extinct species as well as exhibit information related to the history of Île aux Bénitiers and Creole traditions (Figure 32).

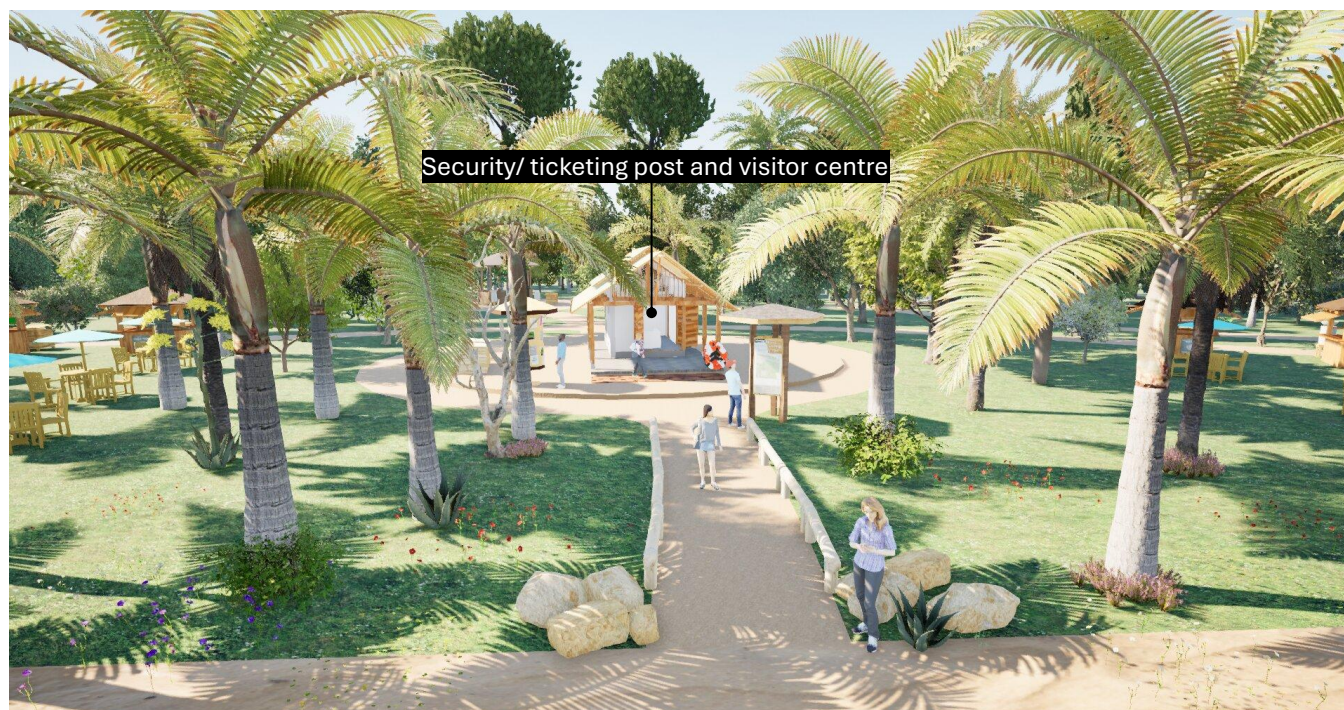


Figure 32. Security/ ticketing post and integrated visitor centre as the controlled access point in front of the floating jetty to provide services to tourists and visitors arriving on the islet

6.3.10 Seating Area for Operators

A dedicated seating area may be proposed for operators near the tuckshops. This area can be an open space integrated with facilities such as wooden benches, tables and umbrellas for shading, where operators, including beach hawkers, barbecue providers, pleasure craft operators and artists can eat and rest. This seating area should not impede accessibility of the visitors and should be clustered in a centralised area.



Figure 33. Seating area for operators to eat and rest during breaks

Table 4. Key Interventions within Service Zone

SN	Key Interventions within Service Zone	Types of Actions/ Facilities	Implementation/ Regulatory Authorities	Timeframe
1	Installation of mini stalls for sale of fruits and juices	• 10 slots to be allocated • Should be 3 m apart from each other to avoid overcrowding	• Black River District Council	Short term
2	Installation of tuckshops for sale of artisanal and handicraft products	• Should have a maximum footprint of 9 m², height of 3 m and be spaced at 3 m from each other • Should follow standard design and natural colours to blend with the existing landscape • Should be accommodated in orderly manner and around existing trees and vegetations • Hawkers restricted to Service Zone only for operation of activities and businesses • Extensions to tuckshops not allowed • Should integrate off-grid solar power system for electricity • Operators should hold valid licences from relevant authorities	• Black River District Council • Tourism Authority	Short term
3	Installation of barbecue kiosks	• Should have a maximum footprint of 9 m², height of 3 m and be spaced at 3 m from each other • Should be at least 1.5 m from vegetation • Barbecue activities should be carried out in low intensity and environmentally-friendly manner • Should be equipped with waste bins, water provision and fire extinguishers • Food, fuel, fuel containers, cooking devices and trash prohibited from being buried in sand, left on the beach or disposed in the sea • All structures to be of wooden materials, except for the embedment of the structures in concrete where necessary	• Black River District Council • Ministry of Environment, Solid Waste Management and Climate Change • Ministry of Health and Wellness • Fire Rescue Service • Ministry of National Infrastructure	Short term
4	Seating and dining areas	• Furniture including tables, chairs and benches to be made up of sustainable materials • Should be located adjacent of barbecue kiosks • Should be arranged in an orderly manner • Should be stored safely in stores in case of extreme weather events	• Black River District Council	Short term
5	Creation of an amphitheatre with related amenities (e.g. wooden benches and logs)	• Should be open with no concrete platforms • Removal of trees and vegetations and replantation of native plant species should be subject to clearance from the Forestry Service and the NPCCS • Artists should hold valid licences from the Ministry of Arts and Culture	• Forestry Service • National Parks and Conservation Service • Black River District Council • Ministry of Arts and Culture	Short term
6	Utility amenities	• Provision of two additional toilets • All solid waste from the existing dry toilets should be disposed into the compost bins and mixed with wood shavings • Provision of two changing rooms/ shower cabins • Provision of water tanks for shower cabins • Provision for water barrels for rainwater harvesting • Regular service, repairs, cleaning, maintenance and solid waste management to ensure that facilities remain in functional and safe condition • Public health oversight, inspections for hygiene standards and advise on best practices for sanitation and user safety • A proper management and action plan with regard to the waste generated and disposal of same should be prepared by the relevant authorities	• Black River District Council • Collectif Citoyens pour L'Île aux Bénitiers • Ministry of Environment, Solid Waste Management and Climate Change • Wastewater Management Authority • Ministry of National Infrastructure • Ministry of Health and Wellness	Short term

SN	Key Interventions within Service Zone	Types of Actions/ Facilities	Implementation/ Regulatory Authorities	Timeframe
7	Water storage	• Provision of three water tanks • Provision of water barrels for each barbecue kiosk and tuckshops • Other alternatives for water provision should be envisaged using innovative technologies to capture water through rainwater harvesting and for eventual filtration	• Central Water Authority	Short term
8	Provision of stores	• 8 stores should be catered for the safekeeping of equipment and goods • Each store should have a maximum footprint of 6 m², height of 3 m and be spaced at 1 m from each other • May use natural barriers or landscaping to blend the structures into the surroundings • Should not be in remote areas to ensure protection of equipment from theft or damage	• Black River District Council	Short term
9	Installation of security/ ticketing post and visitor centre	• Should be made up of eco-friendly materials and equipped with solar panels and rainwater harvesting • Should integrate a visitor centre for information, educational displays and exhibits • Should be an access point to control the number of visitors entering the Recreation Zone • To evaluate security, regular patrolling, surveillance and infringement penalties • Preparation of a visitor management plan • Introduction of a ticketing and visitor management system to facilitate online booking	• Black River District Council • Tourism Authority • Ministry of Tourism • Ministry of Information Technology, Communication and Innovation • Mauritius Police Force • National Coast Guard	Short and medium term
10	Seating areas for operators	• Should include facilities for seating and dining for operators such as wooden tables and chairs and umbrellas for shading • Should be centralised and should not obstruct accessibility of visitors and tourists	• Black River District Council	Medium term
11	Prohibited activities/ services	• Deep-frying or open flame cooking to prevent fire hazards • Alteration of natural topography and vegetation cover • Obstruction of emergency accesses • Incompatible development and activities • Sewage runoff from toilet facilities	• Forestry Service • National Parks and Conservation Service • Fire Rescue Service • Ministry of Health and Wellness • Mauritius Police Force • Ministry of Housing and Lands • Black River District Council • Wastewater Management Authority • Ministry of Environment, Solid Waste Management and Climate Change	Short, medium and long term

6.4 Eco-Park Zone

The Eco-Park Zone is of an approximate extent of 5A37P (22,682 m²) of State Land located inland at rear of the Service Zone. The islet is a sanctuary place for endemic plants, marine invertebrates and endangered species such as geckos and migratory birds and holds significant potential for habitat restoration and ecosystem conservation. Hence, the Eco-Park Zone should provide as a green asset which will enable visitors to have a deep engagement with nature and conservation awareness. This zone should be in harmony with the adjoining Conservation Zone which will be proclaimed as a Special Reserve and will be managed by the NPCS. The Eco-Park Zone can include nesting areas, boardwalks, observation platforms, interactive signages and guided educational tours for nature trails, trekking and low-impact nature experiences.

6.4.1 Gazebos, Kiosks and Wooden Benches

Gazebos or kiosks should enhance visitor comfort and environmental protection while maintaining sustainability within the Eco-Park. These structures should provide designated rest spots to keep tourists and visitors on designated trails to prevent trampling of sensitive habitats within the Eco-Park and should distribute crowds away from the fragile coastline. Rustic wooden benches can be strategically placed across the Eco-Park to provide seating for visitors which also complements the islet's wild nature. These benches may be made up of fallen coconut palms, acacia trees or other non-invasive timber. Wooden benches or logs can be low-cost, zero-waste and easily built by local artisans to support Mauritian craftsmanship and enhance visitor experiences. Fallen trees, storm debris or cleared invasive plants should be approved by the Forestry Service and the NPCS.

6.4.2 Marsh Pond

The Eco-Park can include a marsh pond in proximity to the existing wetland observed in the survey conducted by the NPCS in June 2025. It should replicate a natural marsh and should make use of the existing ecosystems and nature-based solutions, including vegetations, native plants such as *Bois matelots* and *Sainte marie*, earthworks, soils, sands, gentle berms, hummocks, shallow edges, stones, logs, branches etc. As the water table is high, the pond may naturally fill from below. No concrete materials should be used. The pond can create nesting sanctuaries, biotopes, nurseries, foraging grounds and microclimates to attract existing wildlife, invertebrates, amphibians, insects, birds and other endangered species. The marsh pond can improve the ecological connectivity between the Recreation Zone and Conservation Zone and can act as a natural barrier or green buffer between human activities and sensitive habitats, thus promoting endemic species recovery and restoration.



Figure 34. Marsh pond can be integrated to provide habitats for species and gazebos and wooden benches can enhance visitor experience



Figure 35. Observation deck and educational exhibits may be designed to educate visitors about the islet's ecology, marine biodiversity, cultural heritage and conservation efforts

6.4.3 Educational Exhibits and Observation Deck

The Eco-Park can include an educational exhibit which will consist of thematic signages and information panels along nature trails and boardwalks, leading to an elevated deck and platform. Solar-powered screens may include hands-on displays, augmented reality (AR) elements, multilingual with Braille and QR codes to promote interactive learning experience to children, students and rangers. The elevated deck and platform will enable birdwatching and wildlife observation. It can offer beautiful panoramic and scenic views of Le Morne Brabant, the UNESCO World Heritage Site and the Black River Mountain Ranges through binocular and telescope mounts. It can attract nature enthusiasts and promote visitor engagement and wildlife interaction while minimizing its impact on surrounding environment.



Figure 36. Observation deck and educational exhibits may be integrated with technologies including solar-powered display screens and telescope mounts

6.4.4 Composting Area

A composting area should be provided at the rear within the Eco-Park Zone to store the compost bins once they are three quarter full, properly sealed and stored securely for a minimum period of 6 months to complete the composting cycle. Non-cooked fruit and vegetable waste may also be collected, composted and used for the dry toilets. The compost bins should be placed far from the activities within the Service Zone and should be buffered with trees and vegetations to prevent any foul smell or nuisances.



Figure 37. Composting area segregated and buffered with vegetations to prevent foul smell and nuisances

6.4.5 Playground for Children

A playground area may be designed for children within the Eco-Park Zone to create an engaging and educational play space. Natural play elements may be provided using wooden logs, bamboos, natural stones, sands or recycled tires and also ropes and nets to create climbing structures and mazes (Figure 38).



Figure 38. Play structures should have low visual and physical impact on the natural landscape using sustainably sourced and natural materials

Table 5. Key Interventions within Eco-Park Zone

SN	Key Interventions within Eco-Park Zone	Types of Actions/ Facilities	Implementation/ Regulatory Authorities	Timeframe
1	Installation of gazebos, kiosks and wooden benches	- Built with weather-resistant materials, reclaimed wood or coconut thatch to blend with natural landscape - Benches should be placed without digging or using heavy bases to avoid soil disruption - Wooden logs can be used for seating	- Black River District Council - Forestry Service - Ministry of Environment, Solid Waste Management and Climate Change - Ministry of Agro-Industry, Food Security, Blue Economy and Fisheries	Long term
2	Creation of marsh pond	May include nature-based solutions such as the plantation of <i>Bois matelots</i>, <i>Sainte marie</i> and other native species to create biotopes, enhance nurseries and promote wildlife conservation and ecotourism	- Ministry of Agro-Industry, Food Security, Blue Economy and Fisheries - Ministry of Environment, Solid Waste Management and Climate Change - National Parks and Conservation Service	Long term
3	Installation of educational exhibits and observation deck	- Deck should be a one-storey open structure with a height not exceeding 3 m from ground - Deck should be made up of locally sourced wood and durable, low-maintenance or other weather-resistant materials and designs which will blend with natural landscape	- Black River District Council - Ministry of Information Technology, Communication and Innovation	Long term
4	Composting area	- Disposal of waste to be in consultation with relevant authorities - Compost bins to be properly sealed and stored securely to prevent foul smell and flies’ nuisances - The area should be segregated and buffered from vegetation	- Black River District Council - Ministry of Environment, Solid Waste Management and Climate Change - Wastewater Management Authority - Ministry of Health and Wellness	Short term
5	Playground for children	- Should be designed with natural play elements to blend with the landscape - Play structures may be made up of wooden logs and recycled tires, ropes and nets	- Black River District Council - Forestry Service	Long term

6.5 Sea-Based Zone

The Sea-Based Zone in this Master Plan is identified as the water channel which is opposite of the Recreation Zone on west side of Île aux Bénitiers. Crystal Rock is a prominent landmark in the shallow lagoon of the islet which attracts tourism activities such as snorkelling, underwater diving, dolphin-watching and catamaran cruises. Following an Ecological Marine Survey conducted by the MoAIFSBEF in June 2025, the lagoon of the islet is characterized by a rich marine biodiversity due to presence of dense seagrass meadows, crustaceans and sea cucumbers such as *Bohadschia marmorata* and *Holothuria scabra*. Hence, all activities related to the sea at Île aux Bénitiers should be managed by the MoAIFSBEF, the MoT and the NCG.

6.5.1 Floating Jetty

The provision of a floating jetty should be made fronting the Recreation Zone to access the islet, as approved by the MoAIFSBEF, the MoESWMCC, the MoT and the Prime Minister's Office (PMO). The jetty should be used for embarkation and disembarkation of visitors and for transportation of goods, consumables and waste management. The floating jetty will allow visitors and tourists to access the ticketing post at the entrance in order to pay a reasonable fee to access the islet.

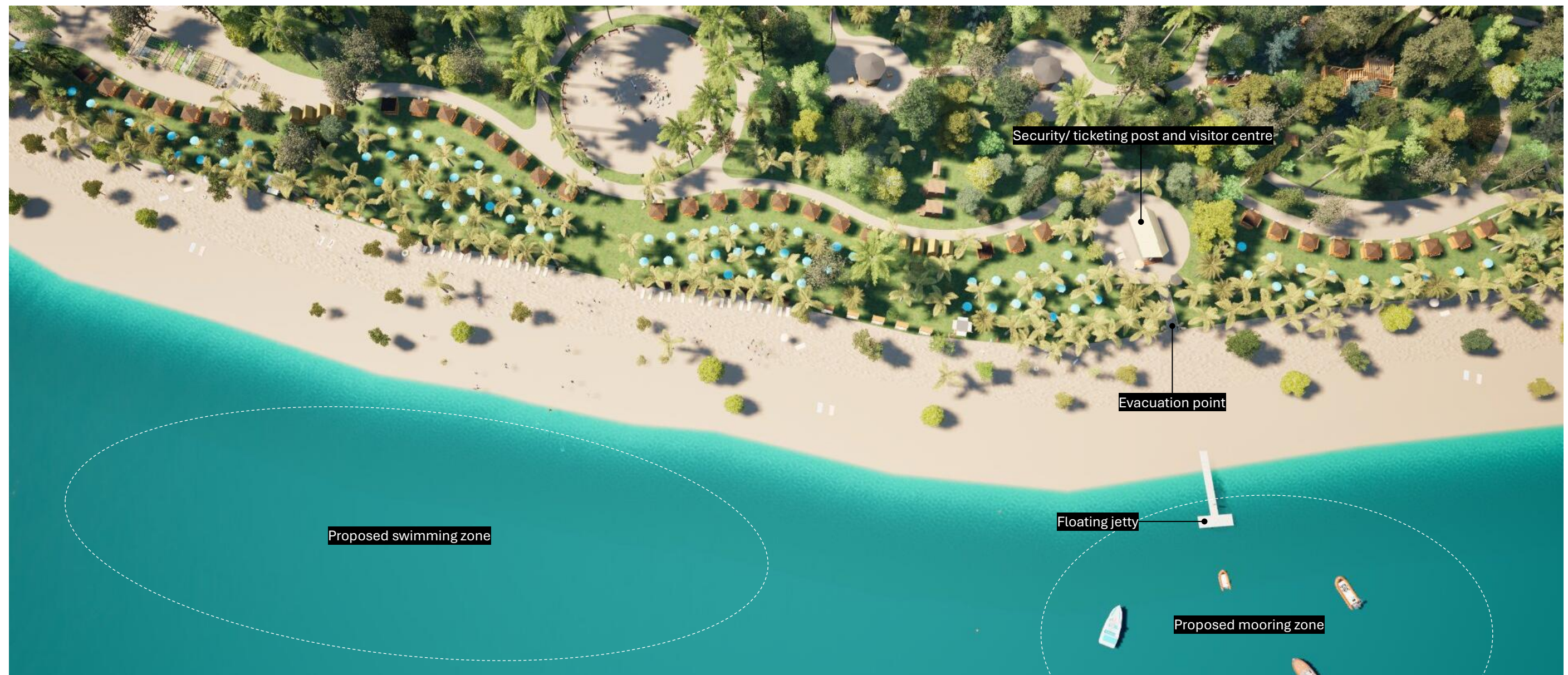


Figure 39. The provision of a floating jetty fronting the controlled access point to allow embarkation and disembarkation of visitor, goods and services

6.5.2 Mooring Zone

A dedicated mooring zone should be identified in the lagoon of Île aux Bénéitiers opposite of the Recreation Zone, in consultation with the MoAIFSBEF, the MoESWMCC, the MoT and the PMO. The mooring zone will allow boats and pleasure crafts to safely anchor near the islet using fixed mooring buoys instead of dropping anchors in the sea which can damage coral reefs and seabed ecosystems. The number of boats reaching the islet should be controlled by the MoT and pleasure craft operators should be regulated subject to a Pleasure Craft Licence issued by the Tourism Authority.

6.5.3 Swimming Zone

A swimming zone should be earmarked in the lagoon of Île aux Bénéitiers opposite of the Recreation Zone by the MoAIFSBEF. This swimming zone will allow public for safe swimming in the sea of the islet. Floating barriers such as buoys should be used to demarcate the swimming zone to prevent boat access and for safety reasons. Small-scale activities such as kayaking, snorkelling, diving, paddle boarding, pedalo and other non-motorized water activities may be allowed within the swimming zone, in consultation with the MoAIFSBEF, the MoT and the NCG.



Figure 40. Crystal Rock on west part of Île aux Bénéitiers

Table 6. Key Interventions within Sea-Based Zone

SN	Key Interventions within Sea-Based Zone	Types of Actions/ Facilities	Implementation/ Regulatory Authorities	Timeframe
1	Installation of floating jetty (candock materials)	• Should not obstruct free-flow lagoonal conditions and negatively impact biodiversity • Should be dismantled and stored during extreme weather events, reducing storm damage risks • Any oil deposit in the lagoon by the operations of pleasure crafts should be cleaned up at their end to the satisfaction of the relevant authorities • No dredging or seabed excavation	• Ministry of Environment, Solid Waste Management and Climate Change • Ministry of Agro-Industry, Food Security, Blue Economy and Fisheries • Ministry of Tourism • Prime Minister’s Office	Medium term
2	Delimitation of mooring zone	• Pleasure craft operators should hold valid Pleasure Craft Licences • Number of boats reaching the islet should be controlled and monitored regularly • Motorized activities including speedboats and jet skis should diligently follow navigation routes to prevent damage to sensitive marine ecosystems • Watercrafts should be prohibited in shallow areas where wave action and propeller damage accelerate sand erosion • The Coral Garden Conservation (NGO) should install mooring buoys to demarcate an off-limit zone to prohibit access to the public and limit anchor damage to coral reefs near Crystal Rock • Invasive species should consistently be removed to prevent structural damage on the corallines	• Ministry of Agro-Industry, Food Security, Blue Economy and Fisheries • Ministry of Environment, Solid Waste Management and Climate Change • Ministry of Tourism • Prime Minister’s Office • Tourism Authority • Coral Garden Conservation	Medium term
3	Delimitation of swimming zone	• Should be demarcated using buoys to prevent boat access and for safety reasons	• Ministry of Agro-Industry, Food Security, Blue Economy and Fisheries • Ministry of Tourism • National Coast Guard	Medium term

7.0 Other Facilities and Interventions

7.1 Access and Walkways

- The Recreation Zone should be accessible through guided walkways, nature trails and tour routes connecting the beach to the Conservation Zone, while ensuring that they do not disrupt sensitive ecosystems;
- Wildlife corridors using native plants should be maintained along the walkways to link fragmented habitats;
- Raised wooden boardwalks may be used within the Recreation Zone to protect vegetation and minimize beach erosion and ground disturbance, especially in wetlands and dune areas of the islet;
- Boardwalks should also blend into the landscape and integrate natural rock features and vegetations in the design to bring visitors in direct contact with the resources and uniqueness of the Recreation Zone; and
- Felling of trees to clear routes for boardwalks and other structures should be minimized as far as possible and should be done in consultation with the Forestry Service and NPCS.

7.2 Off-Grid Solar Power System

- Since Île aux Bénitiers has no existing electricity, a sustainable off-grid solar power system may be implemented to support lighting, communication, water heating and small-scale electricity needs;
- Photovoltaic panels may be mounted, in consultation with the Central Electricity Board (CEB), on rooftops of barbecue kiosks, tuckshops, security/ ticketing post or stores for lighting and small appliances, emergency and surveillance, first aid, interactive displays, charging points and pathway lights; and
- Energy-efficient devices such as LED lighting may be used for low power consumption.

7.3 Interactive Signage

- To enhance visitor navigation, safety and environmental education, a network of eco-friendly wooden signage should be installed within the Recreation Zone;
- These signage and signposts should blend with the natural surroundings, while clearly indicating directions, rules and conservation messages;
- The signposts may be made up of reclaimed wood, natural wood finishes or weather-resistant paint, while integrating rustic or minimalist designs to avoid visual clutter; and
- They may be placed at beach entry points, trail junctions, activity areas and emergency meeting spots. Low-impact installations should be encouraged such that natural contours may be followed in order not to obstruct wildlife pathways. Tree-nailing should be avoided.



Figure 41. Interactive signs for navigation and directions

7.4 Waste Management and Cleaning

- A proper waste disposal system should be in place at Île aux Bénitiers to be managed by the BRDC and Mauri Facilities Management Co Ltd;
- Eco-friendly and non-invasive litter bins should be provided to operators to contain their own waste;
- Waste collection boats should transport waste daily or at least twice a week from the embarkation point of the islet to the dedicated site proposed at the Embarkation Point at La Gaulette to be thereafter transported to the Transfer Station at St. Martin;
- Plastic-free initiatives should be promoted to encourage use of biodegradable, composting and recyclable alternatives;
- No dumping of waste will be allowed onto the beach, lagoon or any unauthorized area within the islet; and
- Monthly cleaning programs and regular cleanup campaigns should be organized involving the local community, visitors, tourists, operators, hotels and NGOs, especially during weekends or in public holidays when visitor numbers are high.

7.5 Managing Coastal Vulnerability

In view of the topography of the islet being low-lying, the northern part of the islet is affected by coastal erosion. The MoESWMCC may come up in the medium term with a coastal management plan for Île aux Bénitiers. In regard to the cleaning of the lagoon and coral restoration around the islet, the MoAIFSBEF (Blue Economy and Fisheries Division) should advise accordingly on an application made to the latter by Collectif Citoyens pour L'Île aux Bénitiers.

7.6 Surveillance and Security of the Islet

Further to discussion with the NCG during preparation of the Master Plan, there is no need to set up a NCG Post at Île aux Bénitiers as so far, no intruder has been sighted. However, the NCG will have to carry out regular patrols to ensure a continuous surveillance of the islet. The installation of the two cameras may be envisaged to reinforce surveillance of the islet and security and safety of visitors and operators.

7.7 Enclosure of the Recreation Zone

The Recreation Zone should be properly fenced using low wooden/ metallic structures with limited opening to the remaining part of the islet to prevent visitors from accessing at different points of the Conservation Zone and causing disturbance to its ecosystems.

7.8 Evacuation Point

- An evacuation point near the security/ ticketing post and visitor centre is recommended;
- There should be an assembly point in case of an emergency resulting from oil spills, hazardous/toxic waste spills entering the beach from the sea, discharge of storm water, storms, algal blooms that could be dangerous and tsunamis etc.;
- Emergency protocols should be adopted such as early-warning systems, evacuation routes, first-aid equipment and post extreme weather events cleanup;
- The Recreation Zone should be well-monitored and equipped with lifeguards and lifesaving equipment; and
- In the long-term, the identification of an appropriate location for the setting up of a helipad on the islet for emergency evacuation of operators and visitors should be explored, in consultation with the NPCS and other relevant stakeholders.



Figure 42. Evacuation point near security post for emergencies

7.9 Embarkation Point at La Gaulette Village

Collectif Citoyens pour L'Île aux Bénitiers and the MoESWMCC agree on the need to upgrade and embellish the Embarkation Point at La Gaulette which serves as the primary access from the mainland to the lagoon and Île aux Bénitiers. Proposed facilities and improvements in the long-term may include the following:

- Enhanced jetty/ docking area and slipway for safer boarding;
- Addressing the issue of seepage of wastewater in the lagoon near the Embarkation Point;
- Dedicated lanes for tourist boats and local fishermen;
- Large, sealed bin to accommodate waste collected from the islet after transportation to the mainland;
- Improved parking and drop-off zones;
- Public amenities such as restrooms and drinking water stations;
- A security post/ information desk/ visitor centre for pre-booking and ticketing facilities to control the number of visitors on the islet;
- Shaded waiting area with solar panel roofing and eco-friendly benches for long queues;
- Disabled-friendly facilities such as ramps for wheelchair/ strollers and priority boarding for elderly/ disabled visitors;
- Restoration of species and the use of native plants and coastal shrubs for the restoration of species near the shoreline and landscaping, green buffers and other natural barriers to screen adjacent properties and waste area; and
- Clear signage for directions, safety rules, tide schedules and emergency purposes.

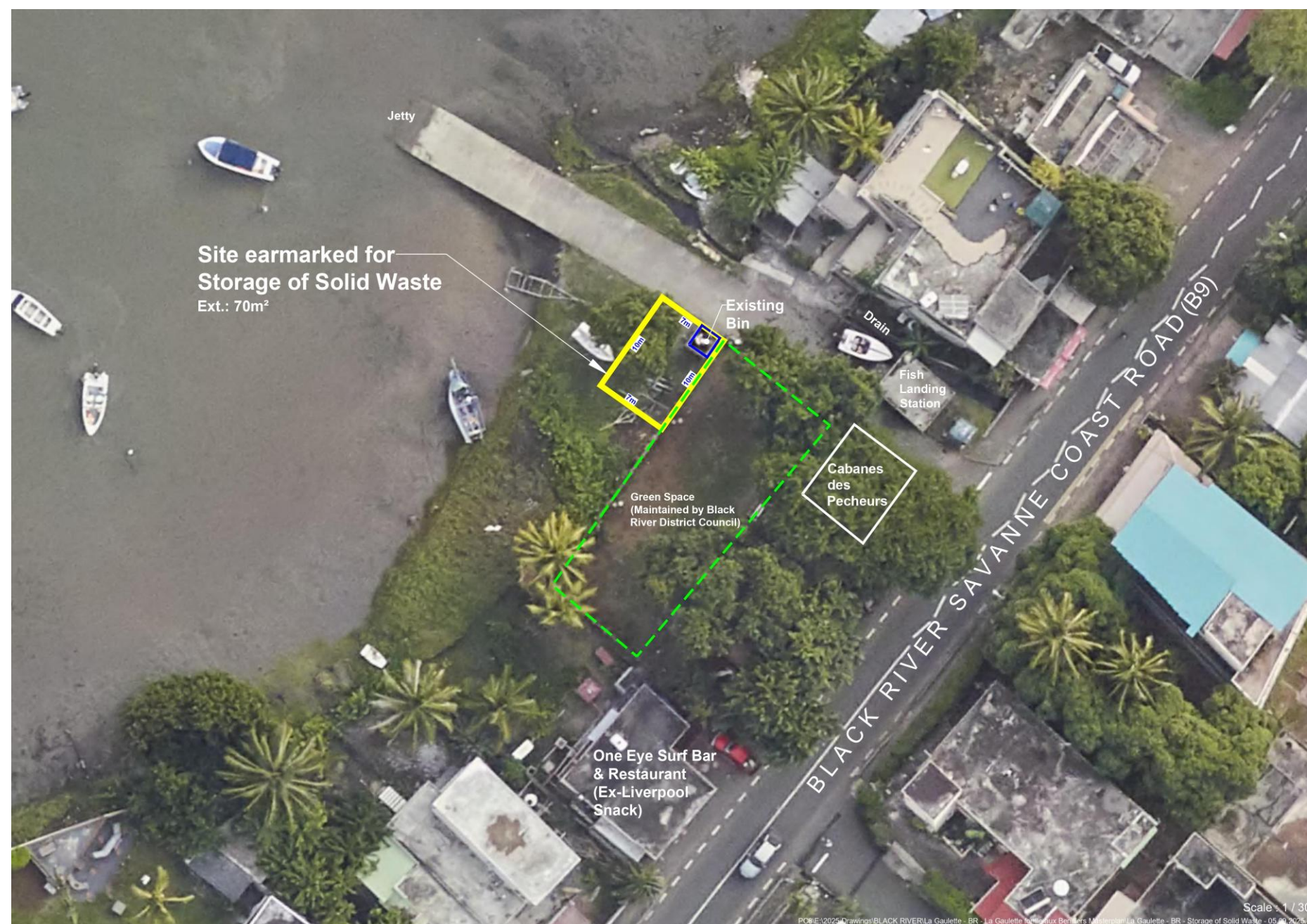


Figure 43. Site earmarked for storage of waste collected from Île aux Bénitiers

A site of an extent of 70 m² (10 m x 7 m) has been earmarked for the storage of the solid waste collected from Île aux Bénitiers within the plot of land vested in the MoAIFSBEF for La Gaulette Fish Landing Station.

8.0 The Master Plan for the Recreation Zone at Île aux Bénitiers

Beachfront Zone
Ext.: 3A11P

1. Floating Jetty
2. Beach Chairs and Umbrellas

Service Zone
Ext.: 6A95P

3. Mini Stalls for Sales of Fruits & Juices
4. Tuckshops for Sales of Handicrafts
5. Barbecue Kiosks
6. Seating and Dining Areas
7. Amphitheatre
8. Dry Toilets
9. Changing Rooms/ Shower Cabins
10. Water Tanks
11. Stores
12. Controlled Access/ Evacuation Point
13. Security/ Ticketing Post & Visitor Centre
14. Seating Area for Operators

Eco-Park Zone
Ext.: 5A37P

15. Entrance/ Exit to Conservation Zone
16. Observation Deck & Educational Exhibits
17. Playground for Children
18. Kiosks and Gazebos
19. Wooden Bridge
20. Marsh Pond
21. Composting Area
22. Wooden Benches

Legend

North

Recreation Zone

Subzones

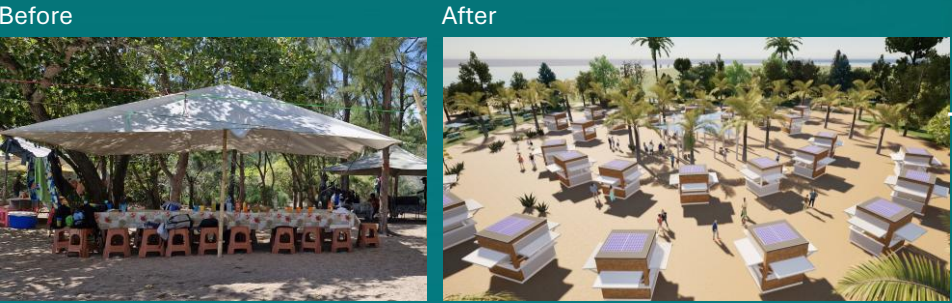
Beachfront Zone

Service Zone

Eco-Park Zone

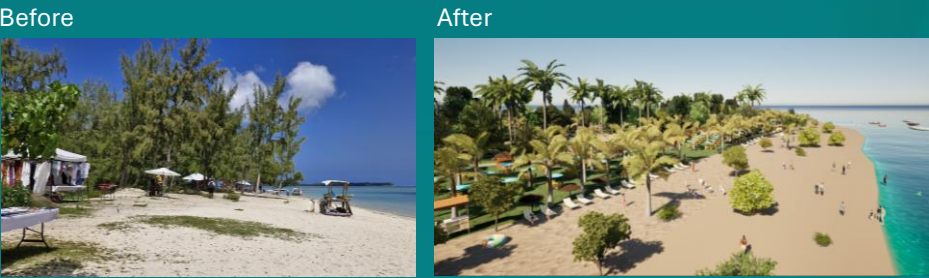


8.1 Action Statements



Rationalise Recreation and Commercial Activities within Designated Spaces

Move all business operations and activities away from the fragile beachfront into dedicated areas and install amenities in an orderly and sustainable manner to minimize conflicts and sprawl, ensure clear, safe pathways for visitor movement and emergency access and balance recreational use with protection of sensitive coastal ecosystems



Establish a 30-Meter Setback from High-Water Mark (HWM) for all Amenities

Prohibit installation of any structures within the first 15 m inland from HWM and allow only lightweight, movable amenities between the 15 m and 30 m setback to prevent sand dune destabilization and coastal erosion and to preserve the coastline, adhering to climate adaptation



Develop a Centralised Amphitheatre for Cultural Performances and Gatherings

Establish an open-air amphitheatre with wooden log seating and fire pit to enhance visitor experience and provide unique cultural programs and shows to promote authentic Mauritian heritage and arts to attract tourists and boost the tourism industry



Install Low-Impact Visitor Facilities from Natural and Recycled Materials

Strategically place gazebos, kiosks and benches made up of wood or other non-invasive materials to provide shade and rest areas, and develop a natural playground area for children to enhance visitor engagement with nature through sustainable, zero-waste practices and use of sustainable materials which harmonize with environment and support local craftsmanship



Construct Standardized Eco-Friendly Infrastructure for Operators and Visitors

Build limited number of tuckshops, barbecue kiosks and stalls equipped with solar panels for power, waste bins, water provisions and other facilities such as toilets, stores, seating and dining areas and security/ ticketing post and visitor centre, to strengthen the local economy, cap visitor numbers and improve visual order, hygiene and public health



Create Education and Habitat Restoration Features

Install boardwalks, observation deck, solar-powered screens, displays and signages to promote conservation awareness and educational experience for visitors and establish a marsh pond to serve as biotopes for endemic species and function as a green buffer to the adjacent Conservation Zone



9.0 Sustainable Development Practices

Sustainable development and low-impact practices should be integrated for the uses, amenities and activities being carried out in the Recreation Zone at Île aux Bénéitiers, while ensuring minimal ecological impact. Some examples may include the following:



Eco-Friendly Materials and Structures

- Installations made up of temporary wooden or soft materials;
- Structures to blend into the surrounding environment through earthy colours, natural textures or no bright paints;
- Materials to be weather-resistant, durable, adaptable to local climate and readily available to minimize transportation and resource depletion;
- Sustainable building practices to be adopted in architecture and design of amenities such as passive and active design, vernacular architecture, zero-impact eco-architecture and nature-based solutions;
- Materials to be carefully screened to avoid any invasive and non-indigenous elements from intruding into the preserved environment; and
- The Recreation Zone to be self-sufficient as far as possible to generate its own resources and energy, for e.g., rainwater catchment, filtration, solar water, heating and photovoltaic electricity



Biodiversity Safeguards

- No felling of trees unless approval obtained from the MoESWMCC, the NPCS and the Forestry Service;
- Structures to be surrounded by existing trees and vegetations to act as a landscaped buffer and removal of tall trees to be minimized as far as possible;
- No damage to sand dunes or vegetations;
- No feeding or hunting of native, endemic or endangered species;
- No dredging, land modification, infilling or excavation to maintain natural topography;
- Replantation in harmony with existing native and endemic species;
- Introduction of native planting to be phased over an extended period during which time access to be restricted to defined areas, in consultation with the NPCS and the Forestry Service; and
- A contingency plan with regard to the risk of fire and any mishap on the islet to be prepared by the relevant authorities.



Strict Zoning and Access Control

- Human access and activities restricted to only the Recreation Zone;
- Access to Conservation Zone or off-limit areas will incur fines or suspension of licences for trespassing by the relevant authorities, unless otherwise permitted by the NPCS;
- Subzones to be physically segregated through pathways;
- No motorized activities is allowed within the wimming zone and in shallow lagoons;
- Entrance to the Recreation Zone to be strictly from the controlled access point/ security/ ticketing post in order to pay a fee to enter the islet and to control the number of visitors and operators; and
- Scenic viewpoints to be preserved from visual clutter.



Prohibited Activities

- Barbecue activities causing risk of wildfires and pollution;
- Non-degradable waste, plastics or chemical pollutants;
- Nuisance and disturbance to other traders and visitors;
- Commercial and tourism activities without appropriate licences;
- Overnight stays, squatting or setting up tents or temporary structures;
- Rave parties, use of sound systems and consumption of alcohol in large group gatherings;
- Manual removal of plants except under controlled programs such as for filao trees;
- Wood collection for any reason; and
- Dumping of liquid and solid waste.

10.0 Proposed Thresholds

Thresholds are fundamental to sustainable tourism, ensuring that visitor numbers and commercial activities remain within the ecological and infrastructural limits, while preserving Île aux Bénitiers’ natural and cultural integrity. To maintain this equilibrium, strict thresholds should be established for both visitors and operators, preventing overcrowding, environmental degradation and diminished visitor experiences.

The Recreation Zone’s maximum daily capacity is to be set at 500-600 visitors, scaling to 600-800 during peak seasons, with 70 licensed operators per day.

Table 7. Proposed thresholds for visitors and operators

Category	Daily Capacity	Peak Season (Summer)
Visitors	500–600 people/day	600–800 people/day
Inland Operators	70–75 workers/day	75–80 workers/day

To support local livelihoods within the Recreation Zone, the following operational limits should be enforced:

Table 8. Number of operators to be allowed as per the type of activities

Sectors	Number of Operators Allowed Per Day	Total
Food and Beverage	15 barbecue operators (grilled seafood, local meats) 10 fruit and juice vendors (fresh coconuts, seasonal fruits, fruit salad etc.)	25
Artisanal Products	38 artisans (souvenirs, handicrafts, jewelleryes, garments, paintings, local musical instruments, seashells and other local crafts)	38
Cultural and Traditional Performers	3 local Sèga dancers, singers or musicians (daily performances) 2 visual artists (cultural demonstrations, theatre plays, storytelling, live painting and so on)	5
Education	2 local nature guides (eco-park tours, conservation education)	2
Total		70

These thresholds should be enforced by the MoT and the Tourism Authority, in consultation with the MoESWMCC, the BRDC and other relevant authorities to ensure that the capacity limits are strictly in compliance. Controlled access points should be monitored to substantiate numbers and turn away excess visitors. Licences of the operators should also be monitored regularly.

Operations may be seasonal or restricted to daylight hours to minimize disturbance. Time slots, staggered visits and morning/ afternoon sessions may be promoted to prevent crowding within the Recreation Zone. The public should adhere to the opening hours for visits as from 8 AM to 16 PM, which should be issued by the relevant authorities.

The Implementation Agency will have to propose an online ticketing system through an App, in consultation with the MoITCI, the MoT and the Tourism Authority, to facilitate advanced booking for visitors going to the islet.

11.0 Community Participation

- Local livelihoods and employment to local people should be prioritized to promote inclusive and sustainable tourism development;
- Awareness campaigns for operators, guides and visitors should be conducted to directly involve them in ecotourism, conservation and management of the islet and to sensitise the islet's users about native species, ecosystem restoration and on their vulnerability;
- Training programs for local guides and a code of conduct for hawkers, operators and visitors to be established in consultation with the competent authorities;
- By actively engaging La Gaulette and Case Noyale villages, tourism at Île aux Bénitiers should be transformed into a force for economic empowerment, conservation and education;
- Direct and indirect opportunities should be promoted to local entrepreneurs, fishermen and craftsmen through profit-sharing schemes from hotels and other Government schemes from Small and Medium Enterprises (SMEs) and Development Bank of Mauritius (DBM);
- Excursions should promote participation of local community, students and teachers and traditional and Mauritian Creole culture, heritage and sustainable practices should be encouraged to attract foreign tourists and visitors to the islet;
- Guided nature walks, coral reef education programs and community-led tours may be provided to ensure economic benefits align with conservation; and
- Stakeholders, NGOs including Collectif Citoyens pour L'Île aux Bénitiers and community groups should contribute to voluntary cleaning initiatives on the islet and its lagoon.



Figure 44. Provision for employment opportunities, local craftsmanship and small and medium entrepreneurship to promote community engagement, support local livelihoods and needs of local people, while attracting more tourists and visitors on the islet

12.0 Implementation and Management

All operators within the Recreation Zone at Île aux Bénitiers shall hold valid licences issued by the relevant authorities for the conduct of their businesses and activities on the islet. In particular, pleasure craft operators shall obtain valid Pleasure Craft Licences from the Tourism Authority.

Regular inspections shall be undertaken by the relevant authorities and penalties shall be enforced for violations such as littering, illegal use of plastics, unauthorised tree-cutting, damage to corals and vegetations and business operations or activities being carried out without permits/ licences. Monitoring expeditions shall also be conducted by the National Parks and Conservation Service (NPCS) and the Forestry Service to assess the status of flora and fauna and to control the spread of alien invasive species.

An Implementation Agency shall be designated for the execution of the proposals outlined in the Master Plan. The management of the Recreation Zone will depend on the agency to be nominated for the implementation of the works. Should the Beach Authority, as proposed by the BRDC, be appointed as the Implementation Agency, it shall also assume the responsibility for managing activities within the Recreation Zone. Alternatively, if the project is implemented under a Public-Private Partnership (PPP) framework, a separate Management Body shall be established to:

- (a) Undertake regular cleaning of the Recreation Zone;
- (b) Ensure maintenance of the infrastructure provided, including dry toilets; and
- (c) Oversee the long-term security and safety of visitors.

A Management Committee comprising key stakeholders shall be set up to oversee all activities within the Recreation Zone and to ensure the proper upkeep of infrastructure and facilities.

The Implementation Agency or Management Body shall:

- (a) Prepare and submit a coordinated Management Plan, incorporating waste, wastewater and biodiversity management components, to all concerned stakeholders; and
- (b) Provide an annual status report to the Ministry of Housing and Lands detailing:
 - Maintenance activities undertaken;
 - Number of visitors; and
 - Any observed environmental degradation, illegal activities or encroachments.

Public-Private Partnerships shall be leveraged to finance cleaning and conservation programmes, ensuring that commercial activities do not compromise environmental responsibilities. Sustainable revenue streams shall be established for the maintenance of facilities and the continued preservation of the Recreation Zone and its ecosystems once the basic infrastructure is in place. For this purpose, a percentage levy on visitor expenditure may be introduced to fund long-term projects.

All operators and stakeholders shall comply with the conditions and regulations imposed by the Black River District Council (BRDC), the Ministry of Environment, Solid Waste Management and Climate Change (MoESWMCC), the Ministry of Agro-Industry and Food Security (MoAIFSBEF), the Ministry of Tourism (MoT), the Ministry of National Infrastructure (MoNI), the Ministry of Health and Wellness (MoHW), the Mauritius Police Force (MPF), the National Coast Guard (NCG), the Le Morne Heritage Trust Fund, the Ministry of Housing and Lands (MoHL) or any other competent authorities, in accordance with the provisions of Local Government Act, Public Health Act, Food Act, Environment Act and any other relevant enactments in force.



12.1 Phase-Wise Implementation Schedule

S.N.	Priority List of Key Actions and Interventions	Subzones	Timeframe			Implementation Agencies/ Bodies	Regulatory/ Management Authorities
			Short-Term (0-2 years)	Medium-Term (2-5 years)	Long-Term (5 years and above)		
1	Tree Felling and Removal of Invasive Plants for Installation of Infrastructure, Facilities and Creation of Walkways	Beachfront, Service and Eco-Park Zones	✓			*	NPCS, Forestry Service
2	Installation of Barbecue Kiosks	Service Zone	✓			*	MoESWMCC, MoNI, BRDC, MoHW, Fire Rescue Service, MoHL
3	Arrangement of Seating and Dining Areas	Service Zone	✓			*	BRDC, MoHL
4	Installation of Mini Stalls for Sales of Fruits and Juices	Service Zone	✓			*	BRDC, MoT, MoHL
5	Installation of Tuckshops for Sales of Artisanal and Handicraft Products	Service Zone	✓			*	BRDC, MoT, MoHL
6	Provision for Water Tanks or Barrels	Service Zone	✓			*	CWA, MoHL
7	Provision for Waste Bins	Service Zone	✓			*	MoESWMCC, BRDC
8	Construction of a Security/ Ticketing Post and Visitor Centre	Service Zone	✓			*	MoT, Tourism Authority, MoITCI, BRDC, MPF, NCG, MoHL
9	Installation of Beach Chairs and Wooden Umbrellas	Beachfront Zone	✓			*	MoT, Tourism Authority
10	Creation of a Composting Area and Provision of Compost Bins for Dry Toilets	Eco-Park Zone	✓			*	MoESWMCC, BRDC, WMA, MoHW, MoHL
11	Installation of a Floating Jetty	Sea-Based and Beachfront Zones		✓		*	MoESWMCC, MoAIFSBEF, MoT, PMO
12	Demarcation of a Swimming Zone	Sea-Based Zone		✓		*	MoAIFSBEF, MoT, NCG
13	Demarcation of a Mooring Zone	Sea-Based Zone		✓		*	MoESWMCC, MoAIFSBEF, MoT, PMO, Tourism Authority
14	Installation of Buoys	Sea-Based Zone		✓		*	Coral Garden Conservation
15	Provision for 2 Additional Toilets & 2 Changing Rooms/ Shower Cabins	Service Zone		✓		*	MoESWMCC, BRDC, WMA, MoHW, MoNI, Collectif Citoyens pour L'île aux Bénitiers, MoHL
16	Installation of Stores	Service Zone		✓		*	BRDC, MoHL
17	Provision of a Digital Ticketing System for Online Booking	-		✓		*	MoITCI, MoT, Tourism Authority
18	Creation of an Amphitheatre with Associated Facilities (e.g., Wooden Chairs and Logs)	Service Zone			✓	*	BRDC, Forestry Service, NPCS, MoAC, MoHL
19	Installation of Gazebos, Kiosks and Wooden Benches	Eco-Park Zone			✓	*	BRDC, MoESWMCC, MoAIFSBEF, Forestry Service, MoHL
20	Installation of an Observation Deck and Educational Displays	Eco-Park Zone			✓	*	BRDC, MoITCI, MoHL
21	Creation of a Marsh Pond, Wooden Bridge and Replantation of Native Species	Eco-Park Zone			✓	*	MoAIFSBEF, MoESWMCC, NPCS, MoHL, Forestry Service
22	Installation of Wooden Plays for Children	Eco-Park Zone			✓	*	BRDC, Forestry Service

* An Implementation Agency to be designated

13.0 Conclusion

The Master Plan has been prepared as a guiding framework for the phased implementation of the proposed developments. Detailed development plans for each proposal will be elaborated at the operational stage and an Implementation Agency shall be designated for their implementation. Where necessary, a dedicated Management Agency may also be appointed for the overall upkeep, cleaning and regular maintenance of facilities within the Recreation Zone.

The implementation of these proposals shall be subject to compliance with the relevant provisions of existing planning instruments (NDS, OPS, and PPG) as well as other applicable government policies in force. All required clearances and permits must be secured from the relevant authorities prior to execution of any works.

Furthermore, the Master Plan's proposals regarding the number of operators to be permitted on the islet may be reassessed periodically, with due consideration to the carrying capacity of Île aux Bénitiers and the potential environmental impacts, particularly in relation to the coastal zone and the biodiversity of the islet.

The designated Implementation Agency will be responsible for executing the proposals in a phased manner—short-term, medium-term and long-term. Prior to commencement, detailed cost estimates shall be prepared and funding allocations secured from Government.

The larger part of the islet, recognised for its significant conservation value and biodiversity importance, will be placed under the control of the National Parks and Conservation Service (NPCS) as a Special Reserve. Subsequently, the NPCS will prepare and implement a dedicated Management Plan for the Conservation Zone.



Disclaimer:

This Master Plan is a conceptual and strategic representation of proposed interventions and initiatives for the Recreation Zone at Île aux Bénéitiers, prepared by the Ministry of Housing and Lands. The drawings and layouts presented are illustrative and intended for artistic and planning purposes only. They do not constitute final engineering designs, precise survey documents or legally binding boundaries. Variations between the conceptual plan and the detailed design may arise and these will be addressed and resolved during the implementation stage following detailed on-site surveys and technical assessments.

