



## **PRESS RELEASE...for immediate issue**

### **La Balise Marina property development gets environmental stamp of approval**

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**Tuesday, 10 November 2009** – With the commencement of site works at La Balise Marina, the developers have undertaken all the necessary feasibility studies and have subsequently announced their plans to minimise the impact on the naturally diverse and sensitive area of the Grande Rivière Noire estuary, in Black River.

La Balise Marina is being constructed in the mouth of the Grande Rivière Noire River, in Black River situated on the west coast of Mauritius, on an area that has already been zoned by the Mauritian Government for a Major Marina Development. “The land we are using for this development was zoned for this purpose following a study carried out by an international panel of experts commissioned by the Mauritian Government for a ‘Strategic EIA for the identification of Potential Sites for Marinas, Ski Lanes and Bathing Areas’,” comments Gilbert Espitalier Noel, CEO at ENL Property, the development managers of La Balise Marina.

“A detailed feasibility study and Environmental Impact Assessment (EIA) has since been conducted, which has secured approvals to proceed with our development plans as they address all the potential eco-sensitive issues that were identified in the study, with acceptable mitigating measures in place to protect the environment,” continues Espitalier Noel. “Appropriate measures have therefore been taken in the planning phases of the project to ensure we create an eco friendly community that has minimal impact on the natural beauty of the surrounding area. This forms part of the development’s Environmental Management Plan (EMP), which will govern and monitor the construction and implementation process in line with the EIA.”

The first phase of site preparation, which began in October 2009, includes the dredging around the site. “The dredging has been limited to the mouth of the Grande Rivière Noire River to ensure minimal impact on the marine environment,” explains Espitalier Noel. The site is also well protected from wave action, wind and cyclonic events due its location on the island, so no major changes to the tidal and current patterns are envisaged negating the need to major infrastructure in the mouth.



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Bulk power supply for the development has been secured from the Central Electricity Board (CEB), who will supply the main power to a substation in the region. From this substation power will then be transferred to a distribution transformer and substation positioned at the development's technical area. From this distribution transformer and substation, 400/230 volt power will be reticulated into pillar around the site and supplied to villas, commercial centre and the hotel.

To reduce the load the development has on the national water network, the developers are considering building a desalination plant to ensure suitable water supply. Alternatively, the developers will investigate the possibility of bore holes on site to meet the water requirements of both the residential and commercial development. Each duplex in the development will also be equipped with a solar water heater to further reduce the load of the national grid.

“Wherever possible we also plan to use local material to reduce the development's carbon footprint by reducing transportation and manufacturing requirements,” says Espitalier Noel. “So, as the first Integrated Resort Scheme to offer foreign buyers freehold property on the water's edge, we are taking every step possible to ensure this unique project is done in an environmentally conscious and responsible manner, so that all our buyers and guests can enjoy the natural beauty of the surrounds for years to come,” he concludes.

ENL Property is currently undertaking 8 major developments in the 5 regions; Bel Ombre, Black River, Savannah, Moka and Bagatelle. ENL Property strives to be a preferred Mauritian Property Developer by developing and building world class homes, offices and lifestyle spaces whilst exceeding our investor and client expectations. For more ENL Property information and ENL news, please visit our website [www.enl.mu](http://www.enl.mu).

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