

LAWS OF SEYCHELLES
TOWN AND COUNTRY PLANNING ACT
CHAPTER 237

SUBSIDIARY LEGISLATION

SI. 132/1971

Sections 7 and 36

THE TOWN AND COUNTRY PLANNING (USE CLASSES) REGULATIONS

[1st January, 1972]

1 The regulations may be cited as the Town and Country Planning (Use Classes) Regulations.

2 (1) In these regulations, unless the context otherwise requires -

"shop" means a building used for the carrying on of any retail trades or retail business wherein the primary purpose is the selling of goods by retail, and includes a building used for the purposes of a hairdresser, undertaker, travel or ticket agency, the hire of motor vehicles or boats, or for the reception of goods to be washed, cleaned or repaired, or for any other purpose appropriate to a shopping area, but does not include a building used as a funfair, garage, petrol filling station, office, theatre, cinema, or hotel or premises (other than a restaurant) licensed for the sale of intoxicating liquors for consumption on the premises;

"funfair" includes an amusement arcade or pin-table saloon;

"office" includes a bank but does not include a post office;

"industrial building" means a building (other than a shop) used for the carrying on of any process for or incidental to any of the following purposes, namely:-

- (a) the making of any article or of part of any article; or
- (b) the altering, repairing, ornamenting, finishing, cleaning, washing, packing or canning, or adapting for sale, or breaking up or demolition of any article; or
- (c) without prejudice to the foregoing paragraphs, the getting, dressing or treatment of minerals,

being a process carried on in the course of trade or business other than agriculture, and for the purposes of this definition the expression "article" means an article of any description, including a ship or vessel;

"light industrial building" means an industrial building in which the processes carried on or the machinery installed are such as could be carried on or installed in any residential

area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit;

"motor vehicle" means any motor vehicle for the purposes of the Road Transport Act.

(2) References in these regulations to a building may, except where otherwise provided, include references to land occupied therewith and used for the same purposes.

3 (1) Where a building or other land is used for a purpose of any class specified in the schedule, the use of such building or other land for any other purpose of the same class shall not be deemed for the purposes of the Act to involve development of the land.

(2) A use which is ordinarily incidental to and included in any use specified in the schedule to these regulations is not excluded from that use as an incident thereto merely by reason of its specification in the said schedule as a separate use.

SCHEDULE

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| Class I - | Use a shop for any purpose except as -
(i) a fried fish shop;
(ii) a shop for the sale of motor vehicles;
(iii) a cafe or restaurant;
(iv) a travel agency;
(v) premises for the hire of motor vehicles or boats of any description. |
| Class II - | Use as an office for any purpose. |
| Class III - | Use as a light industrial building for any purpose. |
| Class IV - | Use as a wholesale warehouse or repository (other than a wholesale warehouse or repository included in Class V). |
| Class V - | Use as a wholesale warehouse or repository for the storage of food whether or not refrigerated. |
| Class VI - | Use as a hotel, boarding or guest house, or a residential club. |
| Class VII - | Use as a residential or boarding school or a residential college. |
| Class VIII - | Use as a building for public worship or religious instruction or for the social or recreational activities of the religious body using the building. |
| Class IX - | Use as a home or institution providing for the boarding, care and maintenance of children, old people or person under disability, a convalescence home, a nursing home, a sanatorium or hospital (other than a hospital, home or institution included in Class XI). |
| Class X - | Use (other than residentially) as a health centre, a school treatment centre, a clinic, a creche, a day nursery, or a dispensary, or use as a |

consulting room or surgery unattached to the residence of the consultant or practitioner.

Class XI - Use as a hospital home or institution for persons suffering from mental disorder.

Class XII - Use as an art gallery (other than for business purposes), a museum, a public library or reading room, a public hall, a concert hall, an exhibition hall, a social centre, a community centre or a non-residential club.