Seychelles Strategic Land Use and Development Plan

SEPTEMBER 2015



Foreword



President James Alix Michel

Acknowledgements

The Government of Seychelles thanks all those who have contributed to the production of the Seychelles Strategic Land Use and Development Plan and its component parts. The Seychelles Strategic Land Use and Development Plan, presented herein, results from a year-long collaborative planning process, which has involved contributions from a wide range of stakeholders, including (but not limited to) Government Ministries and Departments, non-governmental organisations and private sector representatives, as well as many local community members.

The Government of Seychelles are especially grateful to the Urban Planning Council of Abu Dhabi for generously funding the work and providing invaluable project management and specialist guidance, and to Terry Biscornet and Julie Low of the Seychelles Planning Authority for their valuable inputs.

The feedback and engagement received over the plan-making period and the way in which this has shaped the Plan is testament to how much people care about Seychelles and its future. The Government of Seychelles is grateful to all who have been involved in the creation of this Plan and for their role in making 'a Plan for Seychelles, by Seychellois'.



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CHAPTER 1

Introducing the Plan

1



Introducing the Plan

Seychelles is a land of opportunity. Over the last 40 years these opportunities have been capitalised on resulting in significant progress. The country now boasts the highest Human Development Index in Africa and ranks second in terms of income. It also compares favourably with other small island states for education, health, literacy and environmental protection.

The Plan addresses a range of questions about the future, including, what might the country look like? What kind of country should Seychelles be both for Seychellois and visitors? And how can the country's economic, social and environmental challenges be addressed to ensure the country is resilient and continues to prosper?

1.1 In response to these questions, a vision for the country has been developed.

An inclusive, proud, happy and healthy Island Nation with a resilient economy and a pristine environment which provides an attractive place to visit, invest, work and live.

1.2 The vision emphasises the importance of maximising the assets that make Seychelles unique; the Seychellois people, Creole and family culture, heritage and the natural environment. It also identifies the importance of an integrated approach to land use, transport planning and environmental management, together with the need to build a more resilient nation capable of adapting to the challenges of the future.

1.3 The vision forms the heart of the Seychelles Strategic Land Use and Development Plan ('the Plan'), which provides a framework for guiding future development to 2040. In doing so, it balances the needs for development and economic growth against the protection of the natural and built environment to ensure a high quality of life for all.

1.4 The vision also provides the strategic context for the Victoria Masterplan, which contains a co-ordinated strategy to guide the future development and growth of the capital city.

Locating Seychelles

1.5 One of the defining features of Seychelles is its expansive archipelago with 115 islands and large exclusive economic zone. The Plan provides guidance which applies to all islands. This includes the 41 inner islands and 74 outer islands (Figure 1.2). The outer islands are located beyond the Seychelles plateau; access is generally limited to scientists, volunteers, yachtsmen and those visiting exclusive island resorts. The inner islands can be split into two groups. Mahé, Praslin and La Digue (Figure 1.3) accommodate some 99% of the country's population and will form the main locations for growth over the next 25 years. The other 38 inner islands are relatively remote and sparsely populated with extensive conservation areas and nature reserves.

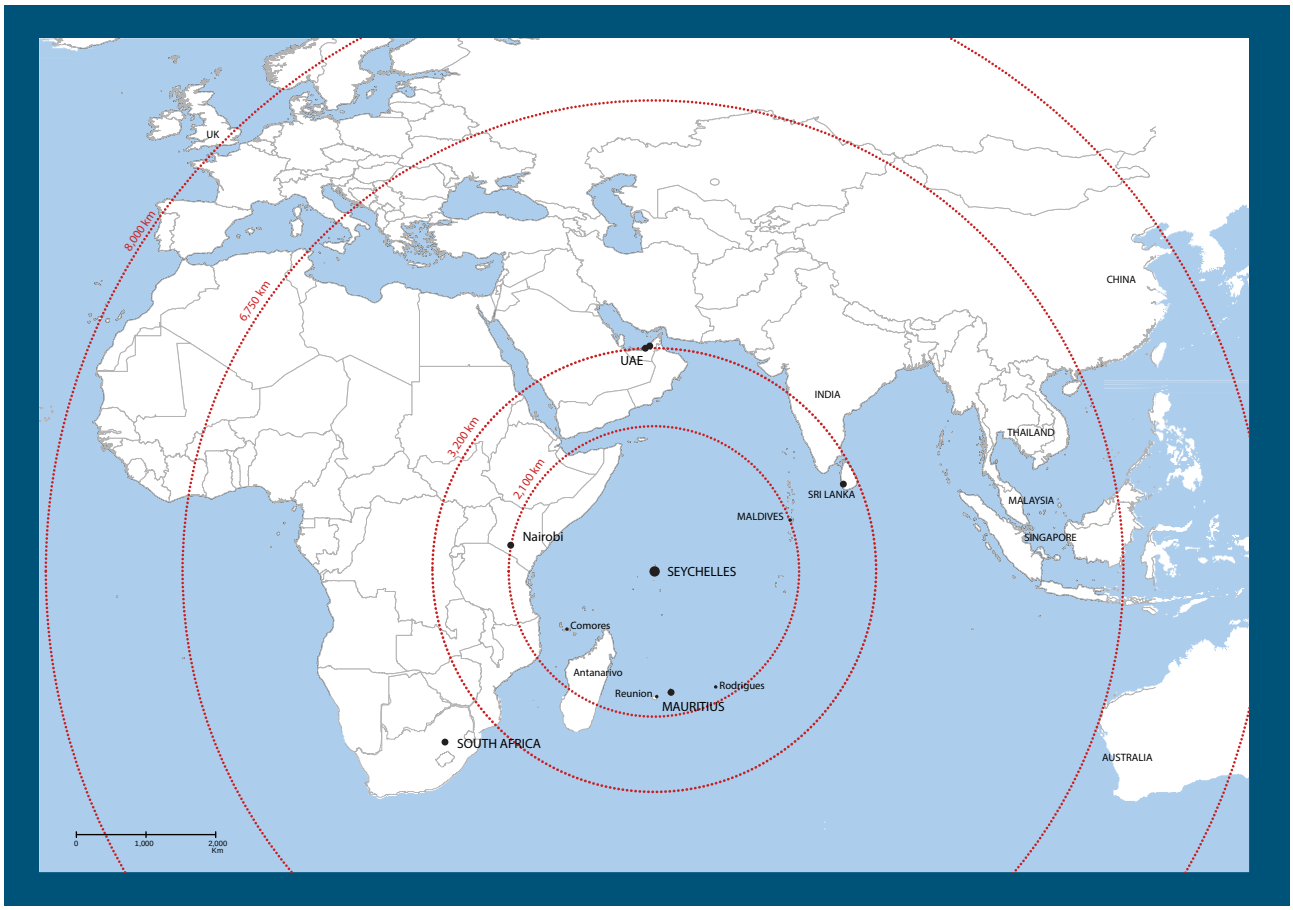


Figure 1.1: Locating Seychelles

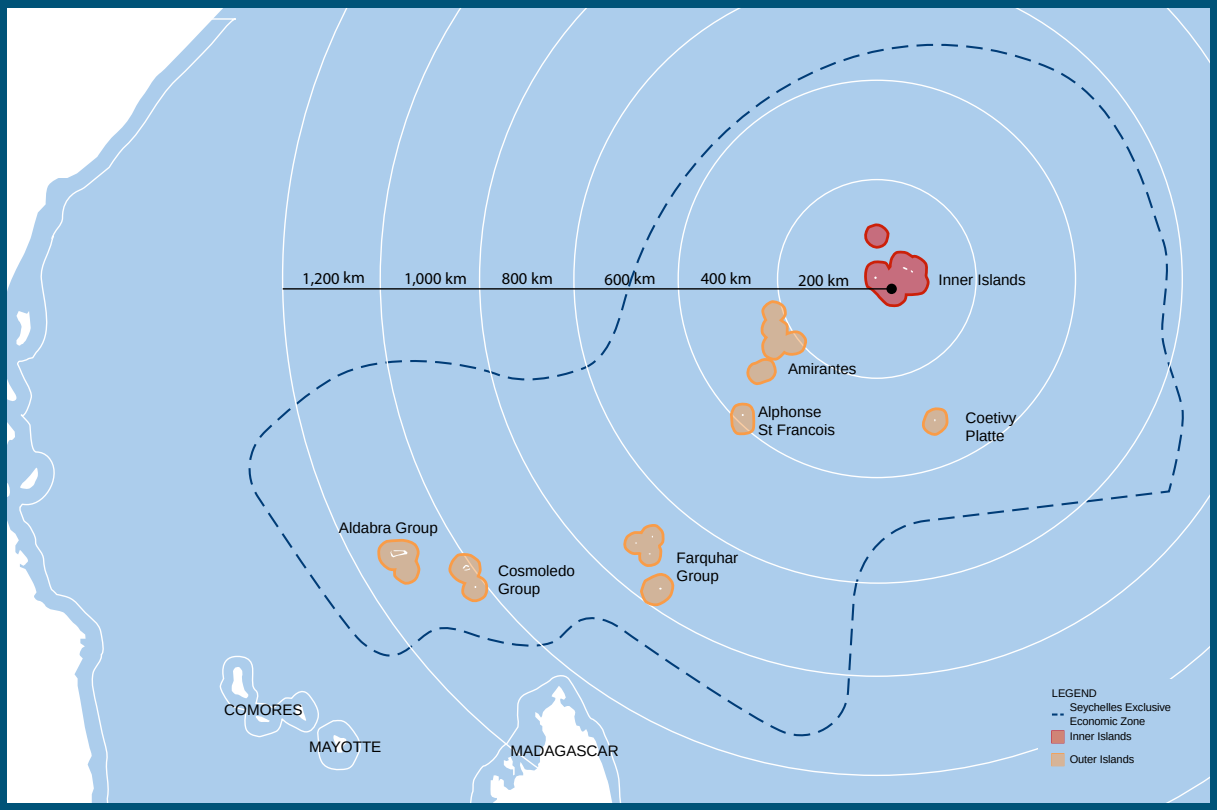


Figure 1.2: Seychelles' archipelago

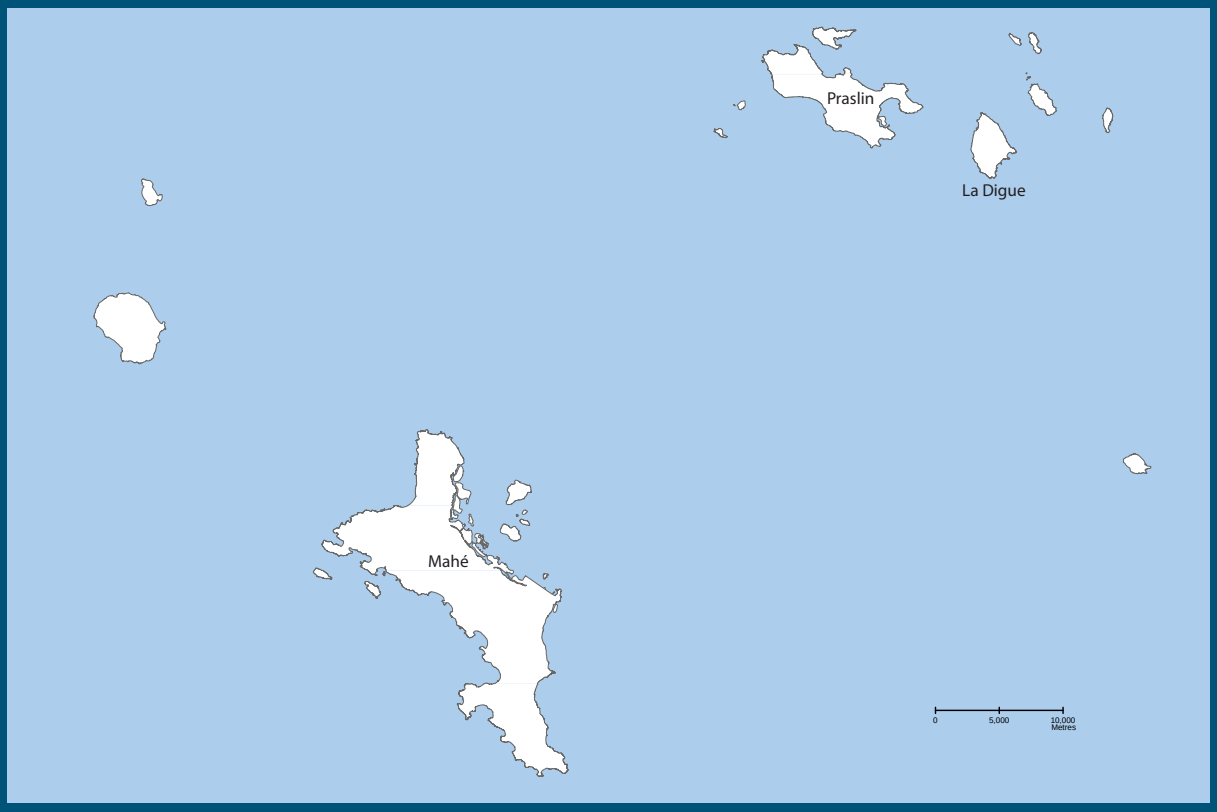


Figure 1.3: Mahé, Praslin and La Digue

Purpose of the Plan

1.6 The Plan sets out the long term spatial planning framework for the country up to 2040. It guides the amount and location of development, help ensure infrastructure provision is aligned with growth locations and provide a tool for co-ordinated decision making and investment. In order to do this, it:

- describes the forecast growth in population and employment;
- explains the residential, tourism, industrial, office and retail growth required and where it will be located;
- outlines the strategy for each topic, which is supported by strategic diagrams and policies;
- contains a greater level of detail on the locations for growth on Mahé through a series of framework plans; and
- sets out how the identified proposals and projects should be implemented.

How the Seychellois Have Informed the Plan

1.7 The Plan is a 'Plan for Seychelles by the Seychellois'. A collaborative approach was adopted to preparing the Plan to ensure all voices were given the opportunity to be heard. This included three Charettes where in total nearly 400 representatives of Government ministries, the private sector and non-governmental organisations provided guidance and direction on the Plan and its content including:

- Charette 1 (September 2014): identified opportunities and constraints for growth and explored potential locations for growth by developing three growth scenarios.
- Charette 2 (January 2015): agreed the preferred growth strategy and started developing the topic strategies for the Plan and concepts to be included in the Victoria Masterplan.
- Charette 3 (May 2015): reviewed and tested the draft Plans and explored how the Plans could be delivered and implemented.

1.8 Consultation was also held with the communities on Mahé, Praslin and La Digue to ensure local knowledge, aspirations and challenges informed the Plan. Over 1,600 people attended the three phases of consultation:

- Phase 1 community consultation (September/ October 2014): identified key issues and priority opportunities in communities' local areas they would like to be addressed by the Plan.
- Phase 2 community consultation (January/ February 2015): provided feedback on the emerging proposals for the Victoria Masterplan and proposed locations for new development, including housing, jobs, community facilities, transport infrastructure and the tourism offer.
- Phase 3 community consultation (August 2015): provided feedback on the draft Plans.

1.9 In order to develop the Plans, background studies and reports (listed in Appendix A) were prepared. These studies and reports were produced with the assistance and input of Government ministries and departments.



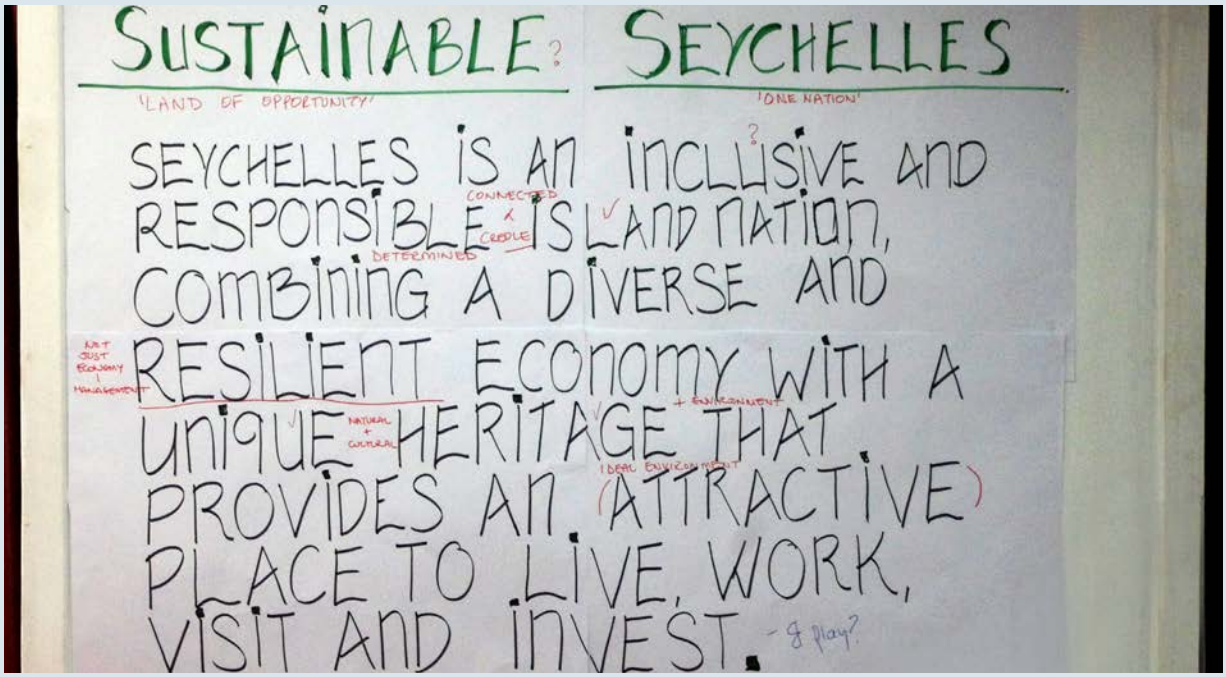




How to Use the Plan

1.10 It is anticipated that the Plan will be used in a variety of ways:

- By Government ministries and departments:
  - Provides the spatial context within which other national, island wide or sub-island programmes that have development and/or land use implications will need to be prepared.
  - Sets the context within which the Land Use Plans should be reviewed and prepared. The Plan establishes growth locations and the broad locations for different land uses; these will need to be reflected in the Land Use Plans.
  - Will be an advisory plan approved by Government of Seychelles (GoS) which will guide the consideration and determination of planning applications by Seychelles Planning Authority.
- By developers and other sectors to inform future development proposals. The Plan provides guidance on the amount and type of growth anticipated across Seychelles and sets out detailed requirements with which development proposals will be expected to demonstrate compliance.



Structure of the Plan

1.11 In addition, to creating a shared aspiration for the country, the vision provides the inspiration for the Plan and ensures that all proposals are aligned. The vision is founded on ten guiding principles which support the realisation of sustainable development, the opportunities of the blue economy and environmental, economic and social resilience (which are presented overleaf).

1.12 The guiding principles have informed the topic strategies, upon which the policies in the Plan are based. To ensure that the policies can be implemented actions have been identified; performance indicators are also presented to enable progress on implementation of the Plan to be measured.

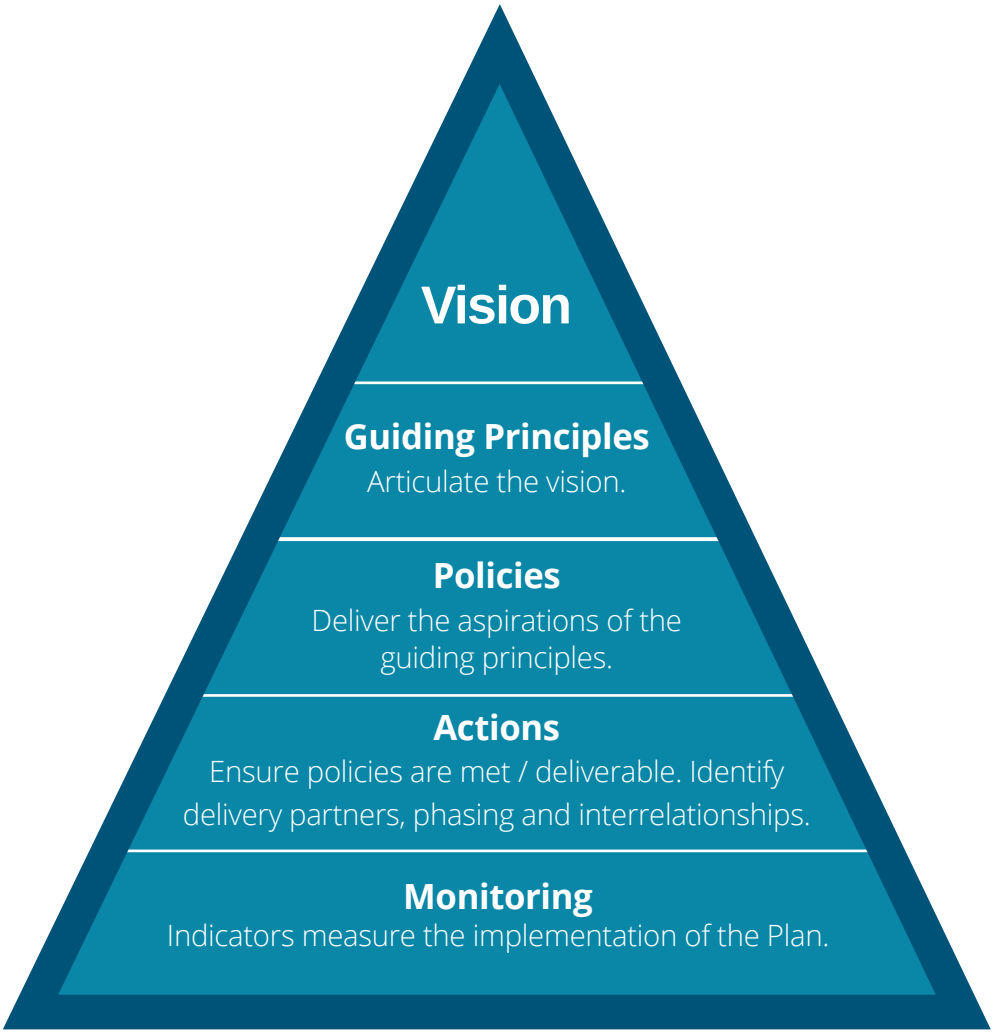


Figure 1.4 Plan hierarchy

The Vision

An inclusive, proud, happy and healthy Island Nation with a resilient economy and a pristine environment which provides an attractive place to visit, invest, work and live.

Nation of Many People and Places
A united and diverse island nation where people live in unique communities and places.

Diverse and Strong Economy
A place fostering a conducive environment for sustained economic growth and investment including in the blue economy where land and sea assets are effectively managed.

Opportunities for All
An inclusive, educated and accessible society enabling all Seychellois to realise their potential.

Engaged Public
A culture where all Seychellois are empowered to take an active and responsible role in decision making.

Environmental Protection and Management
A responsible nation committed to sound management practices ensuring the unique marine and terrestrial environments are protected, enhanced and safeguarded for present and future generations.

Seychellois Culture and Heritage
A country where the distinct culture and heritage of Seychelles is enhanced and promoted to create an authentic place to live, work, visit and invest.

Efficient and Integrated Land Use Management
A strategic land management system framed by the holistic understanding of the best use of land to meet the country's needs.

Sustainable Communities
A network of integrated, mixed use, well serviced communities.

Adaptation to Climate Change
A resilient nation that adapts to and mitigates the impacts of climate change, flood risk and natural hazards.

Access to Water, Energy and Basic Services
A series of resilient systems promoting efficient and cost-effective use of natural resources.

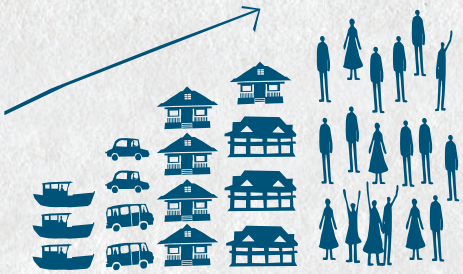


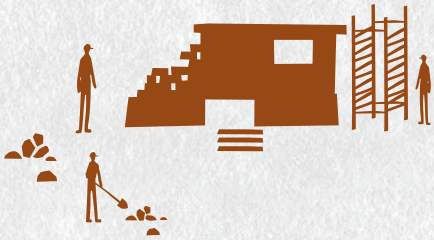
Chapter 1 provides an introduction to the Plan and presents its vision and guiding principles.



Chapter 3 presents the Spatial Strategy which provides a framework for guiding the type and location of development by ensuring that best use is made of available land.

Chapter 2 establishes the context within which the Plan has been produced including existing policy foundations and challenges and opportunities for the Plan to realise. It also set outs the population and employment forecasts upon which the Plan is based.





Chapter 12 introduces the Mahé frameworks which includes a series of topic frameworks which are the same as those in Chapters 4 to 11, but are site specific within Mahé.



Chapter 13 sets out how the Plan will be implemented including the need for partnership working across the public and private sectors. It also includes action plans which identify key actions for GoS ministries and departments to aid delivery of the Plan.



Chapter 14 provides the context within which the Plan will be monitored and reviewed.



Chapters 4 to 11 set out a series of topic strategies for the country. For each topic strategy the key components are identified along with the policies to implement the strategies. The strategies seek to:

- Promote a strong and resilient economy by identifying priorities for economic growth and development.
- Support housing provision by identifying the scale and distribution of new housing required.
- Build sustainable communities by ensuring accessible and quality community facilities are available to all.
- Protect the environment by ensuring that areas of high biodiversity and environmental importance are appropriately protected.
- Promoting cultural heritage through recognising, celebrating and bringing heritage assets back into active use.
- Respond to climate change and improve resilience including through more prudent use of natural resources.
- Support provision of efficient and resilient utilities by identifying priorities for infrastructure provision.
- Promote multi-modal transport solutions by supporting proposals which reduce the need to travel and propose alternatives to car based travel.





CHAPTER 2

Establishing the Context and Challenges for the Plan

2



Establishing the Context and Challenges for the Plan

Alignment with Existing Policy

2.1 Although the Plan covers the next 25 years it is important that it is rooted in reality and reflects existing Government policy and aspirations. This will help to ensure that the Plan proposals are realistic and deliverable. The major issues facing Seychelles over the period to 2040 are explained in this chapter.

2.2 The Plan aligns with, and builds on existing plans and policies including the National Development Strategy and the Seychelles Sustainable Development Strategy 2012-2020, and supports the implementation of these strategies.



National Development Strategy

2.3 The overall objective of the National Development Strategy 2015-2019[1] is to provide an overarching framework for development in Seychelles for the next five years. It is the overall reference document which all sectors, institutions and supporting partners use in Seychelles, to ensure socially responsible economic and social development while protecting the resource base and the environment. The National Development Strategy provides a global planning reference to anchor all plans, stressing the importance of addressing cross-cutting issues.

2.4 The main goal of the National Development Strategy is in line with the target of Strategy 2017 to double the country's gross domestic product between 2007 and 2017. The National Development Strategy reports that the President of Seychelles has emphasised the strategic orientations that all actors in society, (whether from the public sector, the private sector, the civil society and, in the end, the population) should pursue to make this goal come true. These include:

- repositioning the government's role as a facilitator in support to the private sector and civil society initiatives;
- enhancing human resource capacities to develop a Seychellois workforce that is adaptive, results-oriented, and fully prepared for the challenges ahead;
- fostering participation and contribution of all Seychellois working together and enjoying the benefits of development process; and
- enforcing highest environmental standards for the benefit of the population and future generations.

2.5 Achieving the goals set by the National Development Strategy will result in increases in employment and income, and improvements in living conditions for Seychellois. The growth in gross domestic project will continue to be based on the tourism and fisheries sectors along with the development of the blue and green economies, which will maximise the value of the natural environment while ensuring it continues to be conserved and protected.

Seychelles Sustainable Development Strategy 2012-2020

2.6 The National Development Strategy is underpinned by a commitment to sustainable development, which is reflected in the Seychelles Sustainable Development Strategy 2012-2020[2]. The Strategy's central goal is to facilitate the 'realisation of the nation's economic, social and cultural potential' whilst protecting and enhancing the unique environment and heritage in Seychelles. To do this, it identifies national priorities and the steps needed to implement these priorities across thirteen thematic areas including: agriculture and food security, biodiversity, agriculture and forest resources, fisheries and marine reserves, tourism, sustainable consumption and production of energy, and economic sustainability.

1 Ministry of Finance, Trade and Investment and Ministry of Foreign Affairs, 2014

2 Seychelles Sustainable Development Strategy 2012-2020 GoS, 2012

Future Growth Projections

2.7 The Plan is based on projections of future growth that align with the objectives of the National Development Strategy and a continuation of similar trends thereafter[3]. The projections suggest there will be substantial growth in gross domestic product in the period to 2040, supported by growth in employment and population.

A Growing and Developing Economy

The projections used in the Plan forecast total employment of up to 74,000 jobs by 2040, representing a growth of over 34% in employment in Seychelles from 2014 levels.

2.8 Seychelles has experienced strong growth in recent years and has emerged from the global financial crisis with a more diversified economy and a more robust fiscal framework.

2.9 Strong economic growth is expected to continue and increase across the Plan period. The projections used in the Plan forecast that real gross domestic product growth will remain above four per cent per annum for the next five years, after which point it will reduce to three per cent per annum for the remainder of the Plan period[4]. Economic success is underpinned by growth in tourism, the blue economy and in the longer term financial services. The economy will continue to be supported by a wide range of other sectors including education, transport and agriculture.

2.10 This growth in gross domestic product will lead to increased employment in Seychelles, to a total of just over 74,000 jobs by 2040 (Table 2.1: Population and employment projections (persons)). Employment growth, is expected to be moderate at around three per cent per annum over the next ten years. As productivity increases due to Seychelles' economic development, employment growth will decrease, reaching an average of 0.3-0.4% per annum by the 2030s.

2.11 Despite the tapering of employment growth, Seychelles' unemployment rate is expected to remain low. This is due to Seychelles' ageing population and associated decline in Seychellois working age population over the Plan period. This means that further in-migration is required to fill available jobs. Remaining local unemployment will largely reflect a mismatch between the skills and aspirations of individuals and the needs of employers, rather than a lack of job opportunities. The Ministry of Labour has developed a localisation policy and identified roles where Seychellois can be trained up to assume a position which might otherwise need to be filled by expatriate labour. There may also be opportunities to grow and develop the Seychellois workforce through, for example, initiatives to encourage parents back to work, supported by improved childcare. As is increasingly the case in other advanced economies, there may also be scope for older workers to return to work after normal retirement age, if they wish to.

3 See supporting Economic Strategy (prepared by Arup with Oxford Economics 2014)
4 The projections used in the plan are based on Oxford Economics higher growth scenario. These align with the National Development Strategy projections but allow for outperformance in the economy after 2017, equivalent to 10% of gross domestic product. This ensures that the Plan remains robust if growth turns out to be higher than current trends. Other growth scenarios were assessed as part of preparing the Plan. Refer to the supporting Economic Strategy (2015) and the Demographic and Land Use Projections (2015) evidence documents for further details.

A Growing and Changing Population

The projections forecast a total population, including new migrants of up to 133,475 by 2040; representing an increase of approximately 30,000 people in Seychelles from 2014 levels.

2.12 The growth of the number of Seychellois in the population has been consistent and stable over the period 1971-2009, averaging 1.5% growth per annum. Recent migration figures show a stepped increase in population numbers in 2011, driven by strong positive net migration,[5] a trend confirmed by recent studies[6] and data on work permits[7].

2.13 The Plan projections forecast that the population of Seychelles will continue to grow to 2040 (Table 2.1: Population and employment projections (persons)). This is largely due to the strong employment and job creation forecast, which will attract additional migrants and encourage residents to remain in the economy.

2.14 Allowing for migration to match potential job growth, population is expected to grow at 1.7% per annum between 2014 and 2024, before tapering off to an annual growth rate of 0.5% per annum between 2024 and 2040. This slower rate of growth is due to a slowdown in the natural rate of change (births minus deaths), and lower levels of net in-migration, resulting from the increases in productivity outlined previously.

	2015	2020	2025	2030	2035	2040
Population	103,432	116,619	123,840	127,475	130,249	133,475
Seychellois population	89,198	97,217	101,591	104,089	106,008	107,879
Employment	55,120	64,770	69,490	71,750	73,070	74,080

Table 2.1: Population and employment projections (persons)

5 Oxford Economics has estimated population for 2011, 2012 and 2013 therefore population will not be equal to official numbers published by the National Bureau of Statistics.
6 This is explained in more detail in the Economic Strategy (2015) produced in support of the Plan.
7 Professor Michel Poulain and Anne Herm (2013), Migration in Seychelles, a Country Profile, Prepared for Internal Organisation for Migration.

Planning for Sustainable and Resilient Growth

2.15 Economic and demographic changes will have implications for a number of policy areas including the economy, housing, environment and infrastructure. In addition, these policy areas will be affected by existing and established challenges and opportunities.

2.16 These factors and their implications are outlined in this chapter. They have been identified through a process of consultation with stakeholders and members of community, and are based on the findings of a suite of technical assessments (listed in Appendix A).

Planning for Growth

Increases in population and employment will necessitate new development and use of land. The Plan outlines the distribution of this growth to ensure it is promoted in appropriate locations having regard to land capacity, environmental constraints and the existing character and future aspirations for each settlement.

2.17 Seychelles needs to plan for a growing and changing economy, and an increase in population. Settlements in Seychelles vary in their location, size, and the functions they fulfil. There is a resulting tendency for urban sprawl and currently the draft Land Use Plans do not identify areas for future development. The Plan will therefore need to consider where growth should be located along with mechanisms for ensuring best use of land.

2.18 The role of settlements within and across islands needs to be better defined to provide more vibrant and cohesive centres and to support a better range of accessible services. The Plan provides a strategy to better co-ordinate their growth and development and identifies locations where development can be focussed to support strong and vibrant centres and ensure there is a critical mass to support essential services.

The growth requirements for housing and employment space along with an indicative distribution of growth are presented in Chapter 3, as well as the creation of a stronger and more co-ordinated settlement hierarchy.

Promoting a Strong and Resilient Economy

2.19 In order to achieve the projected growth in Seychelles' economy, it will need to become a more diversified and integrated economy. This reflects aspirations set out in the National Development Strategy and Seychelles Sustainable Development Strategy. In particular, the following sectors are key to meeting this objective.

A Growing Blue Economy

Seychelles' most important natural asset is the ocean. It has shaped the development of the fishing and tourism sectors, but otherwise remains a largely untapped resource. The development of the blue economy is supported in the Plan in order to help achieve the objectives set out in the National Development Strategy.

2.20 The blue economy provides an integrated approach to protect and enhance the value of marine and coastal systems through an integrated approach. It encompasses the following key sectors:

- Fisheries including providing food security and sustainable livelihoods;
- Generation of renewable energy from wind, wave, tidal, thermal and biomass sources;
- Exploitation of hydrocarbon and mineral resources; and
- Global trade through marine tourism, shipping and port facilities.

2.21 A focus on the blue economy realises the opportunities of maritime resources, including the Seychelles Exclusive Economic Zone, and transforms the Seychelles' relationship with the ocean from one based upon resource extraction to one based upon resource development. Overall the blue economy has the potential to overtake tourism as a major economic driver.

The growth of the blue economy including its promotion and development are addressed in Chapter 4 of the Plan.

A Growing Tourist Destination

There has been an overall increase in visitor numbers of 89% since 2003, at a compound annual growth rate of 6.6%. By 2040 it is forecast that there could be up to 400,000 visitors per annum[8]. Seychelles needs to ensure it remains an attractive place to visit, offering a range of accommodation and activities to meet ever diversifying needs.

2.22 The future economic development of Seychelles will be supported in part by tourism. Currently, the direct contribution of the tourism sector to national gross domestic production is around 25%, with leisure and hospitality enterprises providing employment to a large proportion of the local workforce. This is based on an existing offer, which relies heavily on its exceptional and beautiful natural environment, with some of the world's most famous beaches. The Plan's aspirations reflect Seychelles 2012-2020 Tourism Master Plan[9]. This seeks to attain self-sustaining economic growth by securing targeted increases in the number of visitors to the country, but minimising the negative impacts of tourism on human and natural resources. This is in response to an increasingly competitive tourism market. Seychelles therefore needs to ensure that it remains an attractive place to visit.

2.23 Europe has traditionally been the source market for tourists. However, a number of emerging markets have risen to prominence recently with Russian, United Arab Emirates and Chinese tourists seeing rapid growth. The Plan aims to ensure that the tourism offer remains responsive to these changing markets.

2.24 The beach is not Seychelles' only asset and there are opportunities for a variety of different hospitality and activity offers which the country will develop including around its heritage and culture and non-water based natural environment.

2.25 The Plan supports a comprehensive and innovative strategy to maximise the potential for future growth whilst ensuring the natural environment is carefully managed and protected for the benefit of Seychelles' economy and people. The promotion of local tourism businesses is important to diversify the tourism offer and maximise the benefits for Seychellois. Seychelles will monitor and manage tourism levels, to ensure they remain sustainable.

The need for sustainable management of the provision of additional hotel rooms and proposals to support the diversification of the accommodation and activity offer in the tourism sector is covered in Chapter 4 of the Plan.

8 Seychelles will monitor and manage tourism levels, to ensure they remain sustainable
9 Ministry of Tourism and Culture, 2012

A Modern and Productive Agricultural Sector

The agricultural sector is expected to almost double over the Plan period. Promoting a more productive and efficient agricultural sector is important for its role in the Seychelles economy, and for its wider social and environmental benefits.

2.26 GoS has been supporting a revival of the agricultural sector since the first National Agricultural Census in 2012, which highlighted a significant decline in local production in recent years. The commitment of the Ministry of Fisheries and Agriculture to strengthening agriculture is reflected in its positioning of the agricultural sector as complementary to the blue economy and tourism.

2.27 Beyond making an economic contribution, the National Food and Nutrition Security Policy (Ministry of Natural Resources, 2013) and other intentional commitments[10] aim to ensure food security and improve the health and welfare of all Seychellois through efficient and effective agricultural production and sustainable fisheries, which is balanced by importation of healthy and nutritious food.

2.28 Currently the most productive agricultural land is flat land which is recent years has been identified for other uses. The Plan sets out mechanisms to protect the best agricultural land and support new production and diversification measures, to maximise opportunities to grow produce in Seychelles, and support this growing economic sector.

The strategies for enhancing agricultural production and protecting agricultural land are presented in Chapter 4 of the Plan.

10 GoS signed the Maputo Declaration in 2003, and since 2011 adheres to the African Union's Comprehensive Africa Agricultural Development Programme, which aims to eliminate hunger and reduce poverty through agriculture, ensuring that 10% of the budget of each member state is allocated to agriculture, with a productivity growth of 6% in the sector, by 2015.

A Strong Financial Services Sector

The role of business, financial, professional and administrative services in the Seychelles economy is expected to grow over the Plan period. Seychelles will need to develop a robust and transparent financial market alongside high quality office space to attract a strong private sector.

2.29 Seychelles currently has more than 120,000 registered international business companies, 50% more than in 2009 and four times their number in 2005. This growth is expected to continue over the Plan period, with the role of business, financial, professional and administrative services in the Seychelles economy expected to rise.

2.30 The Financial Sector Development Implementation Plan[11] seeks to diversify and innovate the domestic and international financial service sector in Seychelles and increase the role of the private sector in Seychelles. In order to achieve this, the country will need to develop a strong financial market which is attractive to the private sector, and is robust and transparent.

2.31 The provision of high quality and attractive office space will be required. The Plan ensures sufficient land is identified to accommodate this sector and provides opportunities to consolidate office space, and cluster financial services and related sectors in one central location.

The strategies for supporting the development of the financial services sector and provision of appropriate office space are addressed in Chapter 4 of the Plan.

11 Ministry of Finance, Trade and the Blue Economy, 2015

Providing Quality Housing for All

The average household size in Seychelles will decrease by 2040. In combination with population growth, this will result in a requirement for up to 15,830 additional households in Seychelles by 2040[12].

2.32 There will be an increased need for homes for Seychellois and non-Seychellois over the Plan period. A clear priority for the Plan is therefore to ensure that high quality housing can be accommodated and delivered in appropriate locations to match the scale of growth in households. The Plan thus takes account of the provision for a range of housing typologies and tenures to meet the needs of different residents at all stages of their lives, and whatever their circumstances. For non-Seychellois there is likely to be a varied requirement, with some seeking individual housing units (including higher skilled groups) and other workers seeking more temporary accommodation.

2.33 There is likely to be a requirement for additional social housing over the Plan period for people unable to afford to buy or rent on the open market. Current projections[13] suggest that there could be a need for just over 7,000 additional social housing units over the Plan period. A mix of tenures is required in order to cater for the needs of different people, which will need be integrated into communities to sustain the traditional Seychellois mixed and integrated community.

2.34 There is also a need to realise the opportunity to create a more active and transitional housing market, providing choice for those living in Seychelles. The private sector and external investors will be important in helping to provide these greater options in the housing market. The Plan explores alternative mechanisms for housing delivery to support the GoS' vision of moving towards a role as facilitator of housing development, rather than a deliverer.

The scale and distribution of housing growth, and mechanisms to provide housing for all are presented in Chapter 5 of the Plan, taking account of the range of housing needs.

	2015	2020	2025	2030	2035	2040
Population	103,432	116,619	123,840	127,475	130,249	133,475
Household Size	3.6	3.5	3.4	3.4	3.3	3.2
Number of Occupied Households	28,985	33,467	36,244	38,047	39,646	41,433

Table 2.2 Household projections 2015-2040

12 To create an active housing market with sufficient choice and flexibility an occupancy rate of 90% is applied to households in Seychelles, making the physical housing requirement higher than this figure by around 10%, as outlined in Chapter 3.

13 See Housing Needs Assessment, prepared by Arup/JLL as part of the Plan's evidence base.

Building Sustainable Communities

Settlements and communities need to be supported by appropriate community facilities and services. The growth in population across the Plan period will require the provision of accessible, high quality facilities.

2.35 A growing population creates demand for more community facilities, ranging from schools and health facilities, through to community centres and sports facilities. Green and other open spaces also have a crucial part to play in ensuring good health and a high quality of life as well as helping to address the challenges of climate change. It also requires that communities have access to basic services, such as food and drink, entertainment, banking and post offices to create strong regional and local centres.

2.36 The Plan seeks to ensure that all those living in Seychelles have access to high quality services and community facilities that are delivered at the appropriate scale, as supported by existing policy. In education, the Education Sector Medium Term Strategic Plan 2013-2017 (Ministry of Education, 2014) already seeks to target education and training to provide employment opportunities in growing sectors of the economy; for health, the National Health Strategic Framework 2006-2016 outlines an existing ambition that it should be the right of every citizen to experience the highest attainable standards of physical and mental health; and for sport, the Sports Strategic Plan 2014-2018 sets out to strengthen the sports sector as a whole, with particular emphasis on school-based initiatives, and sports at the community level. Expanding community facility offerings requires both new facilities and programmes; which are addressed in the Plan.

2.37 Up until now the need for community facilities has often been identified retrospectively once development has been constructed and is occupied. This can mean that facilities are located in the wrong place, or are not of the right quality. Over the Plan period there will be growing demands for community facilities and the Plan outlines how best to provide these services. Given constraints on land availability, the Plan proposes opportunities for the co-location of community facilities, which would reduce the land take whilst ensuring that high quality service is maintained.

The strategy and associated policies for providing and delivering community facilities in order to help create sustainable communities are set out in Chapter 6 of the Plan. The needs for wider services including food and entertainment are considered in Chapter 4.

Protecting the Environment, Culture and Heritage

Seychelles is home to a stunning and unique environment. It is vital to ensure this environment is protected and enhanced, whilst acknowledging its role in achieving wider economic and social objectives for Seychelles.

2.38 Seychelles terrestrial and marine environment is unique and must be protected, managed and enhanced. Almost half of the land and an additional 228 km^2 of ocean are legally protected. An additional 20-25% is classified as being sensitive land[14].

2.39 Currently, Seychelles' environmental protection legislation[15] designates a range of areas in which the flora and fauna should be protected. However, this system offers blanket protection and does not differentiate between areas which need that protection and those in which sensitive development may be appropriate.

2.40 The projected growth will lead to pressure on land for development. The Plan ensures that the areas of ecological and environmental value continue to be protected and that appropriate safeguards are put in place to guard against inappropriate development. The environment is also an important economic asset for the tourism industry, among others and its protection will be required if Seychelles is to continue to attract tourists.

2.41 In parallel with the terrestrial environment, the marine environment is equally important, with many important habitats and species. However, much of Seychelles marine fauna remains unexplored and requires further mapping in order to be able to accurately identify key habitat areas and species distributions. The Marine Spatial Plan is currently in preparation. It will identify areas of the marine environment that need protection, within the Seychelles Exclusive Economic Zone. This will be important to allow the economic returns of the marine environment to be optimal whilst also sufficiently protecting the important habitats and species found in this ecosystem.

2.42 Beyond the natural environment, Seychelles has a rich traditional and contemporary culture which needs to be enhanced and celebrated. The protection of heritage assets, and the promotion of wider cultural heritage, proposed by the Plan will have benefits for tourism and the wider economy, as well as for education and community development.

The protection and enhancement of the environment and cultural heritage is addressed in Chapters 7 and 8 of the Plan.

14 GoS (2002) Seychelles National Report to the World Summit on Sustainable Development
15 Seychelles Protected Areas Policy (Ministry of Environment and Energy, 2013)

Responding to Climate Change

Seychelles will experience the impacts of climate change and other natural hazards over the Plan period. As the incidence and severity of flooding and slope instability increase, the Plan will need to develop a strategy to ensure that development and particularly national infrastructure of critical importance are protected from, and can adapt to these risks.

2.43 Some climate change is inevitable and Seychelles is likely to feel the effects of sea level rise and more extreme weather events. Although it is difficult to predict how these changes will impact Seychelles specifically, it is likely that the direction and speed of change are such that the effects of this will be increasingly felt over the period to 2040.

2.44 The National Climate Change Strategy is currently being updated by the Ministry of Environment and Energy which seeks to understand the base case for climate change in Seychelles, and propose mechanisms for climate change adaptation. This is being developed alongside the Draft Regional Climate Change Strategy for the West Indian Ocean Region[16], which seeks to establish a more prominent position for climate change adaptation in policy through improved identification of areas at risk, ensuring effective communication of information, and improving evaluation of climate change adaptation.

2.45 The two most pronounced effects from natural hazards are likely to be an increased incidence and severity of flooding and increased risk from slope instability. Seychelles will likely be subject to increased risk from tsunami, storm surge and surface water flooding which will be exacerbated by sea level rise. Significant areas of land, particularly on Mahé are located within zones which are potentially susceptible to landslide risk. The Plan responds to these challenges including whether critical national infrastructure is located in areas that are particularly susceptible.

The strategies for overcoming the risks presented by climate change and other natural disasters are outlined in Chapter 9 of the Plan.

16 The Draft Regional Climate Change Strategy for the West Indian Ocean Region is being prepared in 2015 by the Western Indian Ocean Marine Science Association and the Nairobi Convention secretariat.

Providing Infrastructure to Support Growth

With the projected population and employment growth, Seychelles needs to ensure that its infrastructure can support the needs of a growing nation, ensuring that resources are used as efficiently and sustainably as possible, and supporting new or updated infrastructure provision where the need is identified.

2.46 Transport infrastructure has a vital part to play in supporting Seychelles' success. The planning of transport services and the physical infrastructure they require will be carefully co-ordinated with the growth and development envisaged by the Plan. This includes reviewing and considering how existing schemes developed by the Ministry of Transport align with the proposals presented in the Plan. A multi-modal approach to transport will be adopted, providing choice with a high degree of integration within the transportation system.

2.47 Seychelles' dependence on imported goods, and the importance of fisheries and tourism to the economy, also mean that the operations of Port Victoria and Seychelles International Airport are critical to growth. The existing Port Masterplan[17] and Seychelles International Airport Masterplan[18] already identify essential proposals for increased capacity and services, which will be vital to supporting the growth projected in Seychelles to 2040.

2.48 Beyond transport, encouraging resource efficiency, particularly in terms of energy, water and waste is important for reasons beyond climate change, in line with existing policy[19]. A nation with more households and jobs needs reliable and sustainable supplies of energy and water. The continuation of current conservation and demand management initiatives, intended to reduce total resource use and defer the need for costly infrastructure upgrades (including for energy, water and solid waste) will be essential in supporting the population growth over the Plan period.

17 Seychelles Ports Authority, 2014
18 Seychelles Civil Aviation Authority, 2013
19 Existing policy setting out the direction for utilities in Seychelles includes: Preparation of Energy Policy for Republic of Seychelles, 2009-2030; Seychelles Water Development Plan, 2008-2030; Seychelles Solid Waste Management Policy, 2013-2018.

2.49 The projected growth will also have implications upon utilities infrastructure. Energy issues, including efficiency of supply and alternative sources of generation are likely to be increasingly important in the years to 2040. The efficiency and capacity of the water network is also considered in the context of growing population, whilst the limited sewerage network is addressed to ensure an adequate solution is provided for all. As landfill sites become increasingly full, alternative options for dealing with solid waste to 2040 are proposed.

The strategies and policies to support improved infrastructure efficiency and provision are set out in Chapters 9 and 10 of the Plan.

Implications for the Plan

2.50 This chapter has set out the existing context, Government policy, and overarching challenges in a number of areas. The Plan, developed in alignment with the National Development Strategy and Seychelles Sustainable Development Strategy, addresses each of the policy areas in the subsequent chapters. Each of these chapters will contribute to delivering the vision and guiding principles of the Plan, securing the future success of Seychelles, and ensuring the country remains an attractive place to live in, visit and do business.



CHAPTER 3

Introducing the Spatial Strategy



3

Introducing the Spatial Strategy

Seychelles will continue to grow over the next 25 years and needs to ensure it accommodates this growth in a sustainable way. Currently existing planning tools do not identify locations for the growth. Therefore one of the purposes of the Plan is to identify where growth should be located and how it should be accommodated.

Land capacity combined with environmental constraints and the existing character and future aspirations for settlements influence the type and overall scale of growth that is likely to be suitable in any place. Constraints on land availability also mean that an efficient approach to land use is required, which maximises the potential of available land.

The Spatial Strategy provides a framework for guiding the location and type of development in accordance with a settlement hierarchy. It also seeks to make more efficient use of land in existing settlements through: maximising the development potential of each plot, promoting higher development densities and re-using/redeveloping land. Such an approach will provide critical mass within existing settlements to enable improved infrastructure (transport and utilities) and community facilities provision. It also supports stronger protection of environmentally sensitive areas.



Growth Requirements

3.1 Chapter 2 explains that Seychelles' economy will continue to grow across a range of sectors all of which will require land. The population of Seychelles will also grow to support the new jobs created resulting in an increased need for housing. Forecast maximum growth requirements for the country up to 2040 are summarised in Table 3.1[1].

3.2 Some of the growth requirements identified in Table 3.1 have already been planned for but have not yet been delivered. Table 3.2 sets out for each land use the amount of development that has been identified within the existing 'development pipeline'[2]. The Plan incorporates these development proposals.

	Housing (units)	Retail (m^2 GFA)	Office (m^2 GFA)	Hospitality (rooms)	Industrial (non-Port) (m^2 GFA)	Industrial (Port) (m^2 GFA)
Growth requirement to 2040	15,830	84,600	503,100	3,117	196,200	420,000

Table 3.1 Growth requirements to 2040

	Housing	Retail (m^2 GFA)	Office (m^2 GFA)	Hospitality (rooms)	Industrial (non-Port) (m^2 GFA)	Industrial (Port) (m^2 GFA)
Estimated development pipeline	4,965	35,041	501,987	2,230*	98,538	420,000

Table 3.2 Estimated development pipeline
* This includes pipeline development currently 'on hold'.

1 The growth requirements have been calculated through an assessment of unmet need, which takes existing and future demand for each land use asset class, and deducts any existing stock. A vacancy rate of 90% for housing, office, retail and industrial space, and 75% for hotel rooms was applied, to support a more active market and provide sufficient choice and flexibility.
2 The pipeline includes schemes with planning permission; Government housing projects; and masterplans. Further details on the schemes included in the pipeline are identified in the Demographic and Land Use Projections (2015) and Housing Needs Assessment (2015) produced by Arup and JLL in support of the Plan.

Spatial Strategy

POLICY SP1

Support Development that Complements the Spatial Strategy

GoS will support development that is consistent with the overall Spatial Strategy subject to other policies of the Plan.

3.3 The Spatial Strategy is presented in Figure 3.1.

3.4 It promotes and supports the following outcomes:

- **making best use of land** and scarce resources including the delivery of the existing development pipeline;
- **defining a settlement hierarchy** which guides the location of development through designating national, regional and local centres depending on their size, function and services;
- **strengthening the role of Victoria** as the national capital and the centre of government, finance and industry;
- **concentrating development in regional hubs** at Anse Royale, Anse Boileau, Baie Ste Anne and Beau Vallon;
- **providing opportunities** for Grand Anse Mahé, Anse Etoile-Ile Aurore and Anse aux Pins-Ile Soleil to become regional centres over the lifetime of the Plan;
- **consolidating local centres** to provide services for the local catchment population;
- **providing land in appropriate locations** to accommodate growth of key economic sectors including the blue economy;
- **diversifying the tourism offer** away from traditional beach resorts;
- **providing the necessary transport and utilities infrastructure** and community facilities to support planned levels of growth;
- **reflecting a presumption** against the development of agricultural land;
- **protecting and enhancing** key environmental and heritage assets; and
- **addressing issues of climate change** and resilience in locating new development.

3.5 To support the delivery of the Spatial Strategy, its implications for each of the regions in Mahé, Praslin, La Digue and the other islands have been identified. These are presented in Table 3.3 and should be taken into account when making decisions about the type and amount of development proposed on each of the islands.

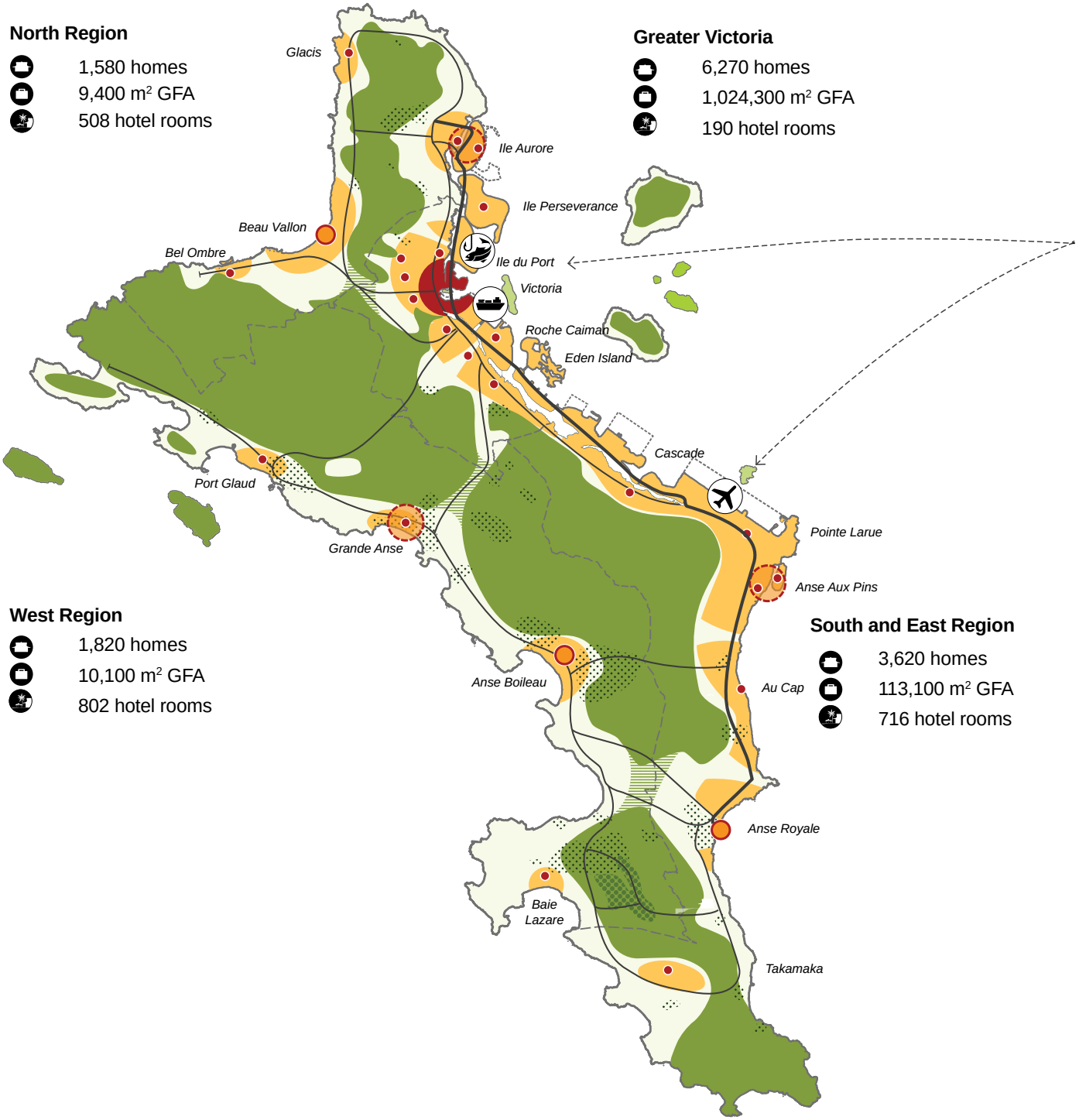
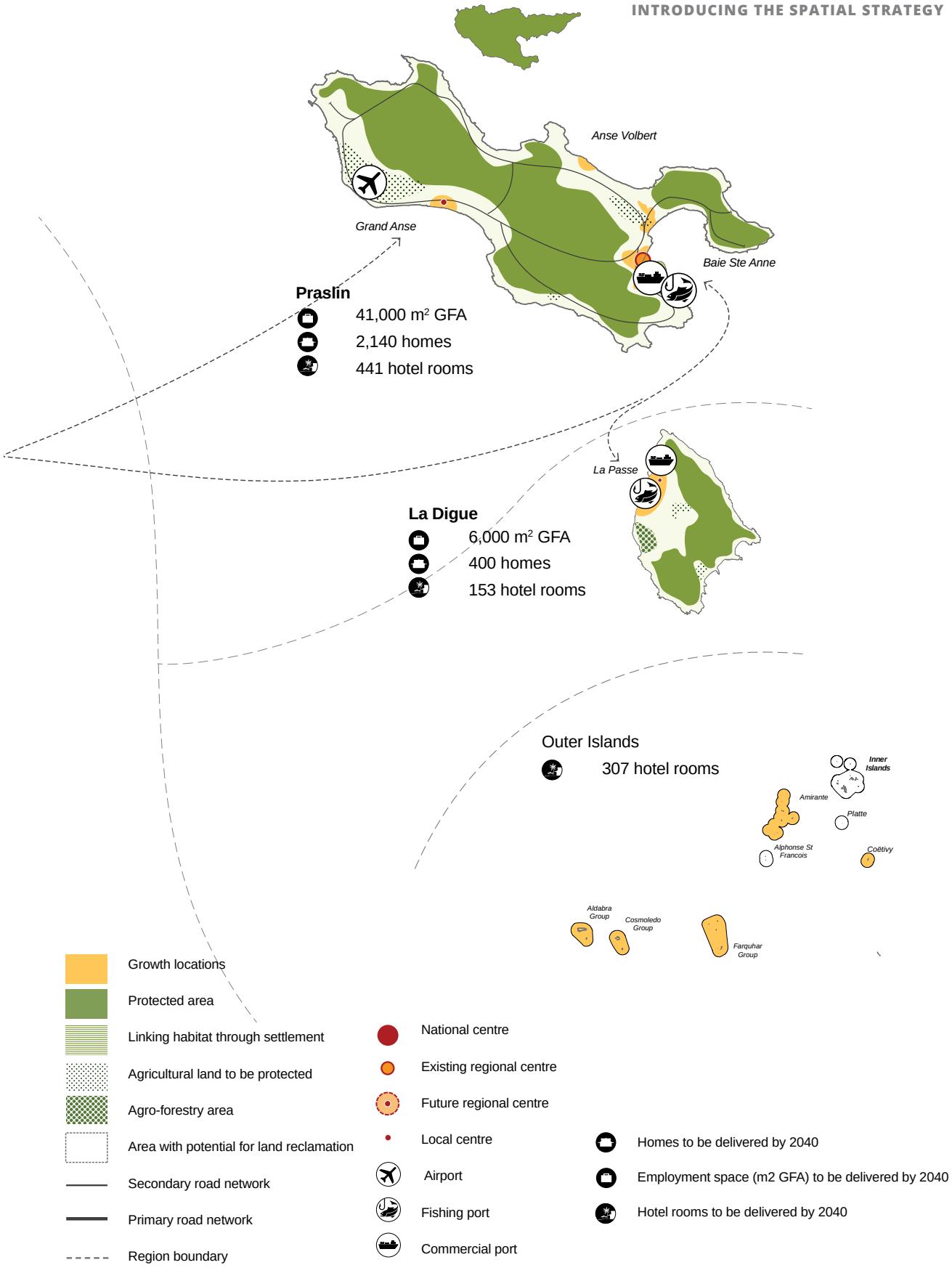


Figure 3.1 Spatial Strategy
Note: The indicative growth distribution presented in this figure incorporates the existing development pipeline.


Anse Volbert
Grand Anse
Baie Ste Anne
Praslin
41,000 m² GFA
2,140 homes
441 hotel rooms
La Passe
La Digue
6,000 m² GFA
400 homes
153 hotel rooms
Outer Islands
307 hotel rooms
Inner Islands
Amirante
Platte
Alphonse St Francois
Coëtivy
Aldabra Group
Cosmoledo Group
Farquhar Group
Growth locations
Protected area
Linking habitat through settlement
Agricultural land to be protected
Agro-forestry area
Area with potential for land reclamation
Secondary road network
Primary road network
Region boundary
National centre
Existing regional centre
Future regional centre
Local centre
Airport
Fishing port
Commercial port
Homes to be delivered by 2040
Employment space (m2 GFA) to be delivered by 2040
Hotel rooms to be delivered by 2040

Region/Island	Development Themes
Greater Victoria	• Support the creation of a strengthened and vibrant Creole Capital supported by sustainable, high quality and well serviced outer neighbourhoods. • Reinforce the city as a centre for Government, finance and industry. • Maximise the opportunities presented by the reclaimed islands of Ile Aurore, Ile Perseverance and Ile du Port.
South and East Region, Mahé	• Provide the critical mass at Anse Royale to achieve 'second centre' status anchored by University of Seychelles and Anse Royale Hospital. • Support growth and expansion of industry at Providence and Seychelles International Airport. • Support growth in local centres to meet local needs.
West Region, Mahé	• Balance residential growth with protecting the environment and agricultural land. • Promote a more diverse tourism offer including 'eco', arts and crafts, and agriculture activities.
North Region, Mahé	• Balance the amount of growth and use of resources between tourism and residential uses. • Promote Beau Vallon-Bel Ombre as the main beach resort with an improved offer and services for visitors and Seychellois.
Praslin	• Reinforce the distinctiveness of Praslin. • Support growth of agriculture and diversification of the tourism offer. • Accommodate residential development to support growth in the island's economy.
La Digue	• Limit growth in order to retain the island's distinctive character, culture and environment. • Support agro-forestry and diversification of the tourism offer.
Other islands	• Promote very small scale, luxury tourism offer where it is sustainable to do so. • Support expansion of agriculture where it is viable and does not undermine protection of the environment.

Table 3.3 Development themes for Mahé, Praslin, La Digue and other islands



Distribution of Growth

POLICY SP2

Promote a Settlement Hierarchy

Development will be focused in existing settlements. The distribution of development will be based on a settlement hierarchy which reflects the character, role and function of individual settlements:

- National: Victoria
- Existing Regional: Anse Royale, Anse Boileau, Baie Ste Anne, Beau Vallon
- Future Regional: Grande Anse Mahé, Anse Etoile-Ile Aurore and Anse aux Pins-Ile Soleil.
- Local: Bel Ombre, Glacis, Cascade, Pointe Larue, Au Cap, Takamaka, Baie Lazare, Port Glaud, Ile Perseverance, Grand Anse Praslin, La Passe.

3.6 Establishing a settlement hierarchy is a key element of the Spatial Strategy, which seeks to recognise and promote the different roles and functions of places. This approach allows development to be focused at identified locations to support strong and vibrant centres, and enables each centre to offer a range of choice of services commensurate with the needs of their catchment population. Table 3.4 sets out the role and function of each settlement in the hierarchy along with the principles which developments should seek to support.

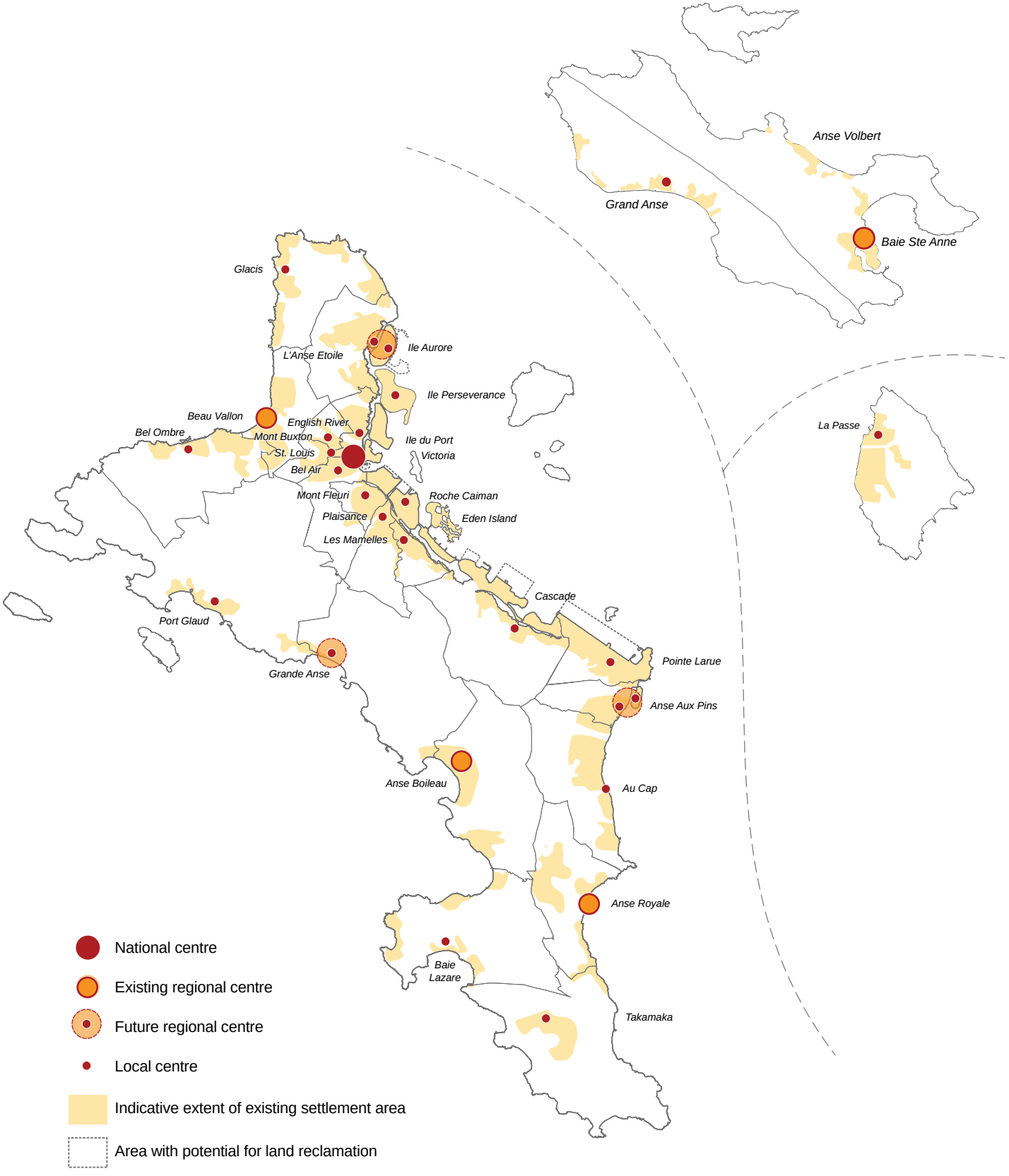


Figure 3.2 Settlement hierarchy

Role and Function	Purpose of Development
National centre: Victoria	
• Primary location for employment, service and leisure functions. • Range of high-order comparison and specialist shopping. • Highest levels of public transport accessibility.	**Contribute to achieving:** • urban renaissance; • new housing; • growth in key employment sectors; and • new facilities, which improve the vibrancy and vitality of the city both during the day and in the evening.
Regional centres **Existing:** Anse Royale, Anse Boileau, Baie Ste Anne, Beau Vallon **Future:** Grande Anse Mahé, Anse Etoile-Ile Aurore and Anse aux Pins-Ile Soleil	
• Provide services and facilities which are commensurate with its catchment area covering a number of districts. • Will have some employment, leisure, service and civic functions. • In addition, to the existing regional centres it is anticipated that other centres may grow and 'transition'. The future regional centres therefore reflect that these centres have the broad potential for growth over the Plan period.	**Development should:** • be sympathetic to existing character of the settlement; • be of an appropriate scale; • contribute to meeting regional housing and employment needs; and • provide and maintain the quality and range of community facilities proposed for regional centres in the Community Facility Standards.
Local centres Bel Ombre, Glacis, Cascade, Pointe Larue, Au Cap, Takamaka, Baie Lazare, Port Glaud, Ile Perseverance, Grand Anse Praslin, La Passe	
• Serve a localised catchment often most accessible by walking and cycling. • Will have small clusters of shops, mostly for convenience goods and other services. • Provide other services to meet local needs.	**Development should:** • be sympathetic to existing character of the settlement; • contribute to meeting local housing and employment needs; and • provide and maintain the quality and range of community facilities proposed for local centres in the Community Facility Standards.

Table 3.4 Guidance on settlement hierarchy

POLICY
SP3

Identify Growth Locations

Development will be focused in the following locations:

- Greater Victoria
- Beau Vallon
- Anse Royale
- Anse Boileau
- Baie Ste Anne
- The corridor between Anse Etoile/Ile Aurore and Anse Royale

3.7 The indicative distribution of growth identified in the Spatial Strategy and in Figure 3.3 for each district of Mahé has been determined by taking into account the specific opportunities presented in each settlement, the existing character of the settlement and its future potential, land capacity, environmental constraints, and role/function and place in the settlement hierarchy[3]. The assessment of these factors found that Greater Victoria and the largest settlements in the remaining three regions of Mahé could sustainably accommodate more growth. In order to protect the southern tip and west coast of Mahé, the continued urbanisation of the east coast between Anse Etoile/Ile Aurore and Anse Royale was also considered to be appropriate. On Praslin, the significant employment space provided by Ile Eve supported growth of associated residential development at this settlement.

3.8 Since the Plan period extends over 25 years, GoS recognises that economic trends and development patterns may change. The growth distribution identified in Figure 3.1 and Figure 3.3 will be monitored over the Plan period and may be subject to review and modification to reflect changing trends.

3.9 The indicative distribution of growth will result in an associated increase in population. The growth in population between 2014 and 2040 is illustrated in Figure 3.4 and can be summarised as follows:

- Increase in population of Greater Victoria from 28,500 to 45,000.
- The strengthening of Anse Royale results in population growth from 4,600 to 7,600.
- Growth of other regional and local centres on Mahé reflecting the distribution of growth requirements.
- Increase in population of Praslin from 9,500 to 13,600.
- Modest growth in La Digue from 3,000 to 3,800.

3 The indicative distribution is supported by a detailed land capacity assessment which is presented in the Land Use Assessment (2015) prepared by Arup in support the Plan.

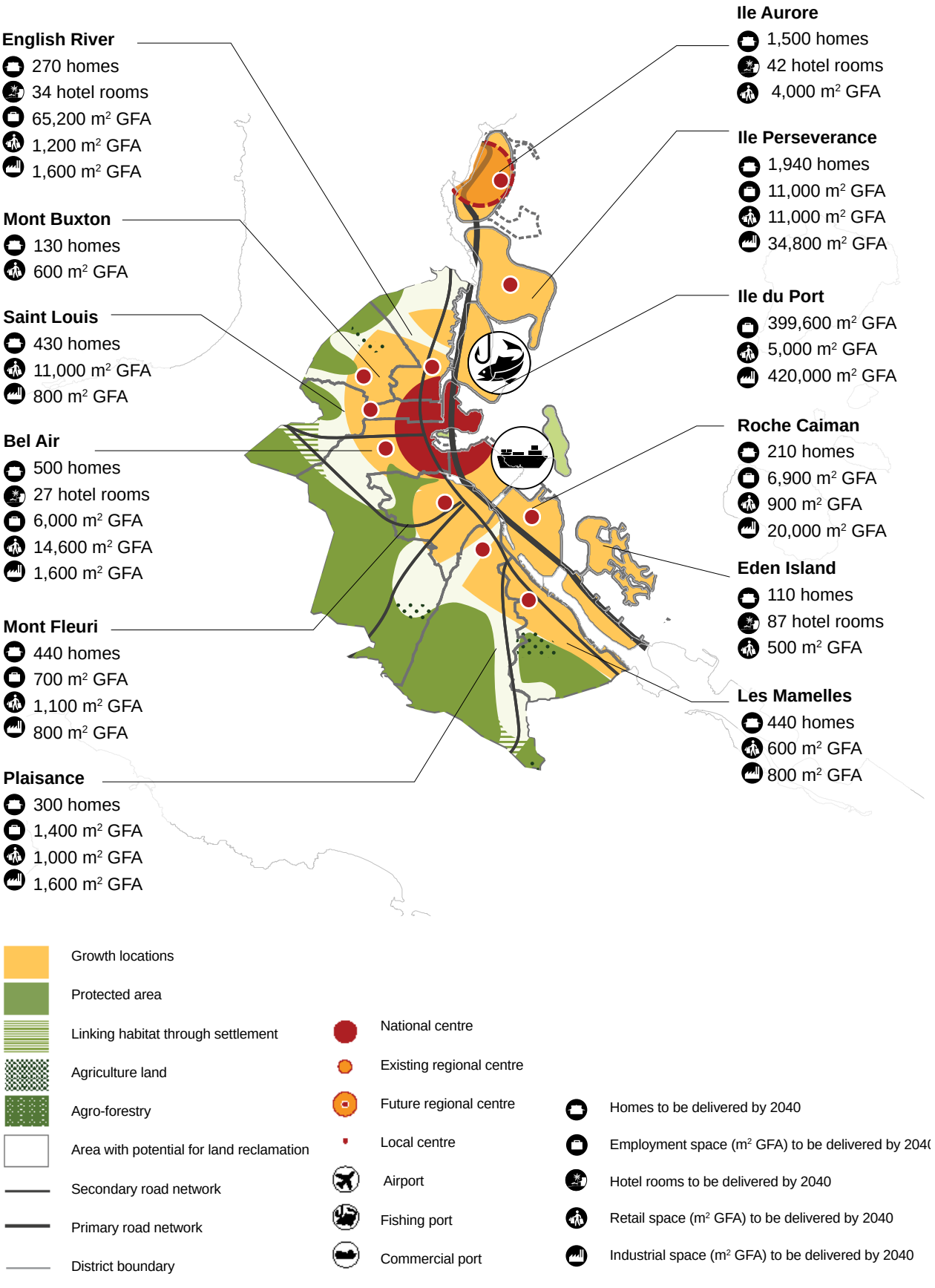


Figure 3.3 Distribution of growth to 2040, Central Region
Note: The indicative growth distribution presented in this figure incorporates the existing development pipeline.

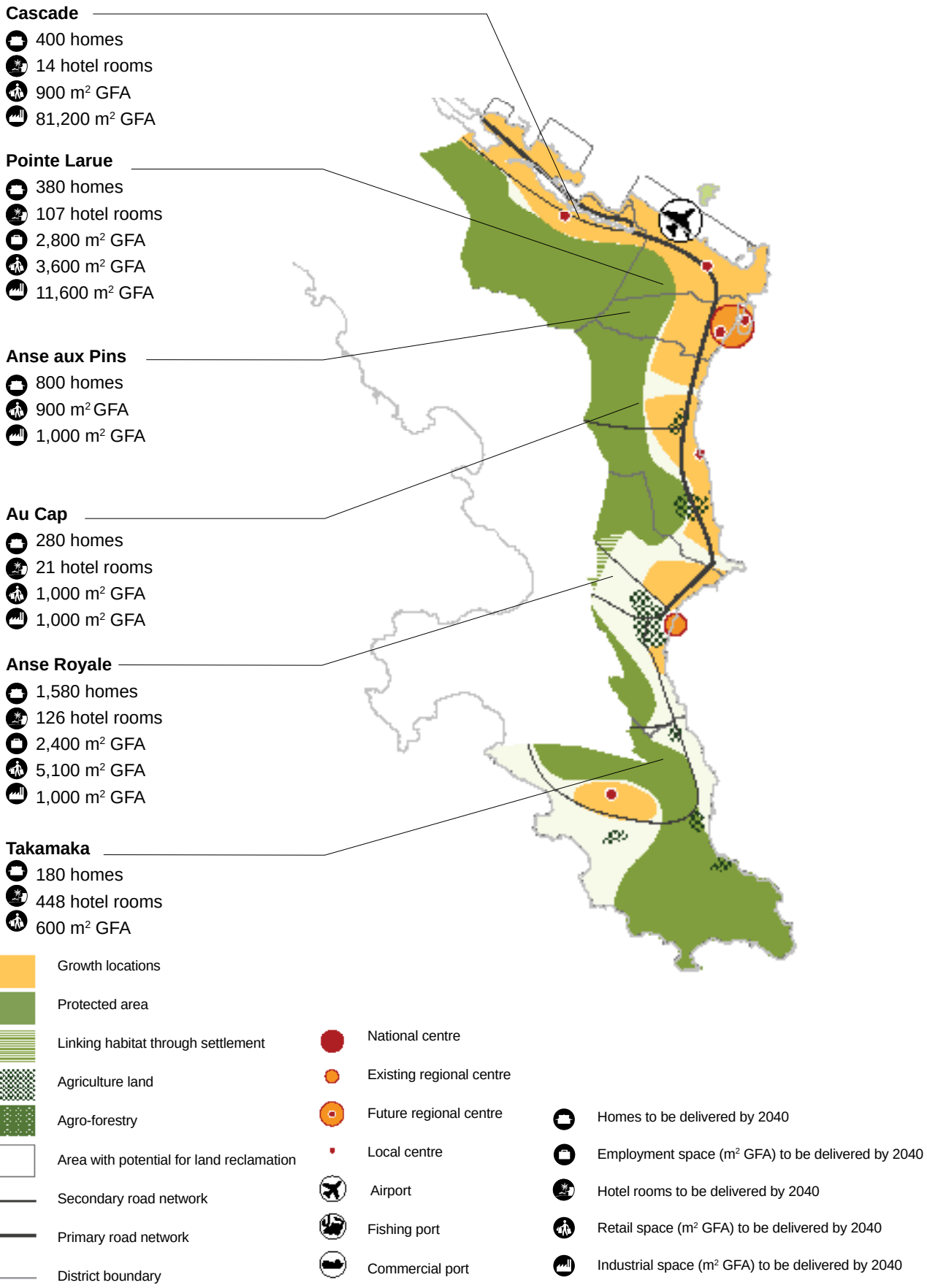


Figure 3.3 Distribution of growth to 2040, South and West Region
Note: The indicative growth distribution presented in this figure incorporates the existing development pipeline.

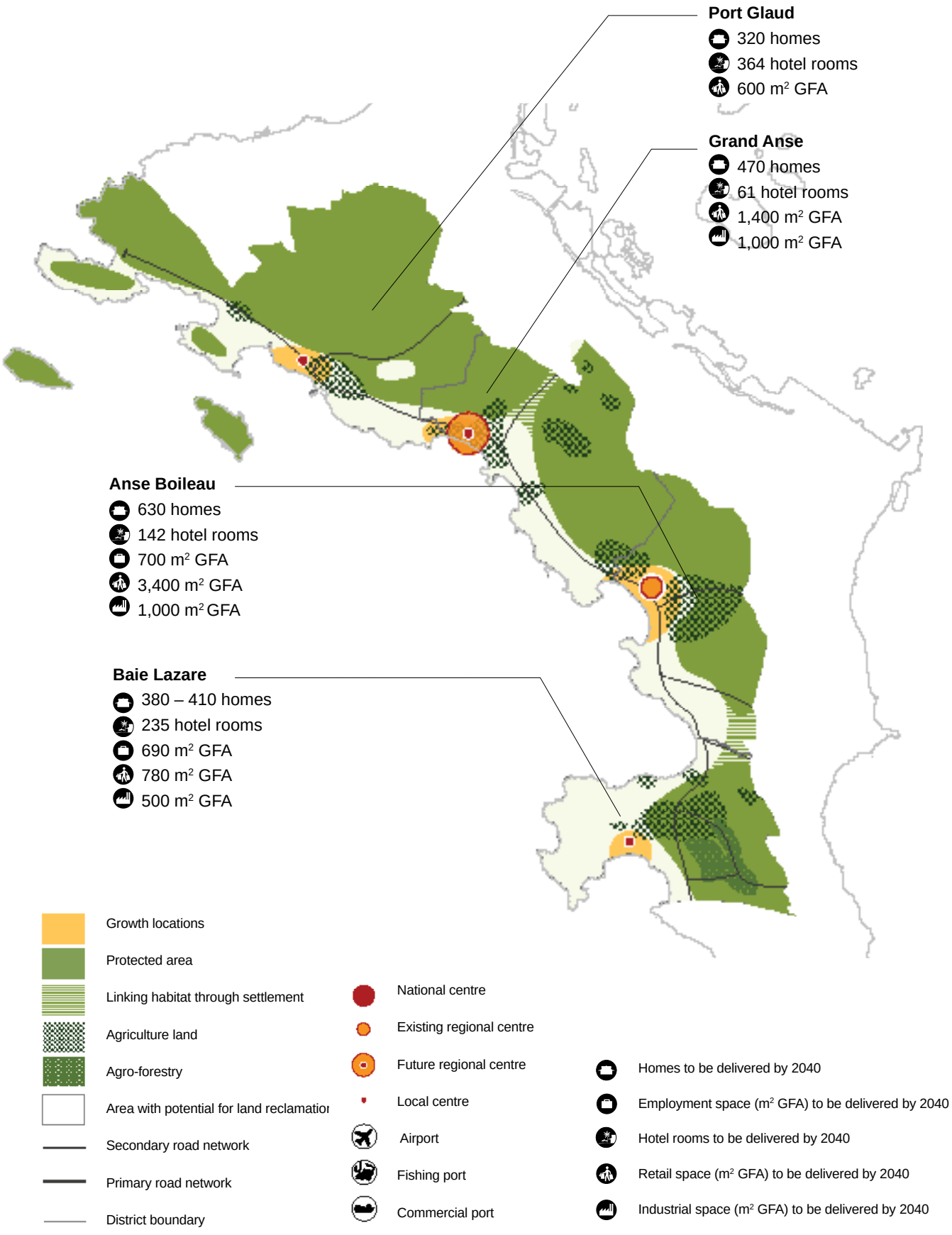


Figure 3.3 Distribution of growth to 2040, West Region
Note: The indicative growth distribution presented in this figure incorporates the existing development pipeline.

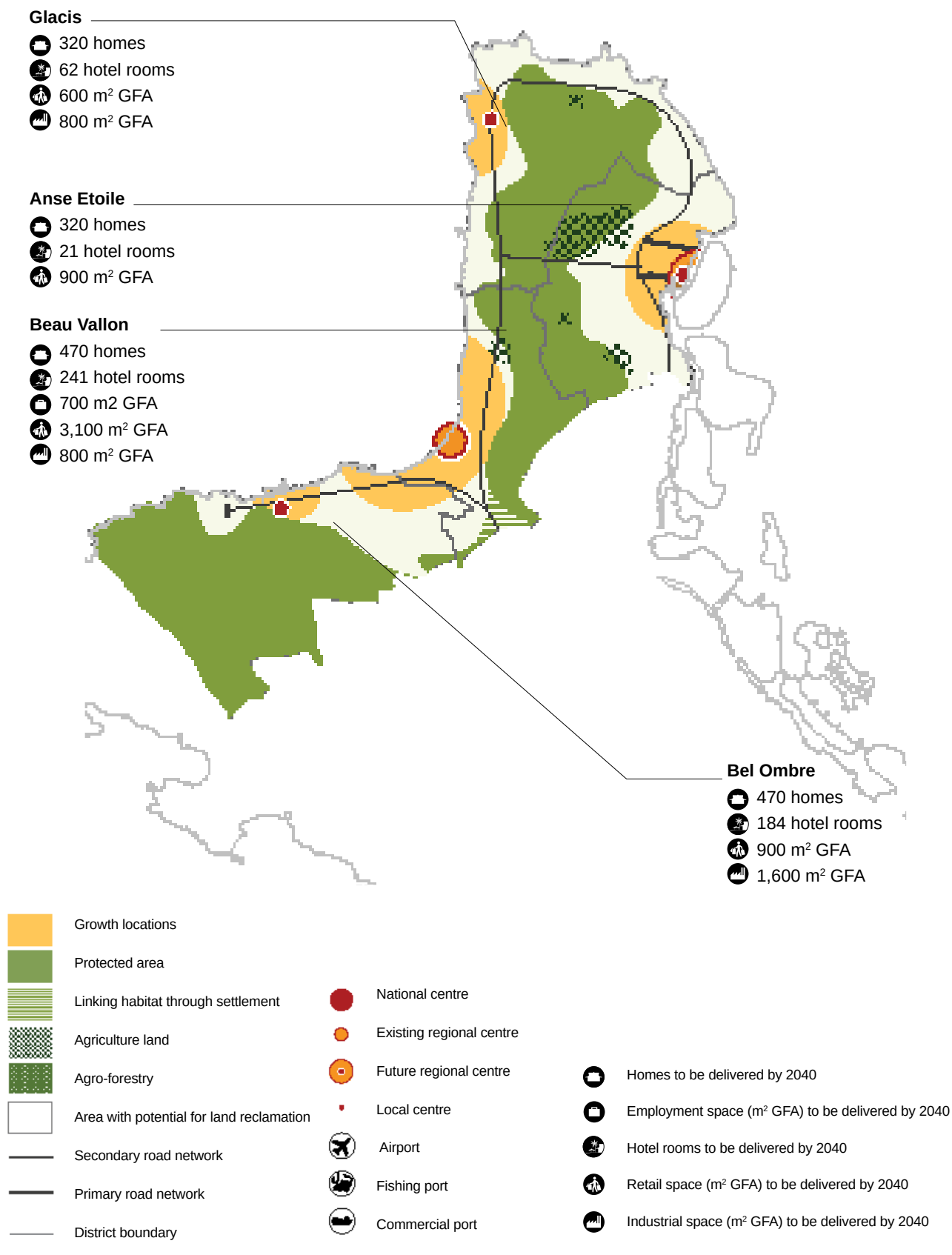


Figure 3.3 Distribution of growth to 2040, North Region
Note: The indicative growth distribution presented in this figure incorporates the existing development pipeline.

Accommodating Growth

POLICY
SP4

Ensure Land for Growth

GoS will ensure that sufficient land is identified in the Land Use Plans for Mahé, Praslin and La Digue, which is consistent with the realisation of the growth requirements.

3.10 Currently the Land Use Plans do not identify growth locations or plots which should accommodate growth. The current density designations in the Land Use Plans also do not achieve the growth requirements for all land use types. GoS will therefore review the Land Use Plans to ensure they identify future land requirements in accordance with the growth requirements identified in Table 3.1.

3.11 New mechanisms are also proposed through the Plan to ensure more efficient land management. These include:

- Maximising the potential of each plot of land and in particular flat reclaimed land.
- Intensifying development within urban growth boundaries through infill, sub-division and densification.
- Using 'strategic gaps' to reinforce settlement edges and reduce the likelihood of sprawl.
- Promoting mixed use and co-location of development.
- Re-using and/or redeveloping existing land and buildings. This includes consolidating and intensifying the locations of industrial development and redeveloping older hotel stock.
- Relocating uses not requiring a central location outside the centre of a settlement or for community facilities where they do not meet the minimum space and quality standards.

3.12 GoS will only permit release of non-statutory protected Buffer Zones and Forest Reserves and land reclamation where the need is demonstrated and no other suitable land exists.

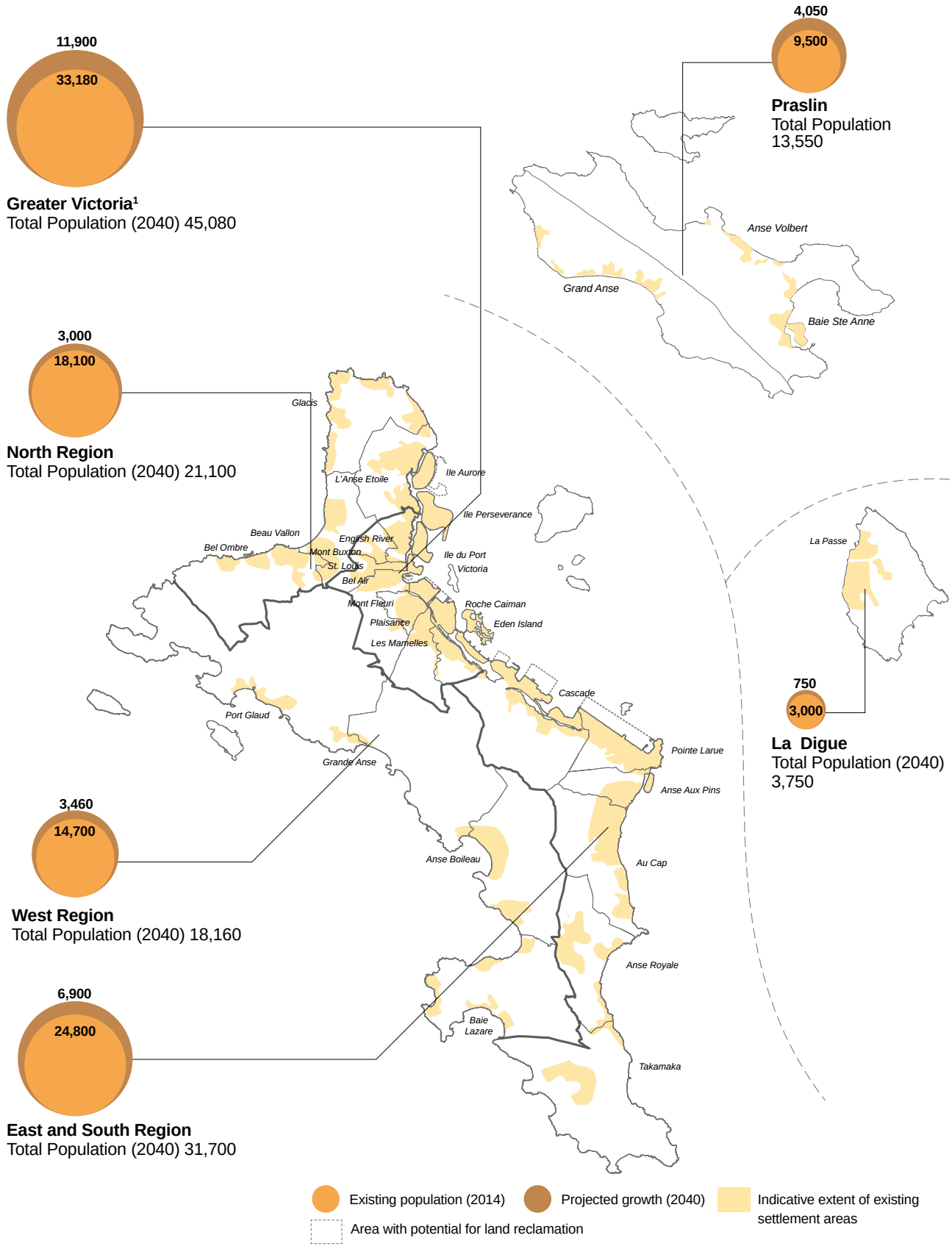


Figure 3.4: Population distribution across Mahé, Praslin and La Digue

POLICY
SP5

Support Strategic Land Reclamation

Land reclamation will be permitted where the strategic need is demonstrated.

All proposals for land reclamation should:

- be subject to an Environmental Impact Assessment, which demonstrates that the impacts associated with reclamation, particularly on the marine environment can be managed and mitigated;
- incorporate measures to protect the environment, mitigate climate change impacts and create resilient landscapes; and
- comply with the requirements of Policies EV2 and EV8.

Where land reclamation proposals are approved, the reclaimed area should be subject to detailed area planning.

3.13 Seychelles has a history of undertaking land reclamation to ensure that demand for land can be satisfied. However, reclamation has significant environmental implications. GoS will therefore only permit further reclamation where the strategic need can be demonstrated. To do so, developers will need to demonstrate that:

- the reclamation is required to meet a specific, defined need, which is of national importance;
- that other options to accommodate the proposals have been investigated and have been found to be infeasible; and
- the land use(s) and quantum of development proposed is consistent with the aspirations for the settlement and indicative growth allocations set out in this Plan.

3.14 Where proposals can demonstrate that there is a strategic need for the land, GoS will require them to be subject to the environmental assessment requirements set out in the policy.

3.15 Based on the existing growth requirements, GoS considers that the strategic need for reclamation has been demonstrated in the following locations[4], as identified in Figure 3.1. Note: The indicative growth distribution presented in this figure incorporates the existing development pipeline:

- **Land at Ile Hodoul:** would support implementation of the intra-island connector road, which will: reduce through-traffic and congestion in Victoria; support continued expansion of economic activities in the city; and connect growth locations. The revenue generated from development on the reclaimed land would be used to fund the bridges required for the road making the scheme financially viable.

- **Land at New Port Industrial Estate:** in order to retain its international competitiveness and to meet longer term operational requirements further land will be required to allow for expansion of the Commercial Port. Reclamation of adjacent land at New Port Industrial Estate represents the most feasible location for such expansion.

- **Land at Providence Industrial Estate:** the requirement for industrial land will continue to grow over the Plan period. Whilst consolidation of industrial uses is proposed at Providence, this measure alone with not provide the level of additional land required. Given Providence's identification as a Strategic Industrial Location, this represents the most appropriate place for further industrial uses. Limited land reclamation would increase the capacity of Providence Industrial Estate to accommodate future development and consolidate its strategic role.

- **Land at Ile Aurore:** in order to maximise the potential of this island and to enable implementation of the GoS' proposals, reclamation is required including for a marina, visitor attractions and additional employment space.

- **Land at Seychelles International Airport:** to improve the resilience of the airport, reclamation will be required to support the construction of the second runway/taxiway.

- **Inter-island Cargo Terminal:** currently, break-bulk cargo (including construction materials destined for the other islands) have to be transported to the Inter-Island Quay in central Victoria for loading onto vessels. This causes operational inconvenience and increases road congestion in Victoria. A site close to Providence and Seychelles International Airport has been identified which would reduce congestion and improve operational efficiencies. Given the need for direct water access, all existing sites which could be suitable are subject to development proposals. Therefore, further land reclamation is required to provide a suitable site.

3.16 Land capacity studies carried out in 2015 conclude that land reclamation for residential development is unlikely to be required over the Plan period. Housing delivery rates will be monitored over the Plan period to ensure any decision on reclamation for housing development reflects the latest position. Assessment has also indicated that should Praslin's economy continue to grow there may be increased demand for employment land beyond that identified in the Plan. Should this occur, any Plan review will consider the need for further reclamation at Baie Ste Anne.

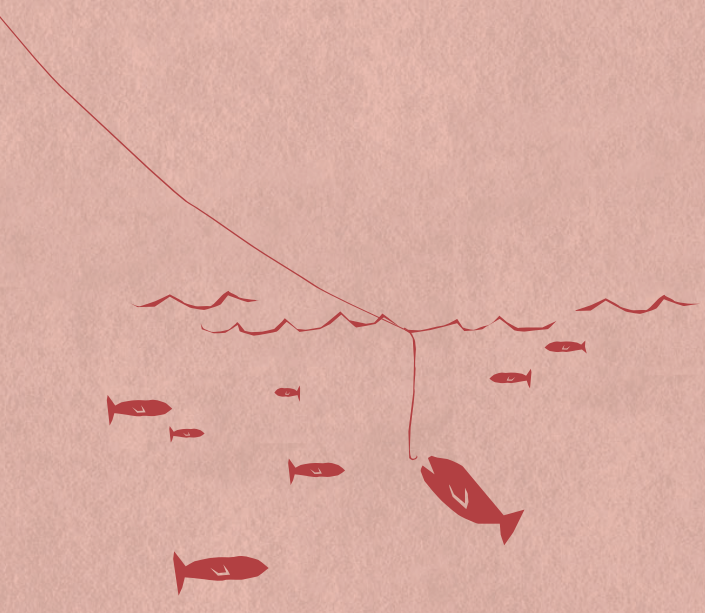
4 Refer to the Land Use Assessment (2015) prepared by Arup in support of the Plan.



CHAPTER 4

Promoting a Strong and Resilient Economy

4



Promoting a Strong and Resilient Economy

The creation of a more diversified and integrated economy is essential for Seychelles. The economic strategy produced for the Plan addresses constraints to long term sustainable economic development, especially the availability of land and infrastructure. It addresses the need to improve strategic infrastructure such as ports, airports and the transport network, enhance skills and improve access to employment opportunities.

The Economic Strategy produced for the Plan is based on the following components:

- support for investment in economic growth sectors;
- provision of sufficient land and infrastructure to support key sectors at levels which promote economic growth targets;
- support for the sustainable development of the blue economy;
- diversification of the tourism sector;
- consolidation of industrial and office uses in strategic locations; and
- provision of suitable land and premises for small and medium sized enterprises.

POLICY
E1

Build a Strong and Diverse Economy

GoS will work with partners to promote the development of a strong and diverse economy across Seychelles and will support the development of key growth sectors in line with the National Development Strategy.

Economic developments will be supported where they contribute to the following objectives:

- accord with the policies of the Plan;
- encourage a diverse, robust, thriving, sustainable and resilient economy;
- enhance the image of the country as a business location;
- provide or retain appropriate work spaces in resilient locations to meet local demand;
- provide assured higher quality local job opportunities;
- support human resource and institutional development;
- improve professional training opportunities, the skills of the resident work force and assist in retaining skilled Seychellois in country;
- improve opportunities for young people;
- increase economic self-containment;
- reduce the need to travel and promote employment locations, which are accessible by public transport modes; and
- be compatible with the scale and character of their location.

4.1 Seychelles seeks to be one of the most successful and sustainable small island states of the world combining sustainability and a protected environment, a strong economy, opportunities for all, and safe and secure communities. As a small island nation, maintaining a diverse, strong, internationally resilient economy is critical to future living standards and general resilience, including the wider risks such as climate change.

4.2 The Economic Strategy produced for the Plan seeks to support economic growth and diversification by promoting the development of key sectors such as the blue economy and tourism, and by ensuring there is sufficient land and necessary infrastructure available to accommodate growth. In addition, it supports a modern and more productive agricultural sector.

4.3 The Economic Strategy produced for the Plan reflects Strategy 2017 and the National Development Strategy. It therefore seeks to achieve growth by improving international competitiveness and supporting business and investment, whilst safeguarding the environment and culture of Seychelles and attracting Seychellois who are currently living abroad back to Seychelles.

4.4 The goal of the Plan is wealth creation benefiting the whole population, with the blue economy, tourism and financial services as the main drivers for growth, whilst supporting growth in other key sectors such as agriculture. Part of the story of economic diversification will lie not just in targeting new sectors for growth but in improving productivity across the board. The International Monetary Fund reform package already in place has set the economy on a path to improving productivity and long term economic sustainability. However, more will need to be done to improve output per worker if economic growth is to be achieved without compromising the environment or leading to politically unacceptable levels of in-migration.

4.5 Achieving opportunities for all means delivering economic development which focuses on providing job opportunities for Seychellois. In practice, this means maintaining full employment, tackling youth unemployment and addressing informal employment, as well as developing a more skilled workforce supported by lifelong training and learning, especially through Professional Centres. This is in line with the employment strategies promoted by the Ministry of Labour and Human Resources[1] which promote a flexible employment programme to encourage people to join the labour market or return to the labour force.

4.6 The importance of human resources and institutional development in underpinning the Plan applies across all sectors. GoS will seek partnership working between employers and local training providers to help develop the skills of the resident work force and sections of the community that are disadvantaged in the labour market, including younger people. For larger employment developments, GoS will seek to enter into an agreement with the developer/applicant that sets out an agreed target for local labour, a training and recruitment plan and commitment to an agreed proportion of local procurement of services and supplies.

4.7 The needs of the main growth sectors are identified in more detail in the following sections.



1 With reference to the Quota system launched by Ministry of Labour and Human Resources, launched in May 2014.

POLICY E2

Promote Growth of the Blue Economy

GoS will work with partners to support the growth of the blue economy and to enhance sector competitiveness. Subject to assessment and mitigation of potential environmental impacts, initiatives will be supported for the development of:

- fishing and fisheries (artisanal, semi-industrial and industrial);
- aquaculture and mariculture;
- off-shore renewable energy;
- hydro-carbon resources and underwater resources; and
- marine tourism.

GoS will support initiatives which encourage improved linkages with other economic sectors, notably tourism and agriculture, and strengthening of supply chains.

4.8 Development of the blue economy is central to the Plan. The concept of the 'blue economy' seeks to utilise the opportunities for development provided by maritime and coastal assets in a sustainable way to reduce carbon emissions, pollution and environmental degradation; promote greater energy efficiency, and protect biodiversity whilst achieving economic growth through enhanced employment opportunities and improved social welfare. The objective is to protect and enhance the value of marine and coastal systems through an integrated approach to the development of those assets listed in Policy E2.

4.9 Development proposals which further this type of activity will be supported. However, it will be important that the environmental impact and potential mitigation are clearly identified, both on-shore and off-shore. Development will not be permitted where the impacts outweigh the benefits, or are considered unacceptable. Any development proposed within Protected Areas will be subject to Policy EV1.

4.10 GoS is currently developing a Marine Spatial Plan which will introduce new guidance on permitted activities within the Exclusive Economic Zone. The Plan should be considered in combination with the Marine Spatial Plan, as soon as it is approved.

Fishing and Fisheries

4.11 As highlighted in the draft Fisheries Development Strategy[2], the focus for the fisheries sector is on:

- increasing profitability and value by landing and ideally processing a higher proportion of the catch on the islands;
- increasing Seychellois ownership in the processing industry; and
- encouraging greater exports of both raw and processed fish (within the context of sustainable stock management).

4.12 The Seychelles Sustainable Development Plan 2012-2020 states that maximising revenues from fisheries is one of five key goals critical for Seychelles' sustainable development. The National Food and Nutrition Security Policy outlines actions to develop and empower the fisheries sector, in order to achieve optimum fish production, improve national food output, and increase the sector's contribution to gross domestic product and the food and nutritional security status of Seychelles. Seychelles Fishing Authority is currently updating its fisheries policy to reflect these ambitions.

4.13 Promoting better regional integration for fisheries management and development, and supporting the growth of a sustainable and profitable local fishing industry will contribute towards improving the resilience of Seychelles' economy. The objective is to transform Seychelles from a mainly fisheries transhipment hub to the primary seafood processing centre in the region.

4.14 Therefore, GoS will support national and foreign private sector investments to:

- enhance the semi-industrial and industrial fishing sector competitiveness;
- raise fisheries yields, value and financial benefits, with a bias toward locally owned fisheries;
- maximise domestic processing and promote increased Seychellois stake holding in the industry; and
- stimulate exports.

4.15 These objectives will be pursued through:

- a reinforcement of fish stock monitoring and management;
- promotion of the Seychelles Hook and Line Fishermen Label Programme;
- the creation of protected and non-touch areas to allow for stock reconstitution; and
- infrastructure and equipment development for artisanal and industrial sectors.

4.16 In addition, GoS intends to facilitate further expansion of facilities, research and development, and human and institutional capacity development.

4.17 GoS will support artisanal fishing and where appropriate the upgrading of on-land support facilities.

2 Seychelles Fishing Authority (Draft, 2015)

Aquaculture and Mariculture

4.18 The National Food and Nutrition Security Policy and Mariculture Master Plan[3] underlines GoS' support for the growth of the aquaculture and mariculture sectors, including on the Outer Islands. By 2020, aquaculture is predicted to bring in 10,000-50,000 tonnes of fish annually, and provide 2,000 jobs to 2020, with 40% of jobs being filled by Seychellois.

4.19 Given the requirement to transport live fish, ease of access to Seychelles International Airport is a key consideration for the future location of premises associated with the sector. Most recently, growth associated with aquaculture has been located at Providence. The use and role of the Outer Islands is key to the future of the sector and is subject to future discussions with the Island Development Corporation. Enabling policy and support will be important, including encouraging additional aviation routes to Europe, Middle East and Asia for the export of fresh fish.

Off-shore Renewable Energy

4.20 The National Development Strategy underlines GoS commitment to promoting new sources of renewable energy including off-shore renewable energy. This will involve direct investment by the public sector in more efficient energy production, distribution and use technologies. It will also set the fiscal and financial incentives to stimulate similar investments by the business community and the population. GoS will create the enabling environment for development of renewable energy.

Hydro-carbons and Underwater Resources

4.21 Petroleum is an important commodity in Seychelles given the dependence on imported petroleum products as a source of energy. With a continued increase in consumption and the high price of petroleum products, GoS is committed to expediting petroleum exploration in its Exclusive Economic Zone. PetroSeychelles has been established to implement the petroleum policy and strengthen GoS' capabilities in dealing with the exploration for, the exploitation of, or other activities related to enhancing the value of the petroleum resources in Seychelles. GoS will continue to support and regulate oil exploration and exploitation by foreign companies through PetroSeychelles in accordance with the Extractive Industries Transparency Initiative.

Marine Tourism

4.22 Marine tourism is a sector of tourism in Seychelles based on tourists and visitors taking part in active and passive leisure and holidays pursuits or journeys on (or in) coastal waters, their shorelines and their immediate hinterlands. Activities include, but are not limited to, diving, snorkelling, yachting, boat based fishing, wildlife watching, scenic boat cruising, and kayaking. GoS is supportive of the growth associated with marine tourism, subject to the sustainable use of Seychelles marine and coastal environment and its hinterland. Seychelles 2012-2020 Tourism Master Plan outlines the need to monitor the development of coastal and marine related tourism activities and respond to challenges accordingly. Proposals for marine tourism will be subject to Policy E7.

3 Mariculture Master Plan (Seychelles Fishing Authority)

POLICY
E3

Strengthen the Tourism Sector and Maximise Local Value

GoS will work with international and local partners to strengthen Seychelles tourism sector. Tourism developments will be supported where they contribute to the following objectives.

- Train a quality domestic workforce with the skills required to fill tourism sector positions in the industry,
- Increase the number of visitors within sustainable capacities, accommodation occupancy rates, and overall visitor expenditure.
- Foster local participation and ownership in tourist businesses and the promotion of support services including farms producing quality food products for hotels and small retail trade.
- Support a stronger Seychelles brand for local products.

Eco tourism proposals should comply with the definition of eco-tourism in the Seychelles context and associated requirements of Policy EV7.

4.23 The tourism sector is already one of the most significant pillars of Seychelles' economy, but requires strengthening and greater diversity to remain competitive. The direct contribution of the tourism sector to national gross domestic product is approximately 25%, with leisure and hospitality enterprises providing employment to a large proportion of the local workforce. As outlined in Seychelles 2012-2020 Tourism Master Plan, GoS' vision is for a tourism sector which achieves optimum social and economic benefit for Seychellois people and maximises local value. The Plan has been developed in line with this ambition.

4.24 The number of visitors is forecast to grow to up to 400,000 per annum by 2040 and this in turn will give rise to demand for additional accommodation and a more diverse tourism offer. Visitor numbers and the associated impacts should be closely monitored throughout the Plan period in line with relevant Carrying Capacity Studies commissioned by GoS. The success of Seychelles' tourism sector should be measured in terms of its positive economic impact, its environmental sustainability, and the extent to which it supports local participation in the sector. Development of the tourism sector will be managed to ensure that growth does not undermine the quality of the destination to the detriment of the overall visitor experience.

4.25 The Plan seeks to build on the assets provided by Seychelles' pristine environment to be recognised as one of the world's leading environmental tourist destinations. This includes developing its eco-tourism offer. For the purposes of the Plan, eco-tourism is defined as *'ecologically sustainable tourism with a primary focus on experiencing natural areas and fostering environmental and cultural understanding and the appreciation of biodiversity. Eco-tourism should actively contribute to the management and restoration of habitats and species in the local area and should seek to improve the lives of local people'.*

4.26 Development of eco-tourism accommodation may be permitted in suitable locations including Category 2 and 3 Protected Areas subject to the requirements of Policy EV1 and the associated Hierarchy of Environmental Protection and Policy EV7. In order to support the development of eco-tourism, financial incentives may be developed to encourage local participation in the sector. Guidelines for eco-tourism accommodation and activities are also likely to be developed alongside an appropriate clear licencing and accreditation system which is monitored by the Ministry of Tourism and Culture. Other visitor management mechanisms may be developed and should be proposed by tourism developers as part of their proposals.

POLICY E4

Provide Tourist Accommodation

The size, scale and nature of new tourist accommodation will be consistent with the Tourism Character Areas.

New hotel developments comprising 25 rooms and over will be required to comply with the requirements of Policy IP4 on developer contributions.

GoS will monitor growth in tourist accommodation and permit new accommodation in accordance with the growth trajectory.

The number of visitors will be monitored and reviewed in line with the Carrying Capacity Study recommendations.

4.27 As highlighted in the Seychelles 2012-2020 Tourism Master Plan, GoS seeks to diversify Seychelles' tourism market sources and to gradually increase visitor arrivals while adopting a balanced approach to tourism bed supply, air seat supply and visitor arrival targets. In order for Seychelles to remain internationally competitive and an attractive location for future tourists there is a need to manage and diversify the existing accommodation offer away from predominantly large hotel resorts and focus on improving the quality and value of the tourism offer. A mix of accommodation products will be required to diversify the overall product offer and maximise the potential of certain distinct market segments.

4.28 The focus of the Plan is on providing quality accommodation which maximises local value and promotes high quality and low impact visitor activity. Both existing and new hotels will be expected to participate in local rating systems, including the new GoS grading system (for hotels of 10 rooms and above) and the Sustainable Tourism Labelling scheme, which measures the sustainability performance of operators. The objective is to: ensure there is a range of accommodation across the grading system; to strengthen standards; and improve the overall quality of the hotel offer.

4.29 The number of rooms permitted within a development will be determined by considerations of impact, value added, quality and the occupancy rates. At present, in 2015, there is a moratorium on the development of large hotels (with the exception of those projects for which approval has already been granted, or for which a commitment had been made by GoS). Similar measures are likely to be used in the future to manage growth. This is reflected in the maximum growth trajectory of hotel rooms set out in Appendix B, which may be revised from time to time in line with Carrying Capacity Studies. Carrying Capacity Studies have already been completed on La Digue, Cerf Island and north Mahé. A study focusing on the rest of Mahé and Praslin will soon be undertaken to determine the carrying capacity for the remainder areas.

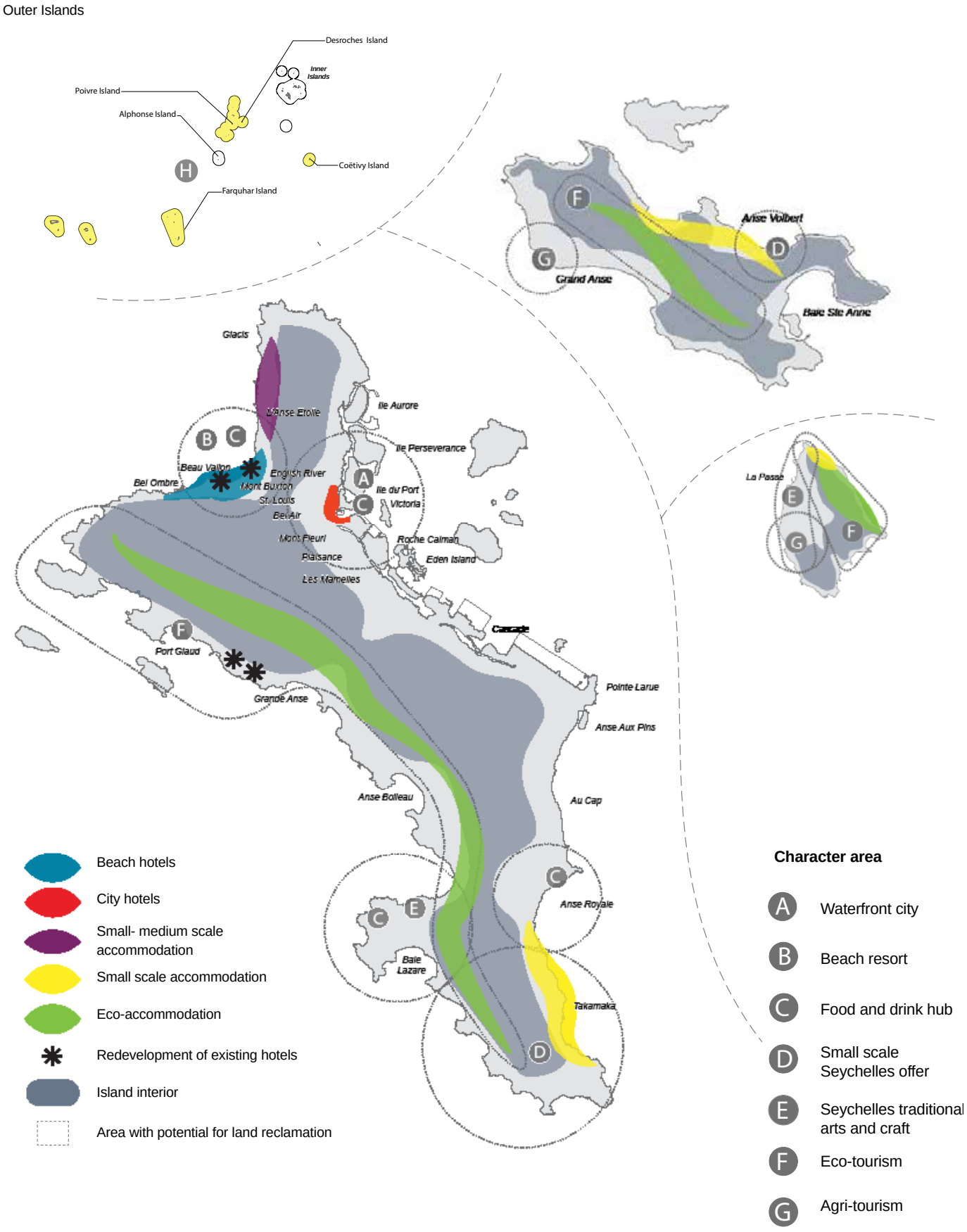


Figure 4.1 Strategic hospitality character areas

4.30 The Plan supports the introduction of Strategic Tourism Character Areas, as set out in Figure 4.1 to guide the types of accommodation (and activities) which should be provided in Seychelles. The Seychelles Planning Authority should use them to determine whether new developments are in keeping with the Character Areas:

- **Waterfront city** in Victoria, where city hotels should be promoted with an emphasis on cultural experience/heritage assets, access to the waterfront and enjoying the emerging night-time economy.

- **Beach resort** at Beau Vallon-Bel Ombre, including resort hotels and beach offering, with a more vibrant nightlife which is attractive to Seychellois and visitors. Over the longer term opportunities to redevelop and refurbish existing hotels should be explored.

- **Small scale, Seychellois** offer at south Mahé and Anse Volbert, Praslin, focussing on small scale B&B type accommodation where visitors can experience being part of Seychellois community.

- **Eco-tourism** offer along the west coast and interior of Mahé, interior of Praslin and north-east coast of La Digue. This will provide new types of eco-accommodation, which will comply with tailored design standards outlined in Policy EV7.

- **Very small scale[4], luxury** offering on those outer islands where it is sustainable to do so.

4.31 GoS monitoring will take account of the growth of self-catering accommodation in meeting visitor targets. GoS are likely to enforce against unregistered operators of self-catering accommodation, particularly where payment is made offshore and Seychelles receives no tax benefits from the letting activity.



4 Average resort size between 10 and 25 rooms

POLICY
E5

Renew Tourism Accommodation

GoS will support the redevelopment and refurbishment of older hotels.

Preference will be given to the redevelopment of older hotels where this would improve the tourism offer.

Refurbishment of older hotels will be supported where this can be justified in terms of demand, need and objectives to increase local value.

Developments subject to redevelopment or refurbishment will be supported where they do not exceed the existing number of hotel rooms and are developed in a manner which achieves a high quality of sustainable design, maximises the value of the site and contributes to the distinctiveness of the place.

4.32 The focus is on continuing to improve the quality of the tourism offer over the Plan period. One element of this will be the repositioning of the existing offer through the redevelopment of underutilised or outdated stock. GoS explicitly seeks to avoid older large hotels being used to support the development of low value 'commodity' tourism, which does not support a distinctive Seychelles offer.

4.33 Priority will be placed on the enhancement of existing accommodation including the redevelopment of older hotel sites.

4.34 It is envisaged that some of the older hotels will be redeveloped over the next 25 years to meet the needs of modern travellers and to maximise local value.

4.35 GoS will work with landowners and hotel operators to develop acceptable proposals. Redevelopment proposals should generally offer similar numbers of rooms accommodated on site to those hotels that are being replaced. Operators may propose additional added value facilities such as restaurants, spas or other similar attractions to enhance the value of the sites. Any significant redevelopment and refurbishment of hotels should be subject to an Environmental Impact Assessment as agreed in advance with GoS.

POLICY E6

Diversify Tourism Offer and Activities

GoS will work with partners to provide a diverse tourism offer including:

- broader range of activities for tourists, including cultural and heritage experiences, heritage interpretation and adventure, nature-based activities;
- night time leisure offer;
- eco-tourism facilities, which should be developed in accordance with the eco-tourism standards for operators outlined in Policies E3 and EV7;
- agri-tourism facilities;
- areas providing facilities for marine tourism in accordance with Policy E7; and
- the creation of a 'gateway' to the Morne Seychellois National Park, Ramsar and Marine National Park at Port Glaud and at Anse Volbert, Praslin.

Land will be allocated in Land Use Plans for tourism related facilities. The size, scale and nature of new tourism facilities will be consistent with the Tourism Activity Character Areas.

4.36 The attractions of a destination constitute some of the most powerful components of the tourism product, providing the 'pull' that helps to draw visitors. With a major shift in source markets for Seychelles, there is a need to cater towards distinctly different holiday habits and improve the overall offer, activities and facilities available for tourists.

4.37 Benefits for the local economy will be maximised. As well as improving the skills and job opportunities of Seychellois residents, this means promoting local ownership of tourism assets, helping to ensure access to finance to allow local businesses to invest and grow, and, maximising tourist expenditure locally to drive demand for locally-provided goods and services.

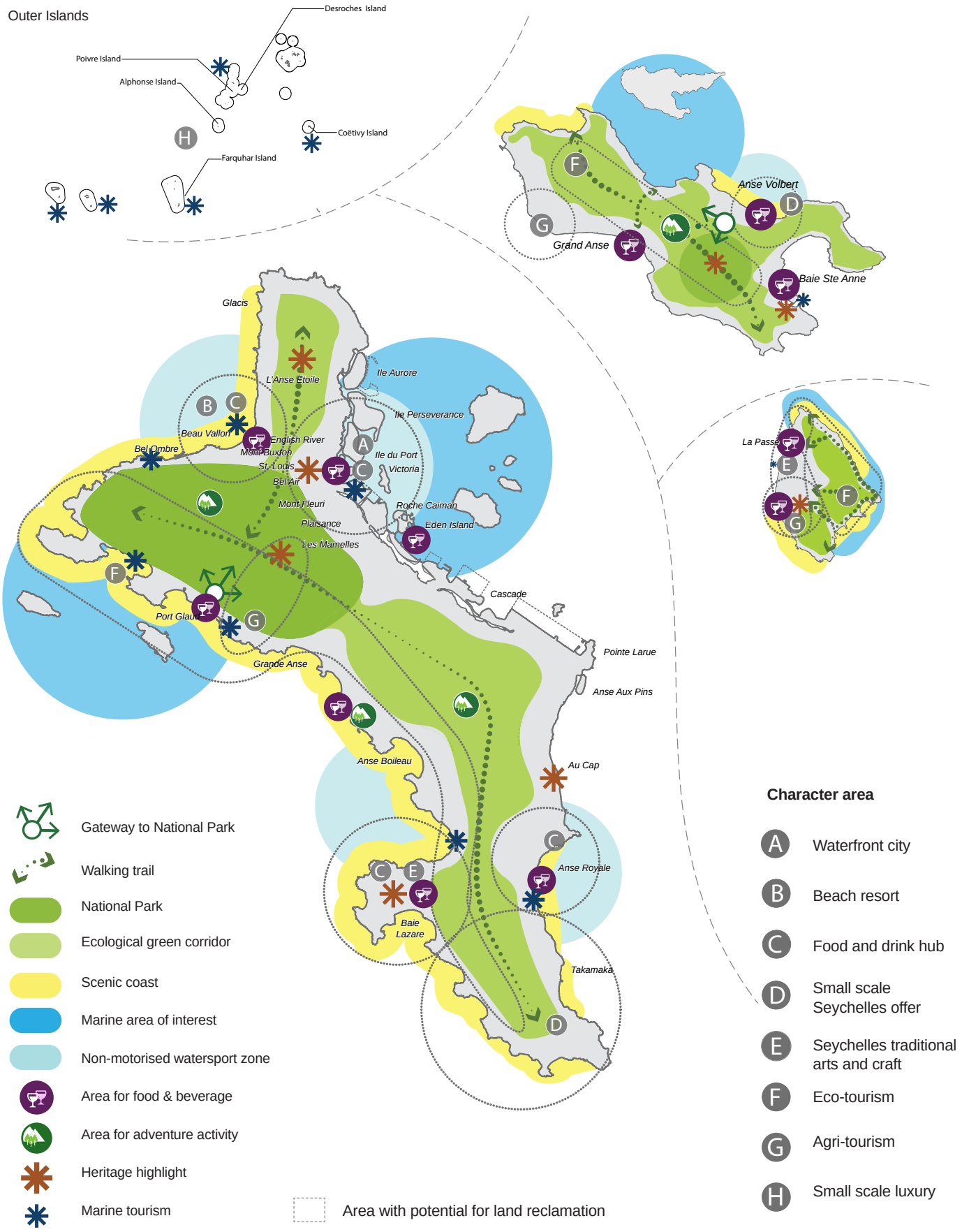


Figure 4.2 Tourism activity character areas

4.38 The Plan supports distinctive Tourist Activity Character Areas to encourage tourists to embrace the opportunity to enjoy 'local' experiences outside of the hotel environment as indicated in Figure 4.2. The Seychelles Planning Authority should use them to determine whether new developments are in keeping with the Character Areas:

- Gateways to the National Park at Port Glaud and Anse Volbert which anchor improved trails and adventure activities in the interior of the islands.
- Areas for adventure activities. Promoting greater utilisation of the unique assets provided by the natural environment will be promoted through improved access, infrastructure, and formalised visitor attractions ,with an opportunity for a range of soft and hard adventure pursuits including well maintained walking and cycling trails, suspended canopy trails, viewing platforms and adventure courses.
- Food and drink, entertainment and retail hubs including at Anse Royale, Beau Vallon and Baie Lazare, with a focus on local Seychellois food offer and other products as appropriate. This should be supported by a number of areas where food and beverages and local products are provided in close proximity to tourist activities.
- Seychelles traditional arts and crafts, including at Baie Lazare, building on the existing offer to provide visitors with opportunities to understand and experience Seychellois heritage.
- Heritage highlights and cultural attractions are supported across Seychelles, including investment in L'Union Estate on La Digue as a priority, although development must be sensitive to the environmental impact.
- Potential sites for agri-tourism include south-west Praslin and L'Union Estate on La Digue.

4.39 Agri-tourism can be defined as any practice developed on a working farm with the purpose of attracting visitors, incorporating both a working farm environment and a commercial tourism component. In the short term, the main aim is to promote a non-accommodation based complementary use to existing agricultural businesses which provides additional revenue streams for farmers and encourages greater engagement in the sector. However, GoS may also support pilot accommodation projects. GoS wishes any accommodation to support and increase the viability of agricultural production. It explicitly seeks to avoid the loss of agricultural land and production that might occur by allowing the conversion of farms into tourist accommodation. For this reason, typically pilots will occur on larger farms.

4.40 As with eco-tourism, legislation, standards, guidelines and appropriate accreditation will be developed jointly between the Ministry of Fisheries and Agriculture and Ministry of Tourism and Culture to guide the growth and development of this sector.

POLICY
E7

Support Marine Tourism

GoS will support proposals for marine tourism facilities including at the following areas:

- Anse La Mouche;
- Anse Royale;
- Bel Ombre;
- Beau Vallon;
- Port Launay;
- Port Glaud;
- Victoria;
- Baie Ste Anne;
- La Passe; and
- The Outer Islands.

4.41 As highlighted in Policy E2, greater utilisation of the unique assets presented by marine environment is an important pillar of the blue economy. Marine tourism will be promoted through improved access, infrastructure, and formalised visitor attractions at the identified locations. The impacts of any motorised water sports on the marine environment will be taken into account when permitting marine tourism activities.

POLICY
E8

Concentrate Office Development in Settlements

Office development will be concentrated in existing settlements. The scale and function should be consistent with the settlement hierarchy identified in Policy SP2.

Victoria will be the primary location for office development, supported by secondary office locations at Ile du Port, Eden Island, Baie Ste Anne and Anse Royale.

GoS will work with partners to support the development of the Financial Services sector, and provide sufficient land in Victoria for office requirements associated with financial services.

4.42 Business, financial, professional and administrative services are expected to be growing parts of Seychelles economy to 2040. The competitiveness of the Seychelles economy could be improved significantly through further development of the financial market including domestic and international financial services. Experience elsewhere suggests that the creation of clear centres or 'clusters' of activities, based on quality office space and good service provision is necessary to facilitate local networking and a stronger business culture.

4.43 The financial services sector has the potential to be a significant pillar of the economy in the long term. Development of a financial market and supporting services that meet international standards that are both robust and transparent is important in increasing the role of the private sector in the economy. The Financial Services Strategy[5] sets the agenda for diversification and innovation and provides a new sense of direction. GoS support and careful regulation for the development of the sector will be vital, given the international significance of the sector to comply with international norms and practices.

4.44 The Plan makes provision for office space in a limited number of locations, to achieve concentration in existing centres and support the development of sector clusters. Growth in Victoria, as a primary office location, and particularly in the Financial District will be supported by a limited number of secondary office locations at Ile du Port (potentially creating a new Government and Embassy quarter), Eden Island, Anse Royale (for small and medium enterprises) and Baie Ste Anne (all as illustrated in Figure 4.3).

5 Financial Sector Development Implementation Plan for Seychelles, June 2014

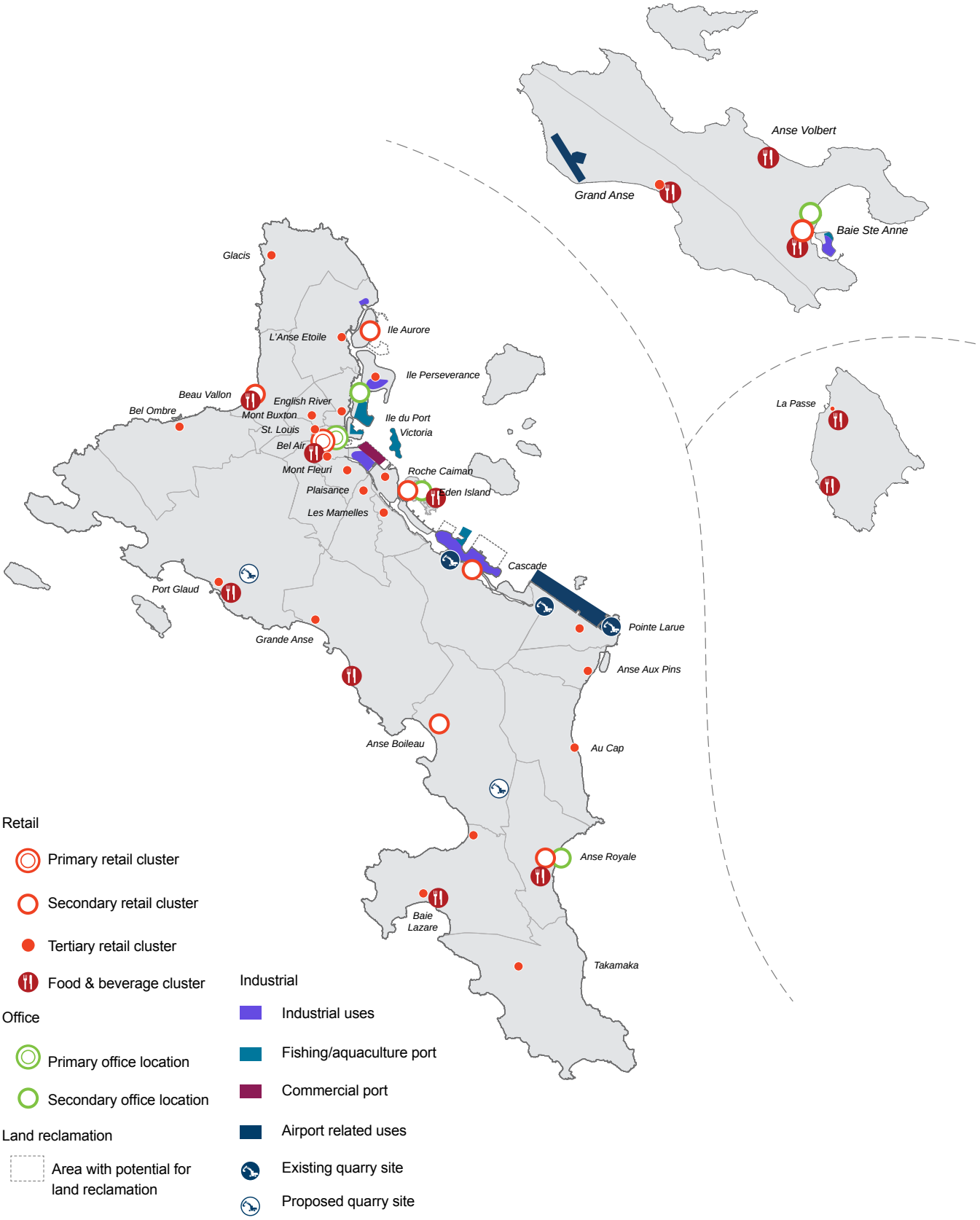


Figure 4.3 Strategic employment locations

POLICY E9

Promote Mixed Use Development

GoS will support developments which contain retail uses on the ground floor of residential or office developments, particularly in the following locations:

- Victoria
- Ile Perseverance
- Ile Aurore
- Ile du Port
- Ile Soleil
- Anse Royale
- Beau Vallon
- Anse Boileau
- Baie Ste Anne

4.45 Mixed use development on the ground floor, incorporating residential and retail (including food and beverage) uses, will help create vibrant places as well as meeting the needs of new residents and other users. This will help to ensure that Seychellois have access to local facilities and help create sustainable places.

POLICY
E10

Consolidate Industrial Uses

Industrial uses will be consolidated in strategic locations including:

- Industrial land south of the New Port.
- Providence Industrial Estate.
- South of Ile Perseverance (specifically for light industrial uses).
- Ile Eve.

Industrial uses will be defined in the Land Use Plans as per the following categories.

- **Light industrial** including garages, workshops, small marine/ boat repair facilities.
- **General industrial** including small factories, fishing related facilities and large workshops.
- **Heavy industrial** including heavily polluting uses such as quarries and waste uses including incineration, chemical treatment, landfill or hazardous waste.
- **Storage or distribution** including open air storage.

Industrial land will be safeguarded and alternative uses will not be permitted unless it can be demonstrated that there is no demand for continued industrial use, including locally-owned enterprises, and that change of use would not undermine the viability of neighbouring industrial uses.

4.46 Given their environmental effects, industrial uses will be consolidated in a limited number of locations, as indicated in Figure 4.3, to ensure that such effects can be effectively managed and controlled. It is for Seychelles Planning Authority to determine which use category a particular use falls into and the locations that will be appropriate. However, there may be a need for limited provision of premises for some small and medium enterprises across settlements.

4.47 GoS will work with partners including the Industrial Estates Authority to ensure a sufficient stock of land and premises of the appropriate quality and size to meet the existing and future needs of different types of industrial and related uses. This will include ensuring good quality and affordable space is provided in line with the proposed distribution. It is recognised that there is a particular requirement for smaller plots of 500-1500 m^2 to meet the needs of small and medium enterprises. Demand for space is currently focused in particular locations and tends to reflect a current clustering of industrial uses.

4.48 The blue economy will also give rise to associated requirements for industrial premises, particularly in relation to fishing and aquaculture. Locations for these uses are indicated in Figure 4.3.

POLICY E11

Promote Retail and Entertainment Development

Distribution of retail and entertainment development will be concentrated in existing settlements and will be consistent with the settlement hierarchy identified in Policy SP2.

Out of centre retail development for larger bulky goods will be permitted in Providence where this will not adversely impact on other uses.

Specialist retail development may be permitted in other locations as part of a mixed use development where it will not adversely affect existing retail centres or result in unacceptable amenity impacts.

4.49 The aim is to support the vitality and viability of centres by concentrating main services within them. Figure 4.3 sets out the intended distribution. In combination with Policy E11, it means that retail developments should be distributed as set out below:

- Victoria will remain the primary location for retail, where a mix of convenience and comparison retail will be supported;
- the retail offer in the existing and future regional centres of Anse Royale, Beau Vallon, Anse Boileau, Baie Ste Anne, Grand Anse Mahé, Anse Etoile-Ile Aurore and Anse aux Pins-Ile Soleil will be increased;
- small-scale convenience retail will be promoted in local centres including Bel Ombre, Glacis, Ile Perseverance, Cascade, Pointe Larue, Au Cap, Takamaka, Baie Lazare, and Port Glaud to meet the everyday needs of residents;
- Eden Island will develop as a high-end, boutique retail centre; and
- Providence Industrial Estate will develop as a retail centre for white goods and bulky items.

4.50 In exceptional circumstances, bulky goods retailing may be permitted in other locations. The regional-scale out of centre hypermarket on Bois de Rose Avenue, including the new outdoor market facilities, in Victoria is likely to satisfy the demand for regional-scale out of centre facilities for the foreseeable future. Where possible, other new larger district-scale scale retail facilities should be accommodated in or on the edge of existing settlement centres.

POLICY
E12

Improve the Quality of Retail Stock and Entertainment Offer

Development which will improve the quality and diversity of the retail stock and entertainment offer will be supported where the scale, format and likely catchment is consistent with the mix of uses suggested in the settlement hierarchy set out in Policy SP2 and the retail and entertainment hierarchy set out in Policy E11.

4.51 Evidence suggests that shoppers would like to see a wider choice of competitive shops, including larger shops[6] across the country. In order to support this aspiration, a range of premises sizes should be made available consistent with the defined role of the place. The existing retail stock should be improved and upgraded to reflect the requirements of these roles and market trends.

4.52 Improvements which might be appropriate include:

- increasing the size of unit, either through re-fits or conversions of existing stock, redevelopment, or new development;
- improvements to allow for a move towards convenience retail in central Victoria;
- enhancing the quality of the frontage; and
- local access improvements.

4.53 Within regional and local centres the aim is to retain and promote active street front retail in order to help create a vibrant settlement centre. Unless in a mall or arcade type building, retail development will normally be limited to ground floor plots. This is to ensure sufficient footfall and the viability of the retail use.

4.54 Entertainment facilities including cinemas, bars, gyms and restaurants should be located in scale with centres to provide an accessible range and competitive choice of facilities to meet the expectations of the population.

6 Based on the findings of a shoppers survey undertaken by Arup in January 2015.

POLICY
E13

Support a Modern and Productive Agricultural Sector

GoS will work with the private sector and international agencies to increase agricultural productivity, reduce dependency on imported food and ensure food and nutrition security. Priority will be given to the following initiatives:

- measures to increase crop and livestock productivity;
- introduction of modern agricultural practices including use of new and innovative technologies, integrated crop management and sustainable land use;
- measures to bring underutilised agricultural land back into use;
- transformation, conservation, and commercialisation of value-added products in selected commodity chains;
- diversification into other related activities including agri-tourism and agro-forestry provided that this does not impact on agricultural production;
- improved linkages with other economic sectors, notably tourism and the blue economy and strengthening of supply chains;
- regional and international collaboration in applied agricultural research and modernisation of agricultural extension services to increase agricultural production and farm incomes;
- Intensification of agricultural production and improved management and use of land and water resources;
- identification and promotion of opportunities for agricultural production on outer islands, particularly in association with tourism development;
- management and conservation of genetic resources;
- investment in new infrastructure to support development of the agricultural sector;
- capacity building and institutional development, including training in smart agricultural practices and technologies; and
- access to finance for investment in agricultural holdings and enterprises.

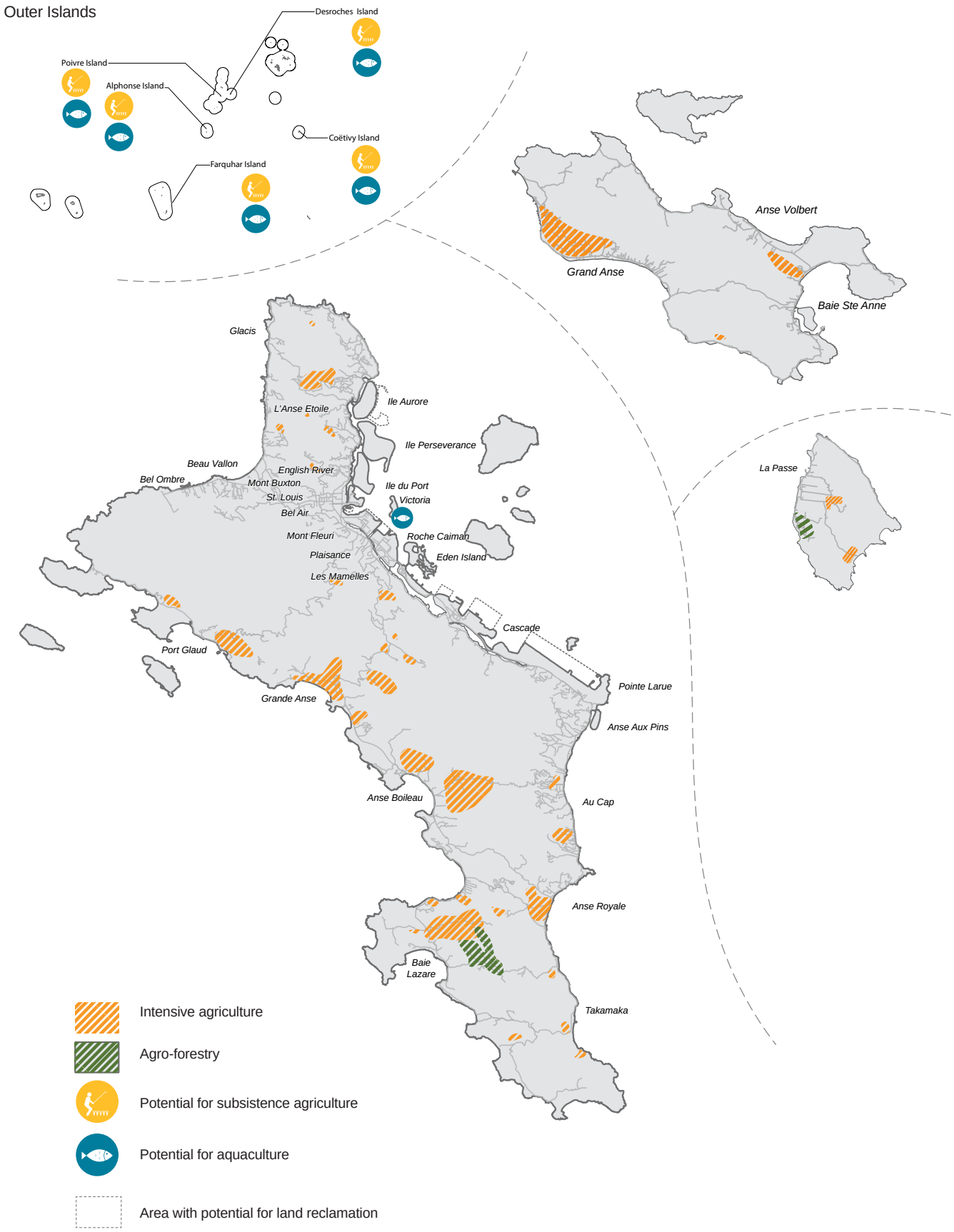


Figure 4.4 Agricultural land to be protected and areas with potential for aquaculture

4.55 There is a need to recognise agriculture, not just as an economic sector but also as a cross-cutting topic with social and environmental benefits as highlighted in the National Food and Nutrition Security Policy. Whilst focusing on the intensification of agricultural activities and increased productivity of existing agricultural land, the Agricultural Strategy also recognises the importance of food security and the social and nutritional benefits of a more effective and efficient agricultural sector. Agricultural production will be promoted on the Outer Islands in particular (as indicated in Figure 4.4), in association with tourism development to encourage greater self-sufficiency. Aquaculture and mariculture will also be supported where the environmental impact and potential mitigation are clearly identified. In the short term, priority will be placed on the intensification of production on existing agricultural land but in the medium-longer term, new areas for production should be established on the Outer Islands where this potential has yet to be fully exploited.

4.56 GoS is committed to strengthening the agricultural sector and to ensuring food and nutrition security through support for smaller scale agricultural enterprises as well as medium scale crop production and livestock farming. The objective is to position the agricultural sector as complementary to the blue economy and tourism and to improve linkages and supply-chains between these sectors. Increased productivity and best use of agricultural land will be promoted through Farm Production Plans. Key enabling and supporting initiatives will be supported by GoS including the encouragement of younger people into the sector, capacity building and improved infrastructure. GoS will provide an enabling environment for the establishment of a central wholesale market to improve the marketing of local produce and to encourage the hospitality industry to utilise more locally grown agricultural produce.



POLICY
E14

Protect Agricultural Land

There will be a presumption against the release of land used for agriculture for development.

The release of agricultural land for development will not be permitted unless:

- the land does not form part of a viable agricultural unit and is not capable of productive agricultural use;
- the release of land for alternative development would not impact on the productivity of any remaining or adjacent agricultural land holding; or
- there are firm proposals for existing viable agricultural activities to be relocated to an alternative site of equivalent quality.

Land will be safeguarded in the Land Use Plans for livestock farming.

4.57 The retention of agricultural land and associated production will be supported in order to reduce import dependency and improve food security, as indicated in Figure 4.4. An agricultural land grading system will be introduced to support the retention of the best and most versatile agricultural land. The aim is to prevent the loss of agricultural land unless circumstances in Policy E14 can be demonstrated. In cases where viable and productive agricultural land is affected by development, there will be a requirement for compensatory provision of alternative agricultural land.

4.58 Livestock land will also be safeguarded as it has come under pressure due to potential impacts on residential amenity and conflicts with other uses. It will be important to ensure that other land uses do not conflict with land allocated for intensive cultivation or livestock farming.

POLICY E15

Support Agro-Forestry, Home Growing and Community Gardens

GoS will work with the private sector and local communities to encourage and support agro-forestry, home growing and community gardens.

Community gardens will be encouraged in new residential developments and community hubs to enhance local food production.

The establishment of farmers and local produce markets will be promoted.

Developments will need to demonstrate that any environmental impacts of agro-forestry can be satisfactorily mitigated, in particular the control of invasive species, in accordance with Policy EV4.

4.59 The agricultural sector and the objectives set out in the National Food and Nutrition Security Policy[7] can be supported by diversifying production methods including the promotion of agro-forestry and establishment of community gardens. Measures to promote home growing will be supported including access to information, training and appropriate materials such as seeds and fertilisers.

4.60 GoS is developing proposals for agro-forestry. Currently two areas have been identified for pilot projects: Val D'andor Farmers Association in Baie Lazare and L'Union Estate. It is envisaged that other potential agro-forestry projects and sites will be identified. Agro-forestry proposals will be supported where it does not result in loss of biodiversity or lead to other environmental impacts. Benefits can be achieved from agro-forestry due to improved management practices. Agro-forestry could provide opportunities for removal of invasive species as part of management regime by creating economic returns.

4.61 GoS seeks to support small-holders and producers and to ensure local access to fresh produce. It recognises that home growing and small holder farming on small plots in peri-urban areas are important, with great potential to contribute to both food security and nutritional objectives and to create opportunities for income generation.

7 National Food and Nutrition Security Policy, 2014, Government of Seychelles

POLICY
E16

Safeguard Quarry Sites

Existing quarries will be safeguarded against development to maintain a supply of aggregates. Further sites for aggregate extraction will be identified subject to acceptable mitigation of environmental impacts in accordance with the requirements of Policy EV9.

4.62 A sustainable supply of building materials will be essential to delivering growth requirements. In order to control imports of building supplies, building materials should be locally sourced where this will not give rise to adverse environmental impacts. These should be protected and appropriate environmental mitigation provided.

4.63 The remaining aggregate supply in existing quarries at Brillant on the CCCL site is unknown. The supply in the existing quarry to the east of Seychelles International Airport on the UCPS site has a limited timescale. Given the projected requirement for aggregates, new quarry sites should be developed in appropriate locations. Proposed quarry sites will be identified in the areas of search at Montagne Posee (Au Cap) and Cephale (Grand Anse Mahé) subject to their consistency with Policy EV9.



CHAPTER 5

Delivering Housing for All



5

Delivering Housing for All

Meeting the housing needs for those living in Seychelles is essential for the social and economic well-being of the country. The Housing Strategy seeks to ensure that everyone living in Seychelles has access to suitable housing which meets their needs in terms of size and tenure and that these houses are provided in appropriate locations to support sustainable communities.

The Housing Strategy seeks to deliver the following components:

- creation of sustainable communities;
- provision of sufficient land to meet housing needs of all Seychellois both now and in the future;
- availability of adequate housing to accommodate non-Seychellois working within the country; and
- delivery of housing and necessary infrastructure over the course of the Plan period.



POLICY
H1

Support Housing Delivery

Seychellois will have housing options which are affordable and meet their requirements for different sizes and types of dwellings. GoS will work with private sector partners to bring forward housing delivery to meet these requirements.

GoS will support housing development on larger sites where developers work with GoS at the pre-application stage to establish parameters of the scheme.

Residential developments will be supported where they contribute to the following objectives:

- make best use of land for residential development;
- provide attractive housing typologies; and
- address development-specific impacts.

Larger residential developments will also need to demonstrate how they achieve a mix of housing and contribute to improving mobility in the housing market and address housing needs of various groups including graduates and young professionals, the elderly and families.

5.1 Given the scale of housing needs, the delivery of new housing must be carefully managed over the Plan period to ensure that needs are met, necessary infrastructure is provided and environmental impacts are minimised.

5.2 The way in which housing is delivered will also need to change in order to meet the changing nature of housing demand. Key issues facing the current housing market include the over-reliance on GoS as a provider of housing, the lack of private sector participation in larger scale housing development and the need for greater options in the market to facilitate the creation of a transitional housing market. Larger developments will be expected to make a contribution to achieving a more diverse housing stock which meets Seychelles housing needs. The definition of larger developments may vary from time to time. Developers should therefore agree with the Seychelles Planning Authority as part of pre-application discussions whether this requirement applies to the proposed development.

5.3 The private sector will be encouraged to become a more active participant in delivering housing over the Plan period. In order to encourage greater private sector participation, consideration will be given to measures such as Public Private Partnership programmes to incentivise the private sector to deliver social housing and necessary infrastructure. Consideration will be given to new models of shared ownership and self-build. Mechanisms for supporting alternative models of housing delivery are covered in more detail in Policy IP5.

POLICY
H2

Ensure an Adequate Supply of Housing

Land will be identified in the Land Use Plans to accommodate housing requirements arising over the Plan period. This should include identification of a minimum of five years' worth of land supply within the urban growth boundary.

In identifying the five year housing land supply, preference will be given to:

- strategic sites and undeveloped land located within the urban growth boundary;
- intensification, infill and sub-division within the urban growth boundary;
- upgrading and redevelopment of areas of privately owned housing reaching the end of its lifetime; and
- comprehensive redevelopment of GoS housing estates.

Release of non-statutorily protected Buffer Zones and Forest Reserves will be permitted where a five year housing land supply cannot be demonstrated, and where the criteria set out in Policy H8 are met. The release of agricultural land for residential development will only be permitted subject to the criteria set out in Policy E14.

5.4 It is forecast that there will be a requirement for up to 15,830 additional housing units in the period up to 2040. This figure is based on the number of additional housing units forecast to be required to accommodate the projections in the Plan. It assumes an occupancy rate of 90% over the total housing stock to create an active housing market with sufficient choice and flexibility.

5.5 GoS' preference is for housing to be located within the urban growth boundary since this contributes to creating vibrant places, creates the critical mass for service provision, reduces the likelihood of sprawl, and minimises the impact on the natural environment. Where an urban growth boundary is not defined, new development should be located within existing settlements and be close to employment and services. Change of use from housing to other uses will not normally be supported where it would result in an overall loss of housing units for Seychellois.

5.6 The identified housing requirements are set out in Table 5.1. There is an existing pipeline of committed development which will contribute to meeting future housing requirements over the next 10 years. The indicative distribution of housing requirements is defined in the Spatial Strategy and reflects the character and land capacity of settlements to create attractive places for people to live.

5.7 The Land Use Plans should identify a minimum of a five year housing land supply in order to provide sufficient choice and flexibility, and to reflect the timescales of the development process. The Ministry of Land Use and Housing will calculate the five year housing land supply by comparing the number of homes which might realistically be expected to be delivered within a five year period (including the committed development pipeline, anticipated infill/subdivision rates and land ready for development) with the amount of homes needed in this period[1]. If any districts cannot meet the land requirement within the urban growth boundary and through the preferred sources identified in the policy, then the release of non-statutorily protected Buffer Zones and Forest Reserves may be considered. In order to monitor housing supply, data on the number of housing units consented and constructed should be collected on an annual basis.

Island/region	Total Housing Requirement 2014-2040	Existing Housing Commitments
	(units)	(units)
Central Region, Mahé*	6,270	2,523
South and East Region, Mahé	3,620	727
West Region, Mahé	1,820	611
North Region, Mahé	1,580	419
Praslin	2,140	231
La Digue	400	454
Other islands	0	0

Table 5.1 Housing requirement by island/region, 2014-2040

* includes the following districts: Bel Air, English River, Les Mamelles, Mont Buxton, Mont Fleuri, Plaisance, Roche Caiman, Saint Louis, Eden Island, Ile Aurore, Ile du Port and Ile Perseverance

1 Appendix B sets out the housing development required in each district by five year intervals to 2040.

POLICY
H3

Meet Housing Needs of Seychellois

GoS will work with private sector partners and self-financing individuals to deliver housing in national, regional and local centres to meet local housing needs. A range of housing will be provided including housing for graduates and young professionals, the elderly and families.

Provision will be made for social housing based on the latest Housing Needs Assessment.

5.8 Over the course of the Plan period, the way people access and use housing will change, as will their expectations regarding the quality and type of housing they occupy. With the average household size expected to continue to fall and an increase in the proportion and number of older people, there will be a requirement for housing which meets a range of needs. There will be also be a growing requirement for a more active housing market with more transitional housing to enable households to move to address changing needs over time.

5.9 Significant progress has been made by GoS in the provision of social housing to ensure that all Seychellois have access to good quality housing. There will continue to be a requirement for additional social housing over the Plan period for people unable to afford to buy or rent on the open market, consistent with the 'affordability triangle'. The current Housing Needs Assessment forecasts the need for up to 7,059 additional social housing units. A large proportion of this requirement will be met by the delivery of committed projects such as Ile Perseverance, but additional land will need to be allocated for social housing. Priority will be placed on identifying sites within the urban growth boundary to meet local needs.

5.10 It is acknowledged that there is a current shortage of homes for the elderly. GoS' current strategy is to encourage families to care for their elderly. However, GoS will continue to review the need for homes for elderly over the Plan period.

POLICY
H4

Meet Housing Needs of non-Seychellois

GoS will work with the private sector to ensure that non-Seychellois have access to good quality housing and support facilities.

Accommodation will be required to be appropriately located and of a suitable quality. Where possible, off-site accommodation may be integrated within existing settlements.

5.11 The non-Seychellois population will increase over the lifetime of the Plan. This will add significant pressure to the private sector market segment, in particular the private sector rental market. It is therefore important that the needs of non-Seychellois workers are met without placing additional pressures on the housing market.

5.12 Employers will be expected to take responsibility for the housing of non-Seychellois workers. They will be required to prepare a strategy to demonstrate how the housing needs of non-Seychellois employees will be met. This strategy should cover design, construction, amenities to be provided, and mechanisms to prevent anti-social behaviour. If accommodation is not to be provided on-site, it will be necessary to demonstrate how accommodation requirements will be met including any off-site provision.

5.13 GoS will work with the private sector to ensure that a good quality of housing is provided and will seek to move away from large scale hostel-style accommodation to smaller units of accommodation which are better integrated with existing and new communities. Specific locations for workers accommodation are not identified in the Plan. There is an expectation that larger hotels may provide staff accommodation on-site and that provision should be localised rather than concentrated to allow for better social integration.

5.14 There is potential for further 'high-end' waterside housing projects which will be attractive to non-Seychellois and assist in attracting skilled people to Seychelles. GoS will work with developers to identify and take forward suitable projects taking into account the objectives of the Plan and the importance placed on integration with existing communities.

5.15 University of Seychelles will continue to monitor requirements for accommodating international students. Should significant levels of new student housing be required this is likely to be in the form of a new residence for international students, located on university owned land at the Anse Royale campus.

POLICY
H5

Encourage an Appropriate Mix of Housing

Housing development will be required to deliver a range of housing tenures to support the creation of mixed communities.

Larger private sector residential developments will be expected to include a range of sizes and dwelling types and to include provision for social housing on-site or to contribute to off-site provision.

5.16 The promotion of sustainable mixed communities is a guiding principle of the Plan. The provision of a mix of types and tenures of housing will have social benefits and avoid over-concentration of social problems. It will also reduce the risk of community crime, anti-social behaviour and social disorder, which if prevalent can have an impact on local communities and the visitor economy.

5.17 Developers will be expected to contribute to the development of mixed communities. As part of negotiating planning permission for larger private sector housing developments[2], developers will agree the size, dwelling and tenure mix for developments. Mechanisms to deliver a mix of housing will include:

- identifying land for 'mixed-density residential', therefore allowing for a range of housing sizes and types being delivered alongside each other;
- making provision for social housing on-site or make a contribution towards off-site provision in the form of land or a financial contribution; and
- partnerships with GoS to co-fund and deliver mixed schemes.

5.18 Mixed communities should also reflect and support the changing role of social housing. In the future, social housing should seek to provide adequate housing at affordable prices to Seychellois, and 'transitional housing' to enable more movement within the market. GoS will encourage the delivery of a range of housing tenures to meet housing needs, and to enable households to 'transition' between housing types and tenures as their housing needs change. In order to do this, GoS will consider collecting data on the type of housing which Seychellois need. Delivery of different types of housing will then be monitored to ensure identified needs are being met.

2 The definition of larger developments may vary from time to time. Developers should therefore agree with the Seychelles Planning Authority as part of pre-application discussions whether this requirement applies to the proposed development.

POLICY
H6

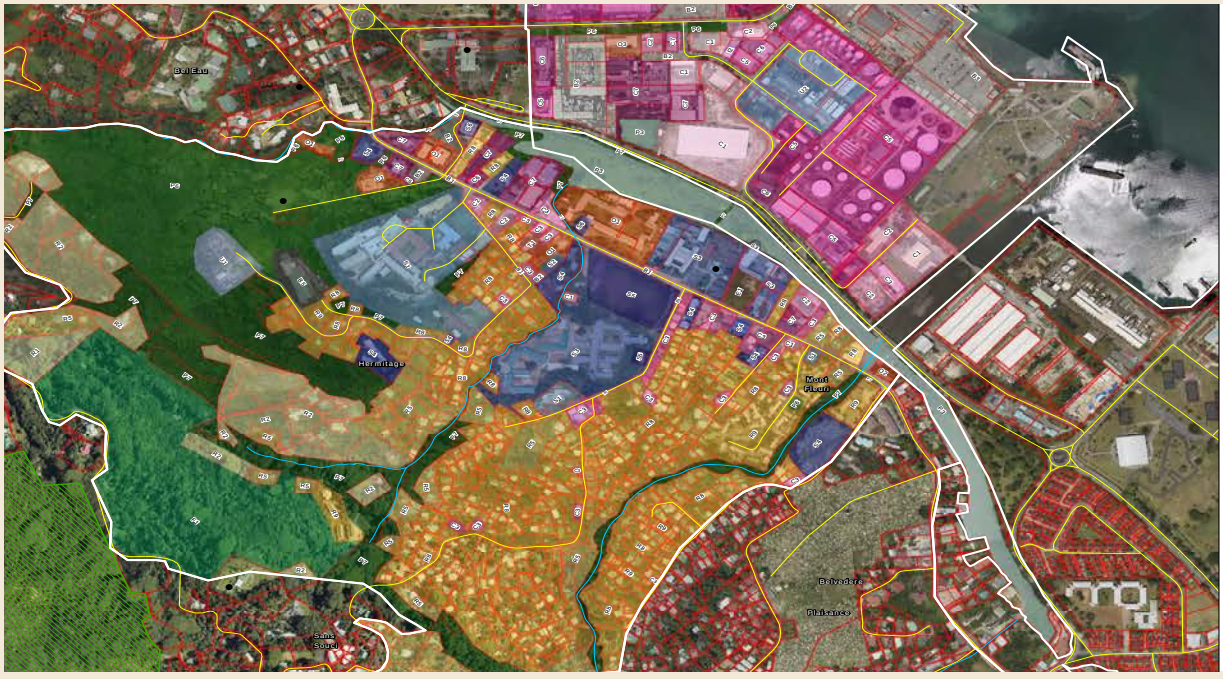
Promote Appropriate Densities

GoS will support higher density development within the urban growth boundary where there is sufficient utility and infrastructure capacity and where proposals do not detrimentally alter the character of the settlement.

5.19 Given the scarcity of land and environmental constraints, the Housing Strategy seeks to meet housing demand in locations with capacity for growth. Amendments to the Land Use Plans and associated guidelines are required, in order to make the best use of land resources and to ensure the country can accommodate the housing required to sustain economic growth over the Plan period. Suggested revisions to the existing Land Use Plan guidelines are set out in Appendix C.

5.20 The Housing Framework identifies those locations where amendments to the Land Use Plans for Mahé are required, including where higher densities should be applied. Higher densities should be promoted on Praslin within the major settlements. Development on La Digue should continue to accord with the existing Special Guidelines. Further design guidance, in terms of scale, massing, layout, materials etc. for developments in Victoria is provided in the Victoria Masterplan.

5.21 In some locations, intensification and redevelopment may only be achieved with the relevant infrastructure upgrades. These upgrades should be in place before the development takes place, in accordance with the requirements of Policy H9.



POLICY
H7

Realise Land Banks and Housing Projects

Residential development within Land Banks and Housing Projects located within the urban growth boundary will be supported subject to other policies in the Plan. Where Land Banks and Housing Projects are located outside of the urban growth boundary, GoS will undertake a review to assess whether:

- developing the Land Bank/Housing Project would adversely affect the character of the settlement;
- where a five year housing land supply cannot be demonstrated, any Land Bank/ Housing Project land located within non-statutorily protected Forest Reserves and Buffer Zones should be released in accordance with the requirements of Policy H8; and
- any up-front infrastructure is needed to unlock the land parcel.

Planning decisions relating to Land Banks and Housing Projects will be made in accordance with the findings of this review.

5.22 Land Banks are GoS-owned land parcels that are subdivided into plots and sold to Seychellois at a lower price than for equivalent land on the open market. Housing Projects are GoS-delivered social housing developments. They represent longstanding mechanisms to allow Seychellois to access accommodation, and will continue to play a key role in housing delivery across the lifetime of the Plan. However, when developing Land Banks and Housing Projects, best use of land should be made. Developments should not undermine the settlement hierarchy or existing character of settlements and should not adversely impact the environment.

5.23 Much of the Land Bank and Housing Project land is located within Protected Areas. Where a five year housing land supply cannot be demonstrated, there may be a strategic case for the release of land from non-statutorily protected Forest Reserves and Buffer Zones to facilitate housing development. Such a decision should be made in accordance with the requirements of Policies H8, EV1 and EV8.

5.24 Development densities should reflect the location and suitability of the Land Bank and Housing Project land. Historically, low densities have been used, leading to a less efficient use of developable land. The optimum size for the subdivided plots should be reassessed and reflected in the use of land in accordance with the requirements of Policy H6. GoS will work with developers and investors to identify opportunities for co-operation in the development of Land Banks and Housing Projects.

5.25 Where the review of Land Bank and Housing Project sites concludes that plots are not suitable for residential development, GoS will consider the appropriateness of sites for other development including eco-accommodation in accordance with the requirements of Policy EV1.

POLICY
H8

Release of Forest Reserves and Buffer Zones for Residential Development

Where a five year housing land supply cannot be demonstrated in accordance with the requirements of Policy H2, release of non-statutorily protected Forest Reserves and Buffer Zones within the urban growth boundary will be permitted where the land has been assessed as being heavily degraded and of low biodiversity value.

In these cases, developments will also need to demonstrate that:

- the land is suitable for residential development and can be serviced;
- an environmental assessment has been undertaken which identifies suitable levels of mitigation;
- the development complies with the requirements of Policy EV1;
- release of the land would not result in a significant change in the character of the settlement or local landscape;
- the development would not undermine existing slope stability; and
- the proposed development complies with the requirements of other policies contained in the Plan.

5.26 In order to deliver the housing requirement in consolidated centres on Mahé and Praslin it may be necessary to release land for sensitive development which is currently allocated as either Forest Reserve or Buffer Zone in the Land Use Plan. This will be permitted where the requirements of Policy H8 are met. Where urban growth boundaries have not been defined, the policy should read as land within the existing settlement extent. Review of potential areas of Forest Reserve or Buffer Zone release may be initiated by GoS, or in collaboration with developers. Whilst an environmental impact assessment is not required for residential development, proposals for release should demonstrate that the environmental impacts of any development have been fully considered, and that where appropriate mitigation measures have been identified.

POLICY
H9

Ensure Delivery of Necessary Infrastructure

Development will be permitted where it can be demonstrated that there is adequate infrastructure capacity in terms of:

- water supply;
- energy;
- wastewater treatment;
- roads; and
- waste management.

Where there is insufficient capacity, developers will be required to make necessary provision for upgrading existing facilities or to make a contribution to planned infrastructure improvements.

5.27 The provision of necessary infrastructure will be required before the completion and first occupation of development. In appropriate cases, advance provision of infrastructure will be required to bring forward land for development.

5.28 In many locations, development will be dependent on infrastructure upgrades. Infrastructure requirements for strategic housing sites will be reviewed, and opportunities for upfront provision of infrastructure will be explored by Ministry of Land Use and Housing and other GoS Ministries, as well as the private sector.

5.29 In some cases, the intensification of existing housing areas (including through subdivision) may necessitate new infrastructure provision, in particular wastewater and water. Where appropriate, developer contributions will be required to fund improvements.



CHAPTER 6

Building Sustainable Communities



6

Building Sustainable Communities

Appropriate community facilities need to be designed and provided for all. The Community Facilities Strategy promotes the use of a community facilities hierarchy and standards to guide the delivery of new facilities. The Strategy also promotes the use of community hubs comprising multiple community facilities in order to make the best use of space.

The components of the Community Facilities Strategy may be summarised as follows:

- establishing standards to ensure the provision of community facilities to meet the needs of a growing population;
- ensuring the provision of community facilities in appropriate locations to meet the needs of communities; and
- making best use of land and resources to deliver high quality facilities.



POLICY
CF1

Provide Community Facilities

GoS Ministries, local partners, developers and local communities will work together to ensure that community facilities are delivered in accordance with the community facilities hierarchy.

6.1 A network of high quality community facilities is vital to support the needs of the existing and future population. The Community Facilities Strategy seeks to ensure all residents have access to high quality community facilities delivered at the appropriate scale through the use of community facility standards.

6.2 The type, scale and quality of community facilities should reflect the size of the community they serve. Whilst it is most efficient to locate some facilities centrally, other facilities which serve day to day needs should be located close to their catchment populations. Community facilities are therefore best provided using the settlement hierarchy which balances delivery of service at the local level with the need to consolidate facilities that serve wider catchments into central locations (Figure 6.1).

6.3 Table 6.1 summarises the facilities that will be provided at each scale of the settlement hierarchy. In addition to those facilities identified in Table 6.1 there are a number of other specialist facilities which the relevant ministry will continue to be responsible for providing and operating, for example, a new Youth Village is currently planned for Cap Ternay.

6.4 There is a significant deficit of community facilities and a number of new facilities are required to meet the needs of the existing population. The forecast increase in population will place additional strain on community facilities and new facilities should be delivered alongside new development to meet the needs of both the existing and new population. Furthermore a number of existing community facilities are of poor quality and should be improved.

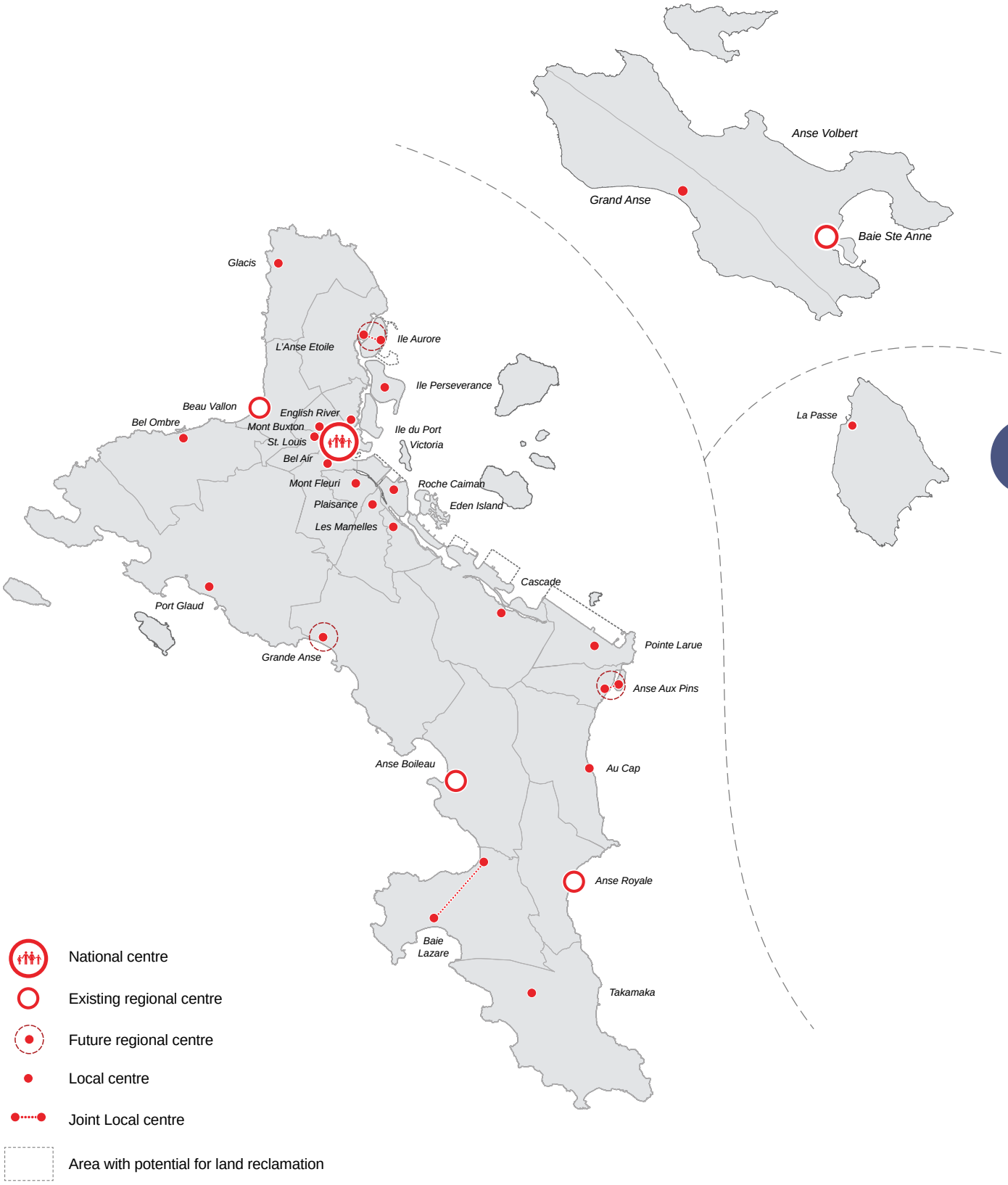


Figure 6.1: Community facilities hierarchy

Community facility hierarchy	Community facility
National	Hospitals Tertiary education (University) Professional Centres National Sports Facilities *
Regional	Sport centres Secondary schools Health centres Police stations Fire stations Regional retail centres ** Post offices Homes for the elderly
Local	Crèches/Day Care Centres Primary Schools Playing fields Multi-purpose courts Playgrounds Community centres Open space Local centres *** Outreach health facilities

Table 6.1: Community Facility Hierarchy

* The National Sports Facilities also perform the role of regional sports centres i.e. they serve a national and regional role.
** Regional centres should contain a range of local and cultural services including a supermarket, comparison retail stores, a bank, a post office, a library and parking facilities.
*** Local centres should include convenience retail stores, an ATM and a post box.

POLICY
CF2

Follow Standards for Community Facilities

GoS will work with partners, developers and local communities to ensure that community facilities are planned and provided in accordance with the Community Facility Standards.

Development that results in an increase in demand for community facilities and services will be required to make appropriate contributions towards providing new facilities or improving the quality of existing facilities in accordance with the Community Facility Standards.

6.5 The Community Facility Standards are set out in Appendix D. The types of facility for which standards have been developed are identified in Table 6.2. GoS will use the standards when planning future provision and identifying funding priorities. The Seychelles Planning Authority will refer to these standards to determine whether new developments will trigger requirements for new facilities provision.

6.6 Developments can result in increased pressure on existing community facilities, either cumulatively or individually. GoS will expect schemes that give rise to additional demand for community facilities to make an appropriate contribution to the provision of new community facilities or to improving the quality of existing facilities in accordance with the Community Facility Standards.

Community facility hierarchy	Community facility
National	Hospitals
Regional	Sport centres Secondary schools Health centres Police stations Fire stations Regional centres
Local	Crèches Primary Schools Playing fields Multi-purpose courts Playgrounds Community centres Open space Local centres

Table 6.2 Facilities where standards have been developed

6.7 The standards relate to the quantity, accessibility and quality of new facilities and will be used to guide the provision of new facilities and improvements to the quality of existing facilities. When assessing the impact of new development GoS will consider:

- the likely number and age of future occupants;
- the capacity of existing community facilities in the area;
- the location of the new development and its accessibility to existing community facilities;
- the quality of existing community facilities in the area; and
- whether community facilities are proposed within the new development.

6.8 The standards identify:

- the scale at which the facility should be delivered i.e. a national, regional or local facility;
- the catchment population;
- the catchment distance (specified in either walking or driving distance);
- high level quality standards;
- space requirements; and
- opportunities for co-location.

6.9 The quality element of the standard provides high level requirements necessary to deliver a facility of suitable quality. For many types of community facility a detailed set of requirements for provision already exist, for example the Medium Term Strategy sets out requirements for education establishments. The quality element of the standards are intended to be read alongside existing guidelines published by the relevant Ministry. The quality standards predominantly relate to those elements which inform decision making in relation to planning applications and help ensure that high quality facilities are provided.

6.10 Improving the quality of existing community facilities is vital to ensuring high quality community facilities are accessible to all. The quality element of the standards should also be used to inform the upgrading of existing facilities.

6.11 It is important to involve the local community in the provision of community facilities. The community needs to feel ownership of their facilities and to take responsibility for their management. The local community should be involved in the design of new facilities or the refurbishment of existing facilities as far as possible.

POLICY
CF3

Develop Community Hubs

GoS will promote the efficient use of land for community facilities and the provision of multi-purpose community facilities that can provide a range of services to the community at a single, accessible location.

Land will be allocated for the development of community hubs in the Land Use Plans in accordance with the settlement hierarchy.

6.12 There is a shortage of land to accommodate growth. With land at a premium, the provision of community facilities should make the best use of land and resources, offer ease of access for users and allow flexibility to respond to possible future demographic change.

6.13 GoS and developers should consider alternative ways of delivering community facilities to reduce land take whilst ensuring that a high quality service is maintained. Community hubs are one means of co-locating a range of community services in order to reduce the land required and cost of infrastructure provision, such as drainage. Community hubs are local or regional centres which accommodate a cluster of facilities, such as health centres, libraries and sports facilities. Consideration could also be given to the inclusion of community gardens in accordance with Policy E15 given the social and health benefits of local food production. The exact mix of facilities should be decided on a case by case basis depending on local needs.

6.14 A Community Services Providers Group will be established to enable inter-Ministerial working to promote the joint planning and delivery of community facilities. This Group can also facilitate the shared programming of activities at new and existing facilities.

POLICY
CF4

Assess the Social Impact of Development

Developers of applications which have the potential to have a social impact should prepare a Social Impact Assessment to demonstrate how the social impacts of the development have been taken into account and will be managed.

6.15 Social impacts include all the issues associated with a development that affect or concern people, whether directly or indirectly. The Social Impact Assessment should identify the social impacts from an awareness of the development and an understanding of how the development will affect what is important to stakeholders. The scope of the assessments will therefore vary from development to development. The assessment might include changes to: people's way of life, their culture, their community, their environment, their education and their health and wellbeing (including the needs of people with disabilities).

6.16 Only developments which have the potential to create a social impact are required to undertake an assessment and this will be discussed and agreed with Seychelles Planning Authority as part of the pre-application process. Examples of developments which have the potential to cause social impact might be those which result in the relocation of communities or the loss of community facilities and services.

6.17 A comprehensive approach involving all relevant Ministries and Agencies is required to establish a framework for undertaking Social Impact Assessment, including the types of applications expected to submit Social Impact Assessments, their scope and method.

6.18 The Ministry of Social Affairs, Community Development and Sport has recently published a tender to develop a Social Impact Assessment Framework. The scope includes undertaking an assessment of all development initiatives that have a social impact implication and assessing the legislative environment to establish the need or otherwise for a stand-alone legal framework.

6.19 The Social Impact Assessment will complement Environmental Impact Assessments and the proposed Cultural Impact Assessments (refer to Policy CH2) which might also be submitted as part of a planning application.





CHAPTER 7

Protecting the Environment

7

Protecting the Environment

The environment is Seychelles' greatest asset and must be protected and enhanced through the promotion of sustainable development and effective environmental management. The Environment Strategy in the Plan accords with the vision and objectives set out in Seychelles Sustainable Development Strategy 2012-2020 and seeks to link biodiversity conservation, environmental management and sustainable development within an integrated policy framework. It also identifies mechanisms which will enable the continued protection, enhancement and management of the environment including the role of the tourism sector. The Environment Strategy is also aligned with the Seychelles National Biodiversity Strategy and Action Plan 2015-2020.



The Environment Strategy comprises the following components:

- **ensuring appropriate levels of protection are provided to the marine and terrestrial environment, which reflects the contribution/importance of the species and habitats and seeks to improve biodiversity functionality and resilience to climate change;**
- **promoting a robust and sustainable land management strategy whilst still vigorously protecting the environment;**
- **reducing direct pressures on biodiversity and promoting sustainable use by safeguarding ecosystems, species and genetic diversity;**
- **developing funding mechanisms for restoration, protection and on-going management of environmental assets;**
- **improving and diversifying tourist access and interaction with environmental assets;**
- **improving the robustness of current policy with the aim of eliciting tangible improvements in noise and air quality; and**
- **ensuring that the use of the marine zone is sustainable.**

7.1 The National Development Strategy highlights the vulnerability of Seychelles to climate change and the pressure of economic growth and population growth on habitats and wildlife.

7.2 GoS intends to use international and regional partnerships to promote stricter environmental standards and regulations to limit the impact of climate change and environmental degradation on living conditions of the current population and future generations.

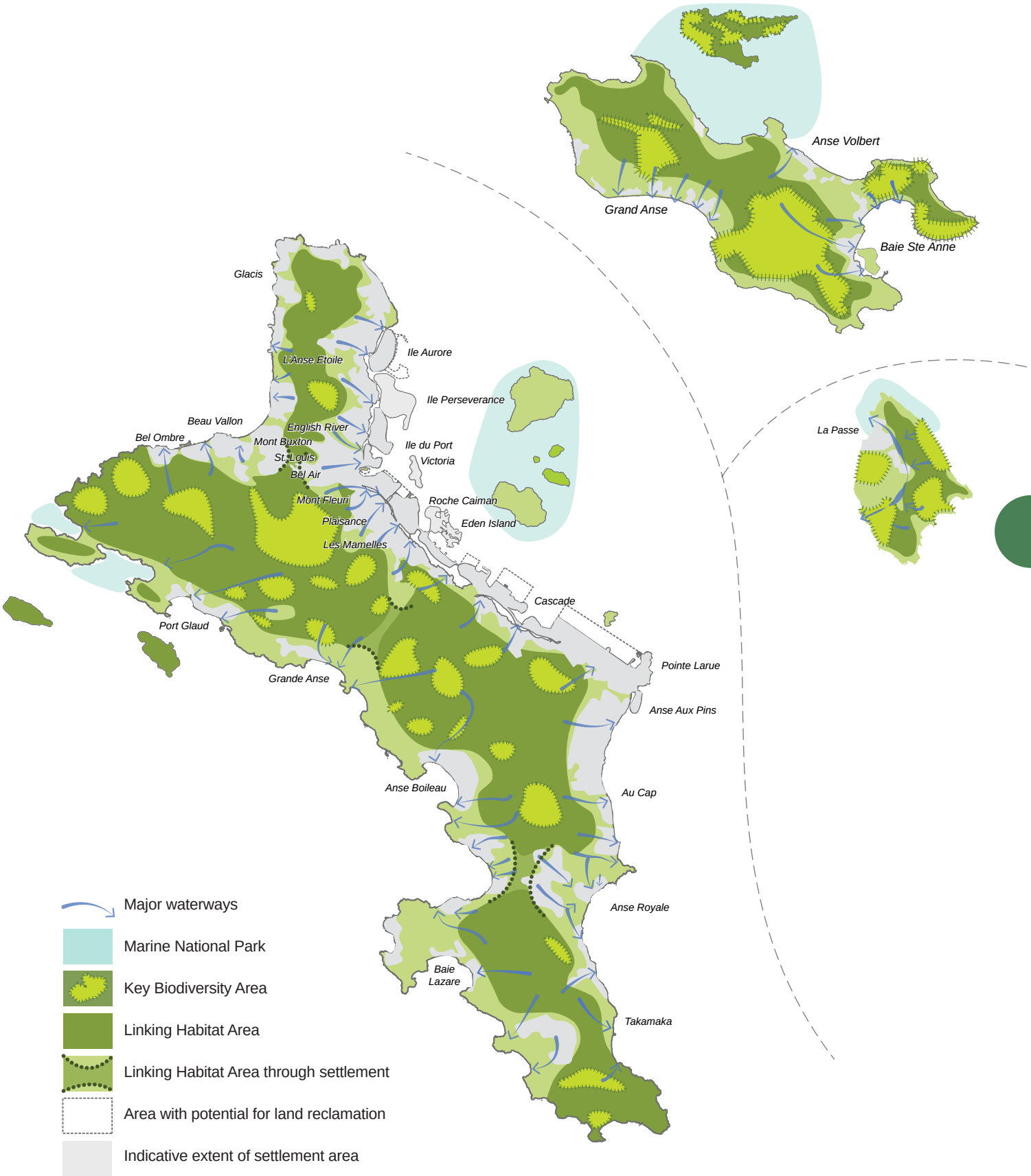


Figure 7.1 Environment strategy

POLICY
EV1

Control Development in Protected Areas

Development will not be permitted in Protected Areas (Categories 1, 1A, 2 and 3) unless it complies with the permitted uses identified in the Hierarchy of Protected Areas.

Development within Protected Areas will be required to:

- comply with design standards;
- satisfy operational standards relating to environmental protection, restoration and management; and
- provide financial contributions for on-going restoration and management of habitats and cultural heritage in the Area.

Development proposals affecting a designated Protected Area will be subject to an Environmental Impact Assessment.

Sensitive development will be permitted within non-statutorily protected Forest Reserves and Buffer Zones located within urban growth boundaries where the land has been assessed as being heavily degraded and of low biodiversity value and where development would satisfy the criteria set out in Policy H8.

7.3 The protection and enhancement of the environment is important to retaining Seychelles' unique character, supporting the growth of the tourism industry and recognising Seychelles commitments under the Convention on Biological Diversity. The Environment Strategy seeks to protect and enhance the environment through focusing development in existing settlements and strengthening habitat connectivity between Key Biodiversity Areas. This will be coupled with strengthening inland waterways across the islands to provide ecological connections between the mountainous interior and coast line.

7.4 All protected and environmentally sensitive areas currently have a similar level of protection, with assessment of development impact only taking place, if applicable, as part of the Environmental Impact Assessment process. Under this system of designations it is difficult to distinguish those areas which should be afforded the highest level of protection from those areas where development might be acceptable with appropriate mitigation and those areas where development could potentially provide benefits/enhancement through improved management of Protected Areas.

7.5 The prioritisation of protected and environmentally designated areas is proposed as a basis for land management. This will ensure that the most valuable areas are protected and a well-managed network of linked habitats is created. The emphasis is not only on protection but also enhancement and maximising the benefits of the environment as Seychelles' most important asset through effective management. Development will be strictly controlled within Protected Areas and their buffer zones, which are principally located in the west and central regions of Mahé, Praslin and La Digue.

7.6 GoS is committed to the introduction of new Protected Area categories and is currently developing legislation to support its Protected Areas Policy (2013). This aligns the current Protected Area designations with those of the International Union for Conservation of Nature, which are more widely recognised by the international community. Once the Protected Areas Policy has been fully agreed by relevant parties and relevant legislation has been passed, the hierarchy set out in Table 7.1 will be reviewed and updated to align with the adopted regulations.

7.7 Pending this review, a four tiered Hierarchy of Protected Areas is proposed as a framework for development management purposes using current Protected Area designations (refer to Table 7.1 and Figure 7.2 to Figure 7.5). Development proposals will be assessed in relation to the permitted uses identified in the hierarchy based on the following categories:

- **Category 1: Natural or built heritage of exceptional national or world importance:** no development permitted except for signage, walkways and limited research facilities that are directly linked to the improvement and management of the biodiversity or cultural diversity in that local area.

- **Category 1A: Linking Habitat Areas:** these areas have yet to be spatially defined. A high level of protection and control over future development will be required. Only very low density development will be permitted in appropriate locations subject to taking into account other designations and land use policies with additional targets for development to encourage and benefit biodiversity.

- **Category 2: Natural and built heritage of special national importance:** limited eco-accommodation development only may be acceptable, in addition to signage, walkways and limited research facilities that are directly linked to the improvement and management of biodiversity and cultural diversity in the local area.

- **Category 3: Natural and built heritage of national, local or community importance:** sensitive development with appropriate mitigation may be acceptable.

7.8 Development proposals will be assessed in relation to the permitted uses identified in the hierarchy.

7.9 Protection of the environment will also have benefits in terms of clean water and management of pollution. The impact of climate change on the environmental landscape will be monitored and the boundary of Protected Areas will be reviewed to allow for the potential movement of flora and fauna in response to climate change.

Proposed Level of Protection	Designation	Development Potential and Requirements
1	Ramsar	Any new development within a designated Ramsar site is not acceptable. Existing developments may be renovated but not extended.
1	World Heritage Site	No development permitted unless it is appropriate to the character, function and designation of the World Heritage Site and the protection, improvement and management of the biodiversity and cultural heritage of the area. Education forms an intrinsic part of the international World Heritage Site management strategy. Interpretation for, and engagement with, Seychellois and tourists will be promoted through the provision of signage, research facilities and visitor facilities in appropriate locations.
1	Key Biodiversity Areas	Any development within a Key Biodiversity Area is not acceptable.
1	Protected Area*	Any development within a Protected Area is not acceptable.
1	Special Reserve	Any development within a Special Reserve is not acceptable.
1	Strict Nature Reserve**	Any development within a Strict Nature Reserve is not acceptable.
1a	Linking Habitat Areas	Further studies will be undertaken to define the spatial boundaries of Linking Habitat Areas. It is recognised that some of these areas may already contain development and infrastructure, while others may be of far greater ecological value. Once the further studies have been undertaken, the appropriate level of development mitigation will be identified. The level of protection may vary to reflect the ecological value of the site/area.
2	Turtle Nesting Beaches	Development on a turtle nesting beach or in the associated marine zone will be permitted under exceptional circumstances and should adhere to best practice guidelines for development associated with turtle nesting beaches adopted by the Ministry of Environment and Energy. Limited eco-tourism and educational visits to these sites will be encouraged in order to help fund the conservation of this species.
2	River Reserve	In exceptional circumstances sensitively designed eco-accommodation development which does not alter the natural structure and flow of rivers, or impact upon its banks and associated habitat will be acceptable within river reserves. Rivers should not be culverted. Any development will be required to incorporate suitable habitats as part of the mitigation process and where possible opportunities to de-culvert culverted rivers will be explored. Should the river already be culverted, the protection level afforded to such rivers would reduce to category 3 due to the resulting degraded environmental value. Opportunities to de-culvert rivers and re-instate natural banks will be explored.
2	Ecologically Sensitive Area***	In exceptional circumstances, which would reflect the nature and importance of the type of habitat being affected, eco-accommodation development with mitigation will be supported. Mitigation should include the need for the developer to financially contribute to the protection of environmental sites within the local area and that the operator would manage an agreed wider area of habitat commensurate to the eco-accommodation facility, to a high conservation standard in perpetuity. Should the habitat being affected be mangroves, wetlands or specific sites designated for their rare, protected or endemic flora or fauna or be a flood attenuation buffer zone, as defined by the Ministry of Environment and Energy, they will not be suitable for development under any circumstances.

Table 7.1 Hierarchy of protected areas for development management

Proposed Level of Protection	Designation	Development Potential and Requirements
2	National Monuments	Development requiring the demolition or alteration of a National Monument will not be permitted unless it has been demonstrated that this is in the national interest and provision has been made for its relocation and/or reconstruction. Only sensitive development will be permitted where it would affect the setting of a National Monument. Development will be subject to the approval of the National Monuments Board. Alternations and extensions to National Monuments, which are sympathetic in design and construction and help bring National Monuments back into active uses will be supported subject to appropriate mitigation. Where possible, development should not adversely affect the setting of National Monuments, which in many cases is likely to extend beyond the statutory buffer.
2	Nature Reserve	In exceptional circumstances eco-accommodation development with appropriate mitigation will be supported within Nature Reserves. Development should not harm the flora/fauna the specific Nature Reserve is designed to protect. Mitigation should include the need for the developer to financially contribute to the protection of environmental sites within the local area and that the operator would manage an agreed wider area of habitats commensurate to the eco-accommodation facility, to a high conservation standard in perpetuity. Development should be sensitively designed and limited in number and extent.
2	National Park (both under current designation and the proposed designation within the Seychelles Protected Areas Policy)	In exceptional circumstances eco-accommodation development with appropriate mitigation will be supported within National Parks. Development should not harm the flora/fauna the specific National Park is designed to protect. Mitigation should include the need for the developer to financially contribute to the protection of environmental sites within the local area and that the operator would manage an agreed wider area of habitats commensurate to the eco-accommodation facility, to a high conservation standard in perpetuity. Development should be sensitively designed and limited in number and extent.
2	Air pollution control areas	Although no air pollution control areas have, as of 2015, been designated, it is considered that this category could be a useful designation to help tackle the reported poor air quality in some areas of Seychelles. Mitigation for development within these areas should include the use of renewable energy technologies and other technology to minimise air pollution as well as traffic reduction measures.
2	Noise pollution control areas	Although no noise pollution control areas have, as of 2015, been designated, it is considered that this category could be a useful tool to help manage noise levels. Mitigation should include the prevention of certain noise generating activities between specific times and, in particular with industry, technologies should be used which minimise noise pollution.
2	Ecological Reserve**	In exceptional circumstances eco-accommodation development with appropriate mitigation will be supported within ecological reserves. Development should not harm the flora/fauna the specific ecological reserve is designed to protect. Mitigation should include the need for the developer to financially contribute to the protection of environmental sites within the local area and that the operator would manage an agreed wider area of habitat commensurate to the eco-accommodation facility, to a high conservation standard in perpetuity. Development should be sensitively designed and limited in number and extent.
2	Other islands (excluding Mahe Praslin and La Digue)	Most of the other islands do not have any level of formal protection at present. Therefore under a precautionary approach a general presumption will be that they will be suitable for eco-accommodation. The suitability of which would be controlled for through an Environmental Impact Assessment process. However, some development for aquaculture may be acceptable but they will be required to be sensitively designed, undergo an Environmental Impact Assessment process and would be obligated to manage and maintain the local marine and terrestrial habitats in a positive manner. GoS will review following completion of the GEF Outer Islands study.

Proposed Level of Protection	Designation	Development Potential and Requirements
3	Area of Outstanding Natural Beauty	Development with appropriate mitigation will be supported in Areas of Outstanding Natural Beauty as listed in the Environment Protection Act. Development in these areas should not adversely affect the landscape value and tranquillity of the area. Development should be limited in number and extent. Any development should be sensitively designed in terms of siting, massing and materials used.
3	Shell Reserve	Development with mitigation will be supported in Shell Reserves under the premise that the limits on fishing and the prohibition of shell collecting in these areas is maintained. Only development which does not detrimentally impact the sea bed will be permitted. Mitigation should include the incorporation of educational interpretation and programmes in these areas to engage with tourists and local Seychellois.
3	Protected View Points	Developments will be approved where they are sensitively designed and do not encroach on any protected viewpoints. Any development should be sensitively designed in terms of siting, massing and materials used.
3	International Bird Areas	Development will be approved where it is sensitively designed, limited in number and extent, and provides an overall quantitative net benefit to biodiversity, as determined by an Environmental Impact Assessment. Guidelines and parameters for this type of development will be established, which will include a specified amount of funding from developers to secure the protection of surrounding biodiversity areas. Any development should not impact the current status of bird populations in these areas and should seek to improve management practices in the International Bird Areas. Any proposed development within International Bird Areas will require a bird survey to be undertaken as part of the planning process in order to identify any species that are particularly rare, endangered or endemic which may be negatively affected by the development and to specify any necessary mitigation measures. Seasonal bird surveys should thereafter be undertaken until construction commences, in order to ensure that any changes in the status of the bird population are identified and appropriate mitigation undertaken.
3	Forest Reserve and Buffer Zones designated in Land Use Plans	Agroforestry and eco-accommodation may be permitted in areas which are heavily degraded or of low biodiversity value subject to the developer demonstrating that any environmental effects can be addressed. Residential development will be permitted in areas which are heavily degraded and of low biodiversity value subject to the requirements of Policy H8.
3	Remarkable Natural Landscapes	Development with appropriate mitigation will be supported within Remarkable Natural Landscapes. Any development should be sensitively designed and not significantly alter the character of the area.
3	Protected landscape/ seascape**	Development with appropriate mitigation will be supported which does not adversely affect the landscape value and tranquillity of the area. Development should therefore be limited in number and extent, and be sensitively designed in terms of siting, massing and materials used.
3	Sustainable Use Area**	Development with appropriate mitigation will be supported within Sustainable Use Areas where it complies with the purpose of this designation, which is to protect areas that contain modified and/or unmodified natural systems, which are managed to ensure long term protection and maintenance of ecosystems and services, whilst providing a sustainable flow of natural products and services compatible with nature conservation.
3	Heritage Areas	Development within a designated Heritage Area will be required to be sensitively designed and of a form, scale, materials and architectural detail which is sympathetic to and reflects the character of the Heritage Area. A Cultural Impact Assessment will be required to understand the potential impact a development will have on the Heritage Area.

Table 7.1 Hierarchy of protected areas for development management (cont.)

* This classification refers to those Protected Areas which are designated for environmental reasons
** Refers to new designations proposed within the Protected Areas Policy (2013)
*** This designation includes 38 specific sites on Mahé, Praslin and La Digue, as well as all marsh and wetland habitat, streams and surrounds, coastal strips, beaches and intertidal zones, seabed and small/outlying islands

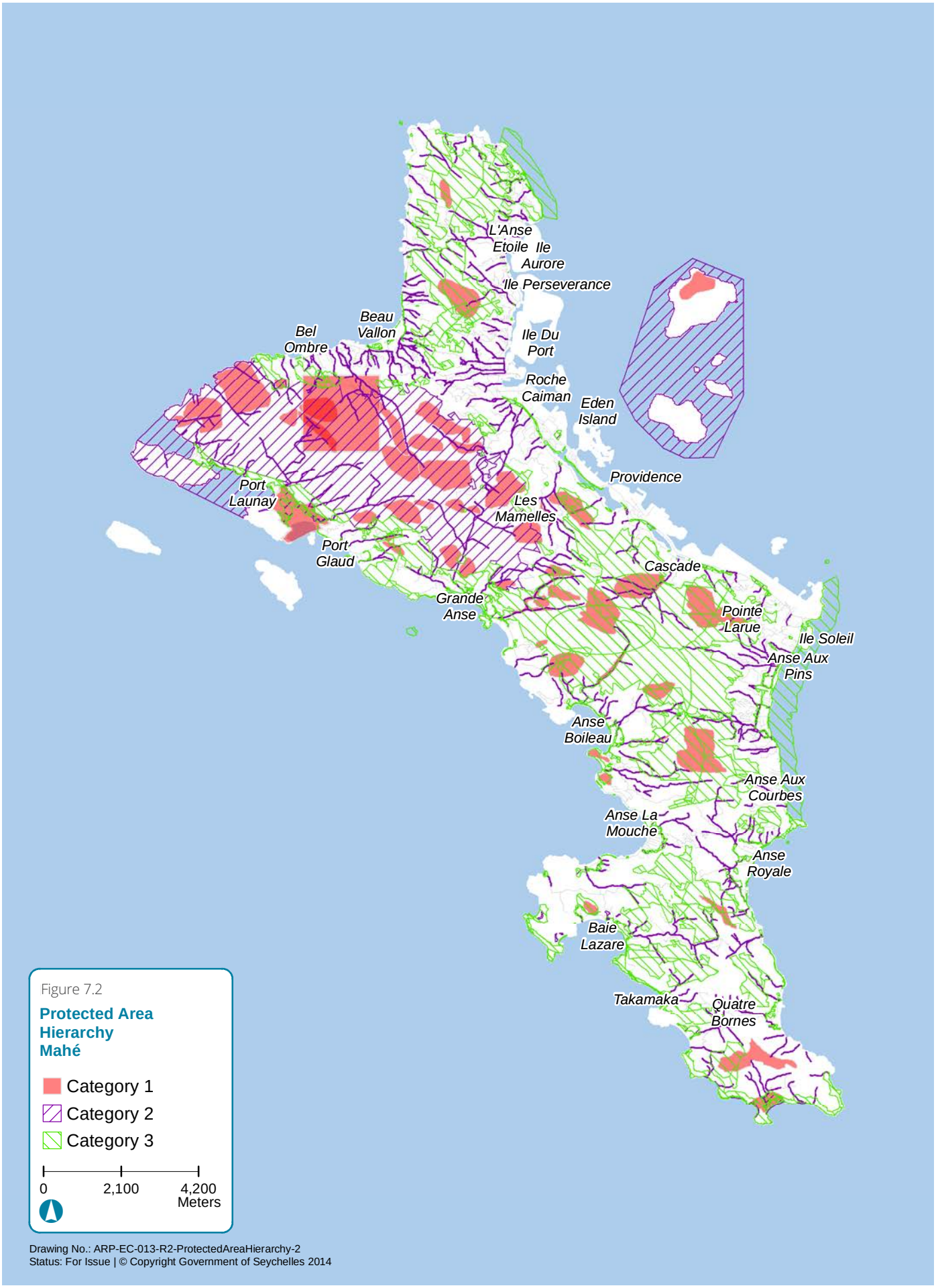


Figure 7.2

Protected Area Hierarchy Mahé

Drawing No.: ARP-EC-013-R2-ProtectedAreaHierarchy-2
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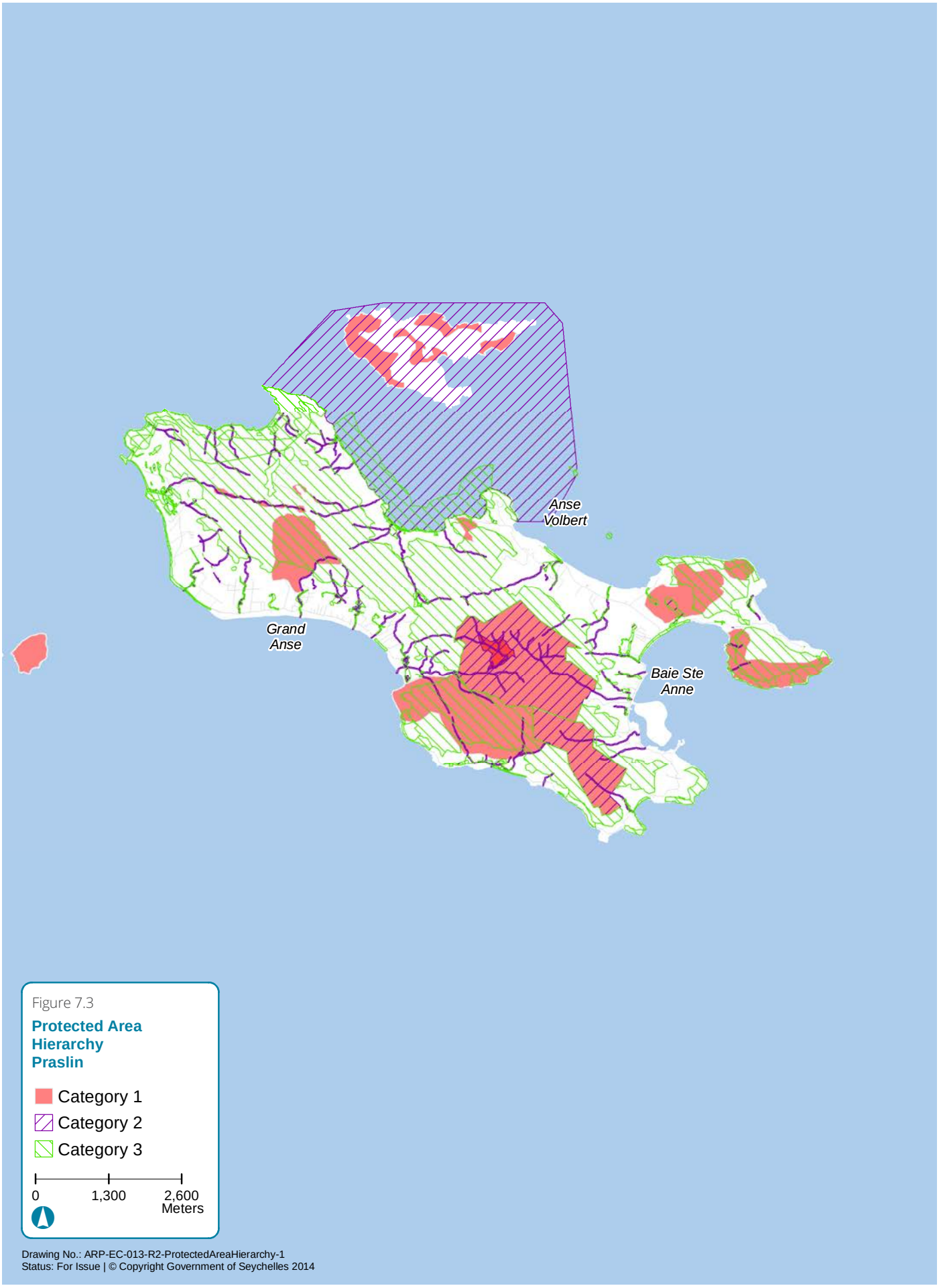


Figure 7.3

Protected Area Hierarchy Praslin

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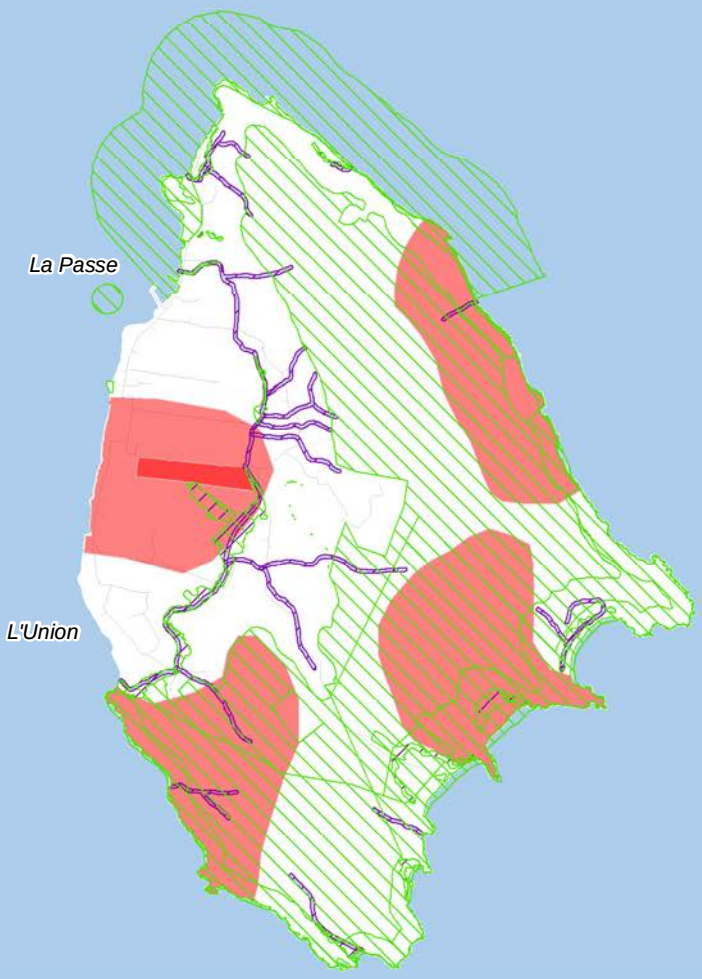


Figure 7.4

Protected Area Hierarchy La Digue

Category 1
Category 2
Category 3

0 690 1,380 Meters

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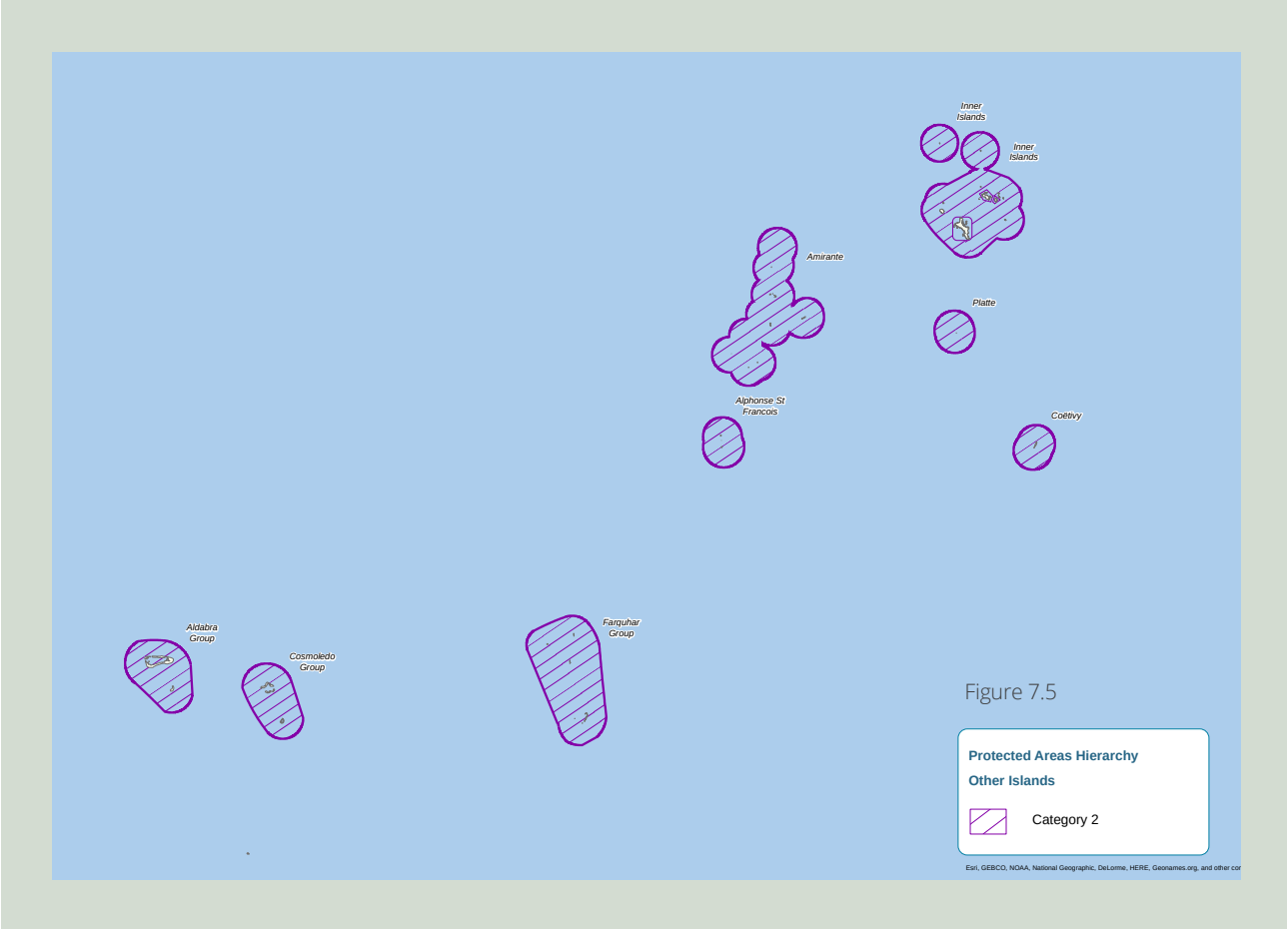

Inner Islands
Inner Islands
Amirante
Platte
Alphonse St Francois
Coëtivy
Aldabra Group
Cosmoledo Group
Farquhar Group
Protected Areas Hierarchy
Other Islands
Category 2
Esri, GEBCO, NOAA, National Geographic, DeLorme, HERE, Geonames.org, and other cor

Figure 7.5

POLICY
EV2

Promote Environmental Resilience

The design of any land reclamation and flood protection works will be required to incorporate measures to protect the environment, mitigate climate change impacts and create resilient landscapes.

There is a general presumption against reclamation in marine protected areas, areas under consideration for future protection and other sensitive marine habitats inland areas such as marshes and mangroves.

Proposals for the reclamation of coastal land will be required to include new environmental elements such as coral reefs and mangrove areas on their seaward side.

7.10 Further land reclamation may be required to accommodate growth requirements and this gives rise to concerns about environmental impacts. Where land reclamation is proposed in accordance with Policy SP5, it will be necessary to ensure that this will not result in unacceptable environmental impacts. Design should incorporate necessary measures to mitigate the impacts of climate change and promote biodiversity, such as new mangrove and coral reef establishment. Land reclamation can have benefits in terms of reducing exposure to flood risk in inland areas and it will be important to maximise these benefits in the design of land reclamation schemes.

7.11 The design of flood alleviation works will be required to incorporate natural measures such as the creation of artificial coral reefs and mangrove areas or other soft engineering techniques. The use of hard engineered techniques will be permitted in exceptional circumstances where it is proved necessary on technical grounds. In these circumstances, appropriate mitigation will be required to promote ecological enhancement, for example by softening the edges of hard structures to create micro-habitats for marine species. It will be necessary to demonstrate that reclaimed land will not impede the hydrology of water courses that empty into their locality or the circulation of near shore marine currents.

7.12 Standards will be developed based upon international best practice guidelines to mitigate the negative impacts of land reclamation and flood protection works, including the leaching of materials used in land reclamation into the marine environment both during and post construction works.

7.13 Biodiversity resilience to climate change will be further promoted through the protection of areas to the landward side of naturally resilient habitats such as mangroves. As the sea level rises, these habitats will 'migrate' inwards, thereby protecting the terrestrial area to the landward side of these habitats.

POLICY
EV3

Enhance Biodiversity Function and Designate Linking Habitat Areas

GoS will work with partners to enhance biodiversity through the identification of Linking Habitat Areas between Key Biodiversity Areas.

7.14 The Spatial Strategy promotes enhancement of biodiversity and resilience to climate change in accordance with the key biodiversity objectives set out in the Seychelles Sustainable Development Strategy 2012-2020. This will be achieved through the strengthening of habitat connectivity particularly on Mahé, where it will be possible to create linking habitats between Key Biodiversity Areas. Linking Habitat Areas are important to enhance the ecosystem function and a high level of protection and control of development will be required. These Areas have yet to be spatially defined and further survey work will be undertaken to identify them. The designation of Linking Habitat Areas will allow environmentally sensitive areas to naturally adapt and respond to the impacts of climate change and ensure any land required for the migration of sensitive habitats as part of the natural response to climate change is safeguarded from inappropriate development. Management Plans will be prepared for designated areas and the opportunity for creating walking trails will be explored.

7.15 Linking Habitat Areas are likely to fall within a range of designated areas and land use types including land which has been developed or areas where development is proposed. In these areas, it is recommended that only very low density development is permitted in appropriate locations within Linking Habitat Areas, with additional targets for development to encourage and benefit biodiversity, such as installing green roofs/walls and using native species planting in landscaping. Developments located within Linking Habitat Areas will be subject to Policies EV1 and EV5.

POLICY
EV4

Control Invasive Species

GoS in partnership with other agencies will seek to control the importation and spread of invasive species.

New development will be required to assist in the eradication of any invasive species on site.

7.16 Invasive species, both flora and fauna currently have a negative impact on biodiversity in Seychelles. Any invasive species should be safely removed and destroyed during the construction process and only native species will be preferred for use in new landscaping schemes.

7.17 A strategy will be prepared on the control of invasive species based on current guidelines and studies. Prior to the designation of Linking Habitat Areas or introduction of agro-forestry practices, a risk assessment of the potential for the spread of invasive species should be carried out and where necessary, mitigation measures incorporated. Guidelines will be prepared for landscaping and beautification using native species.



POLICY
EV5

Promote River and Habitat Restoration and Management

GoS in partnership with other agencies will promote the restoration and management of rivers and natural habitats.

7.18 GoS will work with non-governmental organisations, local communities and the private sector to implement the river and habitat restoration programmes. This will be supported by a range of measures including:

- preparation of guidelines for river and habitat restoration and for the restoration of landfill and quarry sites;
- identification of funding mechanisms; and
- the development of an annual management programme and monitoring system.

7.19 There is currently a lack of management, long term planning and budgets for the restoration of protected habitats. The functionality of habitats will be improved in line with obligations under the Convention on Biological Diversity. This will be secured through collaborative working with non-governmental organisations, local communities and the private sector. The promotion of sustainable uses in accordance with the Hierarchy of Protected Areas will provide funding for habitat management and enhancement.

7.20 Rivers and other waterways provide ecological connections between the mountainous interior and coast and will be protected and strengthened through restoration, conservation and improved management practices aimed at restoring the natural state and functioning of the river system in support of biodiversity and flood management, and for recreation where appropriate. By restoring natural conditions, restoration will improve the resilience of the river systems and waterways and provide the framework for sustainable multifunctional use.

7.21 River restoration and on-going management will contribute to sustainable water management. This will have environmental benefits through enhancing the habitat to make it suitable for a diverse range of species, managing the habitat so native floral species dominate, and enhancing the visitor experience for both tourists and Seychellois. As part of the restoration works the opportunity for creating walking trails along rivers and other waterways will be promoted.

POLICY
EV6

Ensure Integrated Coastal Zone Management

GoS will develop and deliver an integrated 'ridge to reef' approach to the management of the defined Coastal Zones and ensure integration of environmental protection with the terrestrial and marine planning regimes.

Development will be required to be set back from the high water mark to ensure that there is no encroachment of development onto beaches.

Development proposals within the Coastal Zones will only be permitted where it can be demonstrated that there are no unacceptable impacts on the marine environment and that necessary mitigation can be provided.

7.22 Coastal Zones are defined as the area extending up to a distance of 100 metres towards landward side from the high water mark except in the following cases:

- where a paved and regularly used vehicular road alongside the sea has been built nearer than 100 meters towards land. In this case, the road defines the boundary of the coastal strip;
- where the area is already developed, including a 20 meter radius around the existing development;
- where the area has been scheduled in an approved development plan for the proposed development;
- where an integrated Coastal Zone Management Plan has defined the delineation of the coastal strip under section 11 of the Environmental Protection Act; and
- on the eastern coast of Mahé from North East Point to Ile du Suède.

7.23 Integrated Coastal Zone Management involves the adoption of a joined-up approach between the many different interests and activities in coastal areas (both on land and at sea) and combining land use and maritime management considerations. Coastal Zone Management will be aligned with other relevant planning and environmental strategies.

7.24 Currently the coastal zone is protected under the Environmental Protection Act (1994). It is translated into policy to ensure that sufficient weight is given to deciding what activities or development may be acceptable within this zone.

7.25 Where appropriate, development proposals within the Coastal Zones will be required to demonstrate through an Environmental Impact Assessment that there will be no unacceptable impacts on the marine environment and that necessary mitigation can be provided.

7.26 The Marine Spatial Plan is being developed by GoS in consultation with non-governmental organisations and other stakeholders, including the United Nations Development Programme. The aim is to develop a holistic plan which will balance modern day challenges, such as climate change, with the need to sustainably manage these waters for several purposes including fishing, conservation and tourism. It is anticipated that the Marine Spatial Plan will spatially define areas within the exclusive economic zone which will be dedicated to conservation. The Marine Spatial Plan and the Plan will be closely aligned to ensure a holistic approach to environmental protection. Any new environmental designations arising from the Marine Spatial Plan will be incorporated into the Hierarchy of Protected Areas.

7.27 Any land reclamation works will be undertaken in an environmentally sensitive manner using best practice guidelines in order to avoid long-term degradation of the surrounding marine environment.

POLICY
EV7

Create an Eco-Tourism and Cultural Heritage Destination

Proposals for development of the eco-tourism sector and cultural heritage attractions will be required to:

- minimise impacts on the environment and heritage assets through appropriate scale, design and siting and the incorporation of low impact and sustainable infrastructure, commensurate to the environmental sensitivity of the area;
- employ sustainable construction and operational methods;
- support local communities; and
- contribute to the costs of and actively undertake the restoration and on-going management of Protected Areas.

7.28 The Tourism Strategy seeks to build on the assets provided by Seychelles' pristine environment to be recognised as one of the world's leading environmental tourist destination.

7.29 Provision will be made for facilities to encourage interaction with the environment including walking and hiking trails, interpretation facilities and nature activities such as bird watching. The provision of facilities will be in accordance with Policy EV1 and EV3 and will be required to comply with the Seychelles Sustainability Tourism Label and other relevant standards for eco-tourism accommodation.

7.30 Development of eco-tourism accommodation will be permitted in suitable locations within or close to Protected Areas in accordance with the vision and objectives set out in the Seychelles Sustainable Development Strategy and Policy EV1. The development of low impact tourist activities, such as walking trails and adventure activities will be encouraged within Protected Areas in accordance with Policy EV1. Suitable locations will include those offering: sufficient access roads, power and water supplies; as well as waste and waste water treatment. They will generally use low impact materials and where possible utilise decentralised energy sources and rainwater harvesting. They will also typically involve the use of local labour and produce.

7.31 A percentage of profits from the eco-tourism sector should be used to fund the protection and management of the Protected Areas in which eco-tourism accommodation and activities are to be located. This would include the development of interpretation material such as signage and information boards as well as the employment of park wardens to educate tourists and Seychellois.

POLICY
EV8

Off-Set Impacts of Development

Where development or land reclamation would result in the loss of habitat, developers will be required to off-set these impacts by providing replacement habitat or other appropriate compensation to ensure there is no overall net loss.

Where loss of habitat is likely to occur, an ecosystem services assessment will be required as part of the Environmental Impact Assessment process to determine the level and type of off-setting which will be required to mitigate the impacts arising from development within Classes I and II of the Environmental Impact Assessment Regulations.

7.32 The loss of habitat to development will be limited by Policy EV1 and the Hierarchy of Protected Areas. GoS will regulate and set standards for offsetting to ensure that in the exceptional circumstances where the loss of habitat to development or land reclamation cannot be avoided, the ecosystem services they provide are appropriately replaced at another location to ensure there is no overall net loss. In exceptional circumstances, where compensatory habitat cannot be created, other compensation may be agreed with the Ministry of Environment, Energy and Climate Change. This may include improvements to the habitat value of other areas.

7.33 Ecosystem services are defined by the United Nations Development Programme as: *'the benefits people obtain from ecosystems. These include provisioning services such as food and water; regulating services such as flood and disease control; cultural services such as spiritual, recreational, and cultural benefits; and supporting services, such as nutrient cycling, that maintain the conditions for life on Earth'.*

7.34 A high level ecosystems services study should be undertaken by GoS and the requirements for a detailed ecosystems services assessments to be undertaken as part of the Environmental Impact Assessment process will be integrated into the Regulations when they are revised. Guidelines will be prepared for calculating levels of off-setting and identifying potential sites for replacement habitat.

POLICY
EV9

Minimise the Impacts of Minerals Extraction

Proposals for all minerals extraction should meet the following requirements:

- no mineral extraction will occur in any terrestrial or coastal areas designated as Category 1, 1a or 2 in Policy EV1;
- accords with other policies including the Marine Spatial Plan;
- the impact of haul roads is assessed;
- a management plan will be put in place to ensure that impacts of minerals extraction and traffic can be managed;
- appropriate mitigation measures will be implemented including minimising the potential spread of invasive species and managing increased human accessibility to the area;
- monitoring protocols are agreed to assess on-going impacts and triggers are identified to ensure appropriate mitigation is put in place; and
- a programme of restoration and habitat creation and management will be produced before planning permission is granted and implemented when extraction has been completed in accordance with an agreed programme.

7.35 There will be a requirement for aggregates to support the construction sector over the Plan period. A planned approach will be adopted to the identification of new quarries and the restoration of existing operational quarries. Proposals for aggregate extraction will require Environmental Impact Assessment and GoS will ensure that in the identification of new sites, the environmental impacts arising from mineral extraction are carefully assessed and managed.

7.36 Appropriate environmental mitigation will be required to minimise the impacts on areas neighbouring new quarry sites. Before extraction takes place, a long term strategy for the restoration of the site will be put in place to ensure that the method of working is consistent with long term proposals. The restoration strategy should:

- ensure the quarry is restored at the earliest opportunity;
- achieve high quality and safe working, restoration and maintenance; and
- contribute to environmental, utilities or resilience priorities when possible (e.g. by including measures to reduce flood risk, manage water supply, and enhancing biodiversity and the landscape).

POLICY
EV10

Protect Water Quality

New development will be required to meet standards for wastewater discharge in order to protect water courses, ground water sources and coastal water.

7.37 Standards will be set by GoS for water quality in river systems in line with international standards. Currently many water courses are being polluted by ingress from industrial sources and in particular, from poorly maintained private septic tanks and foul sewerage systems. GoS is committed to protecting and improving water quality and introducing appropriate standards to ensure new developments comply with these requirements. Development will be required to connect to waste water treatment systems in accordance with the thresholds set out in Policy U3.

POLICY
EV11

Minimise Noise Pollution

Major noise sources should be located away from residential areas and wildlife habitats. Residential development will not be permitted in locations where noise levels exceed any adopted standards unless appropriate mitigation can be provided.

Mitigation will be required in the form of building design, acoustic insulation and landscaping to ensure that the level of noise meets adopted standards.

7.38 As Seychelles' economy grows the potential for increased air and noise pollution and the need for effective management will increase. GoS will manage potential impacts to ensure that growth is not at the detriment of the environment and the health and wellbeing of the population or protection of the environment.

7.39 Guidelines for noise decibel levels are contained within the Environmental Protection Act. However there are currently no defined noise protection areas. Maps or other guidance is likely to be prepared for land use planning to show areas where differing levels of decibels are permitted in accordance with the Environmental Protection Act. Building and landscape design standards are likely to be established to help mitigate noise impacts.

POLICY
EV12

Improve Air Quality

Development will not generally be permitted where it will result in an adverse impact on air quality which cannot be mitigated.

7.40 Proposals for commercial, industrial and infrastructure development may be required to include an assessment of the impacts on air quality. Policy EV12 will apply to development proposals that are likely to generate significant pollutants as a result of their operations or increases in motorised traffic. The assessment would form part of an Environmental Impact Assessment. The need for an air quality assessment should be agreed as part of scoping of the assessment in consultation with GoS.

7.41 The Environment Quality Objectives and Targets 2015-2020 comprise quality statements or intentions that aim to improve the state of the environment and help to benchmark performance. These will be applied to identify adverse impacts on air quality and to minimise pollution.

7.42 Currently there are no standards for air pollution concentrations. GoS will develop appropriate standards in due course to protect the environment. Measures will also be implemented to improve air quality through the use of renewable energy, new technologies and the promotion of sustainable transport modes including public transport. Air quality improvements will have benefits for climate change mitigation in accordance with Policy CC1.

7.43 GoS will work with partners to improve air quality through the promotion of renewable energy, new technologies and sustainable transport in accordance with Environmental Quality Objectives and Environmental Quality Targets.

POLICY
EV13

Greening Seychelles

Larger residential, tourism, commercial and industrial developments should incorporate green spaces and areas of soft landscaping and tree planting using native species to protect and enhance the quality of the environment.

Existing trees should be retained or replaced by new tree planting as part of a comprehensive landscaping scheme.

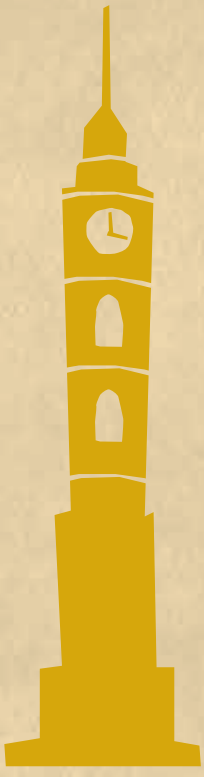
7.44 New development provides the opportunity for the incorporation of soft landscaping to enhance the quality of the environment and create attractive places. The definition of larger developments may vary from time to time. Developers should therefore agree with the Seychelles Planning Authority, as part of pre-application discussions, whether this requirement applies to the proposed development. Incorporation of soft landscaping into development proposals will contribute to the greening of Seychelles and have benefits for biodiversity and cooling and the creation of a network of green spaces and attractive places for people to live, work and visit.





CHAPTER 8

Promoting Cultural Heritage





8

Promoting Cultural Heritage

Seychelles has a rich cultural heritage which affects every aspect of life and offers significant untapped potential as both an economic driver and in building an inclusive, diverse and accessible society.

Cultural heritage is also a powerful element of the attractiveness of places to visitors, particularly in a rapidly converging global environment as people seek a richer diversity and authenticity of experience.

A cross-cutting approach to the protection and promotion of cultural heritage has been adopted in the Plan, which encompasses all aspects of natural, built and social heritage. This approach has been informed by the other strategies contained within the Plan and in particular those relating to environment, tourism and community facilities.

The key components of the Cultural Heritage Strategy comprise:

- celebrating and promoting Seychellois Creole culture and identity, both traditional and contemporary;
- protecting and promoting the cultural values of the Seychellois people through the protecting cultural heritage and making it accessible to all Seychellois;
- promoting cultural and natural heritage as assets for cultural tourism and local identity;
- protecting and enhancing historic sites including designating Heritage Areas and establishing levels of protection;
- finding economic uses and providing incentives to promote restoration of buildings of heritage importance, as well as their wider settings and meanings;
- enhancing public engagement and understanding of Seychellois culture and heritage;
- strengthening cultural diversity and encouraging people to participate in cultural development;
- supporting development of a stronger cultural and creative industries sector; and
- promoting participation, education and training in arts and culture.

POLICY
CH1

Reinforce Seychelles Culture

GoS will work with partners to implement a comprehensive approach to reinforcing a distinct Seychelles culture.

Development proposals should aim, where possible, to include measures to support the Cultural Policy (2004) and any subsequent updates or new Cultural Strategy.

8.1 There are a large number of organisations involved in promoting the heritage and culture of Seychelles. The Cultural Policy (2004) sets out the aspirations for the protection and promotion of cultural heritage and provides a framework for the development of cultural activities and programmes. The key objectives of the Policy are to:

- promote and develop a Seychellois Creole identity;
- protect and develop Seychellois Creole culture and values;
- promote popular participation in cultural development;
- improve access to cultural information and institutions;
- promote education and training in arts and culture;
- promote and develop cultural diversity;
- establish a promotion and marketing strategy;
- promote and develop arts and culture through information communications technology and media; and
- develop cooperation at regional and international level with organisations for the promotion and development of arts and culture.

8.2 The Cultural Policy is being reviewed by GoS and will provide the basis for development of a stronger Cultural Strategy. The existing aim of the Plan is to manage growth and development in ways that will best sustain cultural and heritage values, whilst recognising opportunities to reveal or reinforce those values for present and future generations.

8.3 A holistic approach is required across all agencies to maximise social and economic benefits and to protect cultural heritage assets. In particular, cultural heritage offers significant potential for economic growth and diversification through the development of the cultural tourism offer and creative industries sector as well as building strong communities.

8.4 There are additional opportunities to further promote Seychelles culture and heritage and protect and enhance heritage assets. Future opportunities include the involvement of schools to enhance understanding and appreciation of cultural heritage; improved access to heritage/ conservation training; greater integration of monuments into the tourism offer; and involving local people in conservation. Benefits could also be realised through better co-ordination and monitoring of conservation works and research on conservation; improved mapping of monuments/ identification of heritage assets/creation of buffer zones and integration of traditional architecture into new development projects.

POLICY
CH2

Protect Heritage Assets

Designated heritage assets will be protected from inappropriate development, and should not be demolished, extended or altered without thorough assessment.

Development affecting designated heritage assets and their settings will be required to conserve their significance.

A Cultural Impact Assessment should be undertaken for development that affects heritage assets or their setting.

8.5 The cultural heritage of Seychelles is rich and diverse with a number of designated National Monuments of historic and architectural interest. There are also buildings with a distinctive Creole architectural vernacular, which should be treated as heritage assets. Heritage assets are a finite resource. Declared and potential National Monuments and other heritage assets will be afforded the highest policy protection from inappropriate development in accordance with the Hierarchy of Protected Areas (Policy EV1).

8.6 National Monuments are currently protected under the Town and Country Planning Act (1972), the National Monuments Act (amended 1991) and the Environmental Protection Act and are promoted under the Seychelles Heritage Foundation Act (2006). However, other assets of heritage or cultural importance are not afforded statutory protection at the present time. GoS will review its list of National Monuments and other heritage and cultural assets to ensure heritage assets are protected.

8.7 A hierarchy of designations will be introduced to reflect the significance of heritage assets:

- **Category 1:** Heritage assets of exceptional national or international importance.
- **Category 2:** Heritage assets of special national importance.
- **Category 3:** Heritage assets of national, local or community importance.

8.8 The protection afforded to heritage assets applies to the fabric of the buildings or monuments as well as their setting. Development should therefore be sympathetic to the form, scale, materials, landscape and architectural detail of heritage assets and respond positively to local context and character. The extent of the area considered setting should be agreed with GoS and will be determined on a case by case basis. Settings will normally include a minimum area of 30 metres radius for each asset and for heritage assets located in Victoria should take account of sensitive zones identified by the Ministry of Tourism and Culture.

8.9 Development proposals affecting heritage assets should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

8.10 GoS will work with the National Monuments Board, Seychelles Heritage Foundation and other agencies to protect and enhance the contribution of National Monuments and other heritage and cultural assets to Seychelles' cultural identity, environmental quality and economy.

8.11 A Cultural Impact Assessment is a process which leads to a report documenting the potential impacts of a proposed development on the cultural heritage, interests and associations of an area and the mitigation measures which would be required. The aim is to understand the potential impact a development will have on cultural heritage and to identify the requirement for any necessary mitigation. The assessment report should also include a description of the sources and the consultative processes used to assess cultural heritage significance. The process of Cultural Impact Assessment can be aligned with undertaking an Environmental Impact Assessment.

POLICY
CH3

Designate Heritage Areas

GoS will designate areas of distinctive quality and character as Heritage Areas including Old Victoria.

Development (including demolitions) will not generally be permitted in Heritage Areas without the agreement of the National Monuments Board.

Development within a designated Heritage Area should be sensitively designed and be of a form, scale and comprise materials and architectural details which are sympathetic to, enhance and reflect the character of the Heritage Area.

Cultural Impact Assessment will be required for development proposals in Heritage Areas.

8.12 The listing of heritage assets necessarily concentrates on individual features or buildings. But the value and the benefit of their protection often stems as much from their setting and the character and value of the places they create as their individual merits. Heritage Areas are designed to recognise this broader approach and to encourage the potential protection and enhancement of these Areas, particularly where such Areas are not protected by other designations. The provisions therefore apply to all buildings and development within the designated Area, and any additional surrounding land outside of the Area considered to be the setting of heritage assets.

8.13 The area of Old Victoria is the only Heritage Area currently designated. In due course other specific areas may be defined. Heritage Areas are included in the Hierarchy of Protected Areas identified in Policy EV1.

8.14 GoS will work with other relevant agencies and property owners within designated Heritage Areas to protect and enhance heritage assets and the overall character of the Area. Measures are likely to include:

- the production of a management plan;
- the definition of priority projects;
- the creation of a heritage fund to support the projects; and
- the installation of visitor information and interpretation facilities.

8.15 Cultural Impact Assessment provides a mechanism to assess the potential impact a development or demolition will have on the Heritage Area. The need for such an assessment should be agreed with GoS as part of pre-application discussions.

POLICY
CH4

Promote World Heritage Sites

Development which would impact on a World Heritage Site or its setting will not be permitted unless it is appropriate to the character, function and designation of the World Heritage Site and the protection, improvement and management of the biodiversity and cultural heritage of the Site.

Improved interpretation and visitor facilities at World Heritage Sites may be acceptable where this will not have an adverse impact on the Site or its setting.

8.16 The 1972 World Heritage Convention links together in a single document the concepts of nature conservation and the preservation of cultural properties. The Convention recognises the way in which people interact with nature, and the fundamental need to preserve the balance between the two. The Convention sets out the duties of 'States Parties' in identifying potential sites and their role in protecting and preserving them. By signing the Convention, each country pledges to conserve not only the World Heritage Sites situated on its territory, but also to protect its own national heritage. The States Parties are encouraged to integrate the protection of the cultural and natural heritage into regional planning programmes, set up staff and services at their sites, undertake scientific and technical conservation research and adopt measures which give heritage a function in the day-to-day life of the community.

8.17 Seychelles has two designated World Heritage Sites: Aldabra Atoll and Vallée de Mai National Park. A third World Heritage Site is being promoted at Venns Town (Mission Station), which is one of the most historically and culturally meaningful sites in Seychelles.

8.18 GoS will continue to actively promote the designation of important heritage sites including Venns Town (Mission Station) as World Heritage Sites. Funding will be secured from the World Heritage Fund and other appropriate international funding sources to assist in the protection and management of World Heritage Sites.

8.19 GoS will work with the National Monuments Board, Seychelles Island Foundation, Seychelles Heritage Foundation and other relevant agencies to protect and enhance World Heritage Sites and their settings in accordance with the World Heritage Convention 1972. As part of this, management plans will set out clearly the special qualities and values of the Site, and provide a further framework for decision making.

8.20 The World Heritage Sites are unique areas and will be afforded the highest level of protection whilst realising their potential contribution to the development of cultural tourism. Education forms an intrinsic part of the international World Heritage Site management strategy. Therefore, in accordance with the Hierarchy of Protected Areas provision of interpretation, research facilities and visitor facilities to enhance Seychellois and visitor experience and cultural tourism will be supported. Such proposals should be sensitively designed and located to minimise impact on the heritage and environmental value of the Sites.

POLICY
CH5

Restore and Re-use Heritage Assets

GoS will support bringing heritage assets and buildings back into active use especially where the development will contribute to the development of cultural tourism or the cultural and creative industries sector.

POLICY
CH6

Protect Local Character and Distinctiveness

GoS will work with communities and other relevant agencies to protect and celebrate the history, character and traditions of settlements.

8.21 Economic growth will lead to pressures for development and redevelopment. It is important that planning and development processes encourage cultural heritage to flourish whilst accommodating development requirements. Finding sustainable economic uses for cultural heritage buildings is often the best way to ensure funding is available for their on-going maintenance and upkeep.

8.22 GoS will work with the National Monuments Board, Seychelles Heritage Foundation and other relevant agencies to secure the sensitive restoration and appropriate re-use of existing heritage assets.

8.23 Seychelles is characterised by its diversity and it will be important to protect and enhance this distinctiveness in accommodating future growth requirements. This will be achieved by ensuring that local cultural heritage is effectively recorded and communicated and that local communities and in particular, young people participate in cultural activities and in the planning of their areas.

8.24 Communities and District Administrators will be encouraged by GoS to participate in the development of an inventory of cultural heritage and in the identification of priority projects in local areas. The production of a display such as an information panel or museum will be encouraged explaining the history of local places.

8.25 District Cultural Awards are currently presented under the categories of living heritage; architecture; performing arts and built and natural heritage. Participation in the District Cultural Awards, living heritage and inter-generational projects will be encouraged. An extended programme of local cultural events and festivals will be promoted.

POLICY
CH7

Ensure High Quality Design of New Development

Development will be required to have regard to the character and heritage of the surrounding area.

The design of new development will be required to:

- be of a high architectural quality;
- respond to the historic environment and local architecture in terms of design, orientation, scale, proportion, materials and mass;
- draw upon the traditions of Creole architecture;
- activate and define the public realm;
- incorporate appropriate landscaping and tree planting in accordance with Policy EV13; and
- enhance the setting of existing buildings and structures that make a positive contribution to the Creole character of a place.

8.26 Cultural heritage will be protected, celebrated and enhanced through the adoption of a stronger and more consistent approach to the design of new buildings, drawing on the traditions of, and complementing, Creole architecture. The aim is to ensure that new development fits in its surroundings and enhances its local area. The emphasis also reflects concerns expressed by stakeholders as to the impact of bland and poor quality development in the past, which has been to the detriment of cultural heritage.

8.27 The design of new buildings should take into account the character of the local area and contribute to the creation of attractive and sustainable places. The design of new buildings should take into account the scale, mass and character of the surrounding area and be respectful and sympathetic to traditional architectural styles, materials, views and landmarks. Building form and layout should have regard to the density and character of the surrounding area and enhance the amenity and vitality of the surrounding streets. It should make a positive contribution to the streetscape and relate well to the form, proportion, scale and character of the historic environment, streets, existing open space, waterways and other townscape and topographical features.

8.28 New development should draw upon the traditions of Creole architecture but should not be a pastiche. New design should consider and respond to history and the 'narrative' of the place. Analysis of historical maps along with archive material and published sources are useful analytical tools to understand the historical development of a place. New development should incorporate landscaping to enhance the setting of the development and appearance of the area. Developers will be encouraged to work with local architects and designers as part of their design team to interpret and reflect Creole culture.

8.29 Further design advice for Victoria is included in the Victoria Masterplan. The Masterplan's analysis of the quality and characteristics of Creole architecture may be considered to be of general applicability across Seychelles.

POLICY
CH8

Develop a High Quality Public Realm

Design of the public realm should be informed by the heritage value of the place and reinforce local distinctiveness. GoS will work with partners to create a high quality public realm and network of public spaces and places.

8.30 The public realm and public spaces can contribute to cultural heritage by celebrating cultural heritage values and adding to the vibrancy and vitality of places. Public spaces also provide meeting and event spaces and promote social inclusion. They also create attractive places which people will want to visit and benefit the local economy. The enhancement of public spaces will assist in reinforcing local distinctiveness and place making objectives. When designing public spaces the landscape treatment, street furniture and infrastructure should be of the highest quality and contribute to the easy movement of people through the space.

8.31 The following opportunities will be explored by GoS:

- enhancement of existing public spaces;
- creation of new public spaces;
- improvement of the pedestrian environment and opportunities for cycling;
- enhancement of the setting of heritage assets;
- integration of public art to celebrate Seychellois cultural heritage including sculpture, water features, street furniture and paving;
- inclusion of interpretation facilities to provide information about local heritage;
- creation of new pedestrian connections, including improved access to waterfronts and waterways;
- enhancement of waterways and waterfronts;
- use of native species in soft landscaped areas;
- potential for greater use of community centres as public places by all ages for indoor cultural activities;
- improvement of the security of public spaces; and
- encouragement of traditional crafts and building methods.

8.32 The community will be engaged through consultation and participatory workshops in the design and use of new public spaces and places to ensure they support local needs and culture.

8.33 Effective design of public spaces also has an important role in improving security, by minimising opportunities for crime to occur, and improving both real and perceived safety levels. Public spaces should be designed with security considerations in mind, including the use of materials, lighting, maintenance, surveillance and other passive security measures.

POLICY
CH9

Enhance Existing Facilities and Provide New Cultural Attractions

The provision of new cultural and visitor attractions should celebrate Seychellois cultural heritage including:

- sites of heritage importance;
- national and regional cultural centres including performance spaces for music and dances;
- artist villages;
- museums and galleries;
- visitor centres;
- a more diversified and vibrant food and drink offer which promotes Seychellois cuisine and the use of local produce;
- cultural and heritage trails;
- festivals and events; and
- markets.

The creation of new attractions should complement and enhance the cultural heritage of local areas to create specialist hubs of activity.

8.34 The existing cultural tourism offer is developing but still limited, and an extended range of facilities is required to support the growth and diversification of the tourism sector. GoS will work with partners to support the provision of new cultural and visitor attractions.

8.35 The quality of existing facilities needs to be enhanced together with the creation of new attractions which open up cultural and heritage assets to a wider audience. A range of new cultural attractions will be provided as part of the Cultural Strategy. This will require a holistic approach in bringing forward opportunities and investment.

8.36 GoS will work with partners to support the enhancement of existing cultural facilities and work with other agencies and the private sector to secure the necessary funding.

POLICY
CH10

Support Creative and Cultural Industries

Working with partners and other agencies, GoS will encourage the development of the creative industries sector in accordance with the Creative Industries Policy.

Proposals for 'cultural quarters' are encouraged and the provision of affordable workspace for businesses and access to training within the cultural and creative industries sector will be supported. Where appropriate, the use of vacant heritage sites and buildings by creative and cultural businesses will be supported.

8.37 Investing in the arts and incorporating arts and culture provides social, civic and cultural benefits that foster social cohesion and innovation, distinctive and vibrant places, night life and more liveable communities. Making the connections between place, culture and the economy encourages investment in emerging sectors and nurtures creative hubs and districts.

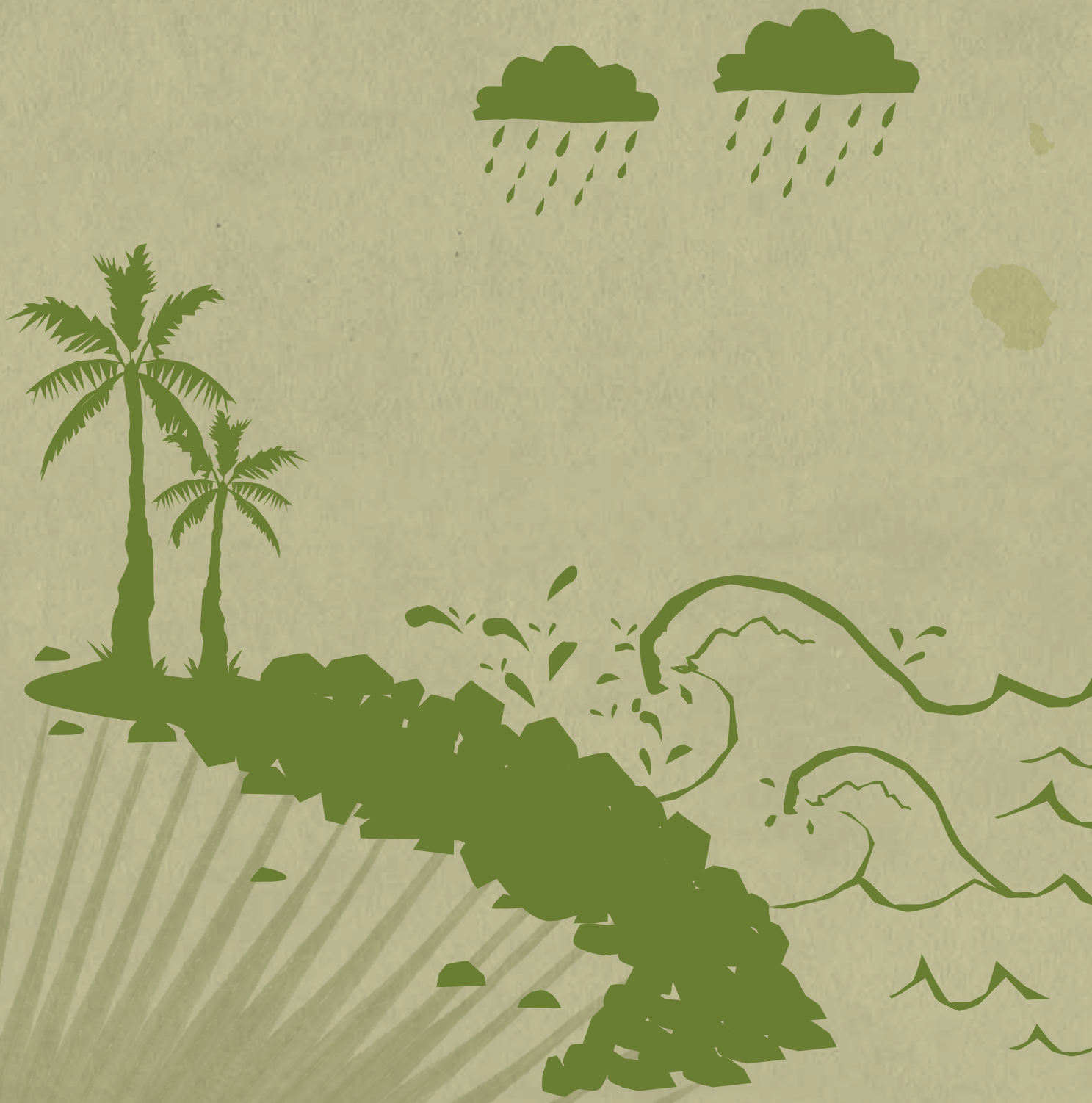
8.38 The creative and cultural industries sector represents an untapped resource and development of this sector is critical to realising the objectives of the Cultural Heritage Strategy. Strengthening the growth of the creative industries will work in a complementary way with the diversification of the tourism offer in accordance with Policy E6. Promoting the creative industries and cultural tourism will add value to the Seychelles brand and its attractiveness as a visitor destination. In order to promote the creative industries, GoS will bring together existing institutions and agencies to form the Seychelles Creative Industries Agency.

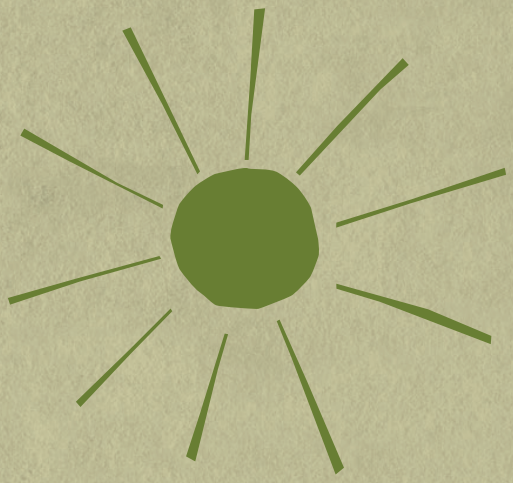
8.39 Creative industry education will be pursued through formal education in primary and secondary schools, the School of Visual Art (under the Ministry of Education) and the National Conservatoire for the Performing Arts (under the Ministry of Tourism and Culture). The University of Seychelles will also focus on the business and commercial side of these industries and its contribution to the wealth of Seychelles and its development objectives.

8.40 The creation of cultural quarters focussed around heritage assets and cultural facilities will create visitor attractions, contribute to an extended cultural tourism offer and strengthen local distinctiveness. Development of this sector will encourage more people to participate in traditional industries and cultural activities and provide opportunities for small businesses and young people seeking skills and employment.

8.41 Training programmes for tour guides and site interpreters will be implemented to enhance the skills of local people in the presentation and interpretation of their cultural values, cultural places and knowledge of creative industry products and services. Hotels will be encouraged to allocate spaces for the promotion, exhibition and retail of Seychellois creative industry products and services (art, music, fashion, and craft).

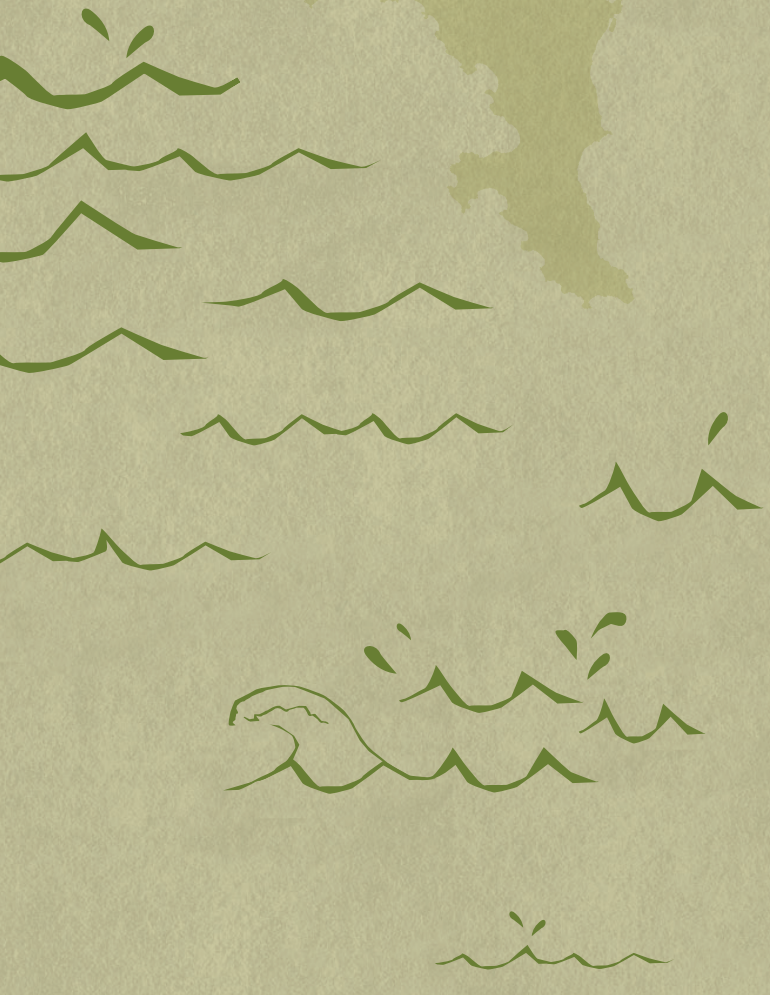






CHAPTER 9

Responding to Climate Change and Improving Resilience



9

Responding to Climate Change and Improving Resilience

The objective of adapting to and mitigating climate change is an underlying principle of the Plan. Integrated planning of climate change considerations and strategy in the Plan will enable more effective adaptation measures to be implemented.

Key components of the Climate Change Strategy may be summarised as follows:

- put in place measures to adapt, build resilience and minimise vulnerability to climate change;
- develop technical data and analytical models for predicting impacts of climate change and monitor vulnerable priority areas;
- establish a risk based national strategy for the management of development in landslide and flood risk zones that can be used as a tool to help identify those locations which are suitable for (different types of) development;
- build long term resilience capacity;
- promote sustainable use of resources;
- promote integrated water resource management
- encourage distributed, localised networks of utilities, including water and energy storage, to improve resilience of provision;
- introduce a waste management hierarchy with priority given to waste reduction followed by re-use, recycling and energy recovery; and
- develop renewable energy sources and reduce dependence on imported oil.

POLICY
CC1

Mitigate and Adapt to Climate Change and Disaster Risk Reduction

GoS will work with partners to implement measures to adapt to and mitigate current and forecast effects of climate change, in line with existing and emerging policy.

Developments will be expected to demonstrate the incorporation of measures for climate change mitigation and adaptation.

9.1 Seychelles is particularly vulnerable to the adverse effects of climate change, including climate variability and severe weather events. Progress has been constrained by inadequate data and technical capacity. GoS is currently updating the Climate Change Strategy for Seychelles. The overall objective of this work is to understand the baseline case for climate change and to propose mechanisms for climate change adaptation. On publication of this Strategy, the Plan is likely to be reviewed and where appropriate additional guidance will be issued to reflect its findings. In addition, a Regional Climate Change Strategy was adopted in June 2015, which covers the Western Indian Ocean region. The Strategy sets out the aim to establish a more prominent position for climate change adaptation in policy through raising political awareness and promoting mitigation and adaptation measures.



9.2 The approach adopted in the Plan seeks to join the international effort to minimise the risk of significant climate change by cutting greenhouse gas emissions and to encourage the transition to a low carbon economy in Seychelles. In order to meet this goal, the Plan promotes the incorporation of mitigation measures, which include:

- improving the energy efficiency and carbon performance of new and existing buildings and influencing the behaviour of occupants;
- reducing the need to travel and ensuring good accessibility to public and other sustainable modes of transport;
- encouraging development and use of renewable energy; and
- reducing the amount of biodegradable waste which is landfilled.

9.3 Despite efforts to reduce greenhouse gas emissions, current and historic emissions mean that a certain amount of warming is now inevitable. Seychelles therefore needs to adapt to changes in climate. The Plan will support measures, which include:

- ensuring that opportunities and options for sustainable flood management and protection of habitats and species are actively promoted;
- locating strategic development where there is greatest protection from impacts such as flooding, landslides, coastal erosion and storms;
- ensuring existing infrastructure including roads is protected from natural hazards;
- ensuring new and existing building stock is more resilient to climate change impacts, including incorporating high standards of water efficiency;
- developing sustainable new water resources; and
- developing a long term drainage strategy to implement sustainable urban drainage systems across Seychelles.

9.4 When determining planning applications, Seychelles Planning Authority will consider the extent to which measures to mitigate against and adapt to climate change have been taken into account. This is to ensure that planning decisions increase overall resilience of Seychelles and its communities to potential climate change risks. Applicants/developers will therefore be expected to demonstrate where these or other measures, as appropriate, have been incorporated into development proposals including in relation to the location, siting and design of proposals.

POLICY
CC2

Reduce Landslide Hazard

Development should not be located in areas of high susceptibility to landslide hazards unless a strategic need can be demonstrated. Developments will be expected to demonstrate that they do not increase landslide hazard.

Where there is a strategic need for development to be located in areas of high landslide susceptibility mitigation measures should be incorporated.

9.5 A long history of landslides as well as the preponderance of steep hill slopes indicates that Seychelles is at significant risk from landslide hazards. With the requirement for further development to meet economic growth targets, low lying areas are likely to become more heavily populated, which may increase pressure for development of areas comprising steeper natural terrain. This will in turn increase the exposure of people, property and infrastructure to landslide risks across the islands.

9.6 Given the limited information currently available on susceptibility to landslides, further work will be carried out to inform robust guidelines on the type and location of new development which will be permitted including mitigation measures likely to be required in areas susceptible to landslides. GoS is committed to advancing this work with the aim of developing a hierarchy of areas susceptible to landslide hazards. This will assist in identifying areas exposed to landslide risk in a co-ordinated fashion. Where possible maps will be used to identify the locations exposed to specific hazards. Once in place, decisions will be made in accordance with the hierarchy.

9.7 Figure 9.1 provides a current high level indication of areas at high risk of landslide. In advance of further work, efforts should be made to avoid any activities that are likely to increase the hazard posed by landslides.

9.8 Development will only be permitted in areas of high landslide susceptibility where the strategic need for such development is demonstrated. To do so, developers will need to demonstrate that:

- the project is a nationally significant development, which can include infrastructure or the provision of services to meet needs in at risk areas; and
- all other locations have been considered and found infeasible.

9.9 Where this is the case, developers will need to demonstrate that sufficient risk mitigation measures have been put in place based on the findings of a slope stability report.

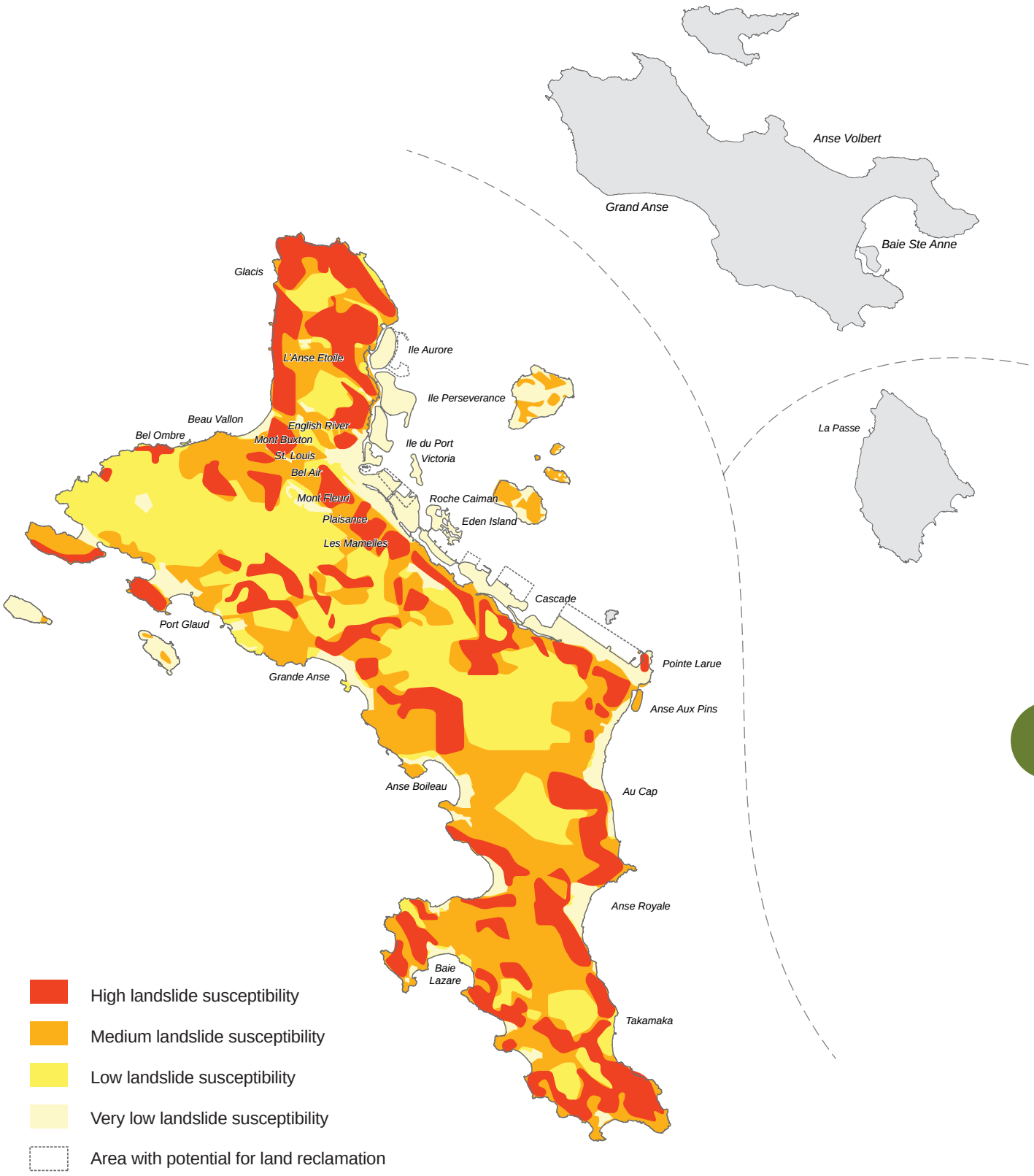


Figure 9.1 Landslide susceptibility*

* this diagram provides a high level indication of high risk areas based on bedrock, geology type, soil types, elevation and slope angle.

9.10 Where existing communities are located in areas of high landslide risk, GoS may permit interventions or mitigation measures provided the proposals will not:

- result in an adverse environmental impacts including visual impact;
- adversely impact neighbouring developments; and
- adversely affect long term stability and resilience.

9.11 Whilst hard engineering solutions can reduce exposure to landslides these are often expensive and are not infallible. It is therefore preferable to avoid exposure and minimise risk wherever possible.

9.12 Where new development or other activity, e.g. deforestation, is located on or next to hill slopes, the Seychelles Planning Authority will request a slope stability report to ensure that the impact of a development on risk from landslide hazards is understood. This slope stability report should be prepared by an appropriately qualified person, such as chartered members of a relevant professional institution.

9.13 The content of a slope stability report will be proportionate to the type and location of development. Developers should agree the scope of the slope stability report with the Seychelles Planning Authority as part of pre-application discussions. Notwithstanding, slope stability reports will typically involve:

- desk-based assessment of relevant information such as geological, topographical and soil maps, technical papers, historical records, past ground investigations, satellite imagery, digital elevation models, climatic data and vegetation information;
- an initial site walkover to identify preliminary on-site conditions;
- detailed field investigations, including engineering geomorphological field mapping; and
- geotechnical laboratory testing and long-term monitoring.

9.14 Investigation should be carried out iteratively, identifying uncertainties in a preliminary ground model and tailoring subsequent investigation to reduce uncertainty and inform risk decision making.

POLICY
CC3

Reduce and Manage Flood Risk

Developments will be expected to demonstrate that they will not result in an increase in flood risk within the application site and elsewhere. New development should avoid areas of high susceptibility to flood risk. Where vulnerable development is proposed in areas susceptible to flooding, it should be demonstrated that sufficient mitigation measures have been put in place to minimise exposure to flood risk.

Developments in flood risk areas of a pre-defined size will be expected to provide a flood risk assessment to demonstrate that flood risk from all sources of flooding will be managed.

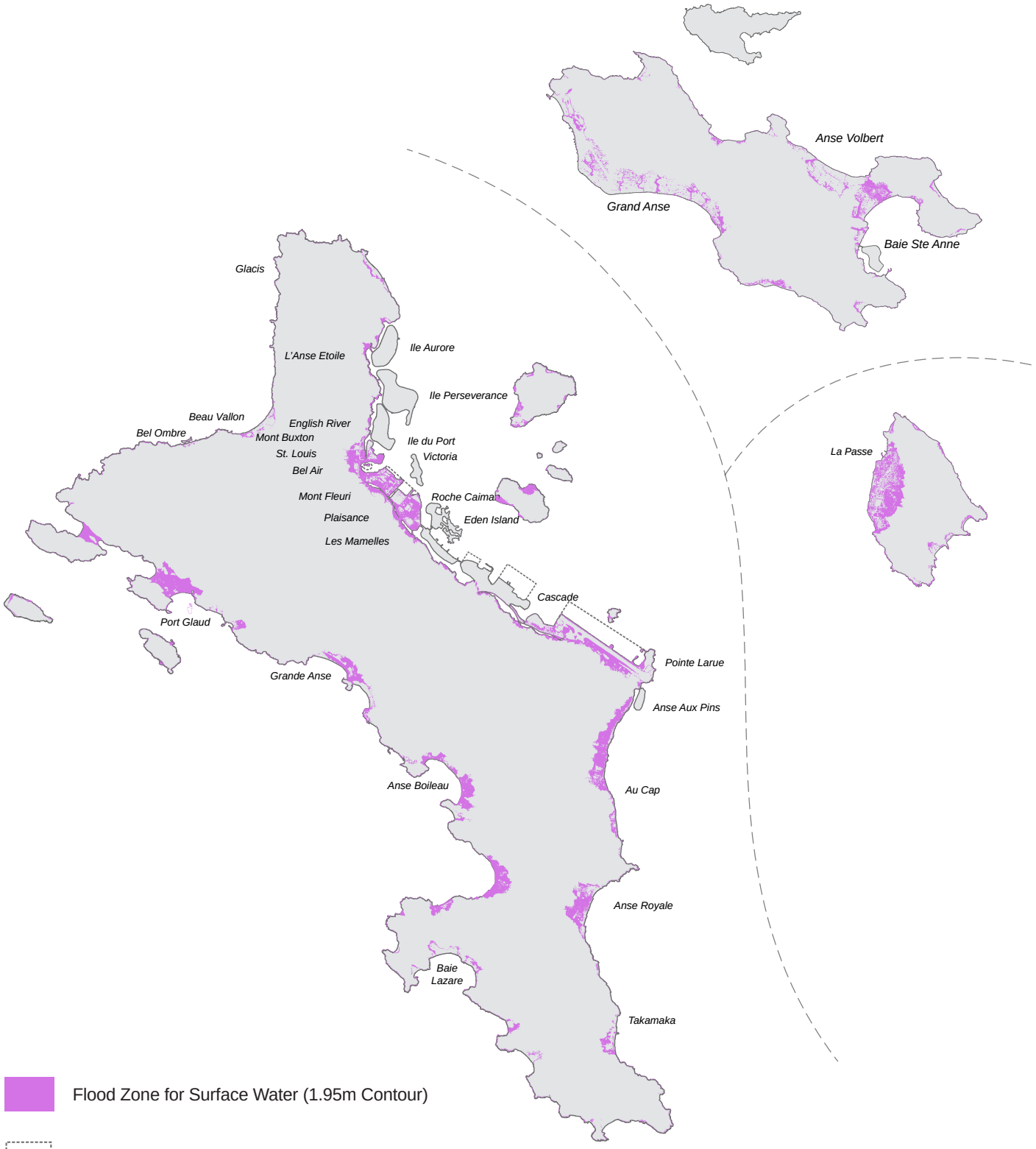
9.15 Figures 9.2 a to c show the indicative extent of Seychelles at risk of flooding from three key sources: tsunami (reaching a contour of 5m); storm surge (reaching a contour of 3.15m); and surface water (reaching a contour of 1.95m). Given the limited information currently available on flood risk areas in Seychelles, further work is required in order to develop robust guidelines on the location of new development and the requirement for mitigation measures. In particular, data is currently unavailable to determine the flood risk on reclaimed islands. GoS will undertake further detailed studies and monitoring to determine these effects. GoS is committed to advancing the understanding of flood risk and developing a hierarchy of areas susceptible to flooding from storm surge, surface water and tsunami including the likely future impact of sea level rise. The aim is to identify areas exposed to flood risk in a co-ordinated fashion. Once in place, decisions will be made in accordance with the hierarchy.

9.16 There will be a preference, where possible, for soft engineering mitigation measures rather than structural interventions. Where it is demonstrated that soft engineering initiatives are not appropriate, hard engineered options may be permitted subject to the requirements of Policy EV2.

9.17 Developments in flood risk zones and of a pre-defined size (to be defined on completion of the above study and in agreement with the Seychelles Planning Authority) will be required to provide a flood risk assessment which will include an assessment of all sources of flooding.

9.18 Flood risk assessments should take account of the likely impacts of flooding. Detailed attention should be given to how people can be evacuated if necessary and how these evacuation plans should be communicated to residents and other site users, including with impaired hearing or sight and those with restricted mobility.

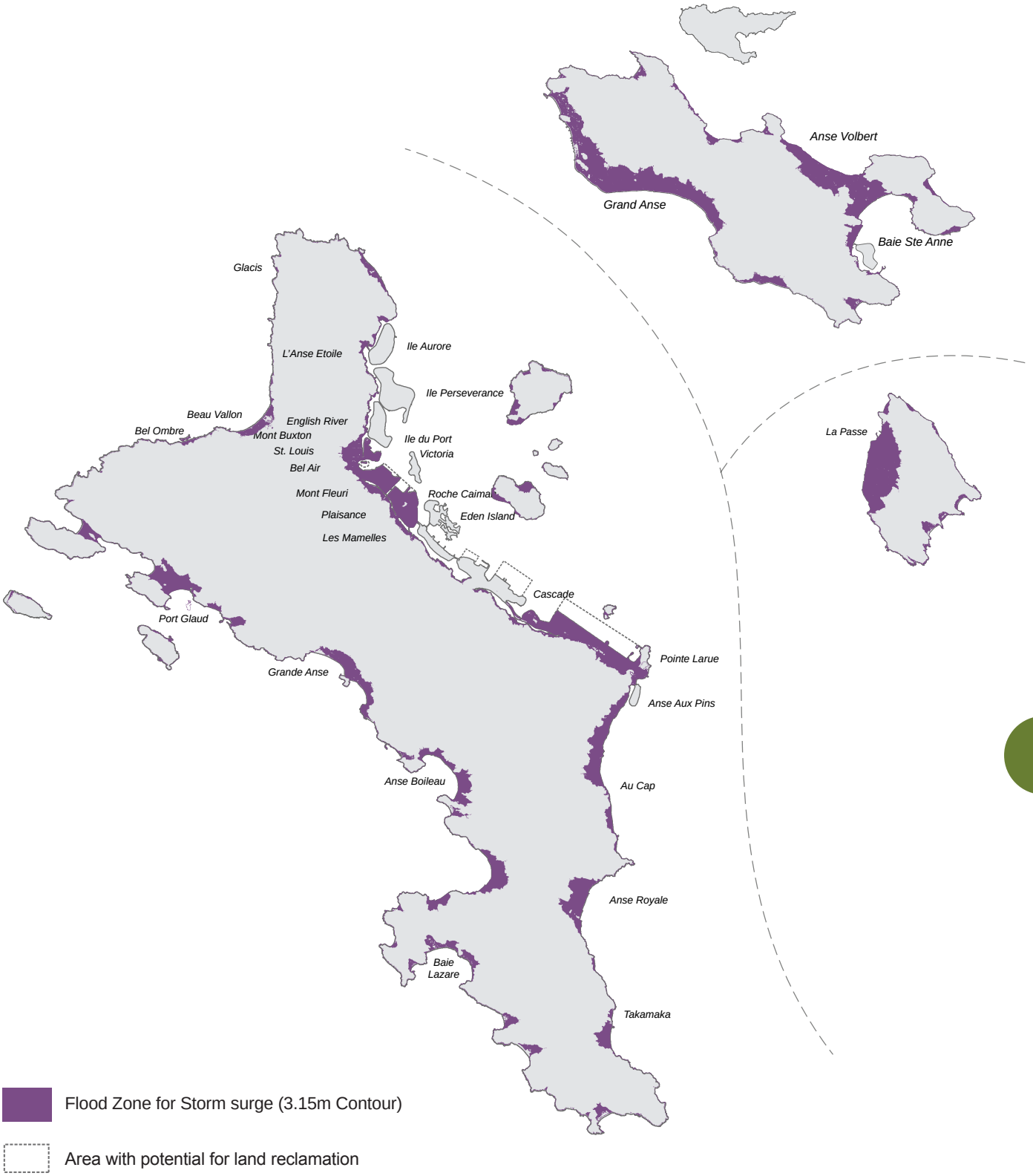
9.19 In advance of the results of further study, developments in known flood risk areas should demonstrate how proposals have sought to adapt to and/or mitigate against flood risk. This includes areas which have experienced flooding in the past decade.



Refer to the Preliminary Diaster Risk Profile for Natural Hazards (2015) produced by Arup in support of the Plan for further information on the flood risk zones and how the flood extents have been calculated.

* Data is currently unavailable to assess the flood risk on reclaimed islands

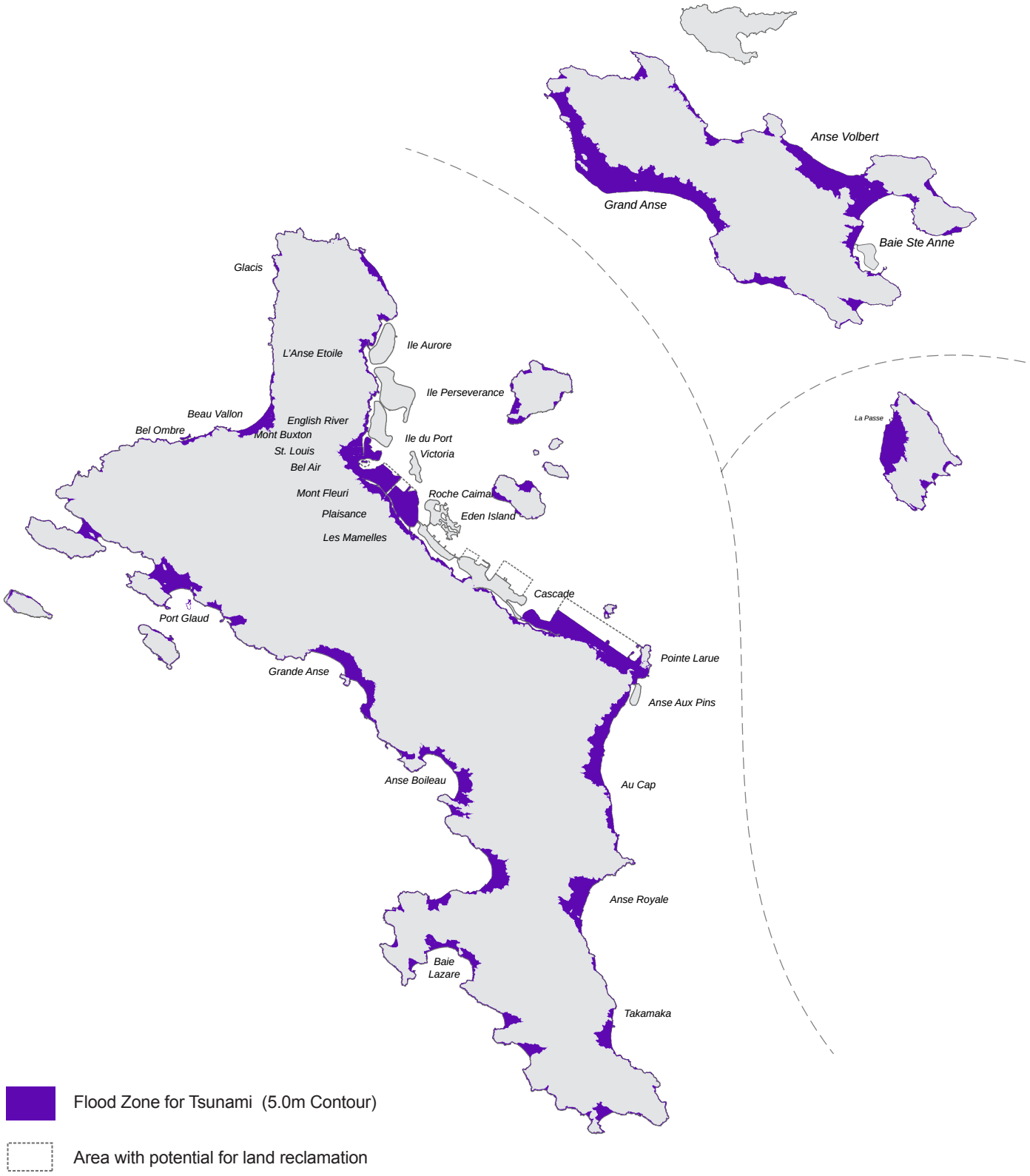
Figure 9.2a Worst case flood events from surface water (1.95m contour)



Refer to the Preliminary Diaster Risk Profile for Natural Hazards (2015) produced by Arup in support of the Plan for further information on the flood risk zones and how the flood extents have been calculated.

* Data is currently unavailable to assess the flood risk on reclaimed islands

Figure 9.2 b Worst case flood events from storm surge (3.15m contour)



Refer to the Preliminary Diaster Risk Profile for Natural Hazards (2015) produced by Arup in support of the Plan for further information on the flood risk zones and how the flood extents have been calculated.

* Data is currently unavailable to assess the flood risk on reclaimed islands

Figure 9.2 c Worst case flood events from tsunami (5.0m contour)

POLICY
CC4

Improve Storm Water Drainage

Development will be expected to comply with guidance set out in the Storm Water Drainage Design Guidelines.

9.20 Storm water drainage is in place on many of the highways in Seychelles. Despite this, localised surface water flooding still occurs, which indicates that there remains a requirement for localised improvements, greater attenuation and an increased number of outfalls to the sea. GoS will work with the Drainage Task Force and the Drainage Management Unit to develop and deliver the necessary infrastructure upgrades.

9.21 The existing Storm Water Drainage Design Guidelines will be updated to take account of best practise guidance. On completion of this update, all new development will be required to comply with the guidelines to reduce flood risk from storm water. In the meantime, developers are expected to comply with existing Storm Water Drainage Design Guidelines.



POLICY
CC5

Protect Critical Infrastructure from Natural Hazards

Critical infrastructure and/or emergency services will be located outside areas of high susceptibility to natural hazards unless it can be demonstrated that lower risk areas are not feasible. Where this is the case, developments will need to incorporate mitigation and/or protection measures.

GoS will support the localised protection and/or relocation of critical infrastructure and emergency services subject to other policy considerations of the Plan.

9.22 Landslide, tsunamis, storm surge and surface water flooding can inflict widespread damage and disruption. In these scenarios, it is vital that key services and critical infrastructure remain operational. They should therefore be located in very low risk locations and/or be provided with localised protection and/or have back-up in low risk locations.

9.23 A prescribed list of critical national infrastructure does not exist. Therefore, for the purposes of this policy judgement will be used to identify those pieces of infrastructure considered to be of critical national significance. They are likely to include:

- power stations and any power network over 25kV;
- trunk telecoms infrastructure;
- television and mobile phone masts;
- primary roads;
- reservoirs, dams and high pressure water mains;
- desalination plants and wastewater treatment plants;
- oil terminals and associated pipelines; and
- airports and off-site navigation aids.

9.24 Emergency services should be treated in the same way as critical national infrastructure, with the focus on medical facilities (particularly hospitals), police stations and fire stations.

9.25 On completion of further work regarding landslide and flood risk, GoS will assess the locations of critical infrastructure and emergency services. A resilience strategy will be developed, covering the following key elements:

- Assessment of procedures: education, notification, warning etc.
- Mapping and identification: map and identify critical infrastructure at risk; audit critical systems.
- Protection/mitigation: provide the necessary protection to those facilities identified to be at risk.
- Relocation: consider relocation of facilities at risk, should protection measures not be feasible.
- Adaptation: use of new technologies to reduce risks.
- Modelling and testing: model and test the resilience of Victoria to various risks and continue to monitor.

9.26 Once identified, options will be considered for relocation and protection of critical infrastructure and emergency services. This could include relocation of services, soft mitigation strategies, or hard engineering solutions, dependent on the level of risk. Any proposals will be subject to a cost-benefit analysis in order to ensure that the proposed solution represents the most resilient solution. In the meantime, measures are being implemented in some areas, including the waterproofing and raising of the power network, and the provision of duplicate power lines.

9.27 New critical infrastructure and/or emergency service developments will be required to comply with Policies CC2 and CC3.

POLICY
CC6

Establish Energy Hierarchy

GoS will apply the following energy hierarchy:

- **Mean:** reduce demand for energy through a (national) programme of education and introduction of measures such as energy efficient appliances and appropriate environmental performance in building design. Developments should comply with the standards for sustainable design and construction in accordance with Policy CC10.
- **Lean:** reduce losses by encouraging the upgrading of transmission lines and supporting energy generation from low carbon sources. Investigate measures for increasing energy storage at local and national levels.
- **Green:** increase the share of energy generated from renewable sources. Optimise opportunities for the provision of energy from renewable sources on-site and off-site.

Developments will be required to demonstrate compliance with the energy hierarchy ensuring the maximum savings are achieved at each stage, before moving on to the next.

9.28 The Energy Strategy (illustrated in Figure 9.3 Energy strategy) proposes a number of mechanisms for enhancing energy provision across Seychelles, in accordance with the Seychelles Energy Policy for 2010-2030. This is reflected in the energy hierarchy, which sets out the order in which these mechanisms should be implemented. Developments that have not been assessed against the energy hierarchy will not be permitted.

9.29 Demand reduction is at the forefront of the Energy Strategy. A campaign of education and promotion of energy saving techniques such as avoiding over-cooling of homes and offices will be important in reducing energy demand. The largest reduction can be gained through ensuring that all appliances, cooling and lighting are energy efficient. These measures are relatively low cost and simple to introduce, whilst their effect will be significant in reducing energy demand in Seychelles. Developments should provide, where possible, energy efficient fixtures and fittings to increase efficiency of energy distribution, as well as complying with the standards for sustainable design and construction. Steps should also be taken to promote and incentivise the upgrade and retrofit of existing properties in line with sustainable design standards, including exploration of the potential for a national retrofit programme.

9.30 The reduction of energy losses and wastage will also be promoted. Upgrades to existing transmission infrastructure are proposed across Mahé, Praslin and La Digue. Developers may be expected to provide support, financial or otherwise, to the provision of these upgrades. Ways to decarbonise the energy supply should also be explored, as well as measures for increasing storage capacity at the local level, and nationally.

9.31 GoS is committed to supporting increased use of renewable energy; the Seychelles Energy Policy for 2010-2030 establishes a target of 15% of all energy coming from renewable sources, which the Plan supports. This presents a significant opportunity to reduce carbon dioxide emissions. Its development will also contribute to improving energy security across the country. From 2016, a subsidy will be available for the installation of solar panels at a domestic level.

9.32 All new development will be required to consider the provision of renewable energy on-site, including solar photovoltaic panels. Where on-site provision does not represent a feasible solution, consideration should be given to providing or contributing to renewable energy schemes off-site.

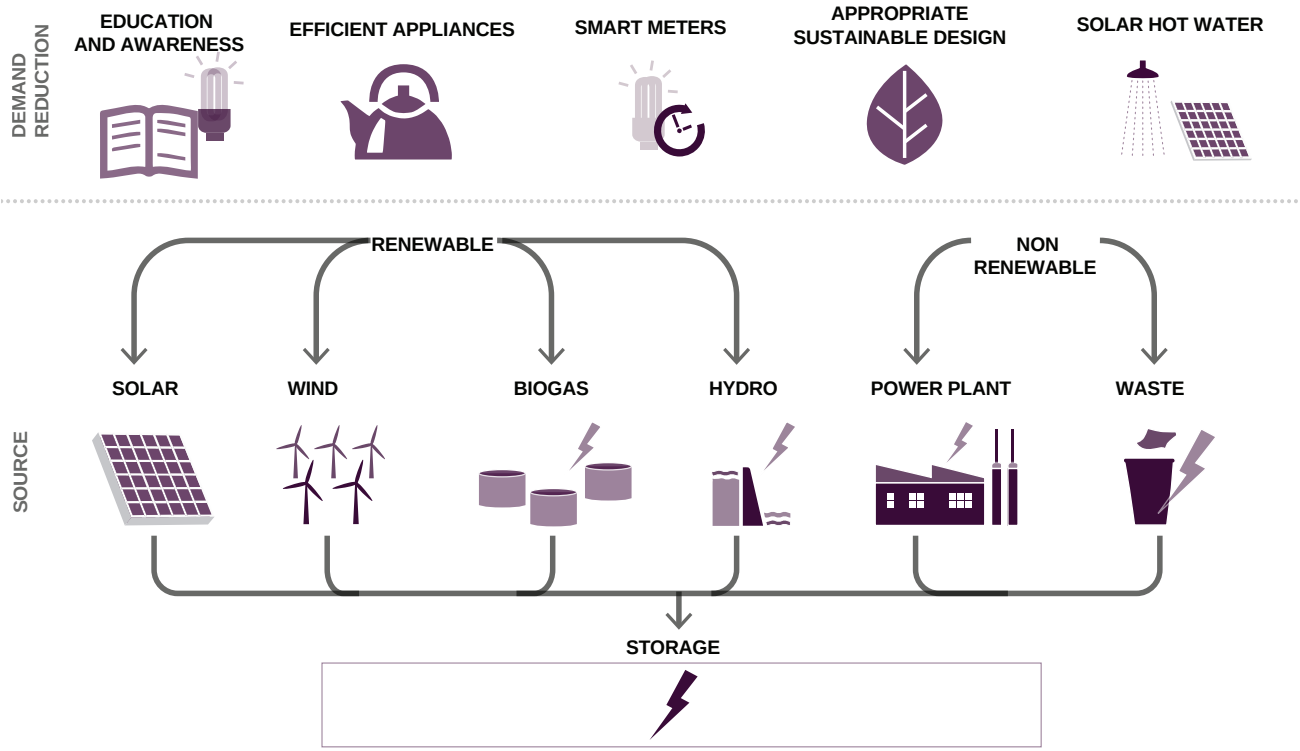


Figure 9.3 Energy strategy

POLICY
CC7

Establish Water Hierarchy

GoS will apply the following water hierarchy:

- **Mean:** reduce demand through education and measures such as water efficient fittings and fixtures.
- **Lean:** reduce losses through encouraging upgrading of pipe network and local generation. Developments will be expected to provide facilities for rainwater harvesting and water storage.
- **Green:** minimise environmental impact of water generation, avoid over-use of desalination and promote re-use of water including for irrigation. Explore and identify potential sources of groundwater and opportunities for groundwater recharge, whilst avoiding over-abstraction of groundwater.

Developments will be required to demonstrate compliance with the water hierarchy ensuring the maximum savings are achieved at each stage, before moving on to the next.

9.33 The Water Strategy (illustrated in Figure 9.4 Water strategy) proposes a number of mechanisms for enhancing water provision across Seychelles, in line with the Water Development Plan 2008 - 2030. This is reflected in the water hierarchy, which sets out the order in which these mechanisms should be implemented. Developments which have not been assessed against the water hierarchy will not be permitted.

9.34 Demand reduction is a priority for improving water provision across Seychelles, as changing behavioural patterns will lead to reduced water usage. Continued implementation of smart meters and the introduction of an associated education programme should bring a significant reduction in water use. Developments should incorporate, where possible, water efficient fixtures and fittings to increase efficiency of water distribution.

9.35 Measures are being introduced to reduce water losses, which results from leakages in pipes and non-revenue connections. Developers may be required to provide support for the provision of upgrades. At the local scale, there is support for increased water storage for individual homes or businesses. This supports the overall Utilities Strategy, which seeks to provide localised, distributed networks of utilities provision. At the larger scale, there is potential for the development of new water storage facilities at various locations across Seychelles. The introduction of demand management measures and network upgrades should mean that there is no need for additional facilities in the medium term[1].

9.36 GoS is committed to minimising the environmental impacts of water supply, which will be reflected in a move away from desalination. GoS will explore the potential of groundwater and opportunities for groundwater recharge across Seychelles, particularly on Praslin and La Digue, whilst ensuring there is a reduction in over-abstraction of groundwater to avoid saline intrusion. Greywater recycling will not promoted at a country-wide level[2]. However, it may be acceptable for individual developments. This will be assessed on a case by case basis.

1 The assessment of the need for new water infrastructure is outlined in the Utilities Report prepared by Arup.
2 Greywater recycling is not promoted due to the high costs associated with developing a new network of treatment plants and pipelines which make it an unsustainable approach. This is outlined in greater detail in the Utilities Assessment (2015) prepared by Arup in support the Plan.

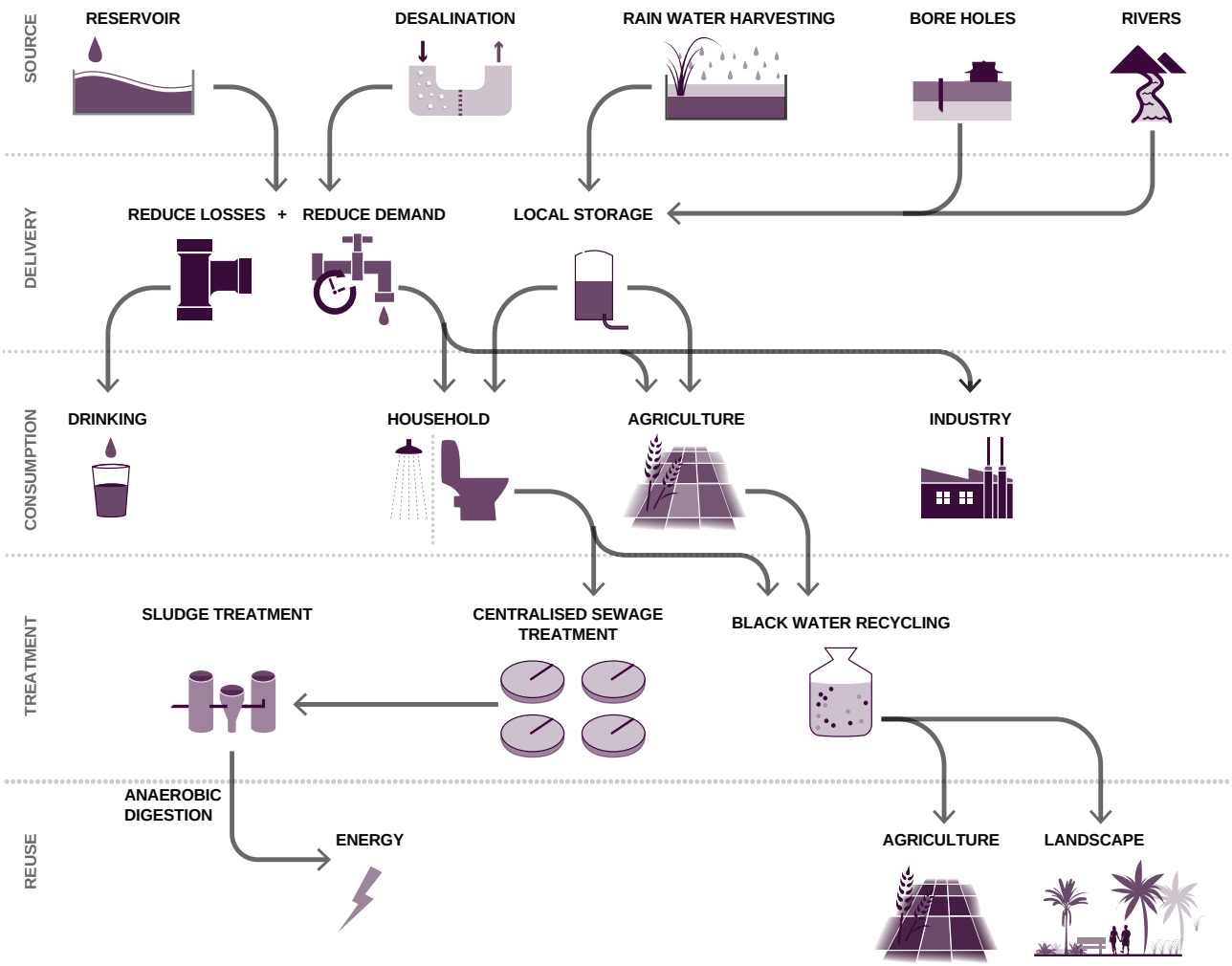


Figure 9.4 Water strategy

POLICY
CC8

Establish Irrigation Hierarchy

GoS will apply the following hierarchy for water sources used for irrigation:

- rainwater harvesting;
- treated sewage effluent;
- direct abstraction from water courses; and
- potable water.

Farmers will be expected to demonstrate compliance with the irrigation hierarchy when considering options for irrigation of their agricultural land. Use of potable water for irrigation will be permitted where it can be demonstrated that all other stages of the hierarchy have been considered and are not feasible.

9.37 The use of potable water for irrigation is both expensive and unsustainable. The preferred option for irrigation is to capture rainwater on-site in retention ponds and use this water for irrigation. GoS will promote this approach to farmers, explain the potential cost savings and provide technical advice on how to construct such a pond.

9.38 However, rainwater harvesting is not always viable and may not be possible due to the land take required for the retention pond. Given this possibility, GoS will commission a feasibility study into the cost-benefit of re-using Treated Sewage Effluent for irrigation in Seychelles. Given that the annual irrigation demands in 2003 were 900,000m^3 per annum[3] and forecast 2014 wastewater generation is over 8,000,000m^3 per annum[4] it is considered that there would be sufficient volumes of treated water to supply such a network even after losses.

9.39 If a system of re-using treated sewage effluent for irrigation is implemented guidance on the standard to which all treated sewage effluent irrigation systems should adhere will be established. This will include guidance on the uses for which treated sewage effluent would be appropriate and will draw from international examples such as the California Title 22 Regulations[5] and the World Health Organisation directive on the safe use of wastewater and excreta in agriculture and aquaculture[6].

3 AQUASTAT country profile: Seychelles, 2005, FAO. http://www.fao.org/nr/water/aquastat/countries/index.stm, accessed 20 July 2015.
4 This figure comes from the Utilities Assessment prepared by Arup.
5 http://www.cdph.ca.gov/certlic/drinkingwater/Documents/Lawbook/RWregulations-01-2009.pdf, accessed 20 July 2015.
6 http://www.who.int/water_sanitation_health/wastewater/wasteuse/en/, accessed 20 July 2015.



POLICY
CC9

Establish a Waste Hierarchy

Development should comply with the following waste hierarchy:

- **Reduction:** using less material in design and manufacture, keeping products for longer; re-using products and using less hazardous materials.
- **Re-use:** checking, cleaning, repairing, refurbishing, whole items or spare parts.
- **Recycling:** turning waste into a new substance or product. Supporting the segregation of waste at source, with separate containers for recyclable materials, organic waste suitable for composting and residual waste.
- **Other recovery:** includes composting if it meets quality protocols, anaerobic digestion, incineration with energy recovery, gasification and pyrolysis which produce energy (fuels, heat and power) and materials from waste.
- **Disposal:** landfill and incineration without energy recovery.

9.40 The scale of growth outlined in Chapter 3 presents a big challenge for solid waste management in Seychelles, as there will be a requirement for increased waste management infrastructure. Even with the consideration of increased landfill capacity and options for energy from waste generation, it is expected that there will not be enough capacity to cater for the growth predicted.

9.41 In response to these issues, the waste hierarchy has been developed, as shown in Figure 9.5 Waste strategy, which should be followed by developments. This hierarchy was introduced as a guiding principle in the Solid Waste Management Policy 2014-18, which sets the relative priority of methods for managing waste. The 'waste hierarchy' ranks waste management options according to what is best for the environment. The first, prevention, promotes the use of education programmes to encourage the use of less materials in design and manufacture, therefore reducing waste production. This could also include mechanisms to reduce packaging at the manufacture end, and putting responsibility on the manufacturer as well as the user to reduce waste.

9.42 The re-use of waste should be encouraged and where this is not possible, waste should be recycled to allow it to become a new product for use. To support this step in the hierarchy all premises should have access to separate containers for recyclable materials, organic waste suitable for composting and residual waste. This should be provided on-site where possible. There are current viability constraints with regard to recycling across Seychelles. GoS will explore options for improving the viability of recycling including through developer contributions, subsidies or other mechanisms.

9.43 Once these options have been assessed, then priorities will move towards other mechanisms for recovering benefits from waste materials, including energy from waste facilities. Only once all these options have been assessed should options for landfill be considered.

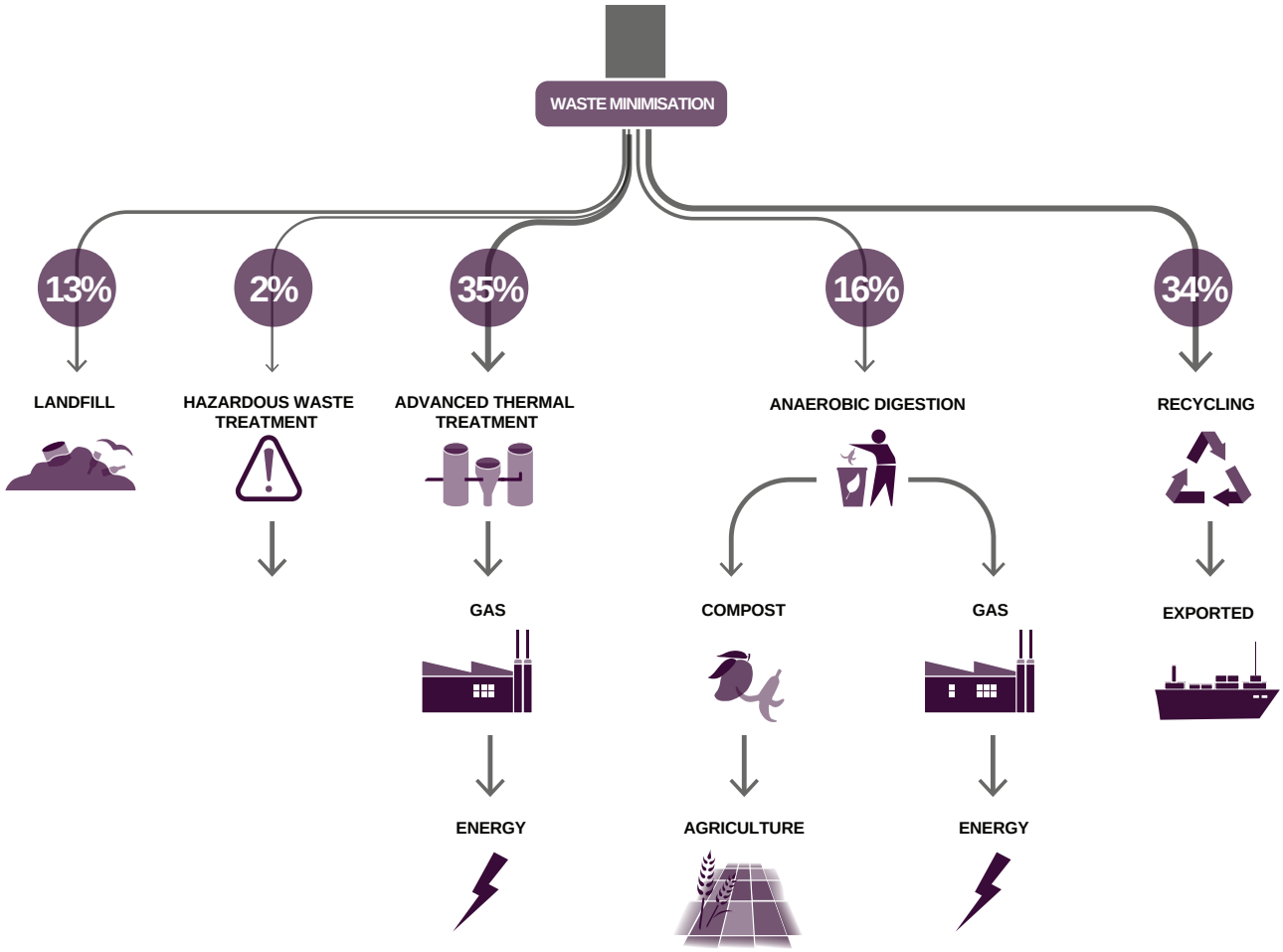


Figure 9.5 Waste strategy

POLICY
CC10

Promote Sustainable Design and Construction

The design and construction of new development, and the redevelopment and refurbishment of existing building stock will adopt and incorporate sustainable construction standards and techniques.

9.44 The quality of development across Seychelles varies with regard to sustainable design and environmental impacts and efficiency. Whilst much of the newly provided social housing has been of a high quality, other development is considered to be of a poor quality, particularly with regard to some self-build residential properties. A lack of policy requirements with regard to environmental efficiency and quality sustainable design has led to a lack of consistency in the quality of new development.

9.45 Relevant sustainable construction issues that should be addressed include:

- the consideration of how all aspects of development can contribute to securing high standards of sustainable development including aspects such as energy, water efficiency and biodiversity gain;
- the scope to optimise the use of natural lighting, heat and ventilation to minimise demand for artificial heating and cooling. Energy supplies should be provided in accordance with the requirements of Policy CC6;
- the scope for reduction and increased recycling of construction and demolition waste and procurement of low-impact materials;
- the possibilities of designing for flexible use and adaptation to reflect changing lifestyles and needs; and
- the potential to promote 'smart living' through the use of sustainable technologies (e.g. LED light fittings).

9.46 GoS will promote best practice in sustainable construction and support proposals which achieve a reduction in carbon emissions from residential and non-residential buildings.

POLICY
CC11

Develop a Sustainable Buildings Rating System

Larger developments will be expected to demonstrate how they will achieve the highest feasible level of an internationally recognised Sustainable Buildings Rating System.

On development of a Seychelles-specific standard, requirements will be set, for which larger developments will be expected to comply.

9.47 In order to minimise the impacts of climate change and increase resource efficiency, GoS will develop its own rating system specific to Seychelles, which larger development will be expected to adhere to. This will reinforce the energy, water and waste hierarchies outlined in Policies CC6, CC7 and CC9. The definition of larger developments may vary from time to time. Developers should therefore agree with the Seychelles Planning Authority as part of pre-application discussions whether this requirement applies to the proposed development.

9.48 Whilst the Seychelles-specific standard is being developed, developers will be expected to adopt an internationally recognised sustainable buildings rating system, such as the Green Star system, which is recommended. Developers should submit evidence as part of a planning application to demonstrate how different elements of the rating have been addressed and what points have been allocated based on the measures proposed.

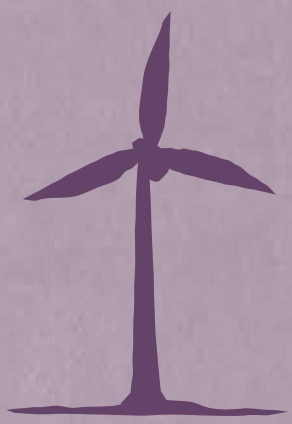
9.49 The commitments put forward in any application will be taken into account by the Seychelles Planning Authority when determining the proposals. Where practicable, GoS will encourage developers to make a commitment to the on-going monitoring of building performance and the publication of findings.



CHAPTER 10

Supporting Provision of Efficient and Resilient Utilities

10



Supporting Provision of Efficient and Resilient Utilities

The strategy for utilities seeks to upgrade and make the best and most efficient use of existing and new utilities infrastructure. The overall aim is to provide Seychelles with a resilient and efficient utilities infrastructure to support the economy and population of Seychelles both now and in the future. The emphasis is placed on low cost interventions to achieve modern, connected systems that meet typical international standards in terms of efficiency and quality of provision. It is envisaged that the systems will be upgraded and extended incrementally to reflect the scale of localised growth.

Key components of the Utilities Strategy include:

- the delivery of resilient and efficient utilities systems;
- the designation of utility corridors;
- the provision of localised, integrated sewerage systems;
- the safeguarding of land for wastewater treatment plants;
- ensuring land is available for solid waste management facilities; and
- supporting information and communications technology infrastructure.

10.1 Detailed planning is already underway by infrastructure providers to identify the measures necessary to upgrade existing provision. These are not at a sufficiently advanced stage to be reflected in detail in the Plan and it is envisaged that the Plan will be reviewed once the detailed planning has been completed. The emphasis of the Plan is therefore on the overall strategy and the approach to delivering a resilient and efficient system.

POLICY
U1

Deliver Resilient and Efficient Utilities Systems

GoS will work with partners, developers and investors to achieve and promote the development of modern, sustainable, effective and resource-efficient utilities systems.

The following measures will be supported to improve utilities provision to existing communities and new developments:

- infrastructure providers will align their investment programmes for each utility to deliver upgrades in identified areas of existing deficiency, and new growth areas; and
- GoS and infrastructure providers will promote good practice in efficient resource use.

10.2 The achievement of new development will depend on sufficient capacity being available in existing infrastructure to meet the needs of existing communities and new development. Looking forward the ability to meet demands will be achieved efficiently if additional capacity is released through demand management measures, better management of existing infrastructure, or through the provision of new infrastructure.

10.3 A key factor in the failures of current utilities systems is a high demand and a lack of education on energy and water use, and waste management in the home. This is reflected in Policies CC6, CC7 and CC9 which promote education and awareness, and the use of efficient appliances to encourage demand reduction. However, it may not be possible to address all utilities issues through such non-physical interventions. As a result, the Utilities Strategy considers physical mechanisms for boosting resilience in Seychelles utilities' infrastructure, to ensure it can cater for the growth proposed over the next 25 years. This Strategy also aims to help leverage additional funding to support increased capacity. Capacity increases will be achieved through expanding existing facilities and constructing new ones, and by considering more sustainable alternative approaches including solar farms.

10.4 Developments will be considered in light of existing and future utilities capacity, and developers will need to work with GoS and infrastructure providers to ensure sufficient capacity is available to meet the needs generated by any development. To provide clarity for landowners and prospective developers, Seychelles Planning Authority will provide clear guidance on the scope of development contributions towards infrastructure. Consideration will be given to the pooling of contributions towards the cost of infrastructure.

10.5 In the face of climate change, and threats to Seychelles' infrastructure from extreme weather and flooding, Seychelles needs a strong utilities infrastructure to ensure that it remains resilient and operational.



POLICY
U2

Designate Utility Corridors

Locations identified in the Strategic Utility Corridor Plan are designated as utility corridors. An appropriate roadway easement will be identified within which development will not be permitted unless it can be demonstrated that the development:

- will have no adverse impact on the existing utilities network;
- will have no adverse impact on the future utilities network; and
- will not, in any way, prevent the use of the utility corridor for utilities infrastructure.

The main utility network should be located within the utility corridors. Utilities will be permitted in waterways where all other options have been demonstrated to be infeasible.

10.6 Existing utility corridors tend to follow the road network which allows for easy access to the majority of the networks. However, there are currently no guidelines on the positioning of the utilities in relation to the road. This has resulted in utilities typically being located in the easiest location, which can lead to increased disruption during maintenance, as well as obstructing future development. In some cases, utilities have been installed in surface water channels which reduces their capacity and may lead to efficiency losses.

10.7 In order to ensure that the land within the utility corridors is protected from conflicting development, land within these utility corridors (as identified in Figure 10.1 Strategic Utility Corridor Plan[1]) will be safeguarded for utilities purposes. All types of utilities will be run within these utility corridors. Within the safeguarded utility corridors, development will not be permitted which would prejudice existing or future utilities development in accordance with the criteria identified in Policy U3. In the meantime, utilities development will be supported within the existing road corridor.

10.8 In order to address issues of consistency with regard to positioning of utilities within utility corridors, Infrastructure Providers, in partnership with Seychelles Planning Authority, will develop good practice guidance. This should be based on guidance documents already established in other countries. UK guidance, for example, is provided by the National Joint Utilities group and covers topics such as location of utilities within corridors, utility depth and appropriate roadway easements. This guidance will need to be tailored to ensure it takes account of Seychelles' unique utilities networks.

1 The Utilities Assessment (2015) prepared by Arup in support of the Plan sets out how the utility corridors designated in Figure 9.1 were identified.

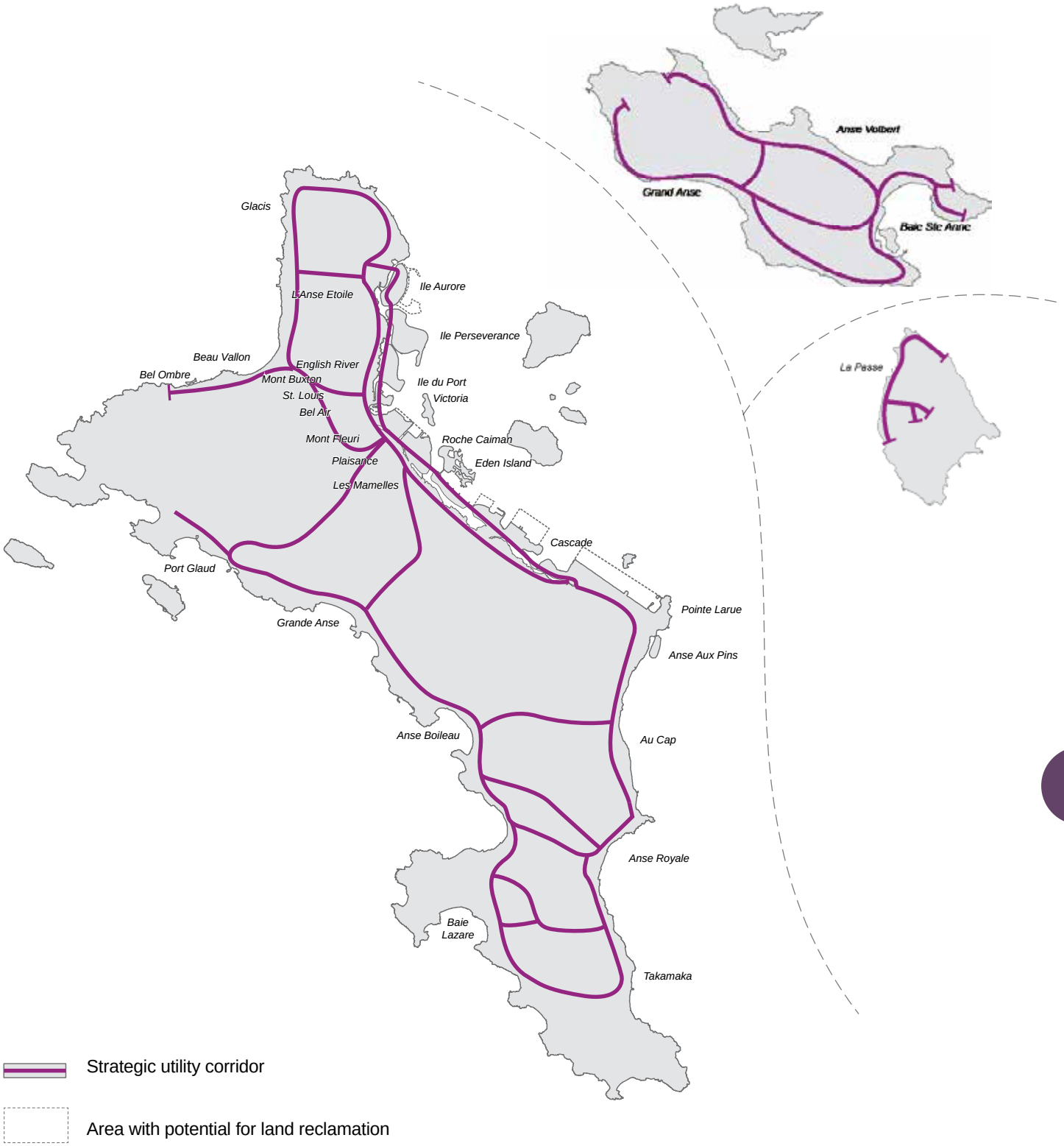


Figure 10.1 Strategic utility corridors

POLICY
U3

Provide Localised, Integrated Sewerage Systems

GoS will work with partners to deliver improvements to existing wastewater treatment facilities and support the construction of localised and integrated sewerage systems.

Development will be permitted where it is demonstrated that there is a feasible solution to collecting and/or treating sewage.

GoS expects, and may require that development located within the urban growth boundary will connect to a centralised sewerage system.

Outside of the urban growth boundary:

- GoS expects any medium density development to connect to a centralised sewerage system; and
- for lower density development GoS will promote and support connection to a centralised sewerage system. The use of septic tanks will be permitted only in areas where there is not a realistic opportunity for connection to a centralised system.

GoS will support and encourage retrofitting of existing buildings to connect them to centralised systems.

10.9 The majority of properties in Seychelles currently use private septic tanks as their primary wastewater infrastructure. The environmental impact of the septic tanks is considered unacceptable due to incidences where these facilities have contaminated surface water, groundwater and the sea.

10.10 GoS is committed to eradicating septic tanks within urban growth boundaries (indicative locations are shown on Figure 10.2) and where feasible outside of these areas too. Where urban growth boundaries have not been defined, the policy should read as land within the existing settlement extent. For further guidance on what constitutes medium and low density development refer to the Guidelines for Land Use Plans.

10.11 It is recognised that in the short term, new development may come forward in areas where the density is above the thresholds prescribed in the policy but where a centralised sewerage system does not exist. Also, in low density settlements the cost of centralised treatment may be prohibitive and the environmental impacts are likely to be reduced. In these cases, new developments should treat their wastewater on-site to the standard prescribed under the Environment Protection Act.

10.12 There are currently four localised sewerage systems on Mahé, which together have significant spare capacity. Some can cater for both the existing and future (up to 2040) population in the areas which they serve. Others, such as the wastewater treatment plant in Providence, can provide for current residents, but not future residents up to 2040. In all cases, the systems should be exploited by increasing the number of dwellings connected to them. Developments in medium and high density areas (defined as anything above the thresholds identified in the policy), which are located in the vicinity of these systems will be required to connect to them. The connection of new developments to a wastewater network will be given priority over the retrofit of existing communities.

10.13 Spare capacity will be carefully monitored as the number of connections increases. When capacity is close to being reached, options for expansion of existing plants and/or construction of new wastewater treatment plants will be considered to ensure developments can connect to a centralised system.

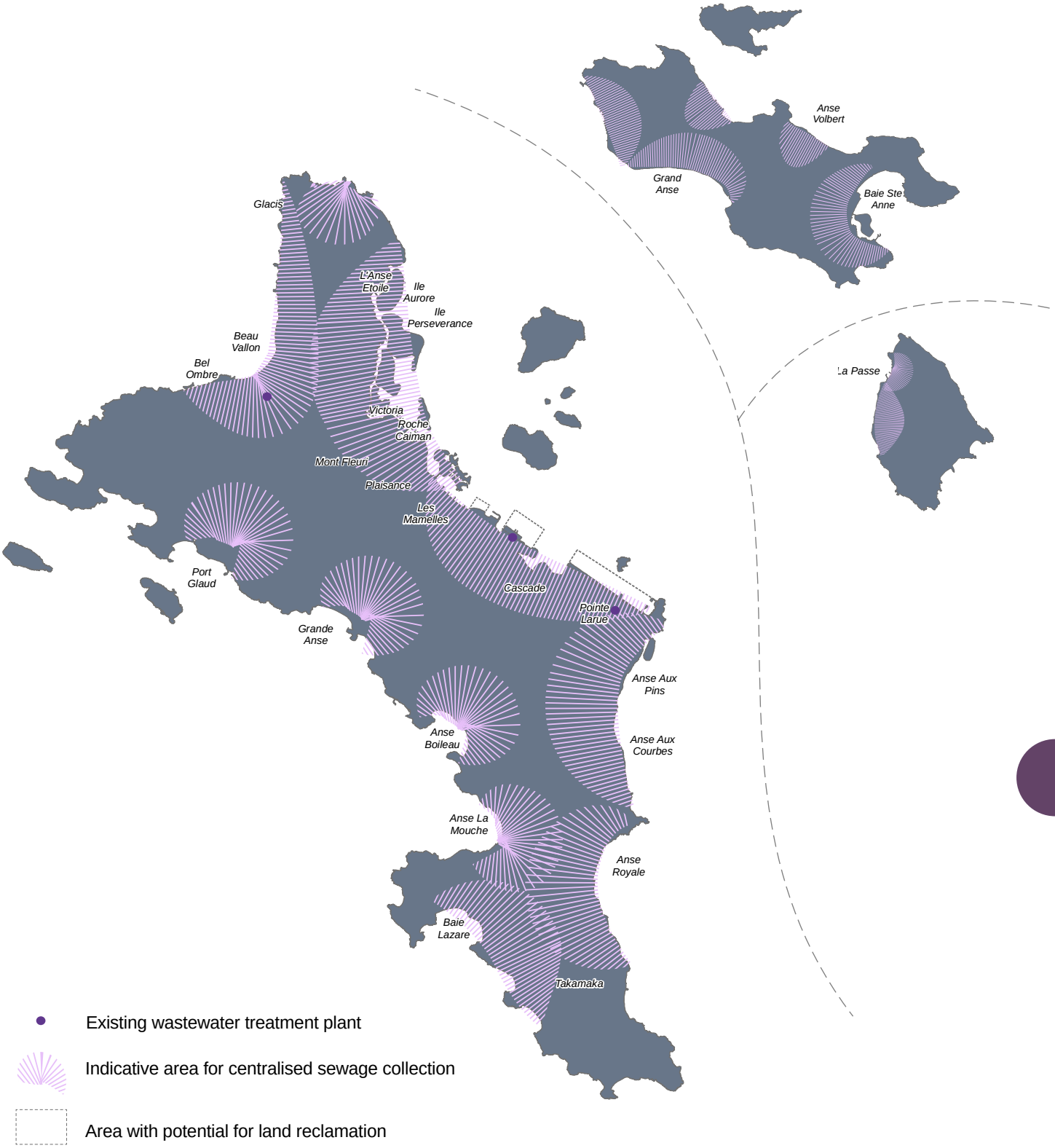


Figure 10.2: Wastewater strategy

POLICY U4

Safeguard Land for Wastewater Treatment Plants

GoS will work with partners to extend the provision of wastewater treatment facilities in Mahé, Praslin and La Digue. Land will be identified in the Land Use Plans for wastewater treatment plants and safeguarded for this purpose.

10.14 The initial phase of the Wastewater Strategy is to exploit existing wastewater treatment plants to their maximum capacity. Once capacity begins to be reached, options for expansion of existing facilities or construction of new facilities will be considered, with a focused on localised, distributed networks. This will build on existing initiatives such as Project Neptune to upgrade wastewater infrastructure.

10.15 On identification of locations for future wastewater infrastructure provision the Wastewater Strategy diagram (Figure 10.2) will be updated to reflect proposals. The implications for Policies U3 and U4 will also be considered.

10.16 Should land be required for this development, GoS will work with infrastructure providers to ensure appropriate sites for the treatment plans are identified and that the land is safeguarded for this use in the Land Use Plans. On identification of locations for future wastewater infrastructure provision the relevant plans will be updated to reflect proposals.

POLICY U5

Ensure Land for Solid Waste Management Facilities

GoS will protect existing waste sites and support provision of new solid waste management facilities and landfill sites.

Land should be identified for solid waste treatment facilities in Land Use Plans taking into account environmental impacts of the use and safeguarded for this purpose.

Once full, a programme for remediation and restoration of the landfill site will be approved and implemented before development for other uses commences.

Development proposals on land safeguarded for waste management will not be approved unless they propose the continuation of waste management uses.

10.17 GoS is currently undertaking work to assess the capacity of current landfill sites to cope with the proposed growth across Seychelles. It is also investigating options for addressing any capacity constraints, including the provision of new solid waste management facilities, in accordance with the Solid Waste Management Policy 2013 to 2018. Two feasibility studies are currently being undertaken: one to look at incineration and potential environmental costs; the other at an integrated approach to waste recovery and anaerobic digestion. Once the results of these investigations have been published, GoS will review the Plan and update it as appropriate. This may include safeguarding any land necessary to facilitate the implementation of new or expanded solid waste management facilities.

POLICY
U6

Support Information Communications Technology Infrastructure

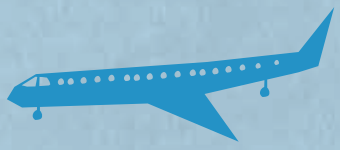
GoS will work with partners to deliver improved and extended information communications technology infrastructure where a need is identified, provided that the environmental impact(s) of the proposals are identified and mitigation measures provided.

10.18 The role that information communications technology can play to support new sustainable and efficient ways of working to reduce costs and improve the user experience should not be under-estimated. It is a catalyst for growth in economic activity across different market sectors and improves global connectivity. It also plays a role in enabling transformation in the delivery of public services such as governance, education and health.

10.19 The proposed growth of both population and economy in Seychelles provides an opportunity to invest in the modernisation of current information communications technology infrastructure and the introduction of better parity and competition in the information communications technology sector, leading to lower cost access as the private sector reacts to that growth. It is essential that existing national information communications technology infrastructure is maintained, and where necessary modernised to remain resilient and reliable in the face of both physical and cyber threats. In line with this, and Policy U2, the appropriate roadway easement will be vital to ensuring this maintenance and modernisation is possible.

10.20 Current information communications technology capacity is sufficient for the existing population and economy of Seychelles. Whilst GoS and private sector has not announced future information communications technology proposals, GoS will continue to monitor information communications technology provision over the next 25 years to ensure the sector responds to new demands as they emerge. GoS in principle supports any additional information communications technology infrastructure that may be needed to support the proposed growth of population and economy. This may include the provision of a second sub-sea marine cable between Seychelles and mainland Africa. New developments may be expected to provide support, financial or otherwise, to the provision of this infrastructure.





CHAPTER 11

Promoting Multi-Modal Transport Solutions

11



Promoting Multi-Modal Transport Solutions

Over the next 25 years, transport networks and infrastructure have an important role in supporting and facilitating sustainable development and contributing to wider sustainability and health objectives.

In response to this, the Transport Strategy comprises the following key components:

- close integration of land use, transport planning and development;
- development of an integrated multi-modal transport system providing choice with a high degree of integration within the transportation system;
- road improvements to address issues of congestion;
- measures to reduce dependence on car, promote use of sustainable transport modes and increase the proportion of trips made by public transport;
- reduced air pollution, noise and carbon emissions from transport;
- provision of connected, comfortable and safe pedestrian and cycling infrastructure;
- a range of practical travel demand management strategies;
- supporting efficient air and sea travel of goods and people; and
- an efficient freight transport sector supported by inter-modal transfer hubs.

11.1 The Transport Strategy seeks to ensure that the transport system in Seychelles will provide efficient, accessible, safe and sustainable transport for people and goods to support a diverse and strong economy, and the protection and enhancement of the environment.

11.2 A strong, comprehensive and accessible transportation system is vital to enabling growth of a successful Seychelles economy and enabling efficient movement of people and goods through a multi-modal, high quality network. Achieving these objectives as part of a holistic approach to improving the transport system will make a major contribution to achieving the transport goals and vision of the Plan.

11.3 An efficient and integrated system will optimise the balance between land uses to minimise the need to travel and associated transport impacts. The key attributes of this efficient, sustainable, multi-modal transportation system include:

- provision of greater transport choice with a high degree of integration within the transport system; and
- promotion of alternatives to the car through more efficient and comfortable public transport and improved facilities for pedestrians and cyclists.



POLICY
TR1

Integrate Land Use Planning and Transport

An integrated approach to land use and transport planning will be adopted to minimise impacts of new development on the transport system.

GoS will seek to ensure that new development is properly integrated with the transport network and is supported by sustainable transport modes including walking, cycling and public transport.

New development will be required to:

- make appropriate connections to roads, public realm, and public transport networks; and
- promote and facilitate the use of sustainable modes of travel, including walking, cycling and public transport.

11.4 It is essential that new development is supported by adequate transport infrastructure. There is a need, when planning for where people will live, work, study and pursue leisure activities, to improve movement between these places in an integrated way, emphasising the quality of the public realm, and the safety and comfort of travellers. The concentration of new development in existing settlements and the promotion of mixed use areas including residential and employment will reduce the need to travel.

11.5 GoS will support the creation of a programme of 'Transport Education Schemes' to increase awareness of the impacts of transport, the importance of transport within the planning process and the importance of sustainability in transport.

POLICY
TR2

Promote a Multi-modal Approach to Transport Assessment

New traffic generating development will be required to promote sustainable modes of travel and demonstrate that it will not give rise to traffic impacts on the transport network which would exceed design capacity. Mitigation measures, such as travel demand management measures, should be provided where necessary.

11.6 A multi-modal approach will be promoted to assessing the impact of new developments on the transport network. This represents a change in emphasis from Traffic Impact Assessment to Transport Assessment and a shift from the previous policy of predict and provide for traffic impacts, to one which promotes all modes of travel in order to limit the transport impacts of new development.

11.7 Traditional methods of assessing the impacts of new developments have generally concentrated on accommodating car trips to and from a development by providing the necessary capacity in terms of junction upgrades, accesses and parking spaces. Transport Assessments will be required to cover all modes of transport from a person-trip perspective with the emphasis on walking, cycling and public transport. As part of a Transport Assessment developers will need to consider a wider range of options to address the transport impacts of a development, including travel demand management measures.

11.8 Larger developments will be required to submit a Transport Assessment with a planning application. The definition of larger developments may vary from time to time. Developers should therefore agree with the Seychelles Planning Authority as part of pre-application discussions whether this requirement applies to the proposed development.

11.9 Transport Assessments will include information on the likely impacts of development on the transport network, and provide details of how these will be mitigated. The depth of analysis for a Transport Assessment will reflect the scale and type of development and the nature and capacity of the transport network in the area.

11.10 At a minimum the Transport Assessment should:

- cover all modes of transport with the emphasis on walking, cycling and public transport and promote travel demand management measures;
- analyse both existing and proposed trips generated by the site for all transport modes;
- consider the cumulative impact of the proposal alongside other proposed developments that will use the same infrastructure;
- assess whether the existing or committed transport capacity will be able to accommodate all of the development proposed;
- demonstrate that the development will not have any adverse impact upon the transport system; and
- where this is not possible, indicate the measures needed to mitigate any adverse impacts of the proposed development on the transport system.

11.11 Smaller developments will be required to demonstrate within their planning application that they have considered the implications of their proposals upon the transport system, and that there are no adverse impacts.

11.12 The Department of Transport will prepare Transport Assessment Guidelines for New Developments, which will be designed to promote sustainable transport and provide a safe and high quality environment. These Guidelines will:

- outline the type and scale of applications for which a Transport Assessment will be required, their scope and method for preparation;
- provide guidance and standards for the provision of transport infrastructure, including the design and construction of new roads, pedestrian and cycling facilities, and public transport infrastructure associated with development proposals;
- set out how land use and transport can be integrated; and
- present a range of demand management measures which should be considered and incorporated into proposals as appropriate.

POLICY
TR3

Meet Demands for Air Travel

GoS will work with partners to expand Seychelles International Airport and Praslin Airport.

Development will be supported in principle where it accords with the Seychelles International Airport Masterplan. GoS will support proposals for: the expanded terminal facilities and/or second runway/ taxiway at Seychelles International Airport; the expansion of Praslin Airport and expansion of the helipad on La Digue.

Land will be safeguarded in the Land Use Plans in line with International Civil Aviation Organisation mandatory safety and security requirements for these schemes.

Development will not be permitted where it precludes the expansion of Seychelles International Airport, Praslin Airport or La Digue helipad.

11.13 Adequate airport capacity serving a wide range of destinations is critical to supporting the growth in population, economic sectors, and the forecast increase in visitor numbers to support the diversification of the tourism sector.

11.14 Seychelles International Airport currently caters for approximately 560,000 passengers per annum[1] and the existing terminals are operating at capacity. These facilities constrain future growth in passenger numbers and the existing single runway operation gives rise to issues of resilience.

11.15 Expansion of Seychelles International Airport is vital to achieving future economic growth. The Airport Masterplan proposes upgrading and extension of the existing terminal facilities and a second runway/taxiway to improve resilience. Planned upgrades to the existing terminal could accommodate 1.5 million passengers per annum at the international terminal and a further 500,000 passengers per annum at the domestic terminal. Further extensions as part of Phase 2 of the Masterplan would increase international and domestic passenger capacity further to 3.6 million and 900,000 respectively. GoS will work with Seychelles Civil Aviation Authority to secure funding to implement the Masterplan.

11.16 Praslin Airport provides important social and tourism benefits. In order to support the growth in population, economic sectors, and tourism, and ensure all mandatory safety and security requirements are achieved, the airport is likely to need to expand in future.

11.17 Air Travel to La Digue is through a single helipad which is a critical piece of transport infrastructure vital to the island's economy, connectivity and resilience. In order for the helipad to continue to support these functions, and ensure all mandatory safety and security requirements are achieved, the helipad may need to expand in the future.

1 Statistic provided by Seychelles Civil Aviation Authority in 2014

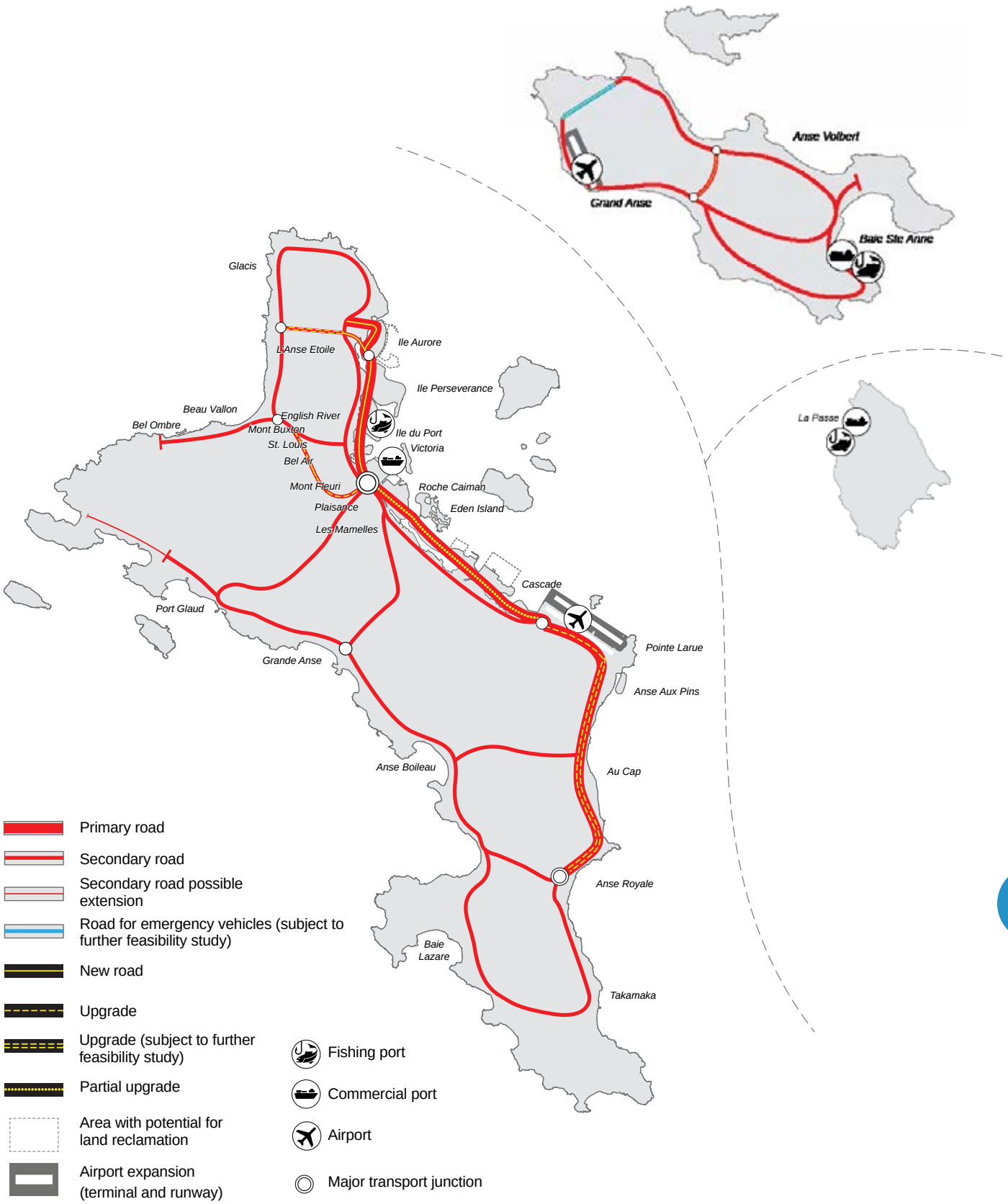


Figure 11.1 Strategic transport strategy

POLICY TR4

Meet Demand for Maritime Travel and Operations

GoS will work with partners to deliver improved passenger and freight facilities at the existing ports and ferry terminals on Mahé, Praslin and La Digue.

Development will be supported where it accords with the Port Masterplan.

Land will be safeguarded in Land Use Plans for port related activities and inter-island travel on Mahé, Praslin and La Digue. Development proposed on the safeguarded land which would preclude the construction and operation of these schemes will not be permitted.

11.18 There is a requirement for the necessary upgrading and enhancement of port infrastructure to support the level of growth proposed in the period up to 2040. The Port of Victoria is operating at capacity and the ports on Praslin and La Digue are in need of improved and expanded facilities.

11.19 The Port Masterplan provides the overarching future development plan for expansion of the port's activities and provides details of the expansion and reconfiguration aspirations of the Commercial Port, Fishing Port, Inter-Island Quay and Zone 14 at Ile du Port. Given the contribution of port related activities to the economy, GoS is committed to ensuring land is available to support the port's expansion plans and that land is safeguarded to preclude other incompatible uses from coming forward. Where this is the case, development proposals will not be approved. GoS will work with Seychelles Port Authority and other partners to secure funding for the delivery of improved port related facilities.

11.20 The Commercial Port makes a significant contribution to the economy but is operating at capacity with constraints on expansion of the existing facility due to surrounding land uses. The Commercial Port was built in 1970 and was not designed to handle the large ships which currently utilise the facility. Container cargo movements are also increasing year on year meaning that there is significant pressure on port infrastructure from safety and capacity perspectives. In response, the Port Masterplan proposes to expand the port's cargo terminal. Land just north of Seychelles International Airport is proposed for a modern heavy industrial (break bulk) domestic cargo jetty. Currently, break-bulk cargo including construction materials destined for other islands have to be transported to the Inter-Island Quay for loading onto vessels. This proposal avoids the need to move materials through Victoria and results in more efficient operations.

11.21 There are capacity constraints at the passenger terminal at the Inter-Island Quay which provides the main departure point for transfer between Mahé and Praslin. This facility also accommodates a small number of inter-island cargo services. There will be an increase in demand for inter-island travel and upgrades to the existing services will be required. The Port Masterplan proposes upgrades to the passenger terminal which would increase the capacity to 300 passengers.

11.22 Port expansion proposals at Victoria, Baie Ste Anne and La Passe (including the harmonisation of parking demands on the jetty), will be supported to allow commercial, fishing, freight and passenger related activities to continue and grow in line with the objectives of the Port Masterplan.

POLICY
TR5

Improve Strategic Road Network

GoS will undertake a programme of improvements to the strategic road network including but not limited to:

- a package of short term measures to address problems of congestion caused by through traffic in Victoria as identified in the Victoria Masterplan;
- the intra-island connector road between Bois du Rose Avenue and Ile Aurore including a new road between Bois de Rose Avenue and Ile du Port;
- western Victoria bypass between Beau Vallon and Saint Louis which includes a new stretch of road and highway improvement works;
- the link road between Bois de Rose Avenue and Mont Fleuri/Foret Noire;
- dualling of the Bois de Rose Avenue/ Providence Highway/East Coast Road between Victoria and Anse Royale (subject to feasibility and assessment of potential environmental impacts);
- upgrade La Gogue Road between Glacis and Anse Etoile (subject to feasibility and assessment of potential environmental impacts);
- extension of Port Launay Road to Cap Ternay;
- provision of a restricted access connection between Grand Anse and north coast in Praslin (subject to feasibility and assessment of potential environmental impacts); and
- upgrade of the existing east-west connection across the centre of Praslin, from Grand Anse to Anse Pasquiere.

Land will be safeguarded for implementation of road improvements in the Land Use Plans. Development proposed on the safeguarded land which would preclude the construction and operation of these schemes will not be permitted.

GoS will work with partners to secure funding for improvement schemes and where appropriate, contributions will be sought from developers.

11.23 The Transport Assessment[2] concluded that a series of improvements will be required to the strategic road network to address existing problems of traffic and congestion, and to improve resilience and accessibility between settlements. This took into account the need to improve the efficiency and response times of emergency services.

11.24 To reduce through traffic in Victoria and thereby reduce congestion within the city, the western bypass and intra-island connector road are proposed along with dualling of the Bois de Rose/ Providence Highway/East Coast Road. The intra-island connector road will connect Ile du Port, Ile Perseverance and Ile Aurore with Bois de Rose Avenue. The western bypass will create an east-west transport route between Victoria and Beau Vallon. The short term measures will assist in relieving congestion for journeys within the capital.

2 Produced by Arup (2015) in support of the Plan.

11.25 Improvements along the east coast will support improved connectivity between Anse Royale and Victoria in response to growth requirements. By dualling the remaining parts of this corridor where feasible, there will be sufficient capacity for road traffic, public transport and freight movements leading to more efficient movements. Dualling will also be considered between Pointe Au Sel to Anse Royale. Additional studies would be undertaken for this section in relation to environmental constraints as part of the Environmental Impact Assessment process. Any additional upgrades to this road would need to demonstrate that habitat connectivity would not be further compromised with suitable mitigation/design principles designed to achieve this; these may include limiting dualling to passing points only.

11.26 Additional studies would be undertaken for the upgrade of road between Glacis and Anse Etoile, via La Gogue in relation to environmental constraints as part of the Environmental Impact Assessment process.

11.27 It is proposed that consideration is given to enhancing the strategic road network in Praslin through the provision of a restricted access connection between Grand Anse and the north coast. This would follow the alignment of the existing track. An Environmental Impact Assessment will be required to assess impacts on the environment including Protected Areas and identify the need for mitigation measures. Similarly it is proposed to upgrade the existing east-west connection across the centre of Praslin, from Grand Anse to Anse Pasquiere.

11.28 The Department of Transport will produce a Design Manual for Roads and Bridges to ensure all new road infrastructure is designed, constructed and maintained to a high standard. The Design Manual will include guidelines for rural and urban road infrastructure. The Manual will cover matters including layout geometry, pavement design and maintenance, road lining and marking, traffic signs, lighting, traffic control and communications, highway structures, geotechnics and drainage, and road maintenance.

11.29 The safeguarding of land necessary to deliver these schemes is essential to protecting these new and upgraded infrastructure corridors, which will provide significant new capacity to support growth. Improvements to the strategic road network will be phased and prioritised in relation to funding availability. Developers may be required to provide support for the provision of upgrades.

POLICY
TR6

Manage Freight Movement

Development that will generate significant movement of goods or materials by road during construction and/or in operation, should:

- be located close to major transport routes and freight hubs;
- avoid movement of large vehicles in predominantly residential areas;
- accommodate goods vehicles on site; and
- seek opportunities to minimise disruption for local communities.

GoS will support the upgrading of existing freight terminals on Mahé, Praslin and La Digue.

Land will be safeguarded for freight uses in the Land Use Plans in accordance with the requirements of the Port and Airport Masterplans. Development proposed on the safeguarded land which would preclude the construction and operation of these schemes will not be permitted.

11.30 GoS will seek to ensure that in providing freight facilities, congestion and any adverse environmental impacts are minimised, and effective mitigation of any impacts is provided. When identifying opportunities to minimise disruption for local communities' consideration should be given to ways in which collection and delivery times can be optimised and over the longer term to the use of low emission vehicles.

11.31 At present the majority of freight movements are by road, although air freight has grown in recent years. As a result of the road focussed transport system, freight movements contribute significantly to congestion, particularly on Mahé.

11.32 The location of land uses with high levels of freight movements close to major transport routes and freight hubs will be promoted. Options for moving freight by other modes, such as short sea shipping, will also be explored as a way of managing the impacts of increased levels of freight movements.

11.33 Proposals for the Inter-Island Cargo Terminal on Mahé, upgraded cargo facilities at Ile Eve on Praslin and at La Passe on La Digue, and proposed improvements at Seychelles International Airport will accommodate any increase in levels of inter-island cargo movements.

11.34 Seychelles Port Authority is likely to commission a Freight Masterplan study which will fully assess all current freight movements in Seychelles and make recommendations based on a freight model derived specifically from local parameters and existing freight policies and characteristics.

POLICY
TR7

Promote Public Transport

GoS will promote and strengthen the use of public transport by:

- working with its partners to improve the bus network, deliver related infrastructure, and upgrade the existing bus fleet;
- allocating and managing highway space to encourage bus transport;
- providing an integrated and comprehensive travel planning advice service; and
- investigating the potential for private sector involvement in the delivery of public transport services.

New development should make suitable provision for public transport and, where appropriate, for improved interchange between different modes of transport. Provision may include new interchanges, bus stops, shelters, passenger seating, signage and timetable information.

11.35 Almost 33% of all daily transport trips in Seychelles are taken by bus, making it the most popular mode of public transport. However, some 40% of the fleet are between 10-18 years old. Congestion is also a major issue across Seychelles, particularly in Victoria, where bus journey times and reliability are significantly impacted. The effects of these constraints are that public transport is becoming a less attractive mode of travel for those that have the choice between using the bus or a private vehicle, leading inevitably to increased use of less sustainable travel modes.

11.36 Ensuring that buses across Seychelles are well-maintained, provide the highest possible quality of service and have adequate capacity is essential to delivering an improved journey times and conditions for bus passengers, and in turn increasing bus use. GoS will work with partners to improve facilities and services, and to encourage a modal shift to public transport. This will have benefits for traffic congestion and improving environmental quality.

11.37 Proposals to encourage modal shift to public transport will include the provision of new public transport facilities where a need is identified, including bus stops, shelters, improved buses, signage and timetable information. Any proposals that will exacerbate further issues of congestion or bus capacity should not be permitted unless appropriate mitigation measures are provided.

11.38 In the future, GoS may consider introducing alternative forms of public transport including monorail and water-based transport.

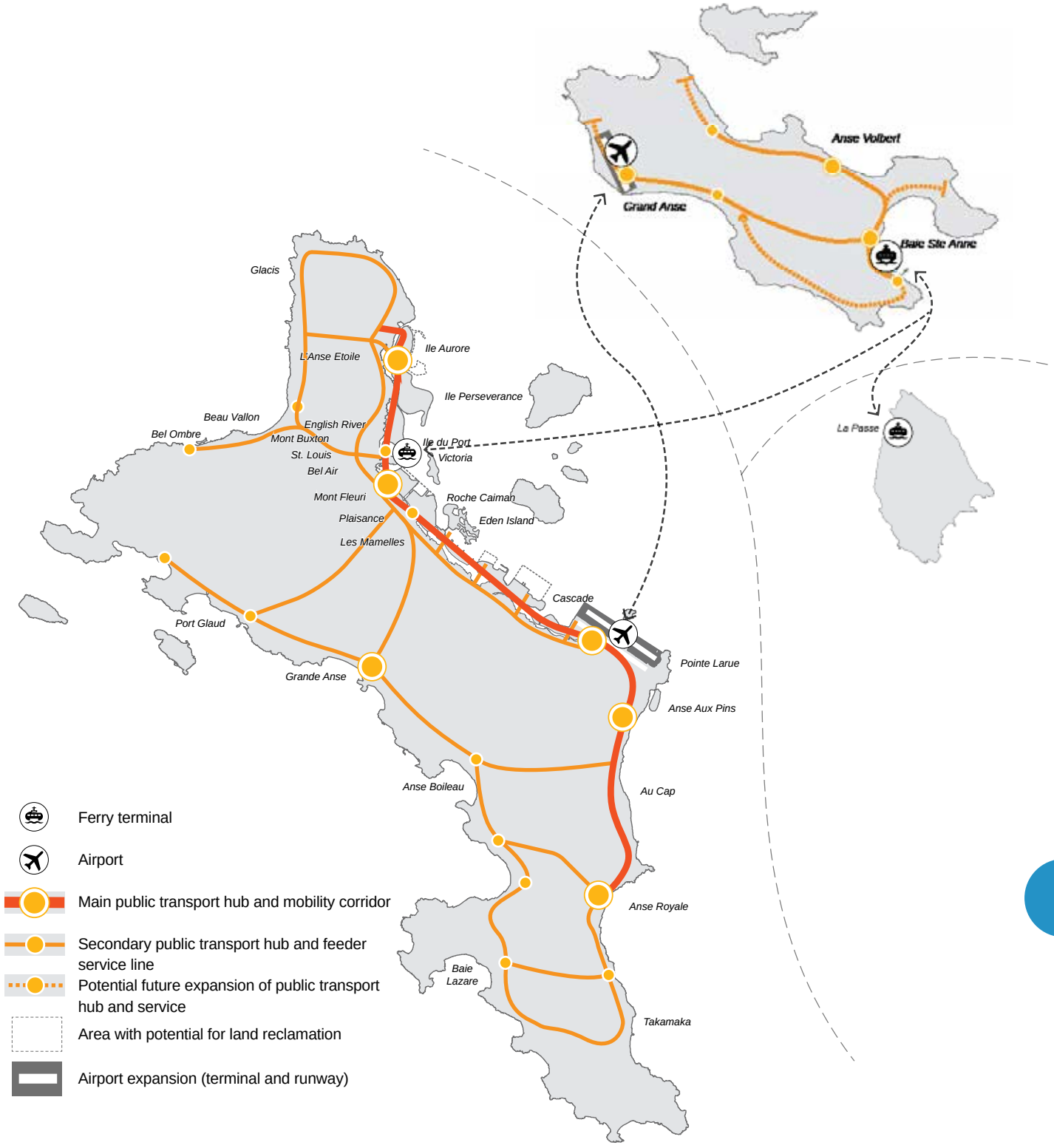


Figure 11.2 Public transport strategy

POLICY
TR8

Promote Walking and Cycling

GoS will work with partners to promote walking and cycling and create high quality, safe and accessible streets and public spaces, pedestrian links and facilities for cyclists.

New development will be required to make suitable provision for pedestrians and cyclists.

11.39 GoS is committed to supporting more cycling and pedestrian links in Seychelles as part of the promotion of more active, healthy and sustainable lifestyles. The concentration of development in existing settlements presents opportunities for increased levels of walking and cycling in conjunction with upgrades to existing and new infrastructure to promote a mode shift from private car use to more sustainable non-motorised modes of travel.

11.40 There is inadequate footway provision on many roads on Mahé and Praslin giving rise to issues of pedestrian safety. Within Victoria, whilst footway provision is generally good, there are gaps in facilities for crossing roads and key pedestrian routes. GoS will seek to safeguard land for the provision of walking and cycling facilities and will promote the provision of high quality, safe streets which accommodate the needs of all users including pedestrians, cyclists and vehicles. This could include extended pedestrianised or pedestrian priority areas within Victoria, wayfinding signage and cycle lanes.

11.41 La Digue is largely car free and cycling is the predominant mode of travel for both residents and tourists. The La Digue Transport Policy seeks to make the island eco-friendly and caps the existing number of vehicles. Policy TR8 supports the La Digue Transport Policy and seeks to protect La Digue's existing sustainable travel characteristics. In order for La Digue to continue to be car free there must be adequate provision for cyclists and pedestrians, and a high quality, safe environment. Further information is set out at Policy TR9.

11.42 To promote more sustainable transport choices across Seychelles, a continuous network of accessible, safe and easy to use routes is required, which integrates with other transport facilities to make it easy to change between one form of transport and another. Where appropriate, new development will be expected to incorporate proposals which contribute to the development of these networks and enhance the environment for pedestrians and cyclists. Provision may include:

- convenient, safe and well-signed footways and designated cycle routes designed to appropriate standards;
- other associated infrastructure, for example seating for pedestrians, signage, cycle parking, and on-site shower and changing facilities for cyclists; and
- safe road crossings where required.

11.43 In order to maintain pedestrian and cyclist safety, facilities should be designed to prevent conflict between vehicles, cyclists and pedestrians. Footpath design should also include features to assist vulnerable road users, including the provision of dropped kerbs and textured paving where appropriate. To support pleasant and enjoyable walking conditions, GoS will support proposals for public realm improvements, including street tree planting.

11.44 Walking and cycling measures for new developments should be informed by Transport Assessment Guidelines for New Developments (refer to Policy TR2).

POLICY
TR9

Maintain a Sustainable Transport Network on La Digue

GoS aims to maintain a sustainable non-motorised transport network on La Digue in accordance with the La Digue Transport Policy.

In line with the La Digue Transport Policy, provision for motorised transport will be subject to strict controls. Upgrades to signage and wayfinding will be supported to ensure a coherent transport network is maintained.

POLICY
TR10

Ensure Parking Standards

GoS will adopt parking standards which specify maximum levels of parking provision for residential and non-residential developments. Where appropriate, lower levels of parking provision will be encouraged in areas well served by public transport and in close proximity to facilities.

New developments should demonstrate how they comply with adopted parking standards.

11.45 La Digue has a very sensitive environment and whilst it is necessary to provide for the needs of the local population and visitors, any further increase in the use of motorised vehicles must be strictly controlled to protect the unique character and environment of the island. GoS will work with the local community to realise this aspiration.

11.46 The current policies including the La Digue Transport Policy which ensure that non-motorised travel is prioritised, will be maintained and kept under review.

11.47 Parking provision will be considered as part of an integrated parking management programme that may include shared parking or consolidated parking initiatives.

11.48 In order to support a multi-modal transport system, Seychelles Planning Authority and the Department of Transport will prepare standards for maximum parking provision taking into account public transport accessibility. Developments will be required to comply with standards for car-parking provision. The implementation of parking management strategies will assist in promoting more sustainable modes of travel such as walking, cycling and public transport.

11.49 Developments will be required to include parking provision for disabled people. Consideration should also be given to new initiatives such as car clubs and encouraging the use of low carbon vehicles.



CHAPTER 12

Establishing Mahé's Frameworks

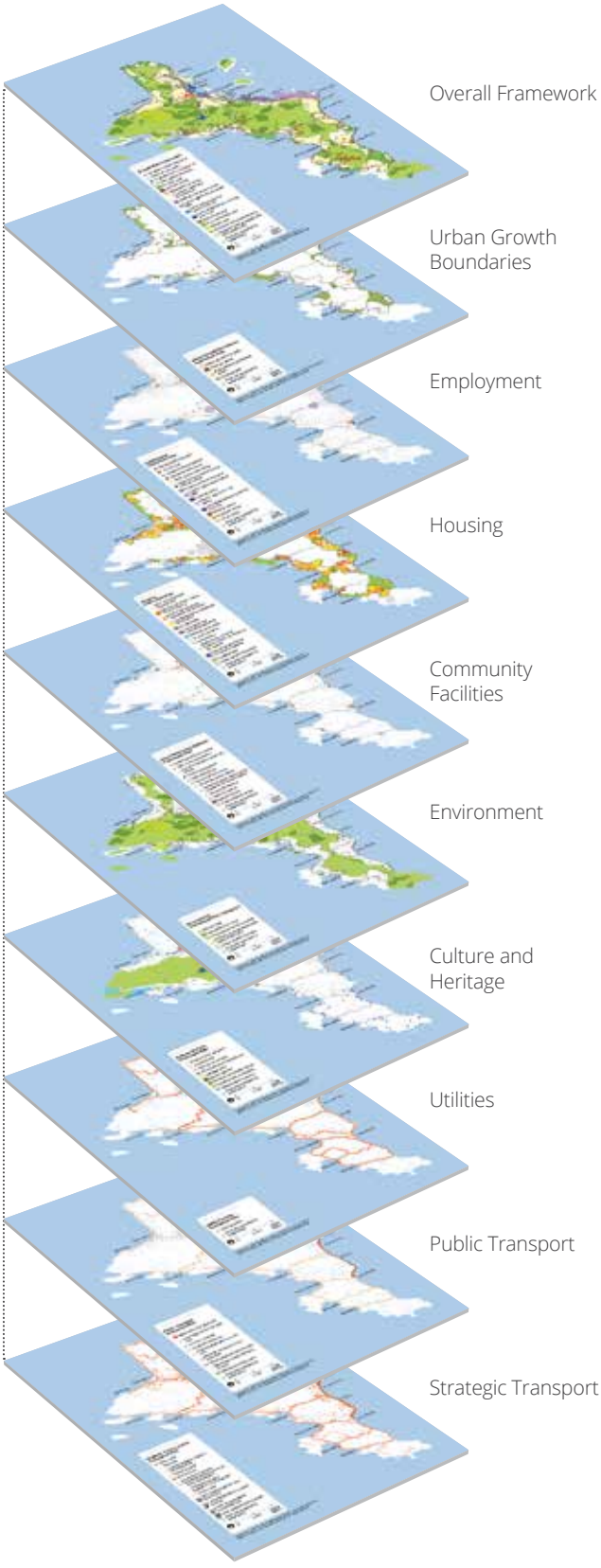
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Establishing Mahé's Frameworks

12.1 The previous chapters have focussed on a range of topic-specific policies which apply to Seychelles as a whole. In these, Mahé was identified as the location for significant amounts of the forecast economic and demographic growth over the Plan period. The previous chapters also form the policy context for a series of more detailed Mahé Frameworks which provide more guidance on how future development will be delivered on the island. Each Framework Plan acts as a layer of Mahé's development, which when taken together presents an overall picture of the island's future. This future is of an island of distinct, attractive and vibrant places, with housing for all, growing employment opportunities and community facilities and infrastructure to meet the needs of a growing population within the context of protecting and enhancing the unique natural and built environment.

12.2 All policies presented in the preceding chapters apply to Mahé. This chapter therefore only includes policies which provide additional detail and guidance, which is specific to Mahé.



Overall Mahé Framework

12.3 The Overall Mahé Framework (Figure 12.1) illustrates how the vision, guiding principles and Spatial Strategy for Seychelles apply to Mahé. It will help ensure that future housing and economic growth will be accommodated sensitively, provide opportunities for all and respond to Seychelles' unique environment, culture and heritage. In doing so, it promotes and supports the following outcomes:

- **concentration of the majority of growth** in Greater Victoria and along the east coast to Anse Royale;
- **strengthening of the island's national and existing regional centres** at Victoria, Anse Royale, Anse Boileau and Beau Vallon and in the longer term at the future regional centres of Grande Anse, Mahé, Anse Etoile-Ile Aurore and Anse aux Pins-Ile Soleil to ensure they provide housing, employment and recreational facilities and the critical mass for service provision;
- **introduction of urban growth boundaries**, which encourage intensification within existing settlements to make best use of land and help retain the distinctiveness of places. Urban growth boundaries will be supported by strategic gaps to help reinforce settlement edges and reduce the likelihood of sprawl;
- **promotion of settlement centres** in each district which provide a focus for employment uses and community facilities;
- **promotion of mixed use development** to support sustainable communities particularly in national and regional centres;
- **balance in the protection of agricultural land** at Anse Royale and along the west coast with strategic release along the north and east coasts;
- **identification of strategic locations** for industrial uses at Ile Perseverance, Providence and New Port Industrial Estate;
- **promotion of the diversification of the tourism offer** through:
  - redevelopment of older hotel sites which may become available for development within the Plan period;
  - identifying locations for different types of tourism accommodation including eco-accommodation; and
  - promoting strategic sites for larger hotel developments.
- **support for a hierarchy of protected areas** to ensure the terrestrial, marine and built environment is protected and enhanced; and
- **support for the provision** of additional transport and utilities infrastructure and community facilities.

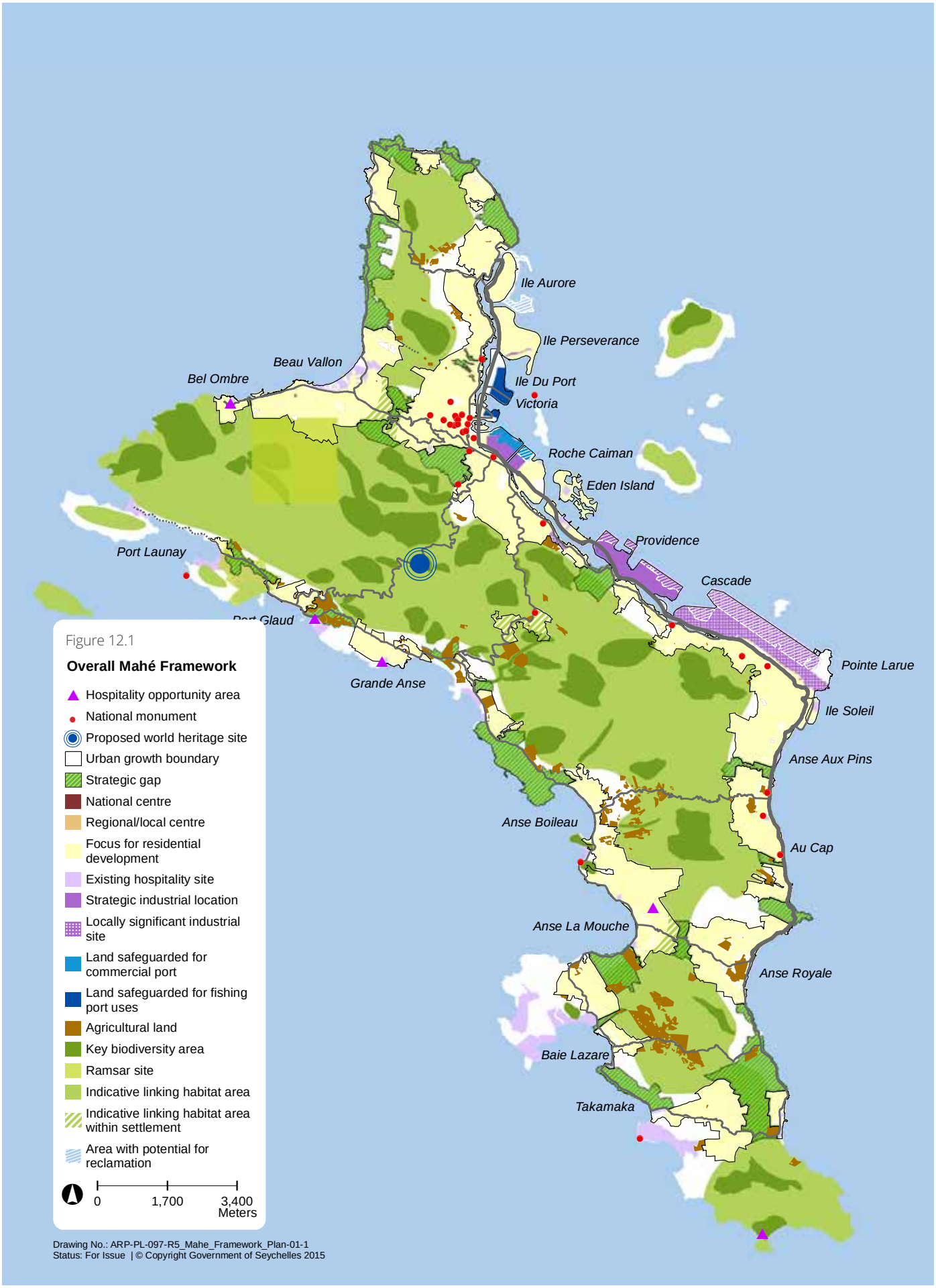


Figure 12.1

Overall Mahé Framework

- Hospitality opportunity area
- National monument
- Proposed world heritage site
- Urban growth boundary
- Strategic gap
- National centre
- Regional/local centre
- Focus for residential development
- Existing hospitality site
- Strategic industrial location
- Locally significant industrial site
- Land safeguarded for commercial port
- Land safeguarded for fishing port uses
- Agricultural land
- Key biodiversity area
- Ramsar site
- Indicative linking habitat area
- Indicative linking habitat area within settlement
- Area with potential for reclamation

0 1,700 3,400 Meters

Drawing No.: ARP-PL-097-R5_Mahe_Framework_Plan-01-1
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POLICY
F1

Promote Place Making

GoS will adopt an inclusive and locally specific approach to creating a network of distinct and attractive local places where communities can live, work and play and which support sustainable growth. This will enhance and complement the character and assets of a place and local aspirations.

Developments should seek, where possible, to contribute to achieving the following objectives:

- strengthen the character and distinctiveness of places;
- support a strong and diverse economy;
- create inclusive communities with opportunities for all Seychellois;
- create attractive, mixed use and well serviced places;
- promote and enhance culture and heritage; and
- protect and enhance the natural environment.

12.4 Quality of place has a profound effect on the quality of people's lives. Emphasising what makes places unique is fundamental to further enhancing Mahé and its settlements. Place making is a multi-faceted approach to the planning, design and management of new development and spaces, as well as the protection and enhancement of existing assets. It is about responding to the context of a place, through an understanding of its evolution, its functionality, and its impacts. Crucially, it involves working in a collaborative way with those who live and work or have an interest in an area, to discover what their needs and aspirations are and how these can be addressed. Ultimately it is about creating good places that promote people's health, happiness, and well-being.

POLICY
F2

Support Region and District Visions

GoS will develop and support proposals which respond to the region and district visions. Local communities will be engaged in decisions relating to future development to ensure that local aspirations are addressed.

12.5 The district visions seek to reflect the Spatial Strategy and have been informed by stakeholder and community engagement, the existing role and function of settlements and future aspirations. They support the strengthening of Victoria's role as the national capital and the centre of government, finance and industry and seek to by concentrate development in existing regional centres at Anse Royale, Anse Boileau and Beau Vallon. The visions for each region and district are summarised in Table 12.1 District visions with the full visions contained in Appendix E. These visions will be kept under review over the Plan period.



District	Vision
Central Region (Greater Victoria), Mahé	
Central Region	Delivery of growth to support the creation of a Creole Capital in Victoria supported by sustainable, high quality and well serviced outer neighbourhoods.
Saint Louis	Creation of a strong, coherent, attractive and growing district, with improvements particularly to the quality of housing and residential areas.
Bel Air	Creation of a strong, growing district building on heritage and economic assets.
English River	Creation of a strong, growing district with an emphasis on new services and improved residential areas.
Les Mamelles	Creation of a stronger sense of place and identity combined with improved housing, better employment opportunities and more community facilities.
Mont Buxton	Creation of a high quality sustainable suburb with improved residential, service and employment provision.
Mont Fleuri	Creation of a growing, sustainable, mixed use area using assets to support Victoria and Mahé as the creole capital and providing an improved environment and strengthened communities.
Plaisance	Provision of a sustainable urban neighbourhood that has a stronger sense of place is well integrated into Victoria.
Roche Caiman	Support for the continued development of Roche Caiman as a sports, education and leisure hub in a green setting whilst upgrading existing residential communities.
Ile Perseverance	Creation of a strong, sustainable and well maintained community with a sense of pride and ownership, supported by improved services, leisure activities, public transport and employment opportunities.
Ile du Port	Creation of an attractive, high amenity, new international government and trade hub for Seychelles that reduces pressures for development in central Victoria and the existing port.
Eden Island	Continued creation of an international leisure and business destination that provides accommodation for international leisure and business visitors and a wide leisure offer for all Seychellois.
Ile Aurore	Delivery of a state of the art attractive and sustainable new settlement of mixed communities that maximises the benefits of its coastal location and green environment. The settlement should have strong links to Anse Etoile.

Table 12.1 District visions

District	Vision
East and South Region, Mahé	
East and South	Creation of an increasingly prosperous and high quality regional centre supported by a network of local centres that deliver growth anchored by key infrastructure including the Seychelles International Airport, UniSey and Anse Royale Hospital, set within a protected rural area.
Cascade	Creation of a well-structured, attractive mixed use service centre comprising strategic employment areas and good quality and well-serviced residential areas.
Pointe Larue	Creation of a priority area for community focused revitalisation, through a strengthened service offer, improved infrastructure and public realm and local 'capacity building'.
Anse aux Pins	Integration of the existing centre with development at Ile Soleil to provide a stronger and more sustainable local centre.
Au Cap	Preservation of the unique rural character of the district comprising small settlements, strong local communities and strategically significant sporting, heritage cultural and environmental features.
Anse Royale	Anse Royale is proposed become the second growth centre after Victoria with a local economy based on agriculture, education and health.
Takamaka	Preservation of the unique and wild character through residential development to meet local community needs and low key tourist development that supports the environment.
West Region, Mahé	
West Region	Maintenance of the existing unique, wild and natural environment with limited eco developments and strengthening of local centres.
Baie Lazare	Creation of distinct centre to meet local needs and provide a regional centre for arts and crafts with limited eco development elsewhere in the district.
Anse Boileau	Creation of a stronger, sustainable regional centre to support the West Region within existing settlement boundaries.
Grand Anse	Maintenance of a service centre for local and small scale eco-tourism within a predominantly agricultural and forestry area.
Port Glaud	Maintenance of a low impact or eco-tourism area and development of area as a 'gateway' to the Morne Seychelles National Park and Marine Parks.
North Region, Mahé	
North Region	Maintenance and management of the quality and popularity of Seychelles largest resort for all users, within the identified limited additional 'carrying capacity'. Provision of an improved offer to capture more local value and improve servicing for visitors and Seychellois.
Bel Ombre	Maintenance of a low key tourist offer and meeting of local housing needs.
Beau Vallon	Maintenance of an internationally renowned tourist area and a prosperous and well serviced community with improved facilities.
Glacis	Maintenance of a predominantly residential area which respects adjoining vegetation and coastline.
Anse Etoile	Creation of a sustainable Victoria suburb and integration with developments at Ile Aurore.

POLICY
F3

Support Urban Growth Boundaries and Settlement Centres

The prime focus for development should be within the urban growth boundaries identified in the Urban Growth Boundaries Framework Plan.

Primary office and retail space should be located in the national centre. For regional and local centres, office, retail, community facilities and small and medium enterprise industrial development should be located within the regional and local centre boundaries identified in the Urban Growth Boundaries Framework Plan.

Development may be permitted outside of the urban growth boundaries and within strategic gaps where they:

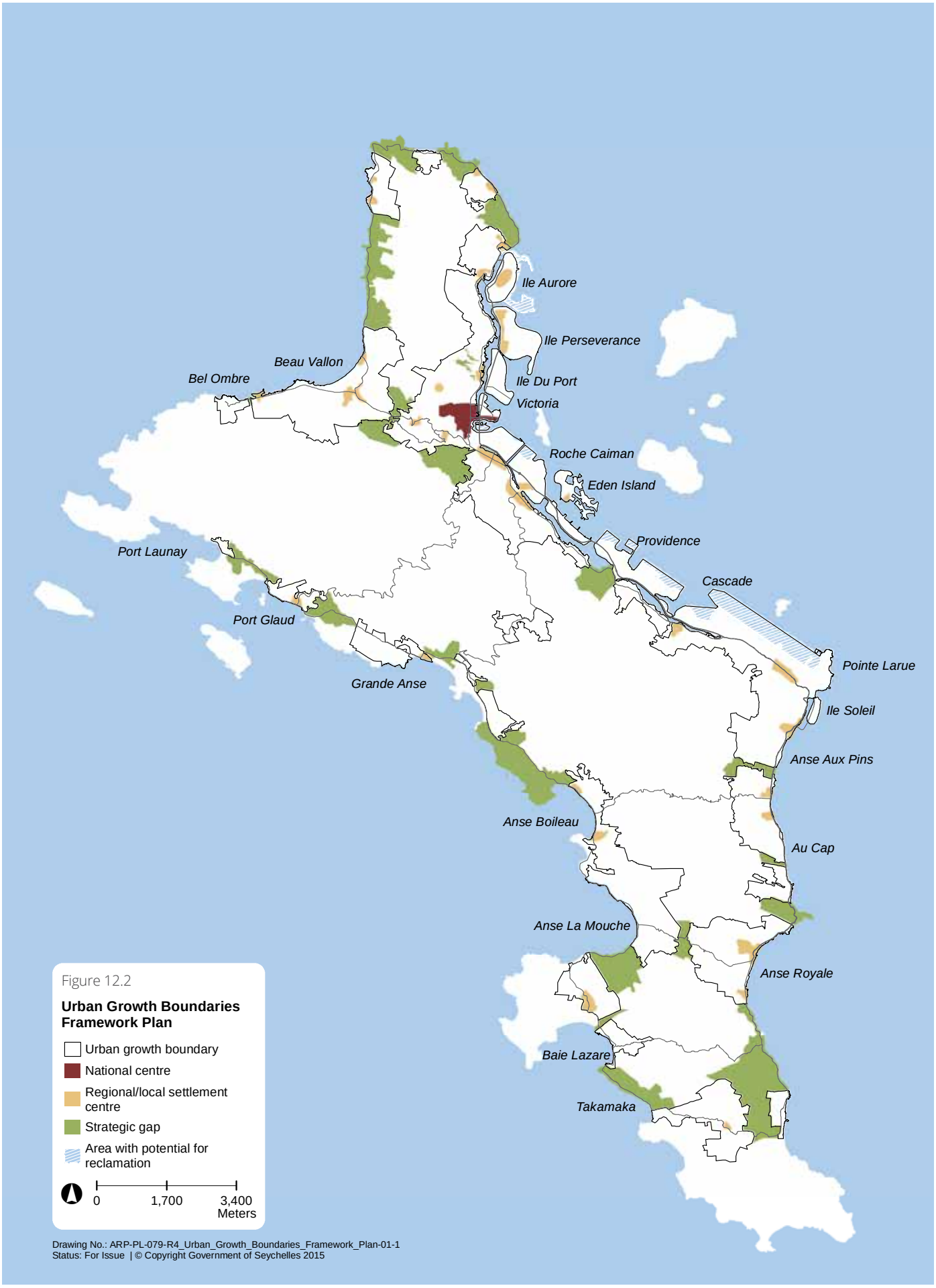
- are consistent with principles of sustainable development and environmental protection;
- comply with the requirements of Policy EV1;
- do not result in an adverse change in the character of the locality; and
- are sympathetic to the surrounding environment.

Non-residential developments should also demonstrate that proposals will not result in adverse transport impacts or undermine the viability of existing adjacent settlement centre(s).

12.6 Policy SP4 seeks to ensure that sufficient land is made available for growth, including through intensifying the level of development within settlements. Figure 12.2 defines urban growth boundaries for all settlements in Mahé, within which higher density development will be promoted. The urban growth boundaries also seek to create a hard and permanent boundary to each settlement which will be durable over the life of the Plan in order to reduce sprawl.

12.7 Development may be permitted outside of the urban growth boundaries. It is expected that such proposals will be limited in scale and extent, be low profile, low density and not require significant engineering or earthworks. Buildings should generally be below tree height and comprise materials which blend rather than standout in the landscape. Construction using natural materials and a palette of natural and earth type colours should be adopted. Development should also conform to more specific design guidance issued by GoS.

12.8 Settlement centres represent the most appropriate locations for development. They should provide the focus for community activities and provide for (as a minimum depending on whether they are local or regional centres) day-to-day retail, community facility and industrial uses to meet local needs. Settlement centres should also provide areas for the community to meet and socialise. These spaces should be designed, developed and delivered in conjunction with the local community to ensure their aspirations are realised. Where a split settlement centre is shown in Figure 12.2, the most appropriate location for office, retail, community facilities or small and medium enterprise industrial space should be identified on a case by case basis.


Ile Aurore
Ile Perseverance
Beau Vallon
Bel Ombre
Ile Du Port
Victoria
Roche Caiman
Eden Island
Providence
Port Launay
Cascade
Port Glaud
Pointe Larue
Grande Anse
Ile Soleil
Anse Aux Pins
Anse Boileau
Au Cap
Anse La Mouche
Anse Royale
Baie Lazare
Takamaka
Figure 12.2
Urban Growth Boundaries Framework Plan
Urban growth boundary
National centre
Regional/local settlement centre
Strategic gap
Area with potential for reclamation
0
1,700
3,400
Meters
Drawing No.: ARP-PL-079-R4_Urban_Growth_Boundaries_Framework_Plan-01-1
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Employment Framework

12.9 The Employment Framework Plan (Figure 12.3) identifies the locations for developments in accordance with Policies E2, E8 to E12 and E16. In addition a number of Mahé-specific policies are presented relating to the blue economy and industrial land.

POLICY
ME1

Support Growth of the Fishing Industry

Land to the east of Ile du Port and identified in the Employment Framework Plan will be protected for the consolidation and expansion of the Fishing Port for industrial and semi-industrial fishing. This land is considered suitable for cold storage and fish processing facilities, salt storage, warehousing and other commercial activities related to the fishing port.

The replacement or relocation of the existing tuna factory will be supported in the long term, subject to the development of replacement or higher value fish processing activities on Ile du Port.

Land based developments which support industrial and semi-industrial fishing will be supported at land to the west of Providence as identified in the Employment Framework Plan and the Providence Framework Plan.

Land based developments which support artisanal fishing will be supported at existing facilities at Victoria, Bel Ombre, Providence, Anse Royale and Anse la Mouche and where the need for future facilities is identified.

Aquaculture will be permitted at Ile Romainville and the surrounding waters subject to an Environmental Impact Assessment and mitigation measures to ensure that any development:

- will not restrict access to the Port of Victoria;
- will not restrict the operation of the wind turbines on Ile Romainville; and
- makes provision for the development of a solar farm on Ile Romainville in accordance with Policy MCC2.

12.10 The expansion of fishing port facilities at Zone 14 on Ile du Port will allow for the co-accommodation of cold storage and fish processing facilities, as well as other related commercial activities, helping Seychelles move up the value chain and increase the value of the final product retained in-country. GoS will therefore safeguard the land at Zone 14 for use in conjunction with the Fishing Port in recognition of the importance of this sector to economic growth.

12.11 Should development at Zone 14 come forward in a staggered or piecemeal way, there may be scope for interim storage uses which make best use of the land providing that they do not preclude or prevent port works in the future.

12.12 Existing industrial and semi-industrial fishing facilities should remain on Providence and may have the potential to expand subject to further land reclamation, if proposed adjacent to the existing site.

12.13 To support a diverse and socially inclusive fishing sector, it is necessary to protect the marinas, jetties and cold stores for use by the artisanal fishing industry and support improved facilities for artisanal fisherman at appropriate locations. This includes at the existing jetties identified in the Policy.

12.14 The development of aquaculture on Mahé should seek to support the wider growth of the sector across the country. Aquaculture activities will be supported on Ile Romainville and the surrounding waters subject to the conditions identified in the Policy. There is a medium to long term aspiration to locate storage and landing facilities associated with aquaculture and mariculture at Seychelles International Airport. This aspiration should be considered within the context of airport expansion plans.



POLICY
ME2

Protect Industrial Land

Outside of the strategic industrial locations identified in Policy E10, industrial uses will be supported where they are located within or adjacent to settlement centres in accordance with Policy F3, subject to the consideration of residential amenity.

Expansion of industrial land will be supported in locally significant industrial locations at:

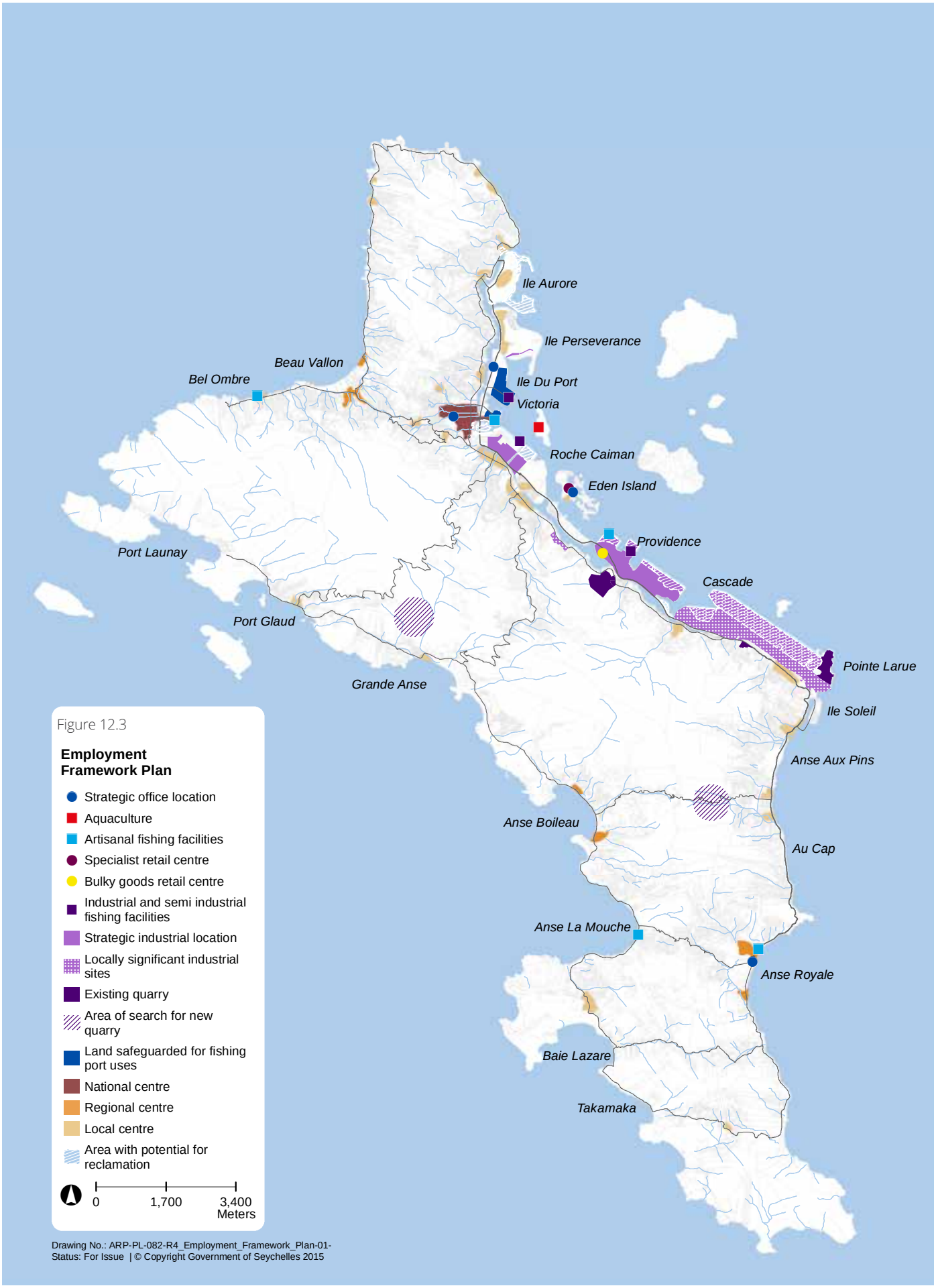
- Pointe Larue for airport related uses;
- Anse des Genets; and
- Le Rocher.

12.15 A limited provision of premises to meet the needs of small and medium enterprises, is needed across settlements on Mahé to meet local needs for small businesses and other local workshop needs. It is expected that this growth will be located within or adjacent to settlement centres in accordance with the requirements of Policy F3. Districts where additional industrial land for SMEs is likely to be required include:

- Anse aux Pins.
- Anse Boileau.
- Anse Royale.
- Au Cap.
- Baie Lazare.
- Grand Anse.
- Plaisance.

12.16 Provision is also made in the Employment Framework Plan (Figure 12.3) at locally significant industrial locations at Seychelles International Airport, Anse de Genets and Le Rocher.

12.17 It is understood that all industrial land will be managed by the Industrial Estates Authority.



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Tourism Framework

12.18 The Tourism Framework Plan (Figure 12.4) identifies locations for different types of tourism activity in accordance with Policies E3 to E7 for tourist attractions and tourism accommodation. It also provides further guidance on the implementation of:

- Policy E6, including locations where tourism attractions are located on Mahé, which include:
  - night-time leisure, retail, dining and entertainment offer in Victoria, Beau Vallon, Eden Island, Baie Lazare, Anse Royale, Au Cap, Anse Boileau, Port Glaud and Grande Anse;
  - cultural and heritage experiences at Victoria, Baie Lazare, Au Cap and at North East Pointe;
  - nature-based and adventure activities in the island's interior; and
  - nature based development in Port Glaud, which supports creation of a 'gateway' to the Morne Seychelles National Park.
- Policy E7, including locations where marine tourism activities are located on Mahé. This includes facilities for yachting and non-motorised water sports in Greater Victoria, Beau Vallon, Bel Ombre and Ile Soleil.

12.19 In addition, Mahé-specific policies are presented relating to tourism accommodation within hospitality opportunity areas and long term review of tourism sites.



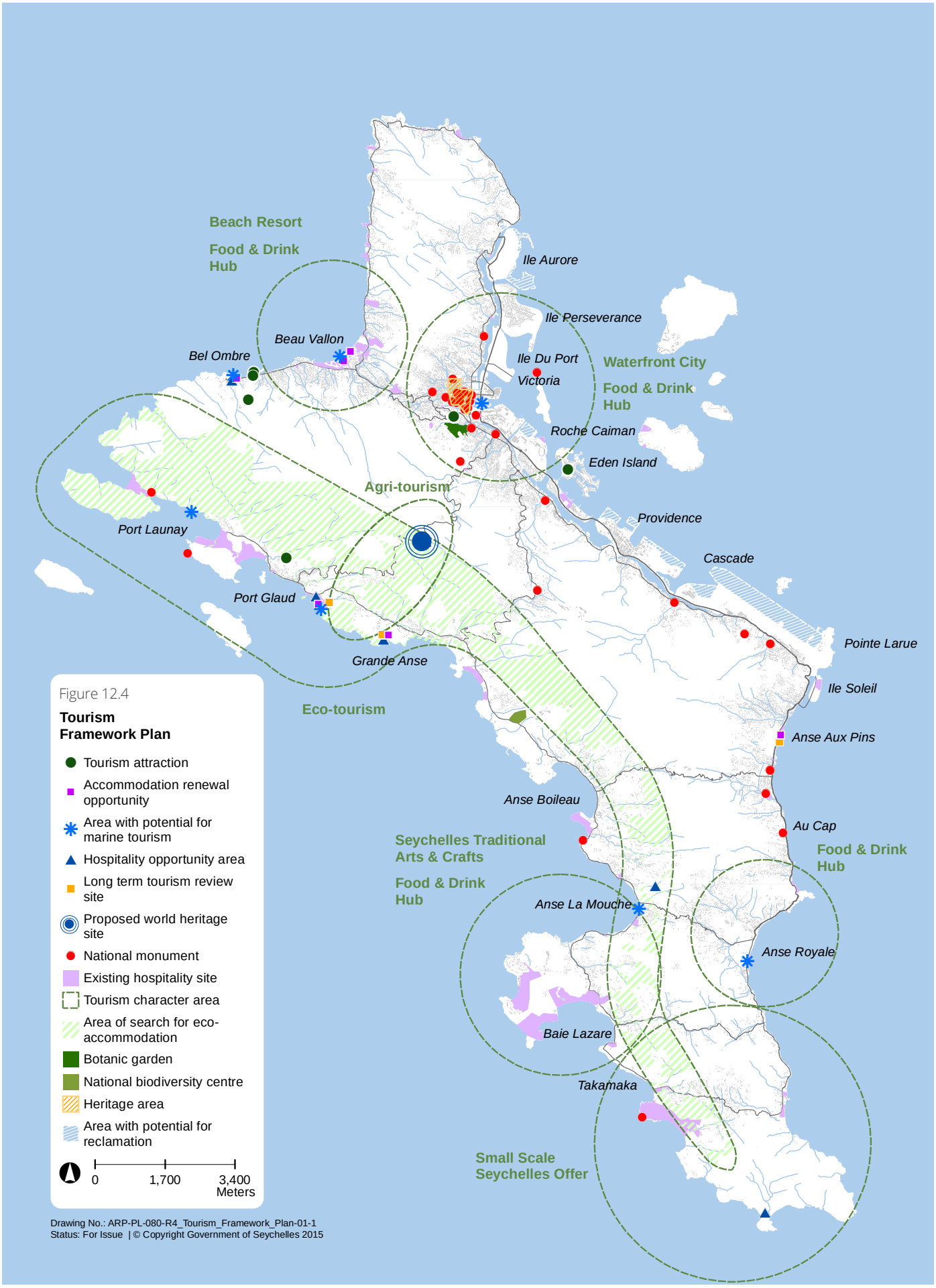


Figure 12.4

Tourism Framework Plan

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POLICY
ME3

Support Tourism Accommodation in Hospitality Opportunity Areas

GoS will support tourism accommodation proposals at the following hospitality opportunity areas where they accord with the Tourism Character Areas, spatial distribution of growth identified in Policy SP3 and other policies in the Plan:

- Anse La Mouche site, Anse Boileau.
- Police Bay site, Takamaka.
- Danzil site, Bel Ombre.
- Equator Hotel site, Port Glaud.
- Mahé Beach Hotel site, Port Glaud.

12.20 Hospitality opportunity areas have been identified by stakeholders as areas which may require additional guidance to ensure that proposals meet the aims and aspirations of the Plan. Any proposals will be subject to policies BV1, AB1, AB2 and MEV4.

POLICY
ME4

Support Long Term Review of Tourism Sites

If in the medium term (10-20 years) tourism development does not come forward at the Reef Hotel, Mahé Beach Hotel, Equator Hotel and Danzil sites (as identified in the Tourism Framework Plan), GoS will work with the landowners to review and bring forward proposals for alternative uses.

12.21 It is important that the sites allocated for tourism uses remain realistic, are aligned with the requirements of the market, and do not restrict the development of other uses which might be more appropriate on that site. Therefore, the sites identified in the Policy will be subject to review to ensure they are brought forward for development.



Agriculture Framework

12.22 The Agriculture Framework Plan (Figure 12.5) identifies land in agricultural use in Mahé, which should be protected for that purpose in accordance with Policies E13, E14 and E15. It also provides further guidance on the implementation of:

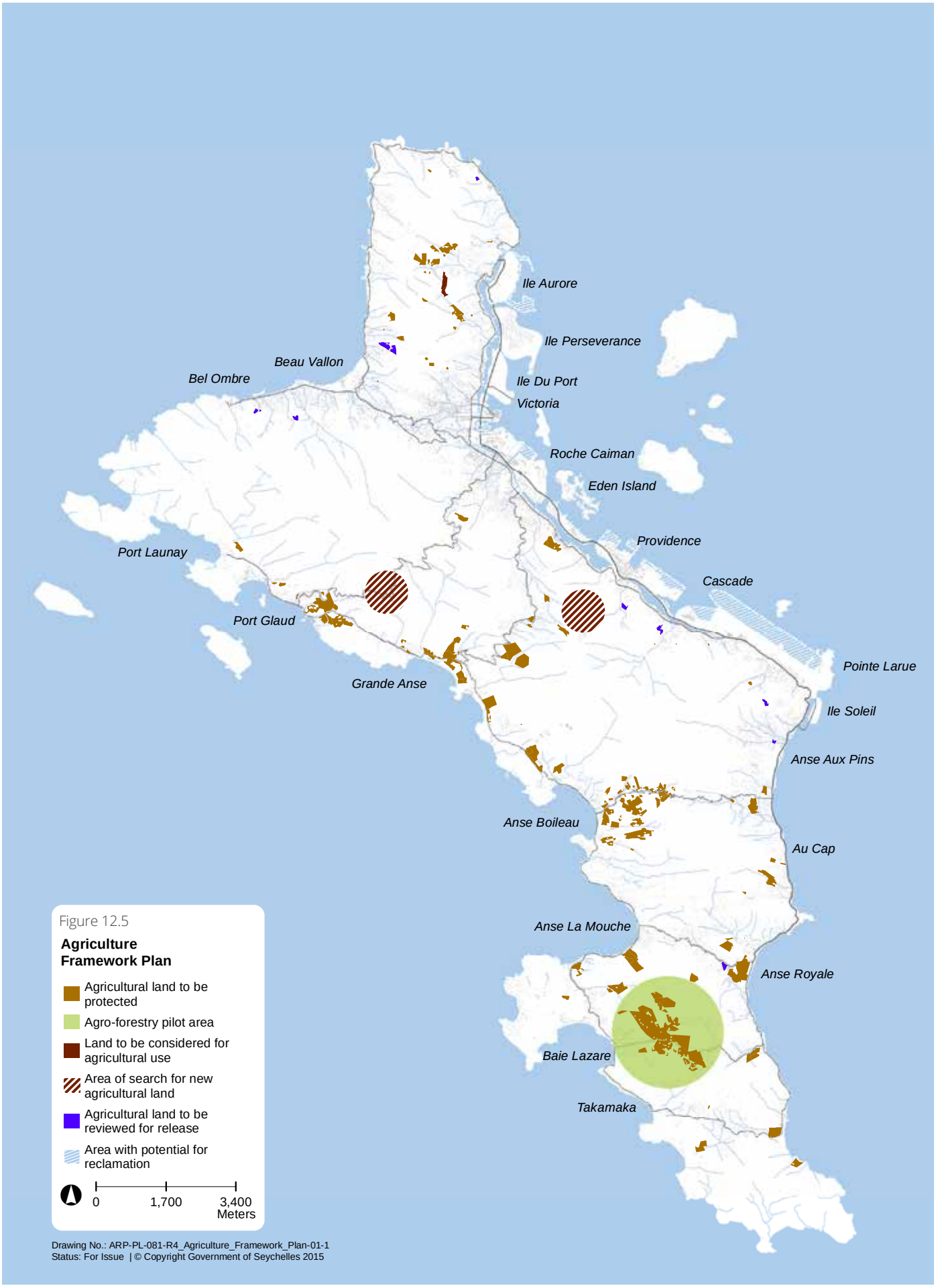
- Policy E13 in terms of increasing agricultural production and the amount of land in agricultural use. The Framework Plan defines areas of search for new agricultural land in the districts of Cascade and Grand Anse.

- Policy E14 in terms of the presumption against the release of agricultural land for alternative uses in order to maintain a productive agricultural sector. The Framework Plan identifies:

  - land in existing agricultural use, which should be protected; and

  - areas in Beau Vallon, Anse Royale Bel Ombre, Glacis, Cascade and Anse aux Pins where there may be potential for a limited release of land in agricultural use subject to a full review of its suitability against the criteria set out in Policy E14.

- Policy E15 in terms of supporting agro-forestry. The Framework Plan identifies the existing agro-forestry pilot project area in Baie Lazare.

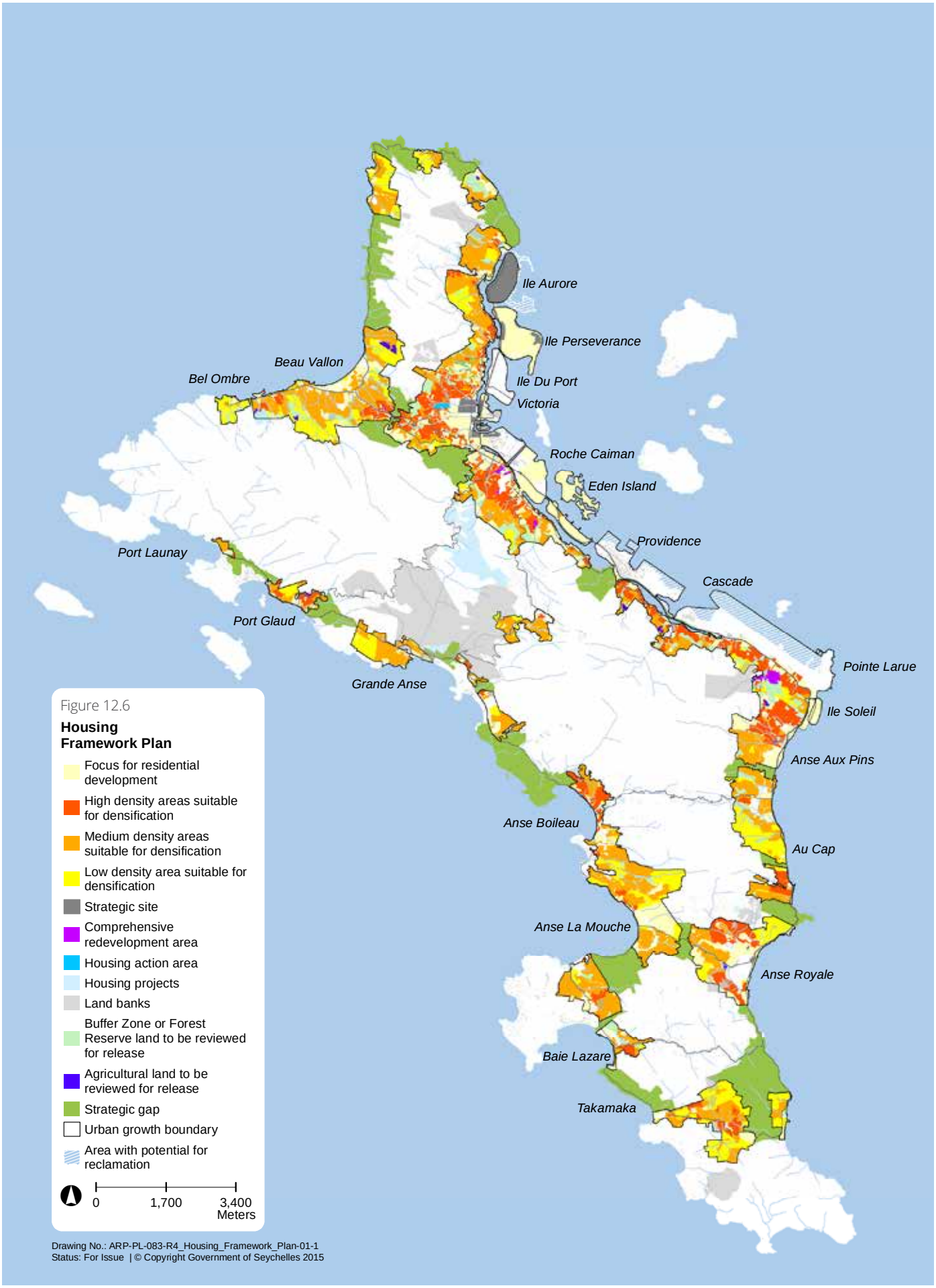

Ile Aurore
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Eden Island
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Port Launay
Cascade
Port Glaud
Pointe Larue
Grande Anse
Ile Soleil
Anse Aux Pins
Anse Boileau
Au Cap
Anse La Mouche
Anse Royale
Baie Lazare
Takamaka
Figure 12.5
Agriculture Framework Plan
Agricultural land to be protected
Agro-forestry pilot area
Land to be considered for agricultural use
Area of search for new agricultural land
Agricultural land to be reviewed for release
Area with potential for reclamation
0
1,700
3,400
Meters
Drawing No.: ARP-PL-081-R4_Agriculture_Framework_Plan-01-1
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Housing Framework

12.23 The Housing Framework Plan (Figure 12.6) identifies locations for residential development on Mahé in accordance with Policy H2. It also provides further guidance on the implementation of:

- Policy H6 in terms of the locations where revised densities should be considered. Within urban growth boundaries the Framework Plan identifies the following areas:
  - **Focus for residential development**: identifies those locations within the urban growth boundary where residential development should be focused and is in principle considered appropriate.
  - **High density areas suitable for densification:** areas currently characterised by high density housing, where future densification is appropriate. In locations close to the settlement centre, use of apartment-style typologies will be supported where they are in keeping with the character and function of the area.
  - **Medium density areas suitable for densification:** areas currently characterised by medium density housing, where future intensification is supported.
  - **Low density areas suitable for densification:** areas currently characterised by low density housing, where future intensification is supported.
- Guidance, by district, on the development of these areas including appropriate building typologies which would support densification and intensification and suggested revisions to the existing Land Use Plan guidelines are presented in Appendix C. Outside of the urban growth boundaries development should comply with the requirements of Policy F3.
- Policy H7 including the locations for Land Bank and Housing Projects.
- Policies H8 and E14 in terms of the non-statutorily protected Forest Reserves and Buffer Zones and agricultural land which could potentially be considered for release should it not be possible to identify a five year housing land supply.

12.24 In addition, Mahé-specific policies are presented relating to long term comprehensive redevelopment and housing action areas.


Ile Aurore
Ile Perseverance
Beau Vallon
Bel Ombre
Ile Du Port
Victoria
Roche Caiman
Eden Island
Providence
Port Launay
Cascade
Port Glaud
Pointe Larue
Grande Anse
Ile Soleil
Anse Aux Pins
Anse Boileau
Au Cap
Anse La Mouche
Anse Royale
Baie Lazare
Takamaka
Figure 12.6
Housing Framework Plan
Focus for residential development
High density areas suitable for densification
Medium density areas suitable for densification
Low density area suitable for densification
Strategic site
Comprehensive redevelopment area
Housing action area
Housing projects
Land banks
Buffer Zone or Forest Reserve land to be reviewed for release
Agricultural land to be reviewed for release
Strategic gap
Urban growth boundary
Area with potential for reclamation
0
1,700
3,400
Meters
Drawing No.: ARP-PL-083-R4_Housing_Framework_Plan-01-1
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POLICY
MH1

Support Long Term Comprehensive Redevelopment Areas

GoS will work with partners to promote and deliver comprehensive upgrading and redevelopment of GoS housing estates including in the following areas as identified in the Housing Framework Plan:

- Nageon Estate (Pointe Larue).
- Lower Les Mamelles (Les Mamelles).
- Corgate Estate and Ken Guard Estate (Mont Fleuri/Plaisance).
- Belvedere Housing Society (Plaisance).
- Forêt Noire (Port Glaud).
- Pascal Village Housing Society (Beau Vallon).

12.25 GoS is committed to working with partners to promote and deliver sustainable redevelopment of existing substandard residential areas. It is recognised that these redevelopment projects represent long term projects and therefore any proposals should be developed in collaboration with the communities currently living and using these areas. Guidance for the development of these areas is included in the suggested revisions to the existing Land Use Plan guidelines (Appendix C). Mechanisms for involving non-government partners in the delivery of these schemes are addressed in Policy IP5.

POLICY
MH2

Support Long Term Housing Action Areas

The upgrading and redevelopment of privately owned housing areas, which are reaching the end their lifetime will be supported including in Hangard Street (Saint Louis/Mont Buxton) as identified in the Housing Framework Plan.

12.26 Alongside the areas identified in Policy MH1, redevelopment of Hangard Street should be promoted. As the properties in this area are in private rather than public ownership, GoS will work with and support owners in the gradual upgrading of houses over time. Guidance for the development of Housing Action Areas is included in the suggested revisions to the existing Land Use Plan guidelines (Appendix C).



Community Facilities Framework

12.27 The Community Facilities Framework Plans (Figure 12.7 to Figure 12.10) provide further details on the number and proposed locations of community facilities required on Mahé in accordance with Policies CF1 and CF2.

POLICY
MCF1

Ensure Sites for Community Facilities

Land will be made available in the Land Use Plans to deliver the community facilities identified in the Community Facilities Framework Plans.

Where possible, new community facilities should be within or adjacent to the settlement centres in accordance with Policy F3 and be co-located or share facilities in accordance with the requirements of Policy CF3.

12.28 Table 12.2 and Table 12.3 identify the new community facilities required by district over the Plan period. In summary, these include:

- Two new secondary schools in the Central Region, at Ile Aurore (relocation of English River School) and in the Roche Caiman area, one at Anse Boileau in the West Region, and one at Ile Soleil (relocation of Pointe Larue School) in the East and South Region.
- A new health centre at Ile Perseverance in the Central Region and Anse Aux Pins/Ile Soleil in the East and South Region. In the longer term Les Mamelles and Mont Fleuri health centres should be replaced with a new intermediate health centre, the exact location for which is yet to be decided.
- New sports centres at Beau Vallon in the North Region and Anse Boileau in the West Region. The existing sports centre at the University of Seychelles in Anse Royale should be redeveloped and extended to provide a high quality regional facility for the East and South Region.
- New fire stations should be provided at Ile Perseverance for the Central Region, Anse Royale for the East and South Region and Beau Vallon for the North Region.

12.29 These facilities are vital to support both the existing and future population and it is important that land is allocated to enable them to be delivered. In addition to the provision of new community facilities, it is necessary to improve the quality of existing facilities to enable the whole population to access high quality facilities.

12.30 Community facilities should be located so that they are easily accessible to the surrounding population. They should also be located together in order to create a critical mass and maximise usage. As such community facilities are generally best located within the settlement centre. The sites allocated should be suitable for the community facility in question, for example children's play areas should be located at sites which are safe for children to access. In identifying suitable sites for community facilities GoS ministries will work collaboratively to ensure that sites are in the right location, the right size and of suitable quality for each type of community facility.

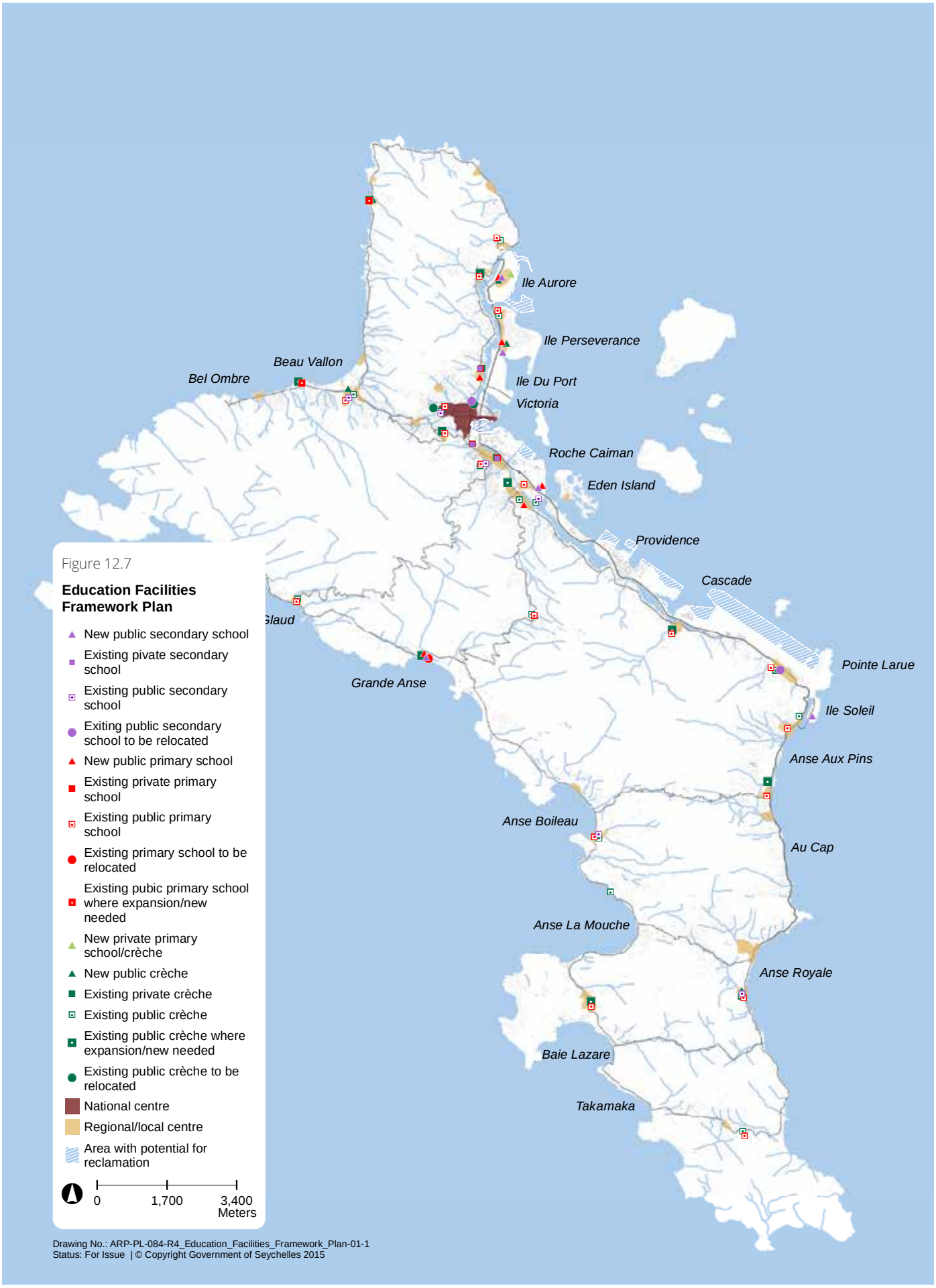
12.31 Policy CF3 establishes the principle of making efficient use of land when delivering community facilities. Opportunities for co-location and shared provision should therefore be explored including at Ile Aurore, Ile Perseverance, Ile Soleil and Roche Caiman (for an education and sports hub) and taken into account when identifying land for future facilities. Further studies will be undertaken to identify suitable sites for new facilities.

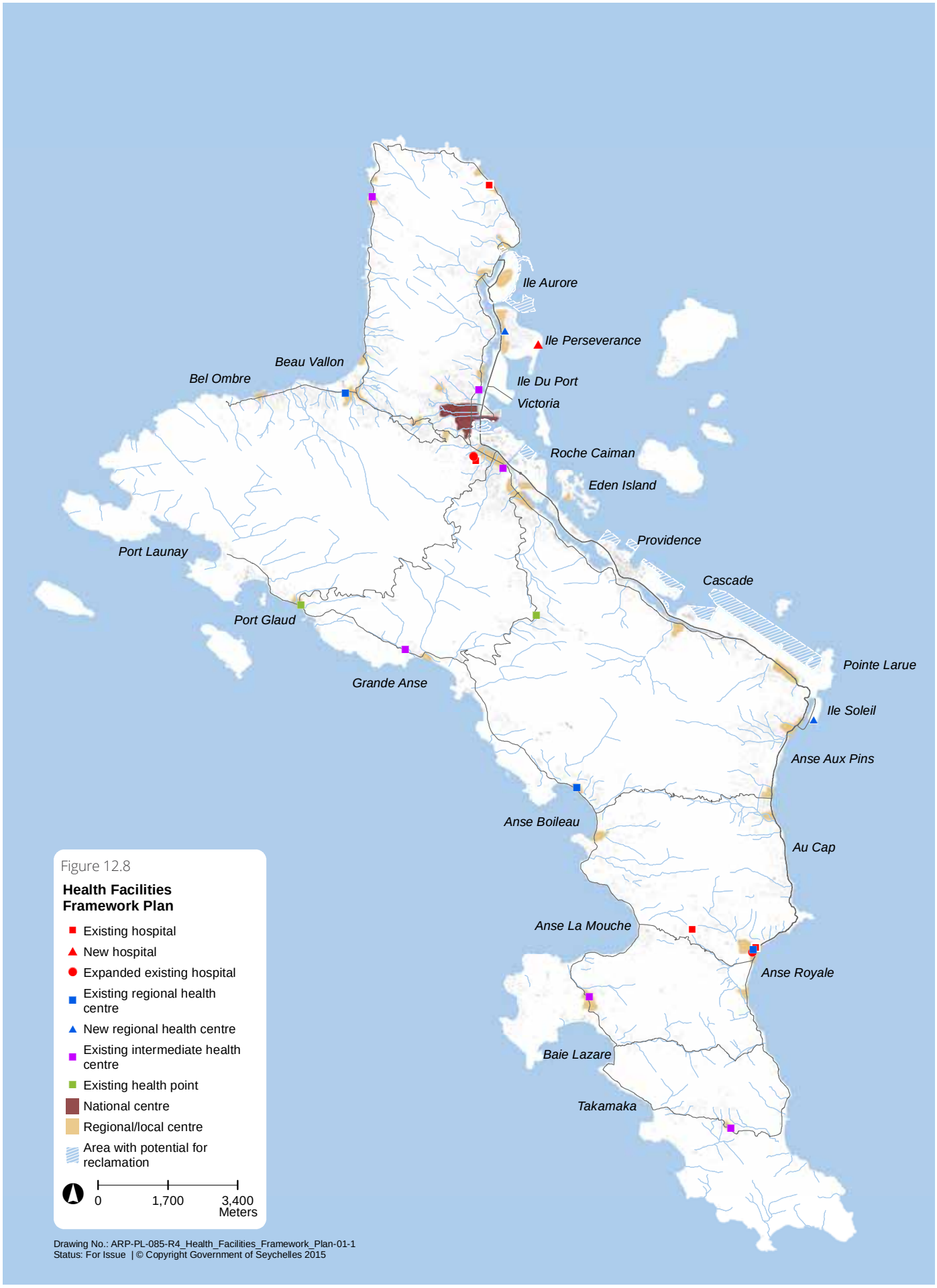
Region	Number of new secondary schools	Number of new health centres	Number of new sports centres	Number of new police stations	Number of new fire stations
Central	2	2	0	0	1
East and South	1	1	1	0	1
North	0	0	1	0	1
West	1	0	1	0	0
Total	**4**	**3**	**3**	**0**	**3**

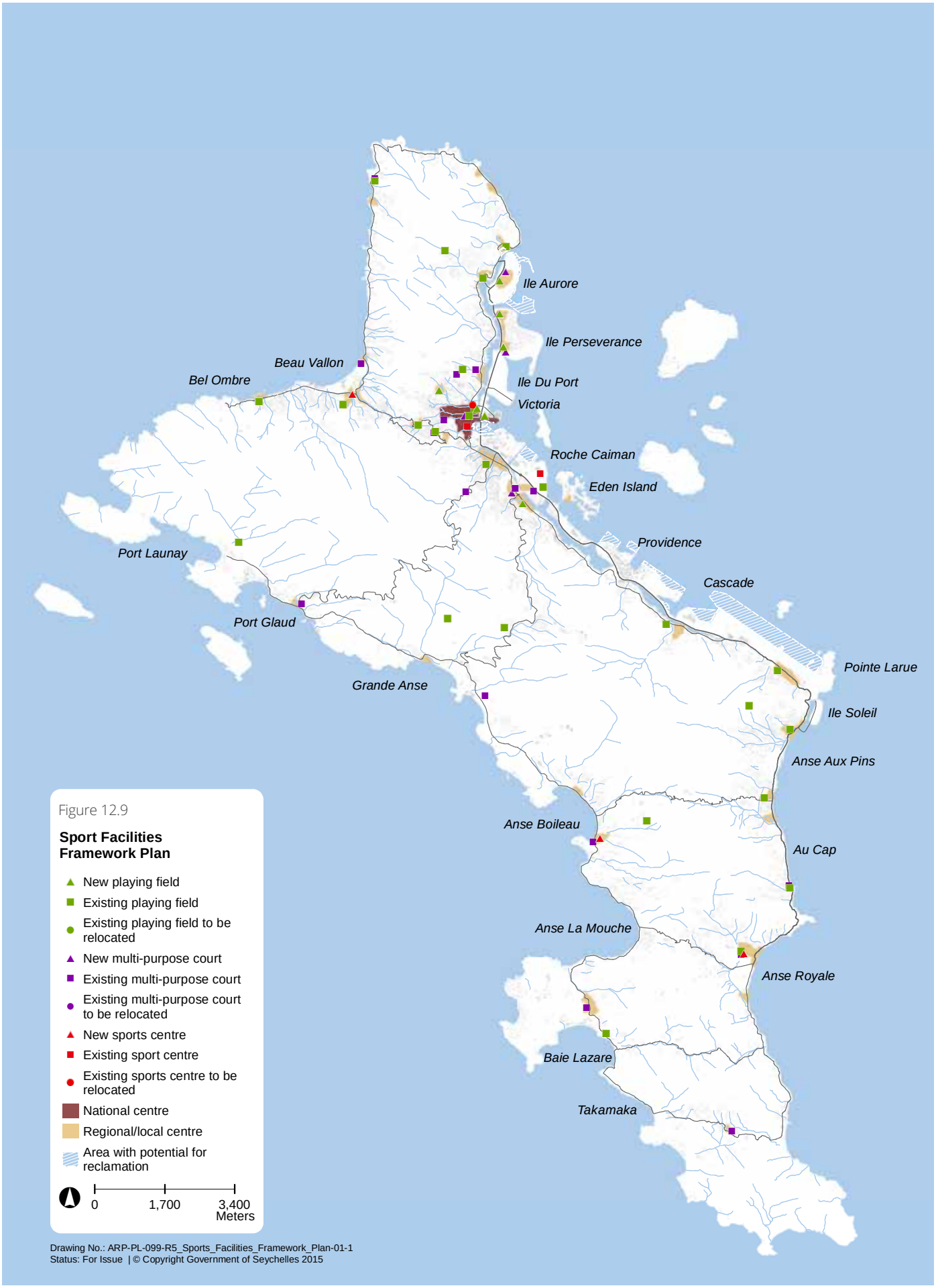
Table 12.2 Community facilities required by region over the Plan period

District	Region	Number of additional crèches required	Area where expansion/new crèche required	Number of new primary schools required	Area where expansion or new primary school will be required	Number of new community centres required	Number of playing fields required	Number of multi purpose courts required	Number of playgrounds required
Ile Aurore	Central	1	0	1	0	1	1	1	1
Bel Air	Central	0	0	0	0	0	0	0	1
Eden Island	Central	0	0	0	0	0	0	0	0
Les Mamelles	Central	0	0	1	0	0	1	0	1
Mont Buxton	Central	0	1	1	0	0	1	0	1
Mont Fleuri	Central	0	0	0	0	0	0	0	1
Ile Perseverance	Central	1	0	1	0	1	2	2	1
Ile de Port	Central	0	0	0	0	0	0	0	0
English River	Central	0	1	1	0	1	0	0	1
Roche Caiman	Central	0	0	1	0	0	0	0	0
St Louis	Central	0	0	0	0	0	0	0	0
Plaisance	Central	0	1	0	0	0	0	1	1
Cascade	East and South	0	1	0	0	0	0	0	1
Au Cap	East and South	0	1	0	0	1	0	0	1
Anse Aux Pins	East and South	0	0	0	0	0	0	0	0
Pointe Larue	East and South	0	0	0	0	0	0	0	1
Anse Royale	East and South	1	0	0	0	1	0	0	1
Takamaka	East and South	0	0	0	0	0	0	0	1
Bel Ombre	North	0	1	0	1	0	0	0	1
Beau Vallon	North	1	0	0	0	0	0	0	1
Anse Etoile	North	0	1	0	0	0	0	0	1
Glacis	North	0	1	0	1	0	0	0	1
Anse Boileau	West	0	0	0	0	0	0	0	0
Baie Lazare	West	0	1	0	0	0	0	0	0
Grand Anse Mahé	West	0	1	0	0	0	0	0	1
Port Glaud	West	0	0	0	0	0	0	0	0
Total		**4**	**10**	**6**	**2**	**5**	**5**	**4**	**18**

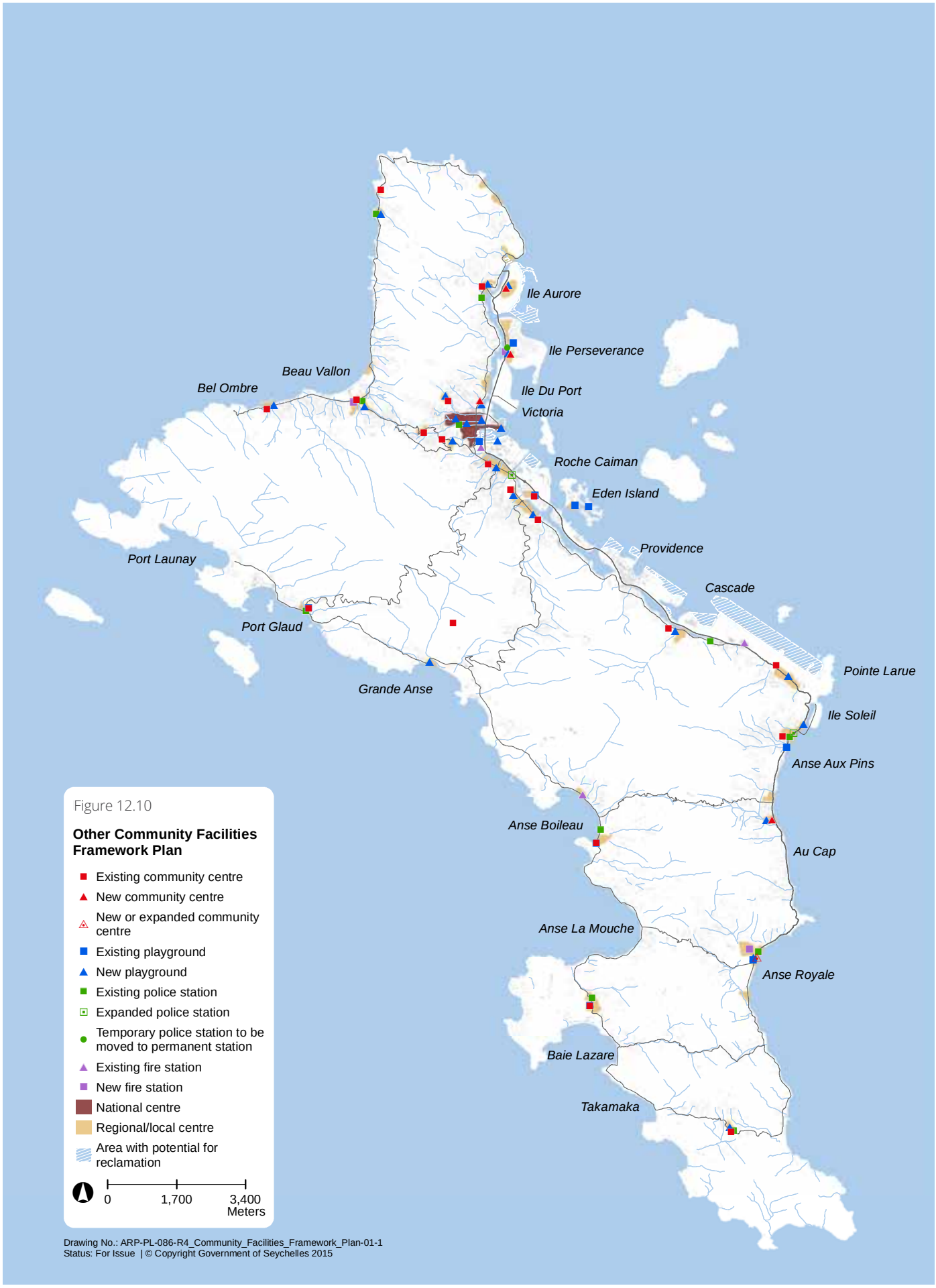
Table 11.3 Community facilities required by district over the Plan period


Ile Aurore
Ile Perseverance
Beau Vallon
Bel Ombre
Ile Du Port
Victoria
Roche Caiman
Eden Island
Providence
Cascade
Glaud
Grande Anse
Pointe Larue
Ile Soleil
Anse Aux Pins
Anse Boileau
Au Cap
Anse La Mouche
Anse Royale
Baie Lazare
Takamaka
Figure 12.7
Education Facilities Framework Plan
New public secondary school
Existing pivate secondary school
Existing public secondary school
Exiting public secondary school to be relocated
New public primary school
Existing private primary school
Existing public primary school
Existing primary school to be relocated
Existing pubic primary school where expansion/new needed
New private primary school/crèche
New public crèche
Existing private crèche
Existing public crèche
Existing public crèche where expansion/new needed
Existing public crèche to be relocated
National centre
Regional/local centre
Area with potential for reclamation
0
1,700
3,400
Meters
Drawing No.: ARP-PL-084-R4_Education_Facilities_Framework_Plan-01-1
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Ile Aurore
Ile Perseverance
Beau Vallon
Bel Ombre
Ile Du Port
Victoria
Roche Caiman
Eden Island
Providence
Port Launay
Cascade
Port Glaud
Pointe Larue
Grande Anse
Ile Soleil
Anse Aux Pins
Anse Boileau
Au Cap
Anse La Mouche
Anse Royale
Baie Lazare
Takamaka
Figure 12.8
Health Facilities Framework Plan
Existing hospital
New hospital
Expanded existing hospital
Existing regional health centre
New regional health centre
Existing intermediate health centre
Existing health point
National centre
Regional/local centre
Area with potential for reclamation
0
1,700
3,400
Meters
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Grande Anse
Ile Soleil
Anse Aux Pins
Anse Boileau
Au Cap
Anse La Mouche
Anse Royale
Baie Lazare
Takamaka
Figure 12.10
Other Community Facilities Framework Plan
Existing community centre
New community centre
New or expanded community centre
Existing playground
New playground
Existing police station
Expanded police station
Temporary police station to be moved to permanent station
Existing fire station
New fire station
National centre
Regional/local centre
Area with potential for reclamation
0
1,700
3,400
Meters
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Environment Framework

12.32 Policies EV1 to EV13 provide the policy framework for the protection, management and enhancement of the environment. The Environment Framework Plans (Figure 12.11 to Figure 12.13) provide further guidance on the implementation of the following policies:

- Policy EV1 in terms of identifying the Hierarchy of Protected Areas and the levels of protection and permitted uses to be applied:
  - Figure 12.11 identifies Category 1 land where development will not be permitted with the exception of signage, walkways and limited research facilities that are directly linked to the improvement and management of the biodiversity or cultural heritage and diversity in that local area.
  - Figure 12.12 identifies Category 2 land where limited eco-accommodation development only may be acceptable, in addition to signage, walkways and limited research facilities that are directly linked to the improvement and management of biodiversity or cultural heritage.
  - Figure 12.13 identifies Category 3 land where sensitive development may be permitted with appropriate mitigation.
- Policy EV2 in terms of identifying areas with potential for land reclamation subject to the incorporation of measures to protect the environment, mitigate climate change impacts and create resilient landscapes.
- Policy EV3 in terms of the designation of Linking Habitat Areas. Figure 12.11 identifies an indicative linking habitat area between Key Biodiversity Areas.
- Policy EV5 in terms of river and habitat restoration and management. Figure 12.12 identifies river reserves, ecologically sensitive areas, marine and terrestrial National Parks and identified turtle nesting beaches.
- Policy EV7 in terms of creating an eco-tourism and cultural heritage destination. Figure 12.12 and Figure 12.13 identify areas where limited or sensitive eco-tourism development may be permitted.

12.33 The following policies are specific to Mahé in terms of the creation of a network of open spaces in Mahé; establishment of a National Park Visitor Centre at Port Glaud, the control of development and future uses and the protection of the environment at Cap Ternay and Police Bay.

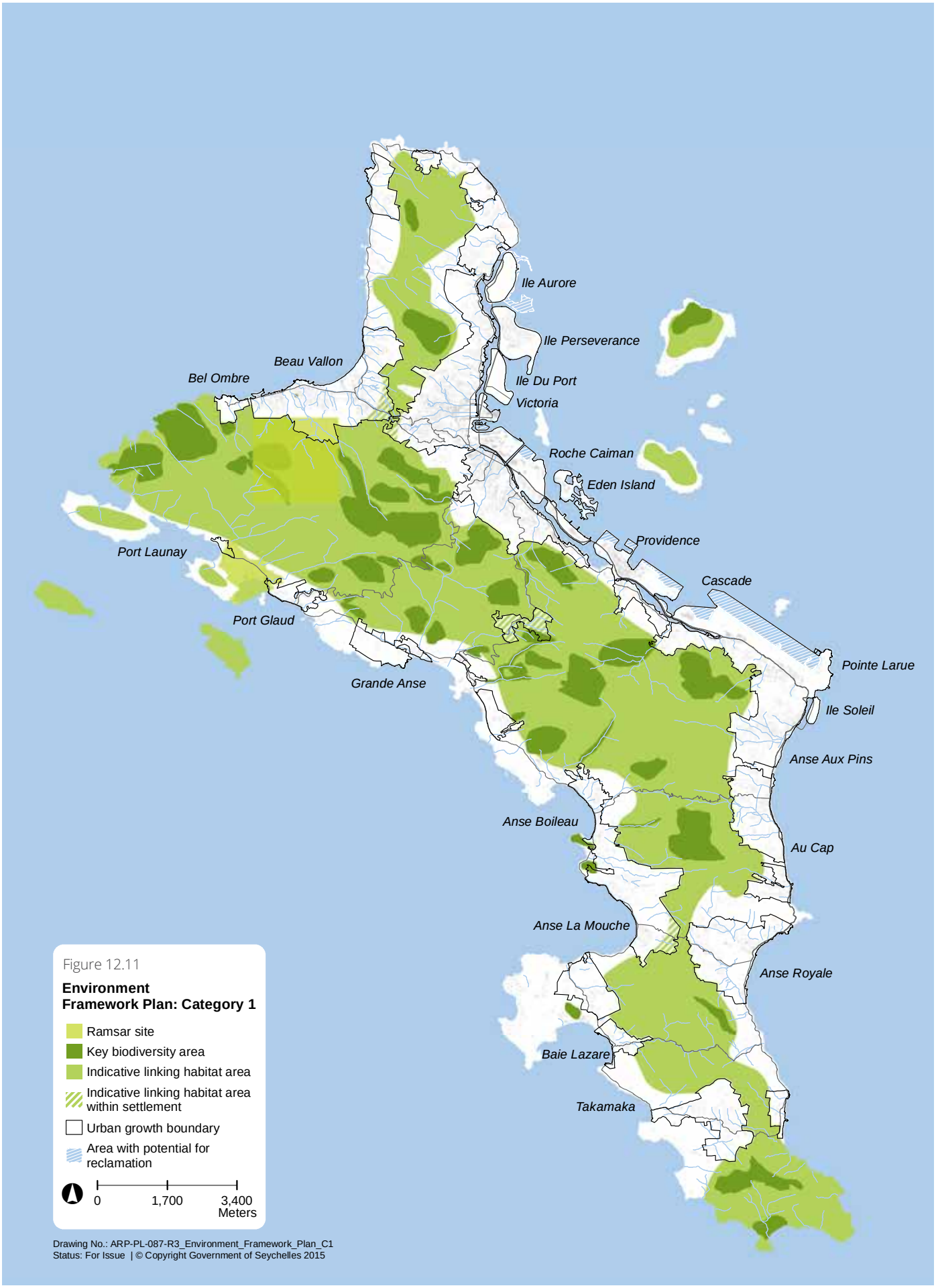
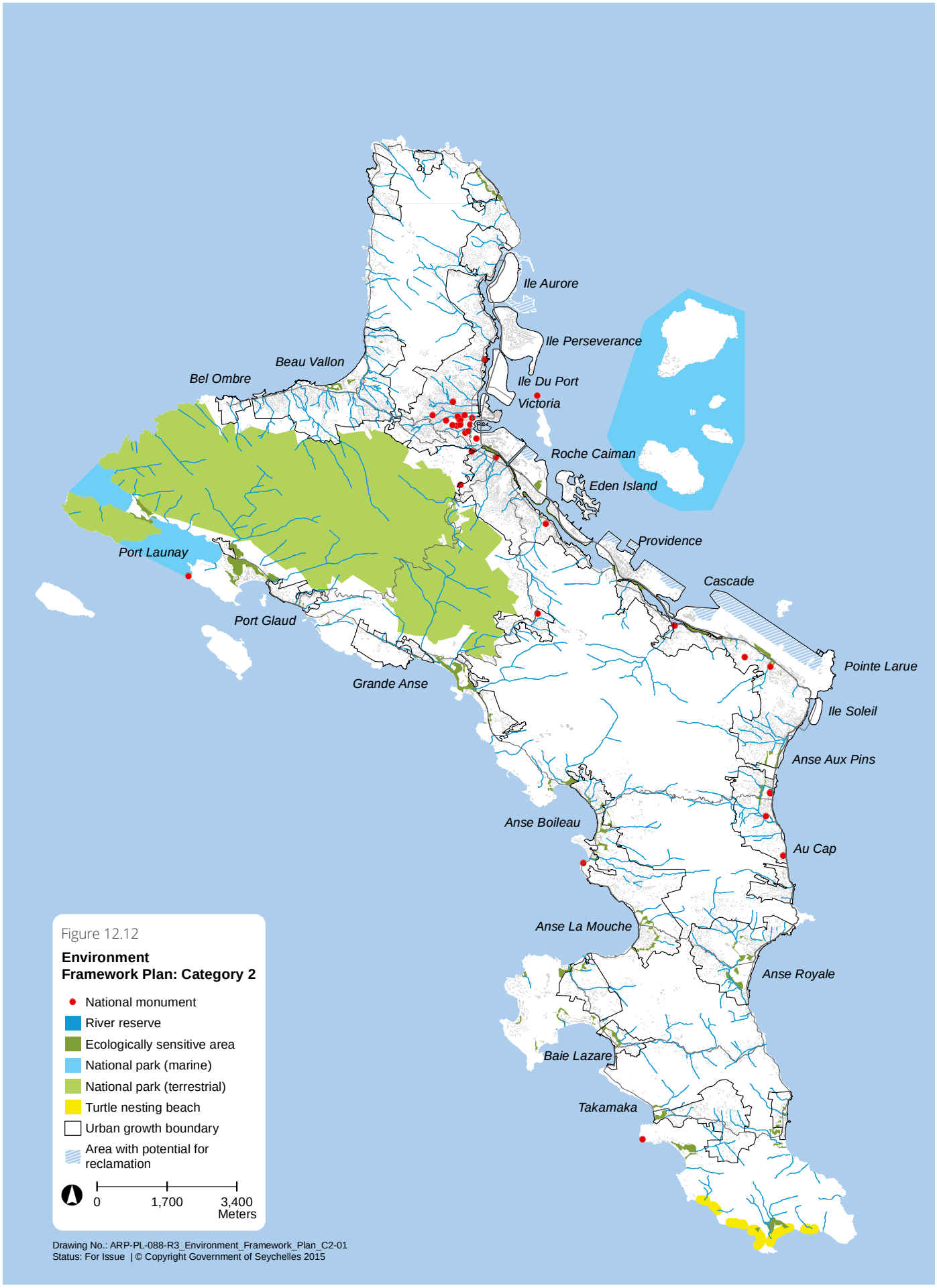


Figure 12.11

Environment Framework Plan: Category 1

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Cascade
Port Glaud
Pointe Larue
Grande Anse
Ile Soleil
Anse Aux Pins
Anse Boileau
Au Cap
Anse La Mouche
Anse Royale
Baie Lazare
Takamaka
Figure 12.12
Environment
Framework Plan: Category 2
National monument
River reserve
Ecologically sensitive area
National park (marine)
National park (terrestrial)
Turtle nesting beach
Urban growth boundary
Area with potential for reclamation
0
1,700
3,400
Meters
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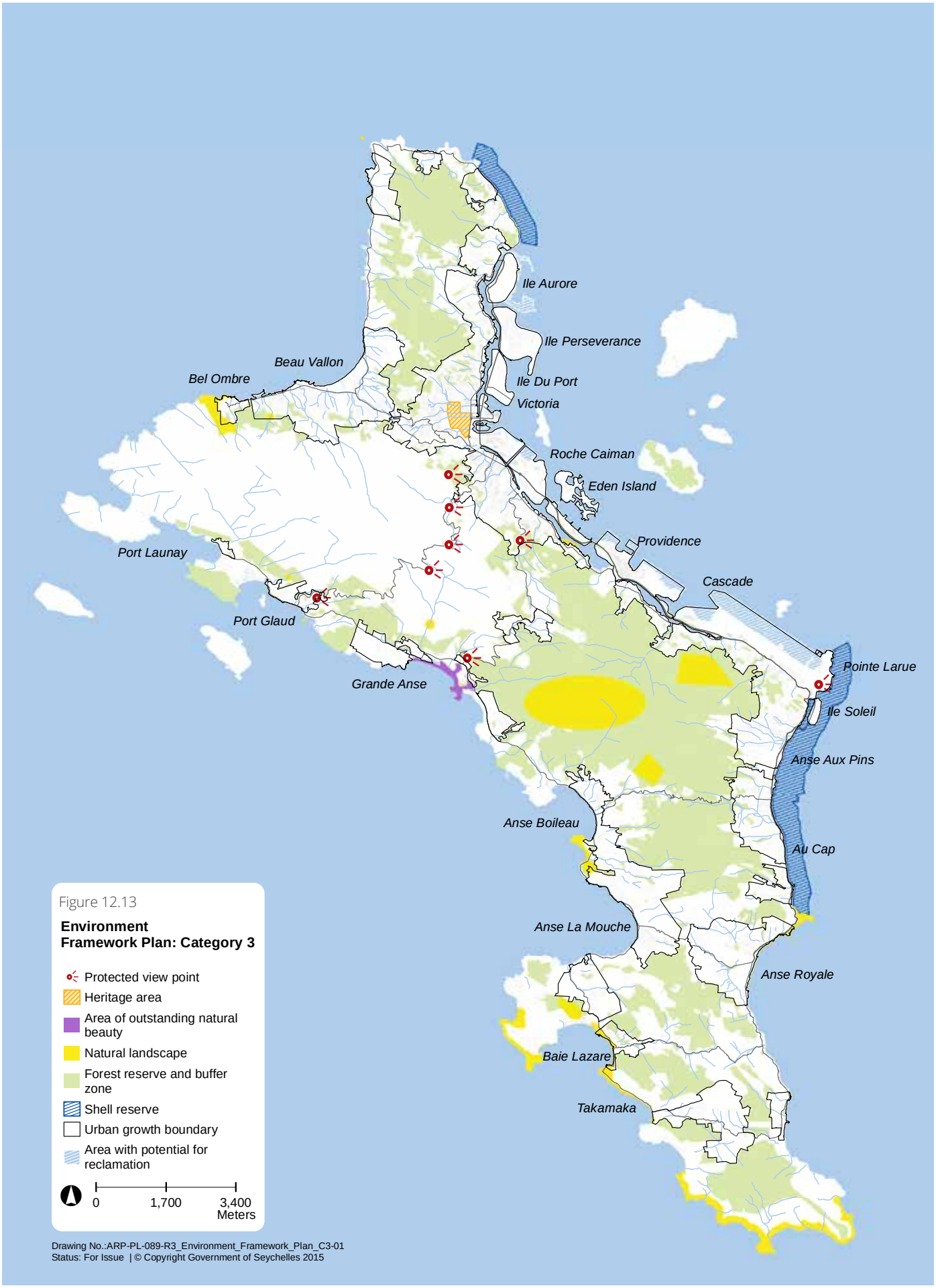


Figure 12.13

Environment Framework Plan: Category 3

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POLICY
MEV1

Create a Network of Open Spaces

GoS will work with partners to develop a network of multi-functional connected open spaces and recreational areas on Mahé.

Coastal protection measures including at Beau Vallon, Bel Ombre, Grand Anse, Anse Boileau and Anse Royale will be designed in accordance with Policy EV2 and will provide multi-functional public open space.

12.34 A hierarchy of multi-functional and connected open spaces will be developed which protect and enhance biodiversity value and flood mitigation as well as providing opportunities for recreational, amenity and educational use. Coastal protection provides the opportunity for soft engineering solutions which create attractive waterfront open spaces such as at Anse la Mouche.



POLICY
MEV2

Create a New National Park Visitor Centre

A site will be identified for a National Park, Ramsar and Marine Park Visitor Centre at Port Glaud.

The Visitor Centre will be required to:

- minimise impacts on the environment through appropriate scale, design and siting;
- be integrated with the surrounding landscape; and
- employ sustainable construction methods including low impact materials, renewable energy sources and rainwater harvesting.

The Visitor Centre will include:

- an information centre;
- interpretation and exhibition space;
- catering and specialist retail facilities;
- visitor parking; and
- access to network of walking trails.

12.35 The Morne Seychellois National Park, Ramsar site and Baie Ternay Marine National Park are important attractions for Seychellois and tourists but there is a lack of good quality visitor facilities at the present time. The creation of a new National Park Visitor Centre in Port Glaud will provide a gateway to the National Park, local Ramsar and Marine National Park and will provide the opportunity for new interpretation and visitor facilities. Development of the new facilities will be sensitively designed and integrated with the natural landscape.

POLICY
MEV3

Protect Cap Ternay

Proposals for development in the Cap Ternay area will be required to comply with Policy EV1 and to:

- minimise impacts on the environment through appropriate scale, design and siting;
- protect the coastal and marine environment and incorporate any necessary mitigation measures;
- provide for public access through a network of walking routes connecting the coast and the national park;
- employ sustainable construction methods, including low impact materials, renewable energy sources and rainwater harvesting;
- enhance biodiversity through preparation of management and habitat restoration plans; and
- contribute to the costs of management of the Morne Seychellois National Park and Baie Ternay Marine National Park.

Development proposals will be assessed in accordance with Policy EV1 and will be subject to Environmental Impact Assessment.

A full ridge to reef survey at the site and in the wider area will be required to inform the production of the management and habitat restoration plans for the site and the management of the Marine National Park.

12.36 Cap Ternay is located within the Morne Seychellois National Park and the Baie Ternay Marine National Park. Any proposals within or in the vicinity of this area should be of an appropriate scale, design and siting to minimise environmental impacts and incorporate measures to protect the coastal and marine environment. The production of management and habitat restoration plans will be required to include a review of the current boundary of the Marine National Park and the possible expansion of the designated area to improve its functionality and resilience to climate change. This will be informed by the ridge to reef survey.

POLICY
MEV4

Protect Police Bay

Proposals for development in the Police Bay area will be required to comply with Policy EV1 and to:

- minimise impacts on the environment through appropriate scale, design and siting;
- protect the coastal and marine environment and incorporate any necessary mitigation measures;
- protect and enhance the wetlands area;
- provide for public access through a network of walking routes connecting the coast and the national park;
- employ sustainable construction methods, including low impact materials, renewable energy sources and rainwater harvesting; and
- enhance biodiversity through preparation of management and habitat restoration plans.

Development proposals will be assessed in accordance with Policy EV1 and will be subject to Environmental Impact Assessment.

A full ridge to reef survey at the site and in the wider area will be required to inform the production of management and habitat restoration plans for the site.

12.37 The area around Police Bay is a highly sensitive environment and any development proposals within or in the vicinity of this area will be required to be of an appropriate scale, design and siting to minimise environmental impacts. Development should be set back from the beach and wetlands to minimise impacts on the coastal and marine environment.

Cultural Heritage Framework

12.38 Mahé has a rich cultural heritage. This provides the opportunity to build on existing assets to provide a richer cultural experience for visitors and Seychellois alike by enhancing local character and distinctiveness and strengthening the connection between the physical environment and cultural offer. The Cultural Heritage Framework Plan (Figure 12.14) accords with Policies CH1 to CH10 and provides further guidance on the implementation of:

- Policies CH2 and CH5 in terms of the identification of National Monuments, historic sites and potential heritage monuments.
- Policy CH3 in terms of the designation of Heritage Areas. The Framework Plan identifies the Victoria Heritage Area. Further details are provided on the Victoria Heritage Area in the Victoria Masterplan.
- Policy CH4 in terms of defining the location of the proposed World Heritage Site at Venns Town (Mission Station).

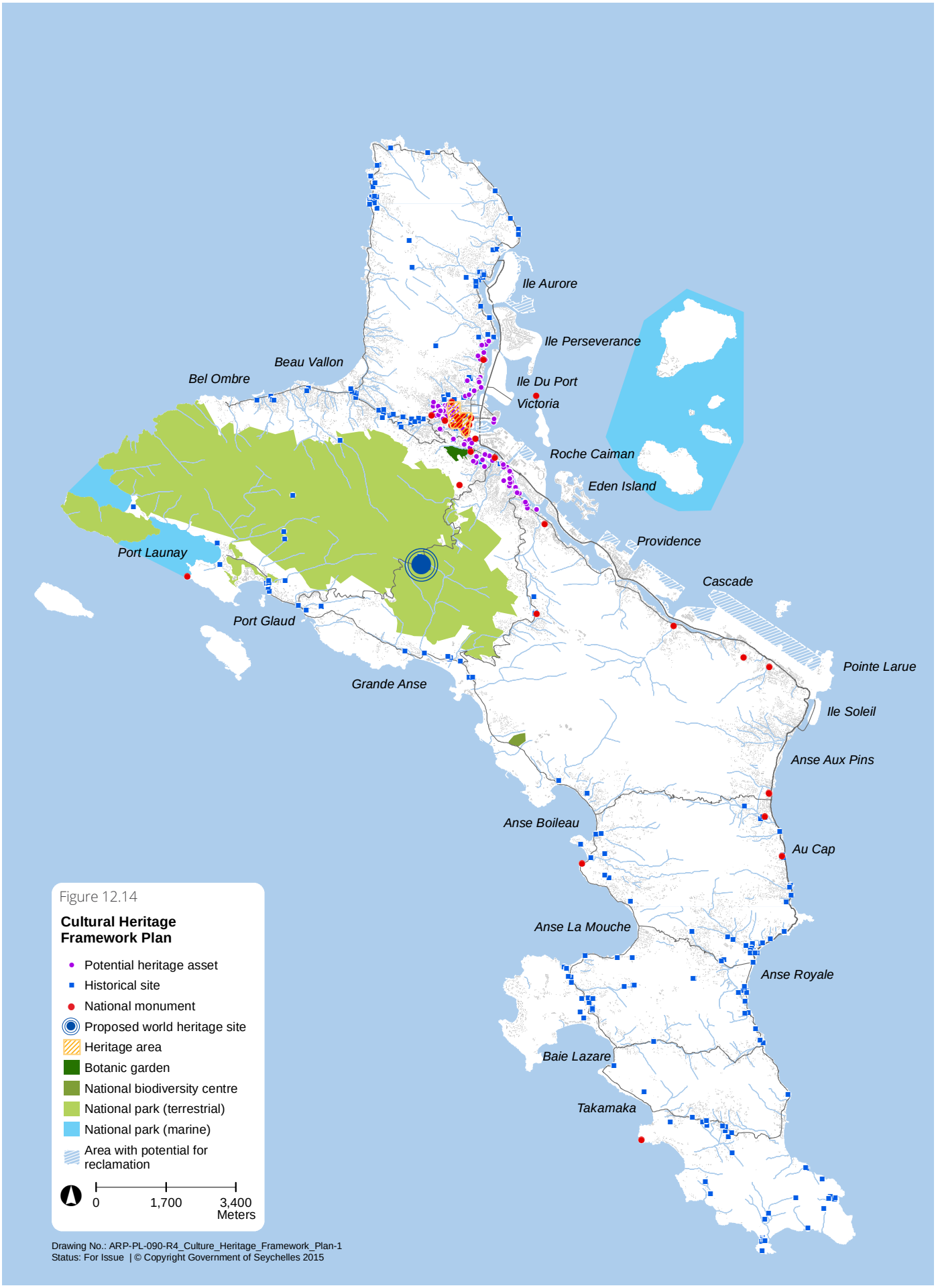


Figure 12.14

Cultural Heritage Framework Plan

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Natural Hazards Framework

12.39 Responding to climate change and the impacts of natural hazards is fundamental to the future of Seychelles. For Mahé, this means the disaster risk profile needs to be understood and appropriate measures put in place to minimise the likelihood of natural disasters and their impacts.

12.40 Policies CC2 and CC3 support the creation of vulnerability classifications for flood and landslide risk. Once created, these classifications will enable the development of robust guidelines, which will inform what development should go where, and what mitigation measures might be required. The Division of Risk and Disaster Management is currently procuring consultants with the World Bank to investigate landslide susceptibility. GoS will also undertake work on flood risk.

12.41 On publication of the results of any work on landslide and flood risk, the implications of this work for this Framework will be considered. This may result in the creation of new policies which could:

- provide guidance on locations for types of development based on the vulnerability classifications;
- protect land from development in areas of current or future flood and landslide risk;
- identify the type and location of any localised protection works or relocation required to protect critical infrastructure and emergency services;
- identify the locations and types of interventions required to provide appropriate levels of coastal protection;
- identify the locations for improvements and/or new storm water infrastructure; and
- provide guidance on the design features and construction methods which should be accommodated in developments.

Energy Framework

12.42 The Energy Framework Plan (Figure 12.15) provides details on the implementation of specific projects in accordance with Policy CC6 including the proposed upgrades to existing facilities and locations for large scale renewable energy provision.

POLICY
MCC1

Increase Energy Capacity

Energy infrastructure on Mahé will be upgraded to meet identified need.

GoS will support the upgrading of the existing power station at the New Port Industrial Estate and/or the development of additional centres for power generation and distributed energy generation in accordance with existing and future need.

Future energy facilities, and improvements to existing facilities, should demonstrate how resilience against flooding, landslide and other risks have been incorporated into proposals in accordance with the requirements of other policies in the Plan.

12.43 Given the proposed population growth up to 2040 much of the existing network needs to be reinforced to reduce transmission losses and ensure that there is adequate energy provision to cater for the additional growth. The energy hierarchy established in Policy CC6 seeks to reduce transmission losses and provide an efficient energy transmission network. Subject to a feasibility assessment, the main energy distribution network on Mahé will be upgraded to transmit power at 33kV. The feasibility assessment will consider the stretches of distribution network at the following locations, which are shown on the Energy Framework Plan:

- between Victoria, Beau Vallon, Glacis and Anse Etoile;
- between Grand Anse and La Misere; and
- the loop between Pointe Larue and Anse Boileau via Takamaka.

12.44 It is acknowledged that a new or upgraded power station will be needed to enable these network upgrades to have maximum effect. The Public Utilities Company has commissioned work to investigate the options for power generation and distribution on Mahé. This should include opportunities for a second power station on Mahé, localised generation and storage, and increased access to energy from renewable sources. On publication of the findings of this work, GoS will support measures identified to deliver energy capacity increases, including, if appropriate, the potential upgrading of the existing power station on Mahé, with new, more efficient diesel generators.

12.45 Any new power generation could be located in one of the industrial areas, subject to environmental and other assessments.

POLICY
MCC2

Support Renewable Energy Generation

Land will be safeguarded in the Land Use Plans for renewable energy projects.

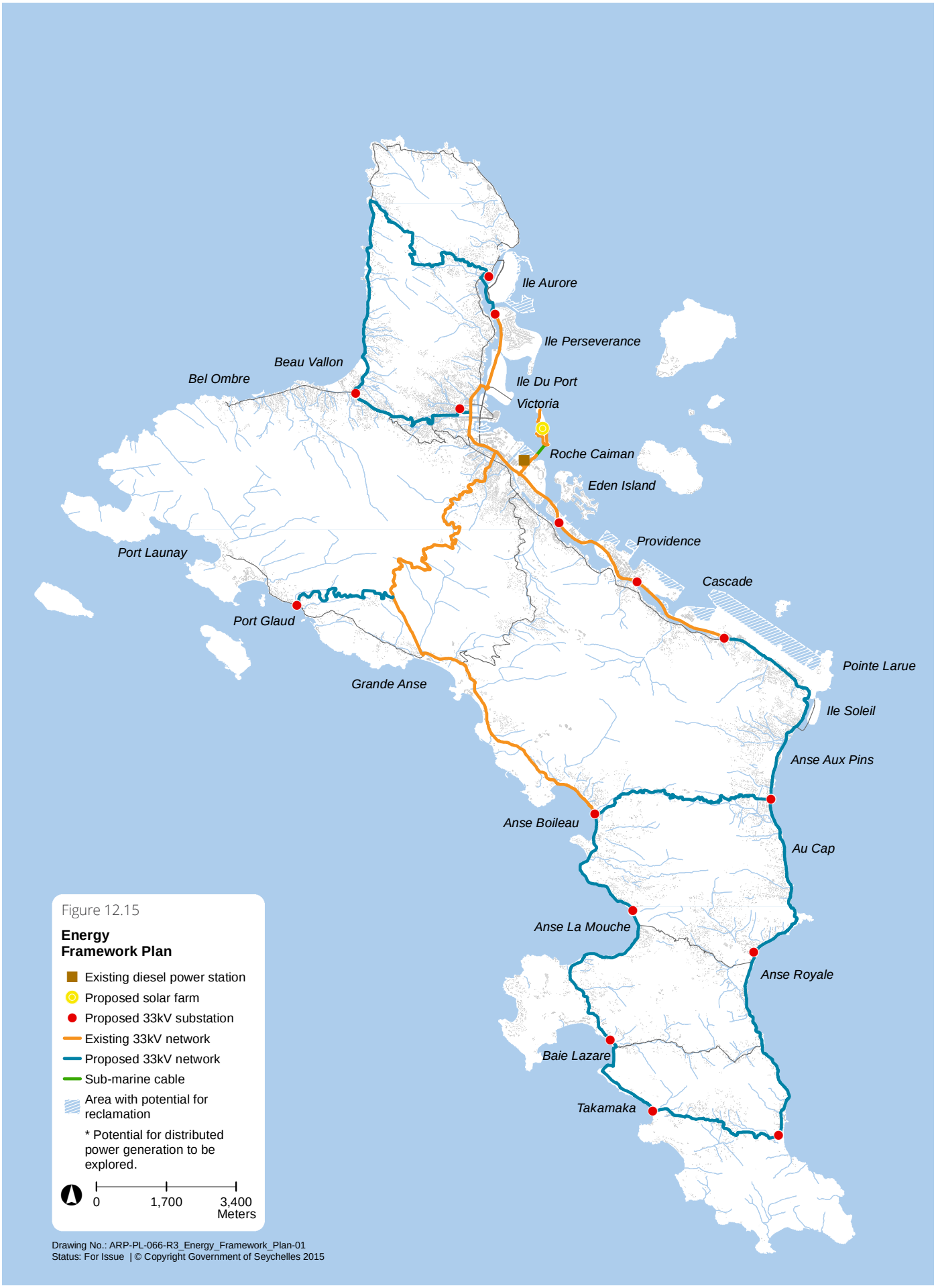
Proposals for a solar farm on Ile Romainville will be permitted where the farm does not undermine the continued operation of the wind turbines and the proposals for aquaculture identified in Policy ME1.

12.46 Policy CC6 supports diversification of energy supply and the provision of energy from renewable sources. Ile Romainville is already home to a small wind farm which, alongside provision on Ile du Port, potentially generates up 6MW of energy capacity for Mahé. GoS supports the provision of a solar farm on Ile Romainville to help meet a target of 15% of the energy supply coming from renewable energy by 2030.

12.47 The climate of Seychelles, with year-round sunshine combined with falling costs of solar photo voltaic panels, means it has good potential to generate power from solar energy. The Seychelles Energy Policy for 2010-2030 estimates that an average of 1,250 full load hours per year[1] could be expected in Seychelles. This indicates that one MW of capacity should produce approximately 1,250 MWh/annum.

12.48 Plans developed by the Public Utilities Company for the solar farm on Ile Romainville propose the use of solar photovoltaic panels, which could generate between 5-10MW of energy. Current projections indicate that a 5MW solar farm could confidently be expected to generate just over 6GWh/annum, which in combination with the existing wind farm capacity provides approximately 27% of the total 15% renewable energy target. As well as encouraging the development of the solar farm, GoS will support leveraging of funds for the provision of energy infrastructure including from other development on Ile Romainville.

1 Full load hours are the number of hours the system would require at full generating capacity to produce the same amount of energy as the real system produces over the course of a year.


Ile Aurore
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Victoria
Roche Caiman
Eden Island
Providence
Port Launay
Cascade
Port Glaud
Pointe Larue
Grande Anse
Ile Soleil
Anse Aux Pins
Anse Boileau
Au Cap
Anse La Mouche
Anse Royale
Baie Lazare
Takamaka
Figure 12.15
Energy Framework Plan
Existing diesel power station
Proposed solar farm
Proposed 33kV substation
Existing 33kV network
Proposed 33kV network
Sub-marine cable
Area with potential for reclamation
* Potential for distributed power generation to be explored.
0
1,700
3,400
Meters
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Water Framework

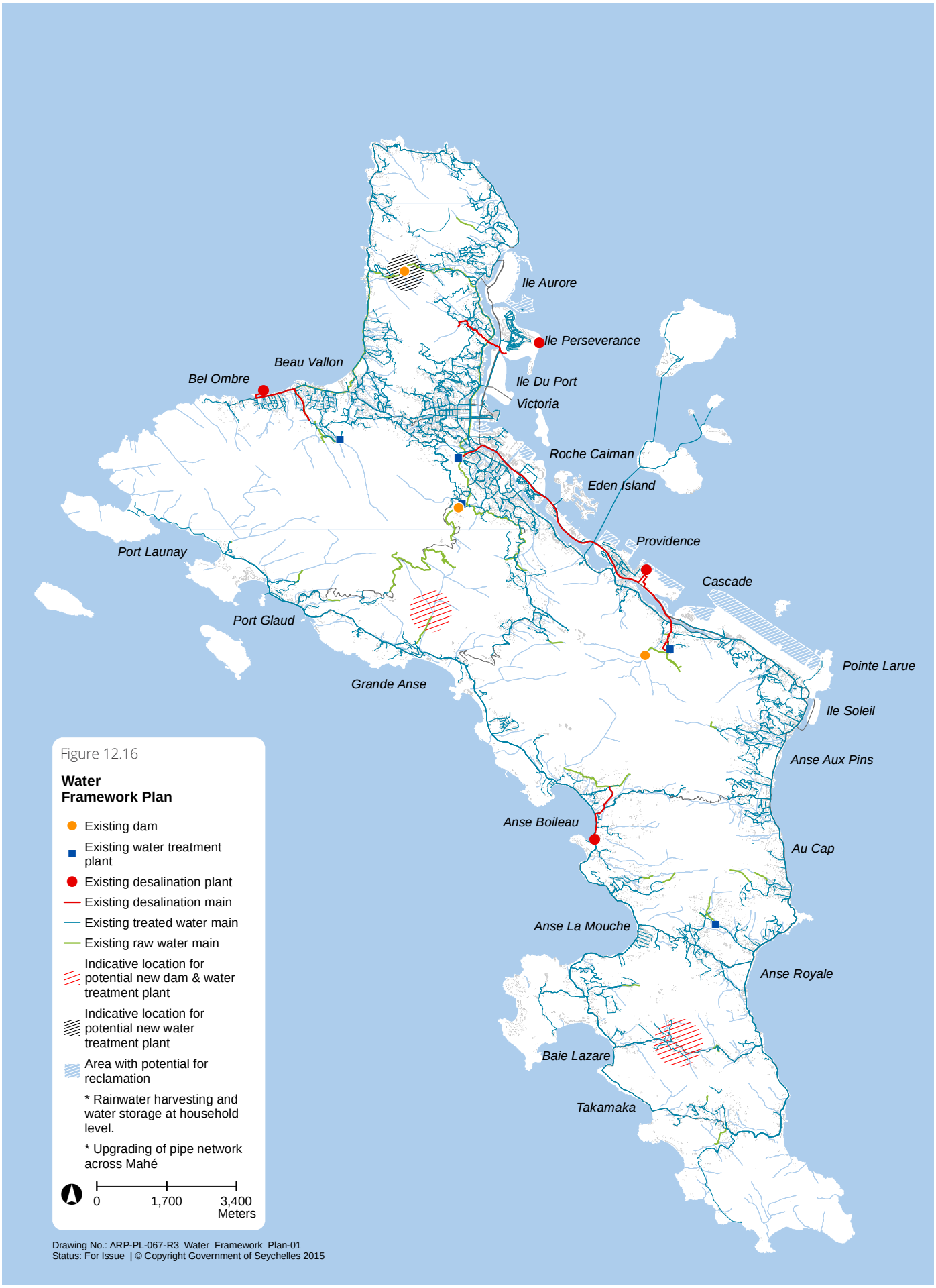
12.49 Policy CC7 sets out a hierarchy of priorities for water provision in Seychelles, including efficiency improvements and increased capacity. The Water Framework Plan (Figure 12.16) reflects and supports this policy through identifying upgrades to existing infrastructure, and potential for new water infrastructure on Mahé. It supports:

- The replacement and upgrade of the existing water distribution to reduce losses and support more efficient water distribution. The current water network works at an efficiency as low as 50%, with approximately 25% of this water lost through pipe leakages. Steps have already been taken to investigate water loss through transmission; investment in recent years to reduce leakage has had a significant effect. Future upgrades will focus on investigating the asbestos cement pipes, which are believed to be the oldest pipes in the network and are also highly susceptible to degradation under high flow conditions. The priority area for upgrade is Victoria and the surrounding suburbs where the largest population and the oldest network is found.
- An increase in the capacity of existing storage facilities at La Gogue reservoir and the development of additional water infrastructure on Mahé, to meet need, at both the large and small scale. Should capacity constraints remain after the necessary upgrades to the water distribution network, it may be necessary to upgrade existing or provide additional water supply infrastructure.

12.50 Given the cost of new water storage facilities, GoS will seek the upgrade of existing facilities first. Work is already undergoing to raise the height of the dam at La Gogue, which will increase water storage capacity. Beyond this the construction of additional reservoirs, and associated water treatment plants will be supported where the need can be demonstrated.

12.51 New infrastructure proposals will reflect the findings of option assessments. Initial areas of search for new infrastructure have been indicated on the Water Framework Plan between Grand Anse and La Misere; and Glacis (in proximity to La Gogue Reservoir). These are indicative locations and further work will be needed to identify exact locations for any new facilities, if and when the need arises.

12.52 The existing CCCL quarry at Brillant might have potential to be used for small freshwater storage, subject to the appropriate feasibility studies.



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Irrigation Framework

12.53 Policy CC8 supports an irrigation hierarchy, which seeks to minimise the use of potable water for agricultural purposes. GoS will undertake further work to promote non-potable water options and better understand the feasibility of treated sewage effluent. On publication of the results of any work on water sources for irrigation, the implications of this work for this Framework will be considered. This could include the creation of new policies or drawing up a Framework Plan to identify networks for treated sewage effluent.

Utility Corridors Framework

12.54 Figure 12.17[2] sets out the utility corridor for Mahé in accordance with Policy U2, which seeks to protect and enhance existing utilities infrastructure through the designation of utility corridors. On adoption of standards for the utilities corridors, which will include a roadway easement, this Framework Plan will be updated to show the revised extent of land to be safeguarded.



2 The Utilities Assessment (2015) prepared by Arup in support of the Plan sets out how the utility corridors designated in Figure 9.1 were identified.



Figure 12.17

Utility Corridor Framework Plan

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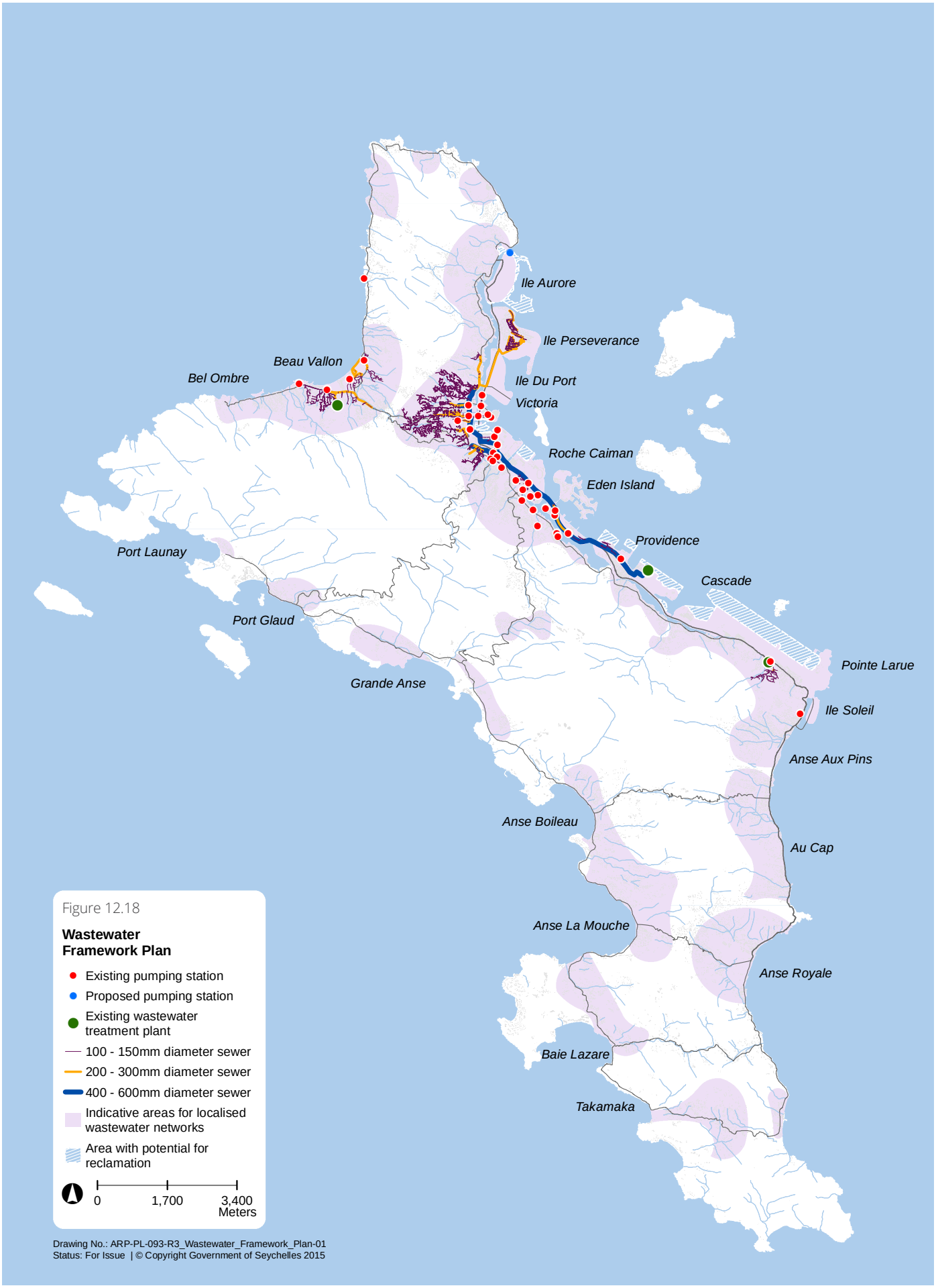
Wastewater Framework

12.55 The Wastewater Framework Plan (Figure 12.18) identifies indicative locations for areas within the urban growth boundary where localised wastewater networks will be expected in accordance with Policy U3. In accordance with Policy U4, it also identifies land safeguarded for the expansion of existing wastewater networks in Beau Vallon and Greater Victoria. Separate research is currently being undertaken to investigate the capacity of existing wastewater facilities to cope with existing population, and with proposed future growth. It will then make recommendations on additional wastewater infrastructure provision required including on Mahé.

12.56 On identification of a strategy for future wastewater infrastructure provision this policy and the Wastewater Framework Plan will be updated to reflect proposals. As part of this, land will be identified and safeguarded in the Land Use Plan for the provision of new or upgraded facilities in recognition of the importance of these facilities for environmental protection and to ensure a healthy society. This includes the system approved to serve the southern parts of Mahé from Cascade to Au Cap.

Information Communications Technology Framework

12.57 Policy U6 supports the provision of improved and extended information communications technology infrastructure. Currently there is not an identified need for new information communications technology infrastructure. However, GoS will continue to monitor the situation and, should new infrastructure be identified, the need for additional policies and/or the development of a Framework Plan will be considered.


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Ile Soleil
Anse Aux Pins
Anse Boileau
Au Cap
Anse La Mouche
Anse Royale
Baie Lazare
Takamaka
Figure 12.18
Wastewater Framework Plan
Existing pumping station
Proposed pumping station
Existing wastewater treatment plant
100 - 150mm diameter sewer
200 - 300mm diameter sewer
400 - 600mm diameter sewer
Indicative areas for localised wastewater networks
Area with potential for reclamation
0
1,700
3,400
Meters
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Solid Waste Framework

12.58 The Solid Waste Framework Plan (Figure 12.19) identifies the existing and future waste sites which are safeguarded for solid waste management and landfill, in support of Policy U5. It also provides location-specific details to support the implementation of the waste hierarchy set out in Policy CC9, including potential sites for the development of recycling facilities and the exploration of energy recovery options. Work is currently underway to investigate the capacity of existing facilities and potential measures for future capacity provision. Any resultant recommendations for expansion of existing facilities or construction of additional waste management plants will be incorporated into this Framework.

12.59 It may be necessary to reorganise existing facilities and sites, to accommodate more efficient and sustainable waste processing facilities. This should be prioritised to make best use of land, including considering options for co-location of facilities and re-orientating inefficient and less sustainable waste operations toward more sustainable ones. Where new sites are required, these should be promoted in suitable locations, having regard to any environmental and transport impacts.

12.60 There is potential to use the existing disused materials recovery facility adjacent to the Providence 2 landfill as the primary location for recycling facilities, with the option for additional capacity to be added in a phased manner to cope with growth in dry-mixed recyclables. In the longer-term future, it is anticipated that, given the 15,000 tonnes per annum capacity of the materials recovery facility, it will need to be expanded or alternative sites found for recycling facilities. At this time, GoS will work with the infrastructure provider to ensure further work is undertaken to determine the best location for a recycling facility on Providence, and to determine a strategy for long term recycling infrastructure provision. However, an indicative location is shown on the Solid Waste Framework Plan. There are current viability constraints with regard to recycling on Mahé. GoS will explore options for improving the viability of recycling including through developer contributions, subsidies or other mechanisms.

12.61 GoS will also explore options for recovering benefits from waste materials, including incineration with energy recovery and/or anaerobic digestion (including current proposals for an energy from waste facility at Providence). Work is currently being undertaken to investigate the feasibility of both incineration, and waste recovery and anaerobic digestion. On publication of the findings of this research, a strategy for energy recovery from waste will be developed which outlines proposals for new infrastructure to support growth in this area, with the potential to safeguard any necessary land.


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Beau Vallon
Bel Ombre
Ile Du Port
Victoria
Roche Caiman
Eden Island
Providence
Port Launay
Cascade
Port Glaud
Pointe Larue
Grande Anse
Ile Soleil
Anse Aux Pins
Anse Boileau
Au Cap
Anse La Mouche
Anse Royale
Baie Lazare
Takamaka
Figure 12.19
Solid Waste Framework Plan
Landfill sites (operational)
Landfill sites (proposed operational)
Landfill sites (not operational)
Indicative area for recycling and energy recover facilities
Area with potential for reclamation
0
1,700
3,400
Meters
Drawing No.: ARP-PL-094-R3_Solid Waste_Framework_Plan-01
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Strategic Transport Framework

12.62 The Strategic Transport Framework Plan (Figure 12.20) identifies locations for strategic transport related schemes on Mahé identified in Policies TR3 to TR6 as follows:

- land required for expansion of the Seychelles International Airport terminal facilities, additional apron space and a second runway/ taxiway;
- land required for expansion of the Commercial Port, cargo terminal and inter-island quay; and
- land required for the improvements to the strategic road network including:
  - the intra-island connector road between Bois du Rose Avenue and Ile Aurore including a new road between Bois de Rose Avenue and Ile du Port;
  - western Victoria bypass between Beau Vallon and Saint Louis which includes a new stretch of road and highway improvement works;
  - the link road between Bois de Rose Avenue and Mont Fleuri/ Foret Noire;
  - the dualling of the Bois de Rose Avenue/Providence Highway/East Coast Road between Victoria and Anse Royale;
  - the upgrade of La Gogue Road between Glacis and Anse Etoile; and
  - the extension of Port Launay Road to Cap Ternay.

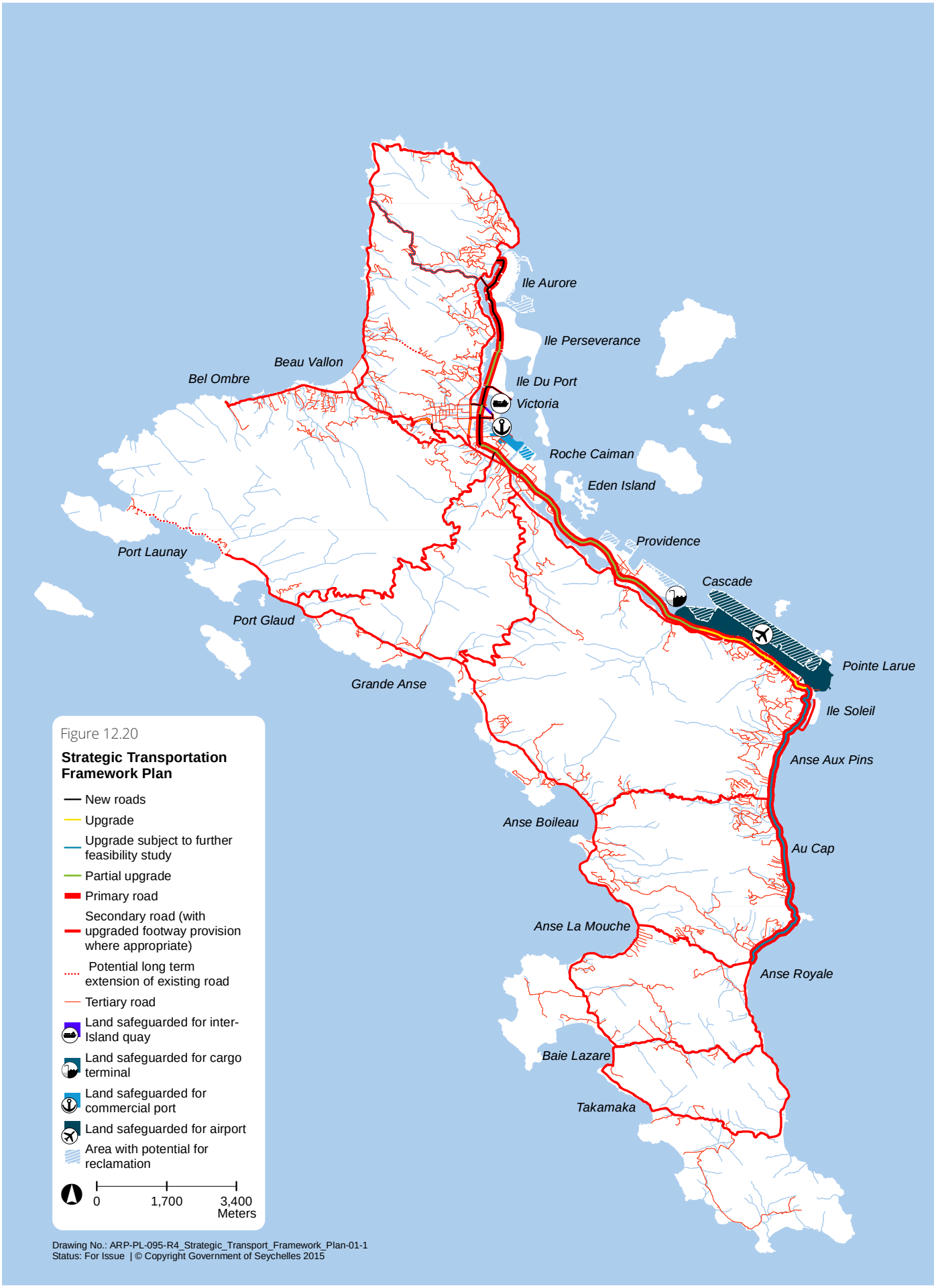


Figure 12.20

Strategic Transportation Framework Plan

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Public Transport Framework

12.63 Policies TR2, TR7 and TR8 establish the principle of a multi-modal transport network across Mahé. The Public Transport Framework Plan (Figure 12.21) and Mahé-specific policies on public transport, cycling and walking outline the schemes and improvements required to improve non-car based modes of transport.

POLICY
MTR1

Ensure Public Transport Provision

Land will be safeguarded for the following public transport schemes in the Land Use Plans:

- safe and secure bus stops along the upgraded eastern corridor;
- convenience parking at existing and proposed secondary transport hubs;
- relocation of the existing bus terminal to two new facilities at Latanier Road and Ile du Port; and
- infrastructure necessary to deliver a loop bus service around Victoria including new bus stops and signage.

Developments proposed on safeguarded land which would undermine the construction and operation of these public transport schemes will not be approved.

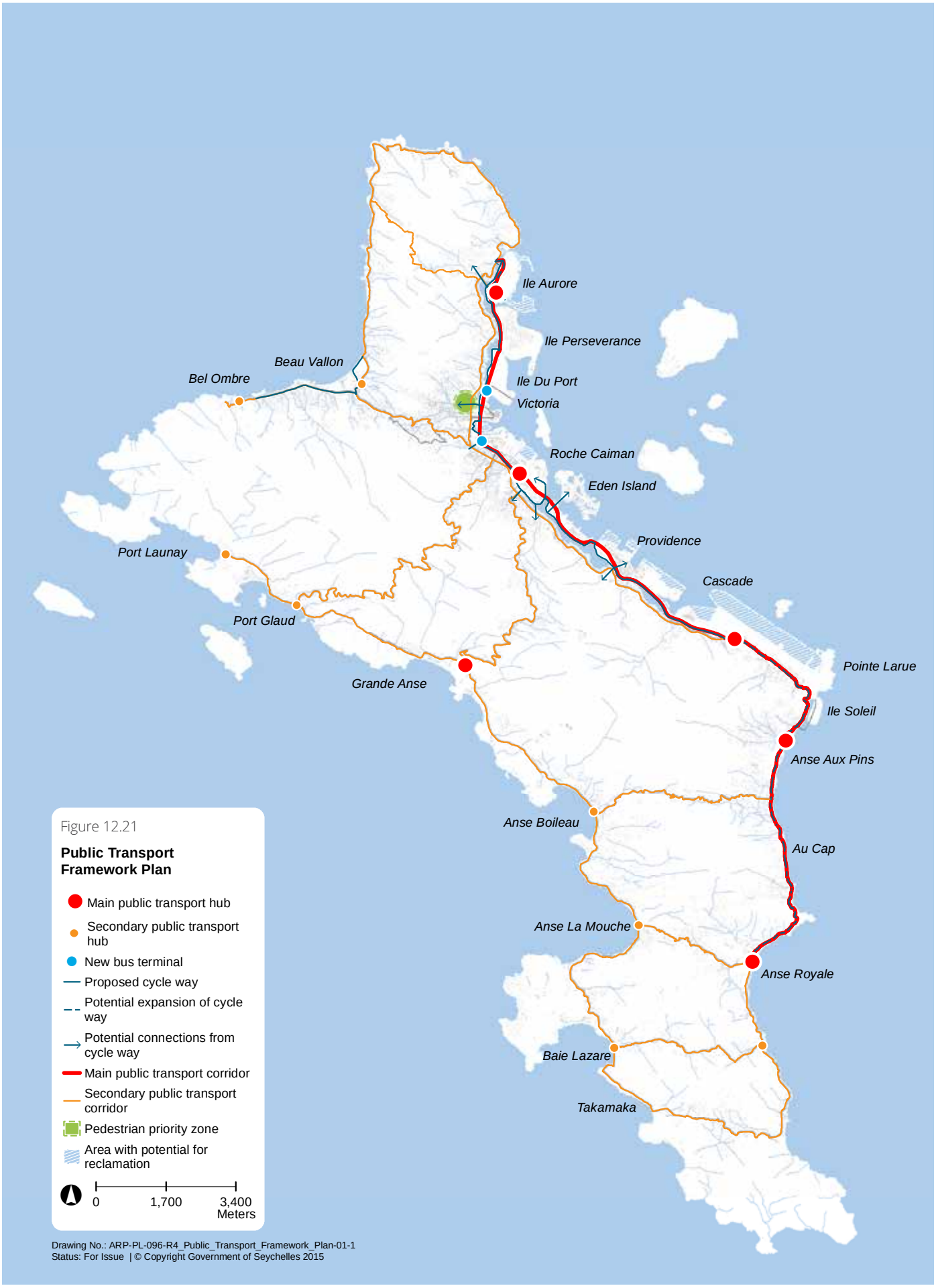
Parking management measures will be encouraged in Victoria to reduce congestion and promote more sustainable methods of travel. This could include re-provision of parking outside central Victoria and at public transport hubs.

12.64 Policy TR7 establishes the principle that GoS and its partners should promote the increased use of public transport on Mahé and a number of interventions are required to improve provision. The safeguarding of land to deliver public transport facilities is essential to enabling their delivery.

12.65 GoS supports proposals for high quality bus based express services to provide a more attractive public transport option along the eastern corridor between Anse Royale and Victoria. This will be facilitated by upgrades to the eastern corridor, and the dualling of the road outlined in Policy TR5. This express bus route will involve a service with fewer stops, which provides faster links between Victoria and Anse Royale, promoting a mode shift to public transport for those who currently consider it as a choice rather than a necessity for travel.

12.66 The central bus terminal in Victoria will be relocated to two separate facilities to help alleviate congestion in Victoria by allowing the provision of faster more reliable services which avoid congestion hotspots around Victoria city centre. The two new facilities, one at Roche Caiman and one at Ile du Port, will provide decentralised bus transfer locations and depots, and act as an important interchange point between other modes. Opportunities to make the best use of existing car parking close to these new bus terminals will be explored.

12.67 The two new bus terminals will be connected to the centre of Victoria by a loop service. This will be a highly visible, branded service which provides an attractive method of travel around Victoria and a connection to interchange points such as the Inter-Island Quay.



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POLICY
MTR2

Pedestrian Facilities

Land identified in the Public Transport Framework Plan will be safeguarded in the Land Use Plans for the provision of segregated walking and cycling links along the waterfront from Ile Aurore to south of Seychelles International Airport. Land will also be safeguarded for the provision of a segregated cycling route in Beau Vallon as illustrated in the Public Transport Framework Plan.

12.68 Policies TR2, TR7 and TR8 establish the principle of efficient interchange between various modes of transport, with a particular emphasis on promoting cycling and walking. Currently, Mahé is lacking the infrastructure required to encourage cycling and walking, resulting in: poor perceptions of user safety; poor quality facilities; a lack of co-ordination between pedestrian desire lines and crossing facilities, especially in Victoria; and, an overall lack of provision.

12.69 The Public Transport Framework Plan (Figure 12.21) identifies land safeguarded for segregated walking and cycling facilities along the east and north coasts.

12.70 GoS and its partners will seek to improve walking and cycling facilities across Mahé and ensure safety for users through implementation of way-finding and signage, improvements to existing facilities, and new walkways and cycle routes.

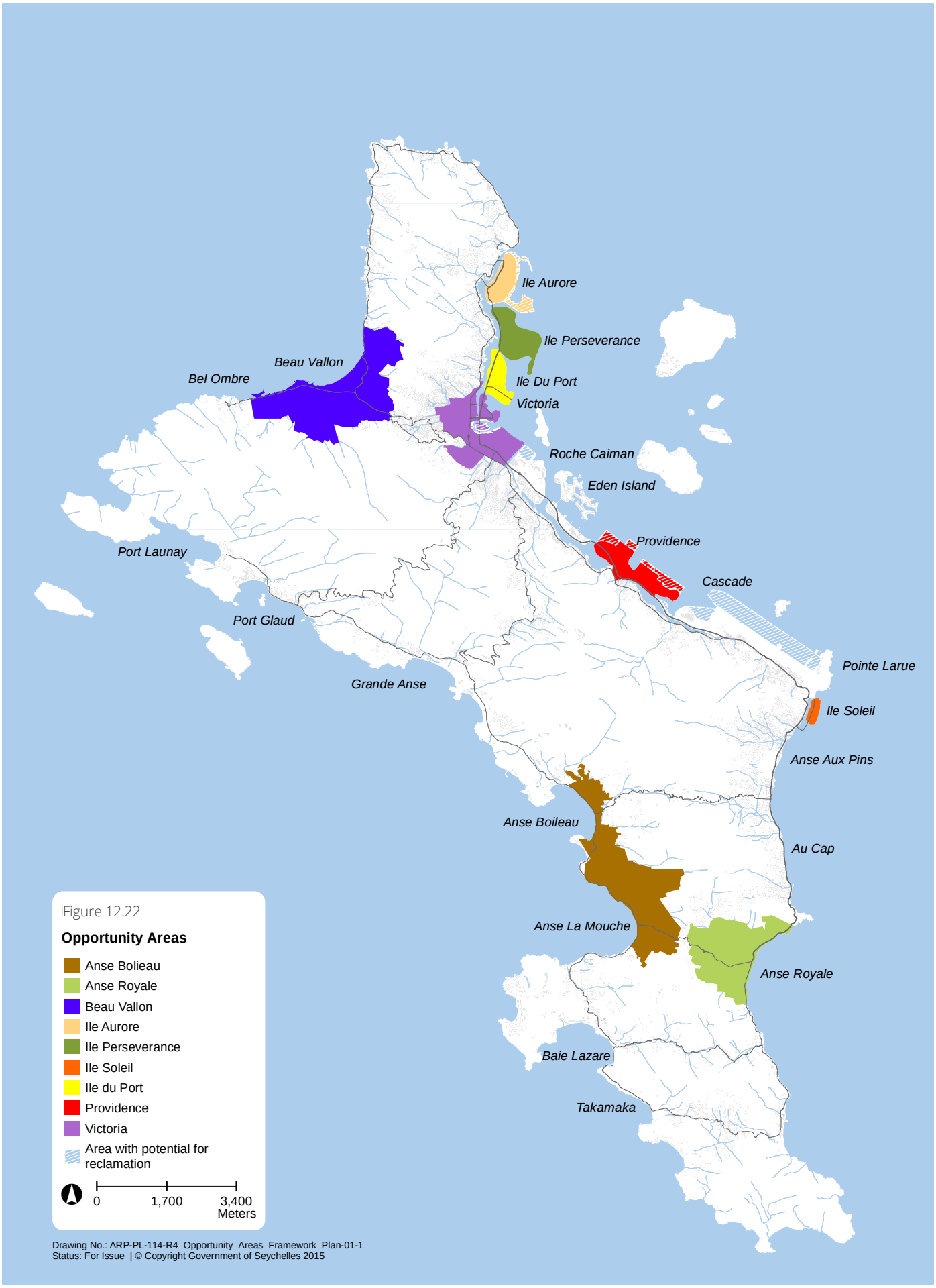


Opportunity Areas

12.71 Policy SP3 identifies the capital city of Victoria and the existing regional centres of Anse Royale, Anse Boileau and Beau Vallon as locations where growth will be focused on Mahé. In order to help deliver Policy SP3, a number of opportunity areas have been identified as set out in Figure 12.22. The Victoria Masterplan provides more detailed guidance on accommodating growth within the capital including at Ile Aurore, Ile Perseverance, Ile du Port and central Victoria.

12.72 To guide development in the existing regional centres of Anse Royale, Beau Vallon and Anse Boileau, Framework Plans have been developed which provide more detail on the types and locations for different types of development. Outside of central Victoria, Providence and Ile Soleil represent significant growth opportunities. The Providence and Ile Soleil Framework Plans seek to enhance existing proposals for the islands, and where appropriate make recommendations for amendments to the existing Land Use Plans to ensure development meets the aims and aspirations of the Plan.




Ile Aurore
Ile Perseverance
Beau Vallon
Bel Ombre
Ile Du Port
Victoria
Roche Caiman
Eden Island
Providence
Port Launay
Cascade
Port Glaud
Pointe Larue
Grande Anse
Ile Soleil
Anse Aux Pins
Anse Boileau
Au Cap
Anse La Mouche
Anse Royale
Baie Lazare
Takamaka
Figure 12.22
Opportunity Areas
Anse Bolieau
Anse Royale
Beau Vallon
Ile Aurore
Ile Perseverance
Ile Soleil
Ile du Port
Providence
Victoria
Area with potential for reclamation
0
1,700
3,400
Meters
Drawing No.: ARP-PL-114-R4_Opportunity_Areas_Framework_Plan-01-1
Status: For Issue | © Copyright Government of Seychelles 2015

Anse Royale

POLICY
AR1

Development in Anse Royale

Development proposals within Anse Royale should accord with the policies in the Plan, the following development objectives and the Anse Royale Framework Plan:

- Consolidate residential growth within the urban growth boundary, and support densification of development in the locations identified in the Anse Royale Framework Plan.
- Review release of agricultural land at the site numbered '1' for residential development in accordance with Policy E14.
- Explore opportunities to consolidate the education estate to release land for residential and mixed use development including small and medium enterprise office provision.
- Strengthen the settlement centre through the provision of mixed use development with ground floor retail/food and beverage uses.
- Explore opportunities to promote the settlement as a food and beverage hub including through the creation of a food market potentially at the sites numbered '2'.
- Protect the best and most versatile agricultural land.
- Develop waterfront park(s) including playground along the coast. Support enlargement of the southern park through the diversion of the coastal road inland.
- Create a promenade along the coast.
- Ensure development along the beachfront retains access to the beach and respects the openness and existing character of the area.
- Explore opportunities to redevelop the community centre site numbered '3' to re-provide the community centre as part of a residential-led mixed use development.
- Retain and support artisanal fishing jetties and landside support facilities.
- Support utility provision including upgrading electricity transmission network and safeguarding the existing waste site.

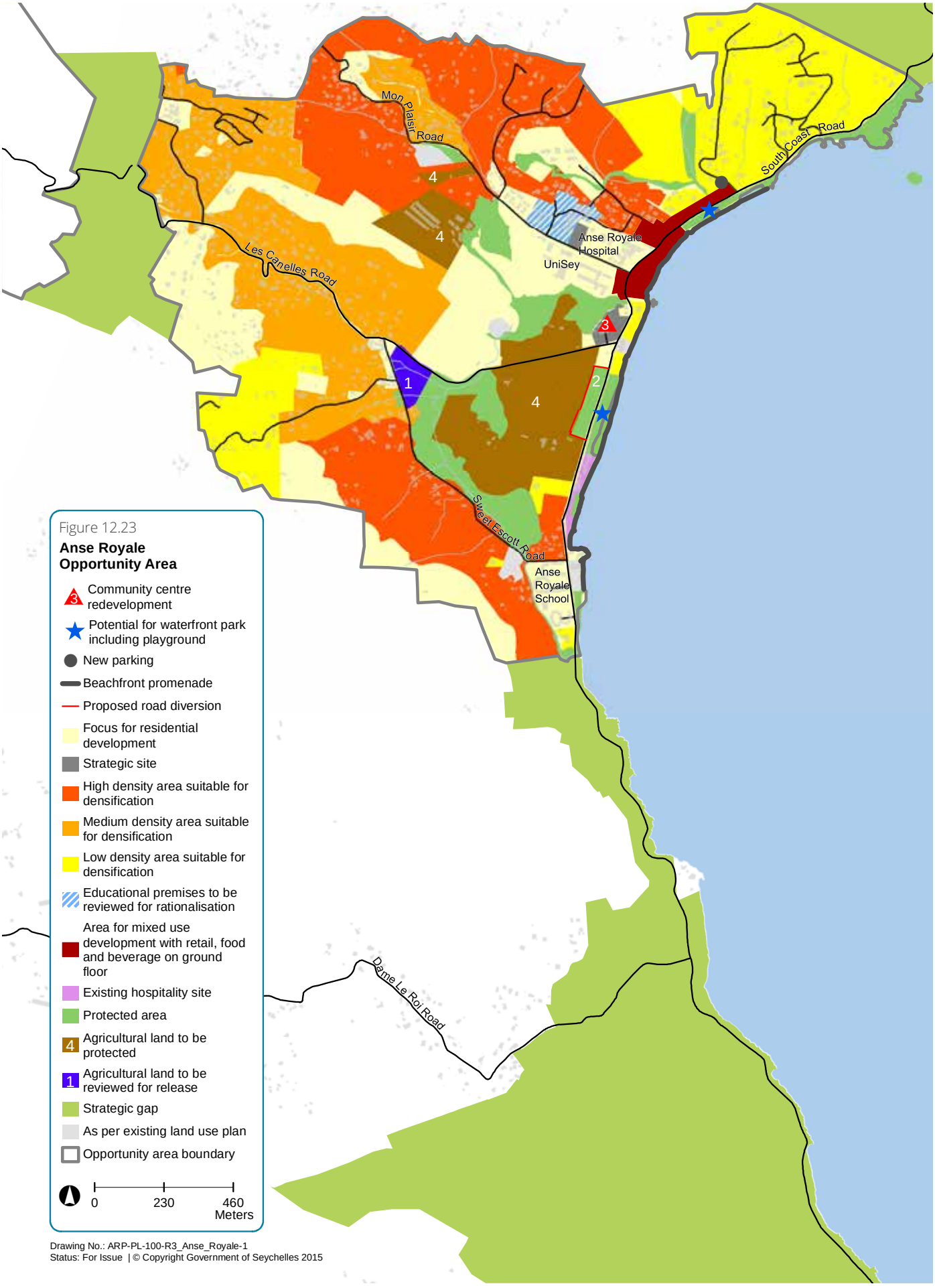


Figure 12.23
Anse Royale Opportunity Area

Drawing No.: ARP-PL-100-R3_Anse_Royale-1
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12.73 The Plan seeks to support the strengthening of Anse Royale as an existing regional centre anchored by the education and health sectors. The settlement will grow by accommodating further housing, retail services, and office and industrial uses for small and medium enterprises. To realise these aspirations, GoS will produce a masterplan and development guidelines for Anse Royale which incorporate the development objectives included in Policy and set out in Figure 12.23.

12.74 Anse Royale is currently characterised by relatively low density development. It therefore has land available to expand, but it is important that growth is accommodated in a way which reinforces and enhances the character of the settlement. For residential development, Policy F3 promotes consolidation of development within the urban growth boundary. This aspiration is supported by Policy H6 and the Housing Framework Plan, which promote the use of higher density development in these locations. The Anse Royale Framework Plan indicates how the amendments to the Land Use Plans shown in the Housing Framework Plan apply to Anse Royale.

12.75 Growth will be balanced to ensure that the high quality agricultural land to the south and west (sites numbered '4' on the Framework Plan) of the settlement centre are retained. However, in order to enable some larger plots to come forward for residential development, GoS will review the release of less productive agricultural land in accordance with the requirements of Policy E14. If land is identified for release, GoS will work with the private sector and investors to explore alternative models for delivery of housing.

12.76 The education sector in Anse Royale is an important anchor for the settlement. However, there may be potential to rationalise the land the facilities currently occupy. GoS will work with other partners to develop an Estates Strategy for the School of Advanced Level Studies, School of Visual Arts and the School of Business Studies and Accounting located in Anse Royale, with the aim of identifying opportunities for co-location, consolidation and expansion in other settlements so that land can be released for residential and commercial uses.

12.77 The centre of Anse Royale will be strengthened. This will include promoting the settlement as a food and beverage hub. Measures could include the creation of a food market and improving the diversity of the retail offer and the programme of food related events. Given the waterfront location and artisanal fishing jetty, opportunities will be explored to better orientate buildings with the beach front and create value added goods from fish produce, which could be sold at food market. In order to maximise the opportunities within the settlement centre, mixed use development should be promoted with retail on the ground floor and residential uses above.

12.78 Policy MCF1 identifies that over the Plan period a playground and new community centre will be required. Opportunities to create an esplanade along the waterfront will be explored, which will be complemented by waterfront parks. The waterfront parks could incorporate play facilities as well as seating and space for other recreational activities. The existing community centre is located within a large site. GoS will explore opportunities to redevelop the site for residential, with the ground floor incorporating community centre uses.


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Beau Vallon

POLICY
BV1

Development in Beau Vallon

Development proposals within Beau Vallon should accord with the policies in the Plan, the following development objectives and the Beau Vallon Framework Plan:

- Consolidate residential growth within the urban growth boundary, and support densification of development in the locations identified in the Beau Vallon Framework Plan.
- Review release of Forest Reserves at the sites numbered '1' in accordance with Policy H8.
- Review release of agricultural land at the sites numbered '2' for residential development in accordance with Policy E14.
- Explore the potential for enhanced open space and sports facilities, alongside retail, food and drink development in the centre of Beau Vallon.
- Explore opportunities for refurbishment and re-redevelopment of older hotels and permit new hotels in accordance with Appendix B and any extant moratoriums on hotel developments.
- Strengthen the retail and entertainment offer at the settlement centres. The settlement centre at the waterfront should particularly focus on strengthening its tourist offer.
- Extend and strengthen the green and blue corridors and networks.
- Develop a waterfront park, extend the promenade beyond the Savoy Hotel and provide an enhanced cycleway.
- Explore opportunities to incorporate community facilities within the vicinity of settlement centres.
- Support utility provision including upgrading electricity transmission network.

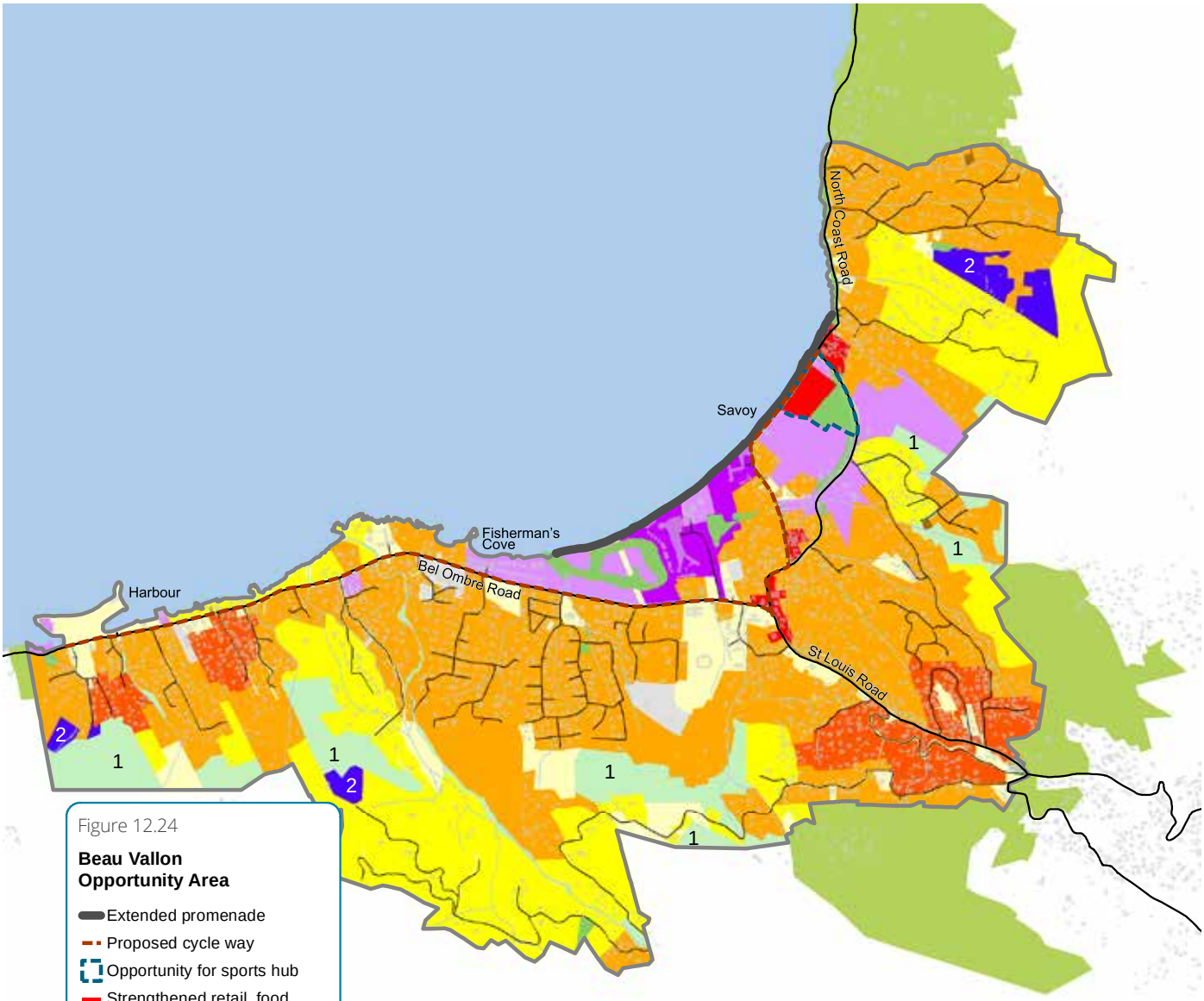


Figure 12.24

Beau Vallon Opportunity Area

- Extended promenade
- Proposed cycle way
- Opportunity for sports hub
- Strengthened retail, food and beverage offer
- Focus for residential development
- High density area suitable for densification
- Medium density area suitable for densification
- Low density area suitable for densification
- Existing hospitality sites
- Accommodation renewal opportunity
- 1 Buffer Zone or Forest Reserve land to be reviewed for release
- 2 Agricultural land to be reviewed for release
- Protected area
- Strategic gap
- As per existing land use plan
- Opportunity area boundary

0 310 620 Meters

Drawing No.: ARP-PL-102-R3_Beau Vallon-3
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12.79 Beau Vallon is the major beach resort on Mahé and a significant Seychellois community. The Plan seeks to balance the continued growth and diversification of the tourism offer with providing housing and employment to meet the needs of Seychellois and strengthen Beau Vallon's role as a regional centre. To realise these aspirations, GoS will produce a masterplan and development guidelines for Beau Vallon which incorporate the development objectives included in the Policy and Figure 12.24.

12.80 Historically the settlement has expanded up into the hillside and coalesced with Bel Ombre. In order to accommodate growth GoS is committed to:

- Consolidating development within the urban growth boundary (in accordance with Policy F3).
- Promoting the use of higher density development. The Beau Vallon Framework Plan indicates how the amendments to the Land Use Plans shown in the Housing Framework Plan apply to Beau Vallon.

12.81 In order to provide a firmer boundary to the settlement and ensure that agricultural uses do not conflict with the increase in residential dwellings GoS will review the release of Forest Reserves and agricultural land in accordance with the requirements of Policy H8 and Policy E14. If sites are identified for release, GoS will work with the private sector and investors to explore alternative models for delivery of housing. Where development does take place, the opportunity to retain and improve linkages between the interior and coast should be explored.

12.82 Along the waterfront in Beau Vallon, there are a range of areas which have the potential to enhance the vibrancy and vitality of the settlement and support strengthening of the settlement centres. These include:

- The derelict/vacant building opposite La Plague. Given the location of this plot at the heart of the tourist settlement centre, GoS will support ground floor uses for food and beverage, with upper floors either residential or self-catering apartments.
- The open space next to the Savoy Hotel. The amount of land allocated as Buffer Zone is substantial and is currently underutilised. GoS will explore the opportunity to enhance the open space and market area and bring forward high quality sports facilities. This development may be supported by an enhanced retail, food and drink offer on the beach-facing side, strengthening Beau Vallon's offer as a centre for both Seychellois and tourists.

12.83 As part of diversifying Seychelles' tourism offer, hotels will need to ensure that they are addressing the market's requirements. Opportunities to redevelop or refurbish hotels will be supported in accordance with the requirements of Policy E5. Where this occurs, contributions for community improvements will be sought. This could include the provision of or access to facilities required in a regional sports centres and the continuation of the existing esplanade along the waterfront.

12.84 Whilst the growth and development of the tourism sector is important, it should not cause unacceptable environmental or community impacts. The supporting text to Policy E4 recognises that moratoriums may be placed on tourism development to help manage such impacts. In March 2015 a government decision was made which confirmed that for the period 2015 to 2020 the size of tourism related developments along the north coast of Mahé, which includes the Beau Vallon opportunity area would be restricted to a maximum of 10 rooms. To support implementation of the moratorium, Seychelles Planning Authority in consultation with other GoS Ministries will develop a set of guidelines and parameters for tourism development on parcels up to 600m².

Anse Boileau

POLICY
AB1

Development in Anse Boileau

Development proposals within Anse Boileau should accord with the policies in the Plan, the following development objectives and the Anse Boileau Framework Plan:

- Consolidate residential growth within the settlement boundaries.
- Review release of Buffer Zones at the sites numbered '1' for residential development in accordance with Policy H8.
- Strengthen the settlement centres by consolidating retail, office, community facility and industrial uses in these locations.
- Protect the best and most versatile agricultural land.
- Support tourism development at the Anse la Mouche site in accordance with Policy AB2.
- Retain and support artisanal fishing jetties and landside support facilities.
- Support utility provision including upgrading electricity transmission network.

12.85 Anse Boileau is the main settlement along the west coast and is characterised by its more dispersed development pattern and concentration of agricultural land. The Plan seeks to retain the existing character of the settlement by balancing residential growth with the protection of agricultural land and environmentally sensitive areas. It also seeks to enhance the services available to support Anse Boileau's role as a regional centre. To help realise these aspirations, GoS will produce a masterplan and development guidelines for Anse Boileau which incorporate the development objectives included in Policy AB1 and AB2 and Figure 12.25.

12.86 The importance of agricultural land on the west coast means that Anse Boileau is not expected to grow significantly over the Plan period. In order to provide choice for residential development GoS will review the release of Buffer Zones for residential uses.

12.87 Currently Anse Boileau has a split settlement centre, with community facilities to the south of the settlement and retail uses to the north. Given Anse Boileau's role as an existing regional centre, opportunities to strengthen and enhance the services available in the settlement will be supported.

POLICY
AB2

Development at Anse la Mouche Tourism Site

Proposals for development of the Anse la Mouche tourism site will be required to:

- minimise impacts on the environment through appropriate scale, design and siting;
- protect the coastal and marine environment and incorporate any necessary mitigation measures;
- employ sustainable construction methods including low impact materials, renewable energy sources and rainwater harvesting;
- enhance biodiversity through preparation of a management plan; and
- protect and enhance the wetlands area and incorporate flood and coastal zone management and mitigation measures.

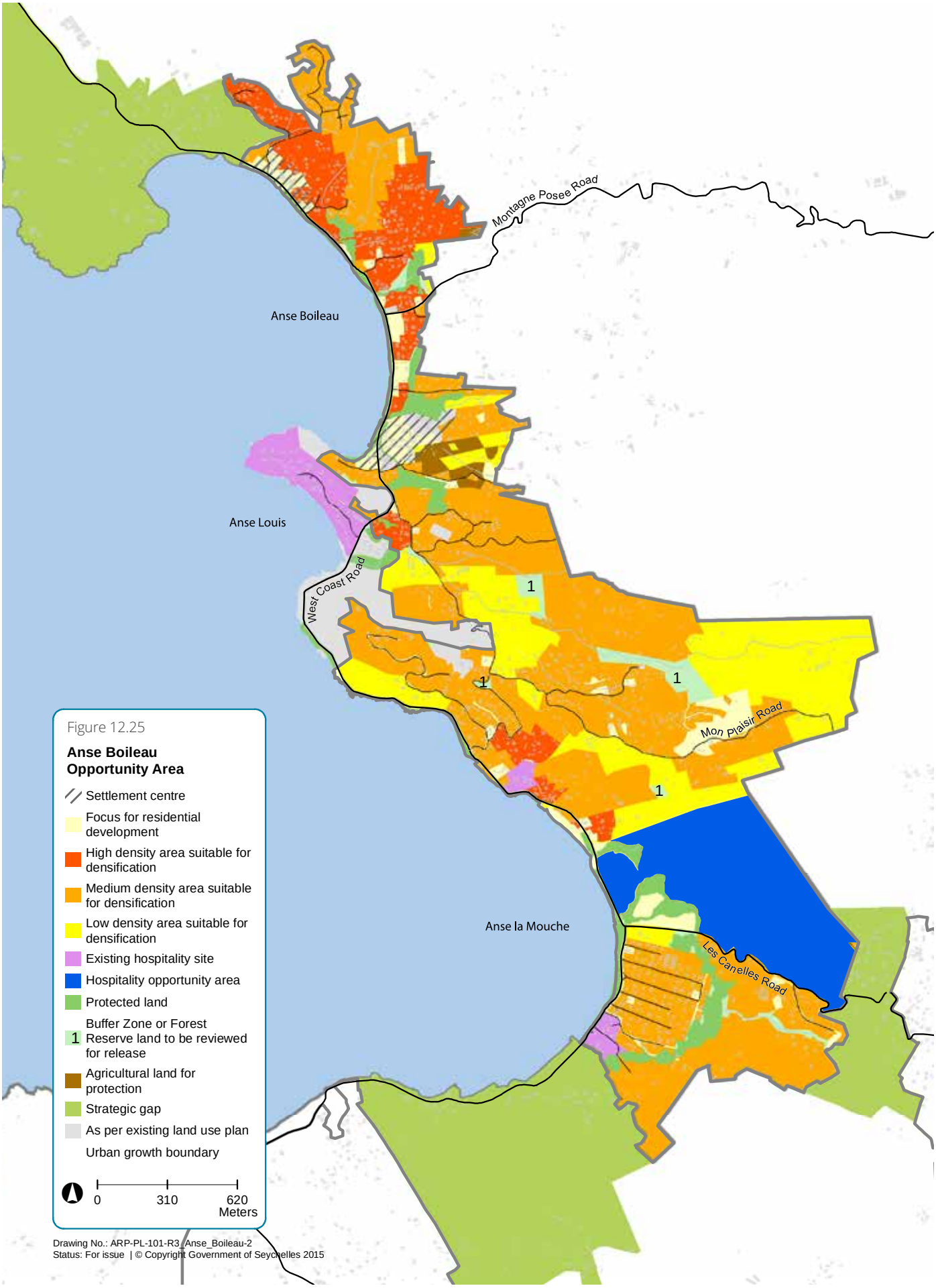
Development proposals will be subject to Environmental Impact Assessment.

The development should make a contribution to the wider costs of the development in accordance with Policy IP4. GoS will support proposals which:

- make provision for a regional sports centre;
- off-set the impacts of the development on the environment; and
- address the requirements for non-Seychellois worker accommodation.

12.88 The Anse la Mouche tourism site represents one of the largest development sites on the island. It is also an environmentally sensitive site. It is therefore important that any development that comes forward is sympathetic to site context and demonstrates how it complies with the requirements set out in the first part of the policy.

12.89 The development of the site will potentially have significant impacts on the local communities of Anse la Mouche and Anse Boileau. Developers will therefore be required to provide a regional sports centre on-site which is accessible to all, and make contributions to ensure the environment is protected and enhanced, and that non-Seychellois workers are appropriately accommodated.


Montagne Posee Road
Anse Boileau
Anse Louis
West Coast Road
Mon Plaisir Road
Anse la Mouche
Les Canelles Road
1
1
1
1
Figure 12.25
Anse Boileau
Opportunity Area
Settlement centre
Focus for residential development
High density area suitable for densification
Medium density area suitable for densification
Low density area suitable for densification
Existing hospitality site
Hospitality opportunity area
Protected land
Buffer Zone or Forest Reserve land to be reviewed for release
Agricultural land for protection
Strategic gap
As per existing land use plan
Urban growth boundary
0
310
620
Meters
Drawing No.: ARP-PL-101-R3_Anse_Boileau-2
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Providence

POLICY PR1

Development at Providence

Development proposals should accord with the mix of development proposed in each zone, the extent of which is identified in the Providence Framework Plan:

- Zone 1 – a mix of office, warehouses, light industry, retail uses selling bulky white goods and industry and marine related higher education institutions.
- Zone 2 – convenience retail uses, which serve local retail needs.
- Zone 3a – fishing related industries.
- Zone 3b - marine related industries, construction businesses, warehousing and animal welfare related uses.
- Zone 4 – utilities including landfill site and wastewater treatment plant.
- Zone 5 – heavy industry.
- Zone 6 – heavy industry (longer term following remediation and restoration of the landfill site).

Outside of Zone 2, retail uses will be supported where they are ancillary to the predominate use.

GoS will not permit proposals for residential development in any Zone.

GoS will support proposals which seek to change land from non-industrial uses to industrial uses subject to there being no adverse amenity impacts.

Additional reclamation for industrial or energy related uses will be permitted along the east coast of Providence subject to the requirements of Policy SP5 (within the boundary identified on the Providence Framework Plan). Reclamation to the west of Providence within the coastal lagoon will not be permitted.

12.90 Providence is, and will remain, the most important location for industrial activity in Seychelles, and is now managed and operated by the Industrial Estates Authority. However, over recent years, land uses in Providence Industrial Estate have diversified from industrial to also include retail, office and ancillary residential uses. Over the Plan period, the range of uses permitted in the Estate will be controlled to ensure that sufficient space is provided for industrial uses (and to enable it to continue to function as a strategic industrial location as identified in Policy E10). For a definition of the uses permitted for different types of industrial use e.g. heavy industry, refer to Policy E10. There is currently a waiting list for plots between 500m^2 and 1,500m^2 in Providence Industrial Estate, which should be reflected in development in the Estate.

12.91 Other forms of development permitted on the Estate should not be significantly impacted by the environmental effects of industry and therefore residential development will not be permitted. Whilst Providence should remain a predominantly industrial location, GoS will support convenience retail along the 'high street' (as identified on Figure 12.26) to serve local (including worker) retail needs.

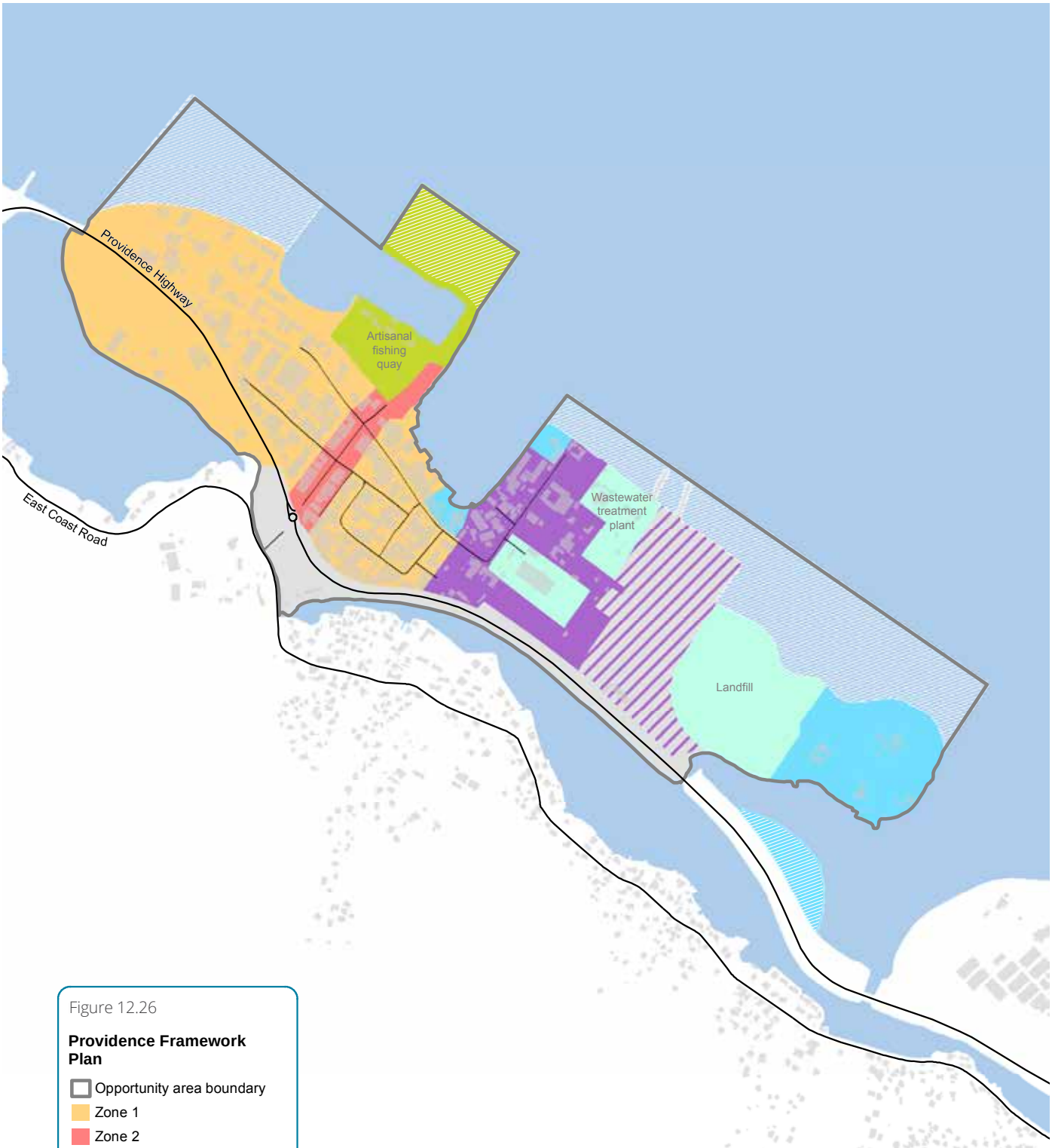


Figure 12.26

Providence Framework Plan

- Opportunity area boundary
- Zone 1
- Zone 2
- Zone 3a
- Zone 3b
- Zone 4
- Zone 5
- Zone 6
- Area with potential for reclamation

0 180 360 Meters

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Ile Soleil

POLICY
IS1

Development at Ile Soleil

Development proposals should accord with the Land Use Plan for Ile Soleil except in the opportunity areas identified in the Ile Soleil Framework Plan.

GoS will review proposals in the opportunity areas in accordance with the following development objectives:

- Zone 1 - mixed use development comprising commercial, residential and community facility uses.
- Zone 2 - if development does not come forward on Zone 2 plots, GoS will work with the landowners to review and bring forward proposals for alternative uses.

Development proposals should demonstrate compliance with the following requirements:

- adequate provision of green space and play facilities in accordance with the standards set out in Policies CF2 and MEV1;
- maximise interaction with the waterfront; and
- incorporate housing design and typologies in accordance with Policies H5, H6, CH7 and CC3.

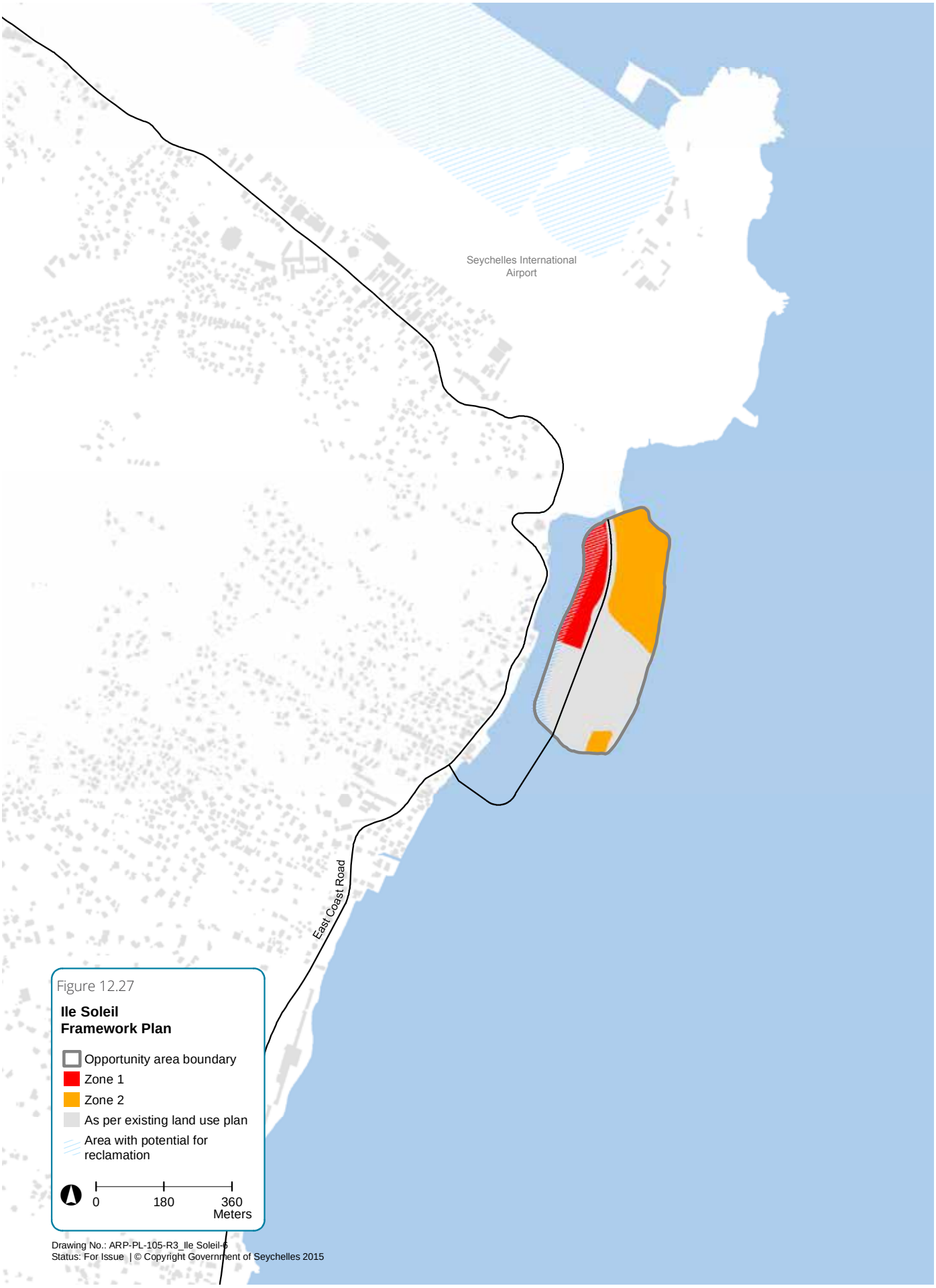
12.92 Ile Soleil is a vacant, reclaimed island which forms part of the Anse aux Pins district. It is currently proposed as a mixed use scheme, where a number of plots have been sold, mainly for residential and commercial uses. The Plan supports the character and land mix of Ile Soleil being developed as a mainly residential development. Infrastructure and enabling works are currently underway, although there have been some delays in implementation, given the scale of infrastructure required.

12.93 Given Ile Soleil's proximity to Seychelles International Airport and location on the main coastal road, it is anticipated that over the Plan period development of Ile Soleil will contribute to Mahé's urban spine, with new housing provided to meet local need.

12.94 There are opportunities to promote a number of different guidelines to encourage the development of Ile Soleil's individual character and to improve the viability of the scheme as a whole. This could include identifying different housing typologies amongst the plots which are currently not committed, as well as the identification of plots which could be appropriate for mixed use development. This might include plots where some retail allocation (adequate to meet local demand) could be encouraged in the ground floor of residential plots which may help further attract the private sector.

12.95 Given the lack of interest expressed by the hospitality market for the hotel plot to the north of the island, it is proposed that this plot be re-considered for other uses.

12.96 GoS will amend the Land Use Plan for Ile Soleil to incorporate the development objectives and concepts illustrated in the Ile Soleil Framework Plan (Figure 12.27).


Seychelles International Airport
East Coast Road
Figure 12.27
Ile Soleil
Framework Plan
Opportunity area boundary
Zone 1
Zone 2
As per existing land use plan
Area with potential for reclamation
0
180
360
Meters
Drawing No.: ARP-PL-105-R3_Ile Soleil-6
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CHAPTER 13

Implementation

13



Implementing the Plan

Successful delivery of the Plan will require a coordinated approach and the active participation and collaboration of the public and private sectors.

13.1 To achieve this, a number of activities will be prioritised:

- partnership working across Ministries and agencies;
- an effective planning framework;
- public engagement in local decision making; and
- coordination of development and infrastructure provision.

POLICY IP1

Promote a Collaborative Approach to Delivery

GoS will work collaboratively and positively across its Ministries, and with non-governmental organisations, the private sector and other investors to enable the realisation of the developments proposed in the Plan.

13.2 Successful implementation of the Plan is closely tied with the governance arrangements adopted to oversee its delivery. A coordinated approach to implementation will be adopted.

13.3 There will be a requirement for cross-departmental working between all Government Ministries to ensure alignment of strategies and funding programmes. However, the Plan cannot be implemented by GoS on its own and effective implementation will be dependent on partnership working between the public sector, private sector, investors and the community to fulfil the country's potential.

13.4 GoS will continue to play a central role in the implementation of the Plan by bringing forward land in its ownership for development and facilitating other development through partnerships and the exercise of its planning powers. This strategy will maximise the resources available and ensure that the public and private sectors work collaboratively to deliver the Plan's aspirations.

13.5 GoS will continue to work with a range of private, public and voluntary sector organisations as well as investors to deliver new development and infrastructure. Key partners will include:

- Seychelles Investment Board;
- Island Development Company;
- land and property owners and potential developers;
- major investors/potential investors;
- existing businesses and business organisations;
- District Administrators;
- community and voluntary sector organisations;
- transport operators;
- infrastructure providers;
- organisations involved in environmental protection and enhancement;
- local organisations, amenity societies and faith groups; and
- emergency services providers.

POLICY IP2

Update Land Use Plans

The proposals in the Plan will be reflected in the Land Use Plans for Mahé, Praslin and La Digue. The Plan policies will influence decisions on planning applications.

13.6 The Plan together with the Land Use Plans will provide an effective planning framework which can harness and guide development to optimise community benefit and help deliver the vision for Seychelles. The Plan provides the policy framework for determination of planning applications and preparation of investment strategies. This will provide clarity and consistency in decision making and ensure planning guidance, development facilitation, infrastructure planning, project delivery and place management functions are coordinated. It will also enable a comprehensive approach to development and help to make best uses of limited resources, in particular land, water and energy.

POLICY
IP3

Ensure Community Involvement

Developers of larger development should work with and consult local communities on their proposals. Developers should seek to demonstrate in any planning application that the proposals address concerns and aspirations of these local communities and other agencies.

13.7 Effective public engagement in the decision making process will assist in supporting faster decisions, the delivery of strategic objectives and maximise the potential of the country and all Seychellois. It will also help build sustainable communities by increasing the sense of ownership by local communities and help retain the distinctiveness of individual places.

13.8 GoS supports approaches to planning and development that harness the knowledge, commitment and enthusiasm of local communities, businesses and non-governmental organisations. GoS will take local support and the extent to which proposals are tailored to the needs of local communities into account when making decisions on planning applications.

13.9 As part of the Environmental Impact Assessment process, developers are currently required to undertake consultation on proposals. GoS also encourages increasing participation and engagement with the local community on developments which are not subject to Environmental Impact Assessment.

13.10 Developers should agree the need for and approach to pre-application consultation as part of pre-application discussions with the Seychelles Planning Authority. This reflects that the definition of larger developments may vary from time to time. Any consultation should be proportionate to the scale and impact of the proposed development and could include a pre-application public event in the form of a drop-in exhibition or meeting and/or the circulation of scheme proposals and options to the local community. Developers should seek to systematically record the scale of response and the issues raised. Developers should report these issues as part of their applications and indicate how the issues raised are addressed in their proposals.

POLICY
IP4

Promote Developer Contributions

Developers should make a contribution to the wider costs of servicing new developments and mitigating impacts.

When considering development proposals, GoS will take account of the existence and content of proposed measures to address development-specific impacts and any existing unmet local needs in terms of:

- transport and utilities provision and infrastructure;
- housing provision, particularly for migrant workers;
- measures to tackle local learning and skills to improve Seychellois access to new employment;
- education, health facilities and services, childcare provision and other local services or community facilities;
- the improvement and management of environmental resources; and
- measures to adapt to climate change.

GoS seeks a contribution towards the full cost of such provision that is fairly and reasonably related in scale to the proposed development and the viability of the development.

13.11 GoS will continue to maximise the opportunities from public sector funding to make Seychelles attractive to private investors. However, no single funding mechanism will provide an adequate answer to address the level and timing of investment required for infrastructure and community facilities.

13.12 GoS wishes to establish the policy that developers make a greater contribution to the wider costs of servicing new developments and mitigating impacts. This is over and above any existing on-going contributions related to existing Corporate Social Responsibility arrangements. It is intended that these new contributions address impacts, which will ensure that necessary infrastructure is provided in a timely way allowing early development. These costs will be considered during the determination of individual applications and contributions will be necessary, proportionate and directly related to the impacts of the development.

13.13 The value of costs and contributions will be reached by agreement. Negotiations should commence at the pre-application stage and reflect the priorities of both GoS and local community and continue throughout the determination of the application. Developers should submit proposals for the likely scope of their contributions with their planning application based on costs identified through assessment and consultation. Agreements will be concluded once a positive decision has been reached, but before decisions are issued.

13.14 Negotiations should take into consideration the viability of development proposals. Where it can be demonstrated, for example, that there are such abnormally high site preparation costs and that providing developer contributions would threaten the financial viability of developing the site, the requirement to make a contribution may be varied or the contribution reduced.

13.15 GoS will consider the range of developer contribution types available and in what circumstances it is appropriate for them to be used. Contributions could either be "in kind" (where the developer builds or directly addresses the impact) or in the form of a financial contribution, which will be ring fenced for the purpose for which it is paid. GoS will identify which type of contributions will be made, although the approach will be decided on a case by case basis, taking into account the capacity and expertise of the developer to deliver the requirement.

13.16 In the case of financial contributions, payments may be made in the form of a lump sum or phased payments over a period of time, related to defined dates, events and triggers. GoS will seek to ensure that contributions are received in good time to allow necessary infrastructure to be delivered alongside development in accordance with the requirements of Policy H9.

13.17 GoS will also allow and may encourage the pooling of contributions. The system set up will allow developer contributions to be pooled to deliver infrastructure required from the combined impact of a number of developments. The pool will be designed to be as transparent as possible and may be jointly managed with contributors.

13.18 Additional guidance may be provided by GoS in due course to make developers aware of the potential requirements in respect of developer contributions, and to help ensure that such costs are factored into the development process at an early stage. It will also help to ensure the consistent application of Policy IP4.

13.19 Through experience the aim is to offer guidance to cover the following:

- the size of developments which are expected to make contributions. It is suggested that charges for single dwellings will normally be related to utility connections only;
- the scope of developer contributions which might be applicable to different types of development based on the requirements of IP4;
- whether contributions should generally be provided in kind or as a financial contribution;
- potential phasing of contributions; and
- standard agreement or model clauses including whether there is a payback period if contributions remain unspent.

13.20 GoS will put in place a mechanism for collecting receipts and monitoring the delivery of measures funded by contributions.

13.21 It is anticipated that standards and precedents will be developed over time and local expertise will emerge in GoS and in the private sector to provide advice to potential developers. In the future GoS may consider developing further formulae, standards or guideline charges which can be a transparent and consistent way of securing contributions. However, the early emphasis is on negotiation and discretion. This approach, common to many planning systems; allows contributions to respond to the circumstances of individual developments; gives a legitimate basis for the scale of contributions; and avoids adding to the formal tax burden or making developments unviable.

POLICY
IP5

Deploy Alternative Models of Housing Delivery

GoS is committed to working with the private sector and local communities to explore and deploy alternative approaches to delivering housing.

13.22 In order to promote the growth of the private housing market and the development of high quality and inclusive communities, GoS' role in the housing market will evolve to become a stronger facilitator as well as a provider over the Plan period. A range of alternative mechanisms will be considered by GoS to achieve this aspiration including those set out in support of this Policy.

13.23 In order to help first time buyers onto the housing market, GoS will explore a range of shared ownership schemes whereby GoS part finances purchasing a market house. Examples might include:

- GoS buying a proportion of the house, with the buyer paying rent to GoS on that part of the house;
- continuation of the self-financing pilot scheme, where GoS helps those with a deposit/access to finance to access higher specification but non-standardised housing;
- continuing policies which enable occupiers to rent newly built GoS-owned property in the short term, with the expectation of buying in the future ('buy to rent'); and
- a deposit supplementation scheme to reduce the size of the mortgage required to buy a house.

13.24 Mechanisms to encourage redevelopment of existing GoS housing areas will be explored to improve the quality of the stock and (where appropriate) increase the density of development to assist with the implementation of Policies MH1. This will involve closer relationships between GoS and the private sector. GoS will continue to explore options to develop public-private partnerships, which might include:

- transfer of public land or houses to the private sector, on the condition that social housing (and, if appropriate, community facilities and improved public realm) are provided;
- financial incentives (for example, tax breaks) for developers providing social housing or renewal of poorer quality existing housing stock;
- tax increment financing, where GoS would borrow funds against the projected uplift in value from taxes and/or land values which will arise as a result of the development;
- development of impact bonds, where investors provide external financing for publically-delivered development, and receive a return if pre-agreed outcomes are reached; and
- revolving funds where the pool of resources is continually replenished by income and repayments, allowing it to continue to be used over time. This might include establishing a fund which could tap the resources of long term private investors, providing gap-funding for housing developments.

13.25 Due to the small, fragmented plot sizes in many districts, there is a need to develop mechanisms which support small developers or individuals to deliver housing. This could include improving access to finance. More innovative models might include:

- private landowners leasing their land for development, where they would like to see their land developed but do not have the resources or capital to carry this out individually. This would allow the development of land which is currently stalled by lack of private resources. Developers would be able to make gains from any development built on the land, whilst the landowner would retain ownership of their asset and make gains from the uplift in land value resulting from any development;

- the development of a system facilitated by GoS whereby landowners could be 'matched' with developers who might be interested in developing their land, allowing developers to speak directly with landowners who are interested in developing their land;

- exploring revisions to the existing Land Bank system, for example the potential to require Land Bank applicants to pre-pay for their plots, with a guarantee of provision within a certain amount of time. This would enable GoS to pay for up-front infrastructure, unlocking development potential for future plot owners more quickly; and

- new models of self-build housing moving away from the individual, detached housing, towards a pooled approach. This could involve a number of people coming together, pooling funds and resources to build a small number of houses or apartment block.

13.26 GoS will also explore models of delivering housing for elderly residents which allow continued integration in their existing communities. This may include design guidelines for annexes, freestanding accommodation within family plots, or supporting the development of naturally occurring retirement communities which are well serviced and provide opportunities for continued independent living. Where specialist residential care is provided, it will be integrated within existing settlements.

Action Plans

13.27 Implementation is a cross-Government and cross-sector initiative that requires on-going cooperation between Ministries, non-governmental organisations, the private sector and other investors. To assist in this process, action plans have been developed which set out how the policies in the Plan will be delivered with associated responsibilities and timings. The actions have been developed in close cooperation with Ministries, other agencies and non-governmental organisations.

13.28 The actions have been linked to the policies in the Plan. The following sub-sections are organised by the Plan topics:

- introducing the Spatial Strategy;
- promoting a strong and resilient economy;
- delivering housing for all;
- building sustainable communities;
- protecting the environment;
- promoting cultural heritage;
- responding to climate change and improving resilience;
- supporting provision of efficient and resilient utilities;
- promoting multi-modal transport solutions;
- establishing Mahé's Frameworks; and
- implementing the Plan.

13.29 Within each sub-section, a summary of the priority actions and longer term actions is provided followed by a more detailed action plan. An example of the action plan table along with a summary of the information presented within it is provided below. A list of the acronyms for stakeholders used in the action plans is provided in Table 13.1 List of stakeholders..

Policy	Action Number	Action	Change required to Land Use Plans	Priority	Responsible Organisation	Supporting Organisations	Mechanism
Topic specific policy from the Plan	**1.1**	**Overall action to implement the policy**					
	a)	Detailed action(s) to implement the policy.	Whether the proposed action(s) would result in changes to the Land Use Plans.	The proposed time frame by when the action(s) to support the Policy will be implemented.	The organisation responsible for leading the implementation of the action(s) to enable implementation of the Policy.	The organisation which will need to support the implementation of the action(s) to enable implementation of the Policy.	Where funds will be required to deliver the action, the source(s) of such funding.



Acronym	Full Title
CEPS	Citizens Engagement Platform Seychelles
DA	District Administrators
Developers	-
DICT	Department of Information and Communications Technology
DMU	Drainage Management Unit
DoD	Department of Defence
DoT	Department of Transport
FAO	Food and Agriculture Organization of the United Nations
FSA	Financial Services Authority
IAEA	International Atomic Energy Agency
IDC	Island Development Corporation
IEA	Industrial Estates Authority
Landowners	-
Local Community	-
MIEBI	Ministry for Investment, Entrepreneurship and Business Innovation
MTFI	Ministry of Finance, Trade and Investment
MTC	Ministry of Tourism and Culture
MLHRD	Ministry of Labour & Human Resources Development
MLUH	Ministry of Land Use and Housing
MoEE	Ministry of Environment and Energy
MoEd	Ministry of Education
MoFTBE	Ministry of Finance, Trade and the Blue Economy
MFA	Ministry of Foreign Affairs
MoFAgr	Ministry of Fisheries and Agriculture
MoH	Ministry of Health
MPIU	Maritime Police Investigation Unit
MSACDS	Ministry of Social Affairs, Community Development and Sport
NGO	Non-Governmental Organisation
NMB	National Monuments Board

Table 13.1 List of stakeholders.

Acronym	Full Title
NSC	National Sports Council
NDTF	National Drainage Task Force
PCU	Programme Coordination Unit of Seychelles
PFA	Praslin Fishing Association
PUC	Public Utilities Corporation
PAG	Pirate Action Groups
SAA	Seychelles Agricultural Agency
SDB	Seychelles Development Bank
SBF	Small Business Finance Agency
SCAA	Seychelles Civil Aviation Authority
SCG	Seychelles Coast Guard
SEPEC	Seychelles Petroleum Company
SeyPIC	Seychelles Piracy Intelligence Centre
SFA	Seychelles Fishing Authority
SFRSA	Seychelles Fire and Rescue Services Agency
SHF	Seychelles Heritage Foundation
SIB	Seychelles Investment Board
SIF	Seychelles Island Foundation
SHTA	Seychelles Hospitality and Tourism Association
SLTA	Seychelles Land Transport Agency
SPA	Seychelles Planning Authority
SPF	Seychelles Police Force
SPoA	Seychelles Port Authority
SPTC	Seychelles Public Transport Corporation
STB	Seychelles Tourism Board
UNDP	United Nations Development Programme
UniSey	University of Seychelles

Introducing the Spatial Strategy

13.30 The Spatial Strategy provides a framework for guiding the location and type of development and seeks to make more efficient use of land.

13.31 Priority actions for GoS, which should begin within the next 18 months (and continue into the future) include:

- using Policies SP1 to SP5 on a day to day basis to inform the determination of planning applications; and
- updating Land Use Plans to facilitate the delivery of new development in accordance with the principles established in policies SP1 to SP5, including using a defined settlement hierarchy.

13.32 In the medium to longer term (18 months – 15 years), GoS should seek to:

- identify and commit land/buildings which could be re-used or relocated elsewhere to facilitate the delivery of the Plan;
- prepare strategies for each asset, or group of assets, to set out how the re-use or relocation will be achieved; and
- develop Framework Plans for Praslin and La Digue, equivalent to that prepared for Mahé, to provide further guidance on how the principles established in the Plan should be integrated within the Land Use Plans.

Policy	Action Number	Action	Change required to Land Use Plan	Priority	Responsible Organisation	Supporting Organisations	Mechanism
Policy SP1: Support Development that Complements the Spatial Strategy	**1.1**	**Deliver development in accordance with the Spatial Strategy**					
	a)	Review and update the Land Use Plans so that they are consistent with the Spatial Strategy.	Yes	Implemented within next 18 months to 5 years	MLUH		NA
	b)	Prepare Framework Plans for Praslin and La Digue, which should reflect the proposals presented in the Spatial Strategy and supporting topic strategies.	Yes	Implemented within next 18 months to 5 years	MLUH		NA
	c)	Make planning decisions in accordance with the development themes identified for Mahé, Praslin and La Digue in Table 3.2.	No	On-going	SPA		NA
Policy SP2: Promote a Settlement Hierarchy	**1.2**	**Focus development in existing settlements**					
	a)	Make planning decisions in accordance with the principles for each type of settlement within the settlement hierarchy identified in Table 3.3.	No	On-going	SPA		NA
Policy SP3: Identify Growth Locations	**1.3**	**Focus growth in growth locations**					
	a)	Monitor where growth is occurring to ensure that the policy continues to reflect trends and is directing growth to appropriate locations.	Possibly	On-going	MLUH		NA
Policy SP4: Ensure Land for Growth	**1.4**	**Safeguard land for growth**					
	a)	Identify sites needed to realise the growth requirements set out in the Plan. Update Land Use Plans to identify sites for housing, retail, hospitality, office and industrial uses.	Yes	Implemented within next 18 months to 5 years	MLUH		NA
	b)	When making planning decisions ensure that development proposals maximise the potential of each plot of land.	No	On-going	SPA		NA
	c)	Identify publically owned land/buildings suitable for re-use or relocation to facilitate the delivery of the Plan. Prepare a strategy for re-use or relocation of each plot of land/building. This may include identifying suitable land uses for the site and marketing the site to identify third party interests.	No	Implemented within 5 to 10 years	MLUH		Government funding
	d)	Identify privately owned land/buildings which could be re-used or where existing uses could be relocated to facilitate the delivery of the Plan. Identify landowners for these sites and seek agreements for land purchase.	No	Implemented within 5 to 10 years	MLUH	Landowners, developers	Government funding, Private funding
Policy SP5: Support Strategic Land Reclamation	**1.5**	**Enable land reclamation**					
	a)	Monitor housing delivery rates and employment growth rates to determine if land reclamation for residential or economic development can be justified in the longer term.	Possibly	On-going	MLUH		NA

Table 13.2 Introducing the Spatial Strategy action plan

Promoting a Strong and Resilient Economy

13.33 The Economic Strategy seeks to promote long-term sustainable economic growth and addresses the need to improve strategic infrastructure, enhance skills and improve access to employment opportunities. In many cases the actions are a continuation of work which is already underway, for example marketing Seychelles as a tourist destination, and supporting Seychelles as a primary seafood processing centre.

13.34 Priority actions for GoS, which should begin within the next 18 months (and continue into the future) include:

- updating Land Use Plans to allocate land required to promote a strong economy, this includes land for development associated with the Port of Victoria, land for tourism related development, and office space;
- reviewing guidance for specific sites on the type and design of tourism accommodation that is suitable;
- developing policy positions on the level of tourism related growth which is suitable in particular locations,
- developing an Eco-Tourism Strategy; and
- establishing a multi-sectoral team on food security.

13.35 In the medium to longer term (18 months – 15 years), GoS should seek to:

- develop a promotional campaign to encourage Seychellois to return from overseas and identify, review and remove possible constraints to older people continuing to work;
- implement an action plan for Financial Services Sector Growth;
- develop a strategy with University of Seychelles to maximise industrial linkages forged by University of Seychelles and seek to match employment needs to the proposed UniSey curriculum;
- explore the scope to develop the tourism offer, providing new and expanded offers including night time leisure and a broader range of activities for tourists; and
- support a modern and productive agricultural sector by grading agricultural land and reviewing current leases with a view to increasing use of agricultural land.

Policy	Action Number	Action	Change required to Land Use Plan	Priority	Responsible Organisation	Supporting Organisations	Mechanism
Policy E1: Build a Strong and Diverse Economy	**2.1**	**Increase the labour pool**					
	a)	Develop a promotional campaign to encourage Seychellois to return from overseas.	No	Implemented within 5 to 10 years	MLHRD		Government funding
	b)	Adopt a monitoring approach that helps ensure that migrants do not detract from access to housing for Seychellois.	No	Implemented within 5 to 10 years	MLUH		NA
	c)	Identify, review and remove possible constraints to older people continuing or returning to work and consider possible incentives.	No	Implemented within 5 to 10 years	MLHRD		Government funding
	d)	Continue to support and grow schemes which allow parents to return to the workforce after having children.	No	On-going	MLHRD	MLUH	Government funding
	2.2	**Increase potential for Seychellois to access jobs**					
	a)	Continue to support schemes to encourage young people and disadvantaged groups back into work.	No	On-going	MLHRD		Government funding
	b)	For employment developments that propose 10 or more jobs in total, seek to enter into an agreement with the developer/applicant that sets out an agreed target for local labour, a training and recruitment plan and commitment to an agreed proportion of local procurement of services and supplies.	No	On-going	MLUH		Developer contributions
	c)	Develop a strategy with UniSey to maximise industry linkages forged by UniSey and seek to match employment needs to the proposed UniSey curriculum.	No	Implemented within next 18 months to 5 years	UniSey	MLHRD	NA
	d)	Continue to cultivate non-traditional training opportunities, e.g. the practical experience provided through the availability of a fully equipped fishing vessel that the SFA has put at the disposal of the Maritime Training Centre. Continue to offer training opportunities available through EU agreements to up skill local workers in modern industrial fishing techniques.	No	On-going	MLHRD		NA

Table 13.3 Promoting a strong and resilient economy action plan

Policy	Action Number	Action	Change required to Land Use Plan	Priority	Responsible Organisation	Supporting Organisations	Mechanism
Policy E2: Promote Growth of the Blue Economy	**2.3**	**Grow the blue economy**					
	a)	Update Land Use Plans to allocate land around the Port of Victoria to support growth aspirations consistent with the Port Masterplan, including land for storage facilities and access to water.	Yes	Implemented within next 18 months to 5 years	MLUH	SPoA	NA
	b)	Continue to support marine tourism particularly through the provision of marinas to meet demand.	Possibly	On-going			Government funding, private funding, international funding
	2.4	**Increase profitability of fishing and fisheries**					
	a)	Continue to extend the local benefits of the fisheries & processing sub sector through initiatives that may include: a) considering support mechanisms to facilitate sale of fish to local tourism businesses by artisanal fishermen; b) encourage added value activities.	No	On-going	SFA		Government funding
	b)	Continue to support initiatives to develop Seychelles as a primary seafood processing centre by: a) reinforcing of fish stock monitoring and management; b) creating protected and non-touch areas to allow for stock reconstitution; and c) develop infrastructure and equipment for artisanal and industrial sectors.	No	On-going	SFA		Government funding, private funding
	2.5	**Grow the aquaculture and mariculture sector**					
	a)	Support initiatives to grow aquaculture and mariculture on the Outer Islands. This should include identifying policy and support needed, for example encouraging additional aviation routes to Europe, Middle East and Asia for the export of fresh fish.	No	Implemented within 10 to 15 years	IDC	SFA	NA
	b)	Support initiatives to grow aquaculture and mariculture on the Inner Islands. This should include identification and development of the required infrastructure and supporting services, and identification and development of the required institutional support and skills programme to support the sector growth.	No	Implemented within 5 to 10 years	SFA	MFA	Government funding
	2.6	**Enable off-shore renewable energy**					
	a)	Support proposals for renewable energy generation projects subject to environmental assessment and satisfactory mitigation.	No	On-going	MLUH		NA
	b)	Require the use of on-site renewable energy technologies in new development where feasible.	No	Implemented within 5 to 10 years	MLUH		Developer contributions
	c)	Consider the provision of targeted financial support to the renewables sector.	No	Implemented within 5 to 10 years	MoEE		Government funding, international funding

Policy	Action Number	Action	Change required to Land Use Plan	Priority	Responsible Organisation	Supporting Organisations	Mechanism
Policy E3: Strengthen the Tourism Sector and Maximise Local Value	**2.7**	**Diversify the tourism sector**					
	a)	Review guidance for specific sites on the type and design of accommodation that is suitable and adopt within the decision making process.	No	Implemented within next 18 months	MLUH	MoEE, MTC	NA
	b)	Update marketing strategy to take account of Policy E3.	No	Implemented within next 18 months to 5 years	STB	SIB	NA
	c)	Diversify products and holiday experiences.	No	Implemented within 5 to 10 years	MTC	DoT, MoFAgr, SIB, MIEBI, SBF, SDB	NA
	d)	Improve air access and port facilities to increase cruise ship visits and inter-island travel.	Possibly	Implemented within next 18 months to 5 years	MTC	SCAA, SPoA	Private funding
	e)	Promote 'Made in Seychelles' brand. Develop quality based criteria to meet the 'Made in Seychelles' brand.	No	Implemented within next 18 months to 5 years	MTC	MIEBI, MoFAgr, Local producers	Government funding
	f)	Review UniSey modules to ensure they align with policy contained in the Plan and the Seychelles marketing strategy.	No	Implemented within 5 to 10 years	UniSey	MTC	NA
Policy E4: Provide Tourist Accommodation	**2.8**	**Increase tourism visitor numbers**					
	a)	Update Land Use Plans to make suitable land allocations sufficient to provide accommodation for up to the agreed level of tourist visits per annum. Factor in the carrying capacity study and review this every five years.	Yes	Implemented within next 18 months to 5 years	MLUH		NA
Policy E5: Renew Tourism Accommodation	**2.9**	**Redevelop and refurbish older hotels**					
	a)	Update Land Use Plans to indicate locations where redevelopment and refurbishment opportunities exist as per the Hospitality Strategy diagram.	Yes	Implemented within next 18 months to 5 years	MLUH		NA

Table 13.3 Promoting a strong and resilient economy action plan (cont.)

Policy	Action Number	Action	Change required to Land Use Plan	Priority	Responsible Organisation	Supporting Organisations	Mechanism
Policy E6: Diversify Tourism Offer and Activities	**2.10**	**Develop the tourism offer**					
	a)	Based on existing and anticipated capacity studies develop detailed policy positions on the level of growth in particular locations.	No	Implemented within next 18 months	MLUH	MTC, MoEE	NA
	b)	Continue to market Seychelles focusing on brand awareness, market segmenting and niche market development.	No	On-going	MTC	STB	Government funding, private funding
	c)	Explore the scope to develop the tourism offer, providing new and expanded offers including: a) new tourism products such as eco-tourism; b) a compelling night time leisure offer (retail, dining, and entertainment); c) broader range of activities for tourists, including soft adventure, cultural and heritage experiences, and interpretation nature-based activities etc., supported through appropriate allocations and feasibility studies.	No	Implemented within 5 to 10 years	MTC	STB, SHTA	Government funding, private funding
	d)	Continue to encourage additional direct aviation routes to current and future core markets.	No	On-going	MTC	STB, SCAA	NA
	e)	Develop an Eco-Tourism Strategy which identifies areas suitable for eco-accommodation based on Policy EV7 and includes standards and codes of conduct that operators must comply with as part of the exiting Seychelles Sustainable Labelling scheme. The strategy should define what eco-tourism is and what must be included by eco-accommodation operators in order to justify this label. The strategy should seek to raise awareness and advertise the potential of investment in eco-tourism in Seychelles but that developers and operators will have to contribute to the management and restoration of the environment. The strategy should consider the use of: • a licence that all developers and operators will be required to obtain when building / operating an eco-accommodation; a tourist activity payment scheme that will contribute to the local economy and management and restoration of habitats; • incentivisation plans to make eco-tourism a more attractive business option such as tax concessions; • the sighting of trail head and hiking/walking routes and principles/guidelines to ensure the protection of the environment in those locations.	Possibly	Implemented within next 18 months	MoEE/MTC	MTC, CEPS, SHTA, MLUH,	Government funding, International funding, private funding, developer contributions

Policy	Action Number	Action	Change required to Land Use Plan	Priority	Responsible Organisation	Supporting Organisations	Mechanism
Policy E7: Support Marine Tourism	**2.11**	**Support marine tourism**					
	a)	Update Land Use Plans to make provision for marine tourism facilities in a limited number of locations.	Yes	Implemented within next 18 months to 5 years	MLUH		NA
Policy E8: Concentrate Office Development in Settlements	**2.12**	**Ensure office provision**					
	a)	Update Land Use Plans to make provision for office space in a limited number of locations, reflecting the principles of concentration in existing centres and the importance of creating hubs of activity and quality office stock.	Yes	Implemented within next 18 months to 5 years	MLUH		NA
	b)	Establish and implement an action plan for Financial Services Sector Growth, liaising with domestic and international businesses in the sector for their input, and addressing necessary legislative, regulatory, fiscal and bureaucratic changes, including but not limited to: a) legislation to allow for the establishment of international corporate vehicles; b) liberalisation of the Seychelles legal profession, especially 'the bar'; c) new laws on financial leasing and hire purchase; d) modernisation of bank payment systems; e) possible 'ring-fencing' streams from licencing activity, tax receipts from financial services to sustain support the sector; f) developing capability in Islamic finance to capitalise on strong relationship with Middle Eastern investors; g) actions to manifest clear government support for the necessary legislative, regulatory, fiscal and bureaucratic changes that will support financial sector growth, including commitments to clear timetables and actions.	No	Implemented within next 18 months to 5 years	FSA	MIFTI, private sector	Government funding, private funding
	c)	Update Land Use Plans to allocate land for a Financial District.	Yes	Implemented within next 18 months to 5 years	MLUH		NA
Policy E9: Promote Mixed Use Development	**2.13**	**Support mixed use development**					
	a)	Update Land Use Plans to indicate locations where mixed use development likely to be acceptable.	Yes	Implemented within next 18 months to 5 years	MLUH		NA
Policy E10: Consolidate Industrial Uses	**2.14**	**Make provision for industrial floorspace to meet future requirements**					
	a)	Update Land Use Plans to allocate land for industrial uses as set out in the Plan.	Yes	Implemented within next 18 months to 5 years	MLUH	IEA	NA

Table 13.3 Promoting a strong and resilient economy action plan (cont.)

Policy	Action Number	Action	Change required to Land Use Plan	Priority	Responsible Organisation	Supporting Organisations	Mechanism
Policy E11: Promote Retail and Entertainment Development	**2.15**	**Ensure suitable retail and entertainment offer**					
	a)	Update Land Use Plans to make provision for retail and entertainment space reflecting the spatial distribution set out in the Employment Framework Plan.	Yes	Implemented within next 18 months to 5 years	MLUH		NA
	b)	Encourage the strengthening of the convenience retail offer in Regional Centres.	Possibly	Implemented within 5 to 10 years	MLUH		NA
Policy E12: Improve the Quality of Retail Stock and Entertainment Offer	**2.16**	**Improve the quality of the retail stock and entertainment offer**					
	a)	Update Land Use Plans to indicate locations where retail stock requires improvement.	Yes	Implemented within next 18 months to 5 years	MLUH		NA
Policy E13: Support a Modern and Productive Agricultural Sector	**2.17**	**Support the development of a modern productive agricultural sector**					
	a)	Update Land Use Plans to allocate land for intensive cultivation and protection of livestock farming.	Yes	Implemented within next 18 months	MLUH	MoFAgr	NA
	b)	Establish multi-sectorial team on food security.	No	Implemented within next 18 months	MoFAgr	SAA, MFTI, MoH, MoFAgr, CEPS, UniSey	NA
	c)	Identification of land for infrastructure e.g. new produce market and implementation.	Possibly	Implemented within next 18 months to 5 years	MoFAgr	SAA, MLUH, PFA, MoFAgr	NA
	d)	Develop and construct Anse Boileau research facility.	Possibly	Implemented within next 18 months to 5 years	MoFAgr	SAA, FAO, IAEA, UniSey, MoFAgr	International funding
	e)	Identify opportunities for large-scale agricultural production on outer islands.	No	Implemented within 10 to 15 years	MoFAgr	SAA, IDC	NA
	f)	Review current leases with a view to increasing use of agricultural land and development of farm production plans.	No	Implemented within next 18 months to 5 years	MoFAgr	SAA, MIEBI	NA
	g)	Reduce agricultural land degradation through effective land and water management.	No	Implemented within next 18 months to 5 years	SAA	MoFAgr, IAEA. PUC	NA
	h)	Undertake a study of agro-tourism potential.	No	Implemented within next 18 months to 5 years	MoFAgr	SAA, MTC, UniSey	International funding

Policy	Action Number	Action	Change required to Land Use Plan	Priority	Responsible Organisation	Supporting Organisations	Mechanism
Policy E14: Protect Agricultural Land	**2.18**	**Protect agricultural land**					
	a)	Grade all agricultural land.	Possibly	Implemented within 5 to 10 years	MoFAgr	UniSey	Government funding
	b)	Update Land Use Plans to set out criteria for release of agricultural land as per Policy E14.	Yes	Implemented within next 18 months	MLUH	MoFAgr	NA
	c)	Develop compensation system for provision of alternative agricultural land (if required).	No	Implemented within next 18 months	MoFAgr	SAA, MFTI, MoFAgr	Government funding
Policy E15: Support Agro-Forestry, Home Growing and Community Gardens	**2.19**	**Support agro-forestry, home growing and community gardens**					
	a)	Explore the potential for hill farming and agro-forestry to take advantage of the available fertile land which is not suitable for development and thus does not present a conflict with other uses. Continue implementation of existing pilot projects and develop new pilot projects.	No	Implemented within next 18 months to 5 years	MoFAgr	SAA, MTC, UniSey, MIEBI	Government funding
	b)	Explore the potential for the formation of a farming alliance to support local people to sell directly or collectively to local tourism industry suppliers. Including the potential for a 'locally grown' kite mark or branding to distinguish local producers and tourism businesses.	No	Implemented within next 18 months to 5 years	MoFAgr	SAA, FAO, Private Sector, MIEBI	Government funding
	c)	Deliver a campaign to promote healthy eating and home growing.	No	Implemented within next 18 months to 5 years	MoFAgr	MoH, MSACDS, NGOs, DAS	Private funding
	d)	Facilitate arrangements with commercial banks for providing loans to agri-businesses.	No	Implemented within next 18 months to 5 years	MoFAgr	SAA, MoFTBE, Commercial Banks, MIEBI	Private funding
Policy E16: Safeguard Quarry Sites	**2.20**	**Maintain a supply of aggregates**					
	a)	Identify sites for aggregates extraction. This should include consideration of two potential locations at Mon Plaisir and Cephayle, Mahé.	Possibly	Implemented within 5 to 10 years	MoFAgr		NA

Table 13.3 Promoting a strong and resilient economy action plan (cont.)

Delivering Housing for All

13.36 The Housing Strategy seeks to ensure that everyone living in Seychelles has access to housing which meets their needs, and that these houses are provided in appropriate locations to build sustainable communities.

13.37 Priority actions for GoS, which should begin within the next 18 months (and continue into the future) include:

- reviewing and updating the Land Use Plans to make provision for the amount and distribution of housing requirements shown in the Plan;
- monitoring housing development completions and aiming to maintain a five year supply of pipeline housing schemes, measured against the annual average development phasing; and
- seeking to ensure a mix of housing types (e.g. sizes, tenures and typologies) in large developments coming forward in the planning system.

13.38 In the medium to longer term (18 months – 15 years), GoS should seek to:

- undertake a review of existing Land Bank and Housing Projects to ensure that they make best use of land, reflect the settlement hierarchy established in the Plan, and are deliverable;
- work with private sector partners to bring forward housing delivery (including social housing), particularly through developing mechanisms to incentivise private sector delivery; and
- develop design guidance for housing to ensure that development respects and contributes to the existing character of places.

Policy	Action Number	Action	Change required to Land Use Plan	Priority	Responsible Organisation	Supporting Organisations	Mechanism
Policy H1: Support Housing Delivery	**3.1**	**Deliver housing to meet needs**					
	a)	Work with private sector partners to bring forward housing delivery to meet requirements in the period up to 2040. Consider potential policy responses to incentivise private sector delivery including: a) Subsidised land b) Import duty exemptions and/or tax rebates c) Subsidised lending d) Increase in development density and e) Public-Private Partnership.	No	Implemented within next 18 months to 5 years	MLUH		Government funding, Developer contributions, Private funding
Policy H2: Ensure an Adequate Supply of Housing	**3.2**	**Ensure an adequate supply of housing**					
	a)	Aim to maintain a five year land supply for housing, measured against the annual average development phasing set out in Appendix B of the Plan (the detailed methodology for undertaking the five year housing land supply calculation is included in the supporting text of Policy H2.) The land should be identified in the Land Use Plans.	Possibly	On-going	MLUH		NA
	b)	Consider the use of fiscal instruments (for example tax mechanisms or incentives) to bring forward foreign-owned land for housing development.	No	Implemented within next 18 months to 5 years	MLUH	MoFTBE	Government funding
Policy H3: Meet Housing Needs of Seychellois	**3.3**	**Incentivise the development of affordable/social housing**					
	a)	Continue to review the needs for homes for elderly population, both within family homes or through other arrangements.	No	On-going	MLUH		
	b)	Incentivise the private sector to deliver social housing by considering options whereby developers would be required to commit to provide a certain percentage of affordable housing in all new projects as affordable units or an equivalent financial contribution.	No	Implemented within next 18 months to 5 years	MLUH		Developer contributions
	c)	Consider the use of tax mechanisms such as stamp duty on private developments over a set value to subsidise affordable/social housing developments.	No	Implemented within 5 to 10 years	MLUH		Government funding

Table 13.4: Delivering housing for all action plan

Policy	Action Number	Action	Change required to Land Use Plan	Priority	Responsible Organisation	Supporting Organisations	Mechanism
Policy H4: Meet Housing Needs of non-Seychellois	**3.4**	**Ensure non-Seychellois have access to good quality housing and support facilities**					
	a)	Implement existing policy on collective housing standards and work with the private sector to further encourage an improving standard of accommodation. Seek to move away from large scale hostel-style accommodation to smaller units of accommodation which are better integrated with existing and new communities.	No	On-going	MLUH		NA
	b)	Continue to monitor accommodation requirements for international students.	No	On-going	UniSey		NA
Policy H5: Encourage an Appropriate Mix of Housing	**3.5**	**Deliver a range and choice of housing tenures**					
	a)	Seek a mix of housing types in large developments, for example social housing, condominiums, terraces and villas.	No	On-going	MLUH		NA
	b)	Continue to develop mechanisms to help first time buyers for example shared ownership schemes.	No	On-going	MLUH		Private funding, Government funding
	c)	Consider the inclusion of a question in relation to housing needs within the census to ensure household trends are monitored.	No	Implemented within next 18 months to 5 years	MLUH		NA
Policy H6: Promote Appropriate Densities	**3.6**	**Consolidate existing settlements**					
	a)	Update Land Use Plans and associated guidance to make provision for housing requirements arising over the Plan period according to the indicative distribution, densities and phasing shown in the Plan.	Yes	Implemented within next 18 months to 5 years	MLUH		NA
	b)	Develop design guidance in terms of scales massing, layout and materials to ensure that new development at increased densities respects and contributes to the existing character of places.	No	Implemented within next 18 months to 5 years	MLUH		NA

Policy	Action Number	Action	Change required to Land Use Plan	Priority	Responsible Organisation	Supporting Organisations	Mechanism
Policy H7: Realise Land Banks and Housing Projects	**3.7**	**Bring forward land for housing**					
	a)	Review the potential of land within Land Banks in order to maximise housing capacity and bring forward an accelerated programme of land release.	Possibly	Implemented within next 18 months to 5 years	MLUH		NA
	b)	Undertake a review of Land Banks and Housing Projects to: • assess for those Land Banks and Housing Projects sites located outside existing settlements whether developing the Housing Project/Land Bank would adversely affect the character of the settlement; • identify any infrastructure required to bring forward the development of Housing Projects; • identify opportunities to review the design (including densities, massing and typologies) and construction of homes; and • explore opportunities for joined-up delivery of other Housing Project or Land Bank sites.	No	Implemented within next 18 months to 5 years	MLUH		NA
	c)	Update Land Use Plans to reallocate land in Land Banks and Housing Project Land as required by the reviews.	Yes	Implemented within 5 to 10 years	MLUH		NA
Policy H8: Release of Forest Reserves and Buffer Zones for Residential Development	**3.8**	**Consolidate centres and reduce growth pressure outside urban growth boundaries**					
	a)	Where a five year housing land supply cannot be met, review the suitability of releasing Forest Reserve and Buffer Zones for residential development.	No	On-going	MLUH	MoEE	NA
	b)	Subject to the outcome of the review of the suitability of releasing Forest Reserve and Buffer Zones for residential development in update Land Use Plans to allocate former Forest Reserve and Buffer Zones for residential development.	Yes	On-going	MLUH		NA
Policy H9: Ensure Delivery of Necessary Infrastructure	**3.9**	**Deliver infrastructure necessary to support housing**					
	a)	Review infrastructure requirements for strategic housing sites and opportunities for upfront provision.	Possibly	On-going	MLUH		

Table 13.4: Delivering housing for all action plan (cont.)

Building Sustainable Communities

13.39 The Community Facilities Strategy seeks to ensure high quality, accessible community facilities are provided for the existing and future population.

13.40 Priority actions for GoS, which should be implemented within the next 18 months include:

- publishing and promoting the community facility standards and using the standards on a day to day basis in the determination of planning applications;
- producing guidance for developers explaining their responsibilities in the provision of community facilities;
- Seychelles Planning Authority leading the establishment of a Community Services Providers Group tasked with identifying opportunities for shared delivery of services and facilities;
- Ministry of Social Affairs, Community Development and Sport producing guidance on undertaking Social Impact Assessments; and
- all relevant Ministries providing facilities to address existing deficits.

13.41 In the medium to longer term (18 months – 15 years), GoS should seek to:

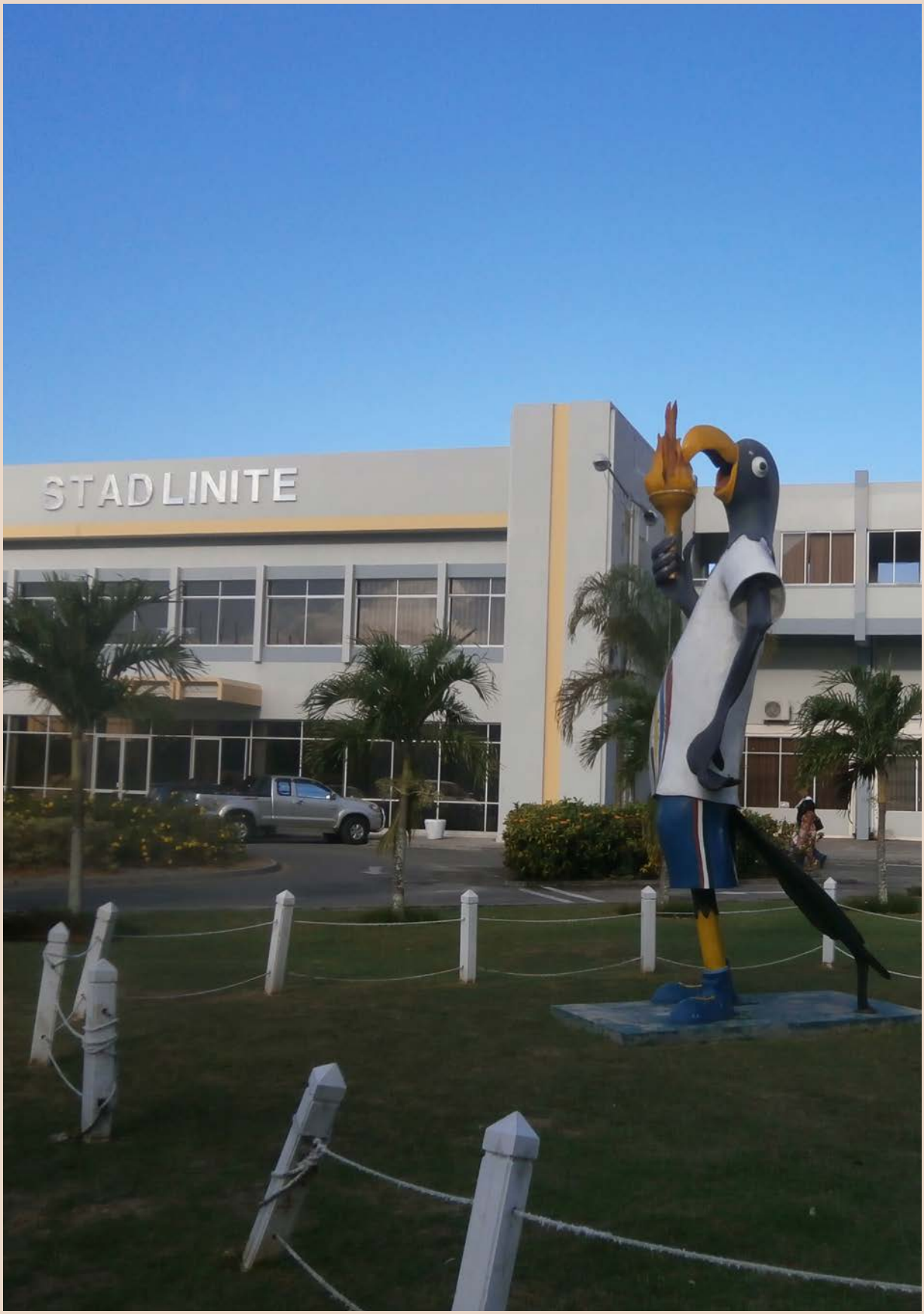
- monitor growth annually to ensure that community facilities are provided to meet future needs;
- review the role of the Public Consultative Committees to engage communities on the planning of new community facilities; and
- amend the remit of the Community Services Providers Group to lead the delivery of community hubs and co-located facilities.

Policy	Action Number	Action	Change required to Land Use Plan	Priority	Responsible Organisation	Supporting Organisations	Mechanism
Policy CF1: Provide Community Facilities Policy CF2: Follow Standards for Community Facilities	**4.1**	**Ensure suitable provision of community facilities**					
	a)	Publish and promote the community facilities hierarchy and community facility standards to community service providers and developers.	No	Implemented within next 18 months	MLUH		NA
	b)	Community service providers should work with MLUH to monitor population growth annually. Based on the population growth experienced and forecast, new community facilities should be planned in accordance with the community facilities hierarchy and standards.	No	On-going	MLUH	DoH, MSACDS, MoEd, NSC	NA
	c)	Community service providers should incorporate the community facility hierarchy and standards into guidance and strategies they produce.	No	On-going	DoH, MSACDS, MoEd, NSC		NA
	d)	The community facilities hierarchy and standards should be used in assessing future development proposals to ensure that development which creates additional demand for community facilities is supported by appropriate provision.	No	On-going	SPA		NA
	e)	Community service providers should plan to address the existing deficit in community facilities as identified in the Community Facilities Assessment. Community service providers should include plans to address the deficit in their immediate work plans. MLUH should work with community service providers to identify suitable sites and update Land Use Plans to allocate sites.	No	Implemented within next 18 months to 5 years	MLUH	DoH, MSACDS, MoEd, NSC	NA
	f)	Work with community service provides to identify suitable sites for community facilities required to meet the needs of the future population. Acquire sites and update Land Use Plans to safeguard sites required for community facilities.	Yes	Implemented within next 18 months to 5 years	MLUH		NA
	g)	Establish a shared database which all community facility providers would have access to. The database would cover information on population, usage of existing community facilities, population statistics such as health and academic achievement, proposed developments.	No	Implemented within next 18 months	MSACDS	MLUH, DoH and MoEd	NA
	h)	Prepare an implementation plan for each new community facility.	No	On-going	MSACDS	MLUH, DoH and MoEd	NA

Table 13.5 Building sustainable communities action plan

Policy	Action Number	Action	Change required to Land Use Plan	Priority	Responsible Organisation	Supporting Organisations	Mechanism
Policy CF1: Provide Community Facilities Policy CF2: Follow Standards for Community Facilities	**4.2**	**Make developers aware of their obligations in respect of community facility provision**					
	a)	Publish guidance for developers explaining their responsibilities in respect of the provision of community facilities. This should include a requirement to provide information on the demand the development will create for community facilities, including the likely number and age of future occupants and details of any community facilities proposed as part of the new development. Guidance should set out the contribution developers will be expected to make towards the provision of community facilities including the process by which the contributions will be calculated. Refer to Policy IP4 for further information on developer contributions.	No	Implemented within next 18 months	MLUH		NA
	4.3	**Involve the community**					
	a)	Review and potentially expand the role of the Public Consultative Committees to engage communities on the planning of new community facilities.	No	On-going	MLUH	DoH, MSACDS, MoEd, NSC	NA
Policy CF3: Develop Community Hubs	**4.4**	**Provide new community facilities in community hubs**					
	a)	Establish a Community Services Providers Group for all community facility providers to identify ways that multiple community facilities can be accommodated within community hubs. The Group should explore the potential to share spaces and develop future flexible spaces for schools, health clinics, libraries, sports facilities and all other community facilities. The Group would ensure coordination of budgets/resources and planning of future provision.	No	Implemented within next 18 months to 5 years	MLUH	DoH, MSACDS, MoEd, NSC	NA
	b)	Work with the Community Services Providers Group to identify suitable sites for community hubs. Update Land Use Plans to safeguard sites required for community hubs.	No	Implemented within next 18 months to 5 years	MLUH		NA
Policy CF4: Assess the Social Impact of Development	**4.5**	**Understand the social impacts of development**					
	a)	Produce guidance on social impact assessments, including the types of development which will require them, their scope and methodology.	No	Implemented within next 18 months to 5 years	MSACDS	MLUH, DoH, MoEd	NA

Table 13.5 Building sustainable communities action plan (cont.)


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Protecting the Environment

13.42 The Environment Strategy seeks to ensure the planning system affords the appropriate level of protection to the environment through the prioritisation of protected areas.

13.43 Priority actions for GoS, which should be implemented within the next 18 months include:

- confirming revised designations under the Protected Areas legislation and reviewing the hierarchy to ensure alignment with legislation;
- undertaking studies to define the extent of Linking Habitat Areas;
- reviewing and collating guidance on control of invasive species;
- continuing to work in partnership to develop Marine Spatial Plan and ensure policy alignment;
- developing an integrated 'ridge to reef' approach to coastal zone management;
- undertaking a high level ecosystem services assessment of the three main islands; and
- regulating and setting standards for off-setting and developing a framework for identification of off-setting sites.

13.44 In the medium to longer term (18 months – 15 years), GoS should seek to:

- prepare guidance and standards for development within Protected Areas and for land reclamation and flood protection schemes;
- define terms of reference for stewardship of Protected Areas;
- update Land Use Plans to include designated Linking Habitat Areas; and
- prepare, implement and monitor a habitat restoration programme.

Policy	Action Number	Action	Change required to Land Use Plan	Priority	Responsible Organisation	Supporting Organisations	Mechanism
Policy EV1: Control Development in Protected Areas	**5.1**	**Control development in protected areas**					
	a)	Confirm status of protected areas via current on-going and recent studies and feed into a hierarchy of environmental protection. Surveys should include analysis of forest reserves and buffer zones to determine if any heavily degraded areas may be suitable for ecologically sensitively designed development, study should also include potential linking habitat areas. The hierarchy should differentiate between areas which need protection and those in which sensitive development may be appropriate subject to appropriate mitigation as set out in Policy EV1. The hierarchy should include the Heritage Areas identified in Policy CH3.	No	Ongoing	MoEE	MLUH, UNDP, NGOs	Government funding, International funding
	b)	Prepare design guidance for potential development that are commensurate with the hierarchy levels.	No	Implemented within next 18 months to 5 years	MoEE	MLUH	NA
	c)	Review/update hierarchy to ensure it is aligned with legislation.	No	Implemented within next 18 months	MoEE	MLUH	NA
	d)	Define terms of reference for stewardship of protected areas (reserve or concession) by eco-tourism developer/ operator detailing financial contributions, management and monitoring protocols.	No	Implemented within next 18 months to 5 years	MoEE	MLUH, MTC, SHTA	NA
	e)	Monitor impacts of climate change and review boundaries of protected areas to allow for the potential movement of flora and fauna in response to climate change.	Possibly	Implemented within 5 to 10 years	MoEE	MLUH, UNDP	Government funding, International funding
Policy EV2: Promote Environmental Resilience	**5.2**	**Create resilient landscapes**					
	a)	Develop environmental standards based upon international best practice that protect and enhance biodiversity resources. All land reclamation and flood protection works will be required to comply with these standards.		Implemented within next 18 months to 5 years	MoEE	MLUH	NA
	b)	Develop standards based upon international best practice guidelines to mitigate for negative impacts from reclamation and flood protection works, particularly with regards to preventing materials used to form reclaimed lands from leaching into the marine environment both during and post works.	No	Implemented within 5 to 10 years	MLUH		

Table 13.6 Protecting the environment action plan

Policy	Action Number	Action	Change required to Land Use Plan	Priority	Responsible Organisation	Supporting Organisations	Mechanism
Policy EV3: Enhance Biodiversity Function and Designate Linking Habitat Areas	**5.3**	**Strengthen habitat connectivity**					
	a)	Identify Linking Habitat Areas and prepare management plans for them. Linking Habitat Areas could include areas which are currently developed or where development (including roads) is proposed subject to appropriate mitigation.	No	Implemented within next 18 months to 5 years	MoEE	MLUH	Government funding, International funding
	b)	Update Land Use Plans to designate Linking Habitat Areas.	Possibly	Implemented within next 18 months to 5 years	MoEE	MLUH	NA
	c)	Protect and maintain the waterways across the islands through conservation and improved management practices.	No	On-going	MoEE		Government funding, International funding
	d)	Prepare development guidelines within linking habitat areas to cover density of development and mitigation measures.	No	Implemented within next 18 months to 5 years	MoEE	MLUH	NA
Policy EV4: Control Invasive Species	**5.4**	**Control invasive species**					
	a)	Review and collate current invasive species management recommendations into comprehensive policy guidance. Elements should include, but not be limited to: • tight restrictions on use of non-native species in commercial landscape and regeneration projects; • a programme for invasive species management and eradication; and • identified funding mechanisms for invasive species management and eradication programmes, this should also link to developer requirements and offsetting works.	No	Implemented within next 18 months	MoEE		International funding

Policy	Action Number	Action	Change required to Land Use Plan	Priority	Responsible Organisation	Supporting Organisations	Mechanism
Policy EV5: Promote River and Habitat Restoration and Management	**5.5**	**Restore habitats within Seychelles**					
	a)	Prepare and implement a habitat restoration programme. This should include guidelines for habitat restoration, funding mechanisms including reference to developer/operator contributions and stewardship under EV1 and EV7, an annual programme and monitoring system. The approach to monitoring should consider the use of rapid monitoring techniques using emerging technology such as lost colour analysis. Review current and recent habitat restoration plans.	No	Implemented within 5 to 10 years	MoEE	NGOs, SHTA, MTC, Local communities, UNDP	Government funding, International funding, Private funding, developer contributions
	b)	Undertake a study to prioritise what waterways (main channels and tributaries) require management and restoration to improve their function to biodiversity and water quality, this should expand upon current studies.	Possibly	On-going	MoEE	MLUH	Government funding, International funding, Private funding
	c)	Prepare guidelines and principles for management and restoration of waterways. Protect and maintain waterways in accordance with the study.	Possibly	Implemented within next 18 months to 5 years	MoEE	CEPS	Government funding, International funding, Private funding
	d)	Identify and develop a framework that prioritises habitat and river restoration work for funding and delivery by non-governmental organisations.	No	Implemented within next 18 months	MoEE	CEPS	Government funding, International funding, Private funding

Table 13.6 Protecting the environment action plan (cont.)

Policy	Action Number	Action	Change required to Land Use Plan	Priority	Responsible Organisation	Supporting Organisations	Mechanism
Policy EV6: Ensure Coastal Zone Management	**5.6**	**Protect and manage the marine environment**					
	a)	Continue to work in partnership to develop the Marine Spatial Plan and align policies.	No	On-going	MoEE	UNDP, MNR	NA
	b)	Incorporate any new environmental designations arising from the Marine Spatial Plan into the environmental protection hierarchy.	No	Implemented within 5 to 10 years	MLUH	MoEE	NA
	c)	Develop an integrated 'ridge to reef' approach to coastal zone management.	No	Implemented within next 18 months	MoEE	MFA	Government funding, International funding, private funding
	d)	Develop a Marine Research Centre. Terms of reference should be drawn up for this project, followed by identifying funding sources and development proposals for the development.	Possibly	Implemented within 5 to 10 years	MoEE	UniSey, MFA, International Research Institute	Government funding, International funding, private funding
	e)	Review potential to create a Marine Authority to ensure coordination between different interests in coastal zone.	No	Implemented within next 18 months to 5 years	MoEE	MFA, MoFBTE	NA
Policy EV7: Create an Eco-Tourism and Cultural Heritage Destination	**5.7**	**Develop an eco-tourism sector**					
	5.7 a)	Refer to actions under Policy E6.					
Policy EV8: Off-Set Impacts of Development	**5.8**	**Off-set impacts of development**					
	a)	Undertake a high level ecosystem services assessment of the 3 main islands.	No	Implemented within next 18 months	MoEE	MLUH, PCU	Government funding, international funding
	b)	Regulate and set standards for offsetting to ensure that where, in exceptional circumstances, habitat is lost to development, it is appropriately replaced or recreated at another location to ensure there is no overall net loss. The framework for calculating the level of offsetting required should be transparent and achieved via a detailed ecosystems assessment undertaken by the proponent as part of the EIA process.	No	Implemented within next 18 months	MoEE	MLUH, PCU	NA
	c)	Develop a clear framework for the identification of offsetting sites, how offsetting funds are managed and how the system is robustly monitored to ensure delivery.	Possibly	Implemented within next 18 months	MoEE	MLUH, PCU	NA

Policy	Action Number	Action	Change required to Land Use Plan	Priority	Responsible Organisation	Supporting Organisations	Mechanism
Policy EV9: Minimise the Impacts of Minerals Extraction	**5.9**	**Minimise impacts of minerals extraction**					
	a)	Development of guidelines to set minimum standards for restoration practice to allow operators to plan realistic but comprehensive restoration plans before commencement of activities.	No	Implemented within 5 to 10 years	MoEE	MLUH	NA
	b)	Update Marine Spatial Plan to articulate the restrictions to extractions within the marine environment.	Possibly	On-going	MoEE	UNDP, SEPEC	NA
Policy EV10: Protect Water Quality	**5.10**	Protect water courses and ground water sources					
	a)	Develop and adopt appropriate standards to ensure new developments protect and improve water quality. Review existing standards.	No	Implemented within next 18 months	MoEE		NA
	b)	Develop monitoring protocols and actions for resolution of non-compliance to standards.	No	Implemented within 5 to 10 years	MoEE		NA
Policy EV11: Minimise Noise Pollution	**5.11**	**Minimise noise pollution**					
	a)	Define noise protection standards and develop enforcement protocols.	No	Implemented within next 18 months to 5 years	MoEE	SPF	NA
Policy EV12: Improve Air Quality	**5.12**	**Improve air quality**					
	a)	Develop air quality standards and promote implementation of measures to improve air quality.		On-going			
Policy EV13: Greening Seychelles	**5.13**	Greening Seychelles					
	a)	Ensure larger developments incorporate soft landscaping and tree planting.	Possibly	On-going	SPA	MoEE	Government funding, International funding, Private funding

Table 13.6 Protecting the environment action plan (cont.)

Promoting Cultural Heritage

13.45 The Cultural Heritage Strategy seeks to protect, enhance and promote the Seychellois Creole culture. In doing so, it is interrelated with many of the other strategies and action plans, in particular those relating to environment, tourism and community facilities.

13.46 A number of the actions are on-going and will continue to be promoted by Ministry of Tourism and Culture in the short-term. These comprise:

- reviewing the list of National Monuments and designating additional heritage and cultural assets;
- securing the sensitive restoration and appropriate re-use of designated National Monuments and other buildings and sites of heritage importance;
- promoting designation of Venns Town (Mission Station) as a World Heritage Site and implementing Management Plans for designated World Heritage Sites;
- seeking appropriate viable uses for heritage assets and working with partners to bring forward appropriate schemes and secure necessary funding; and
- establishing Seychelles Agency for Creative Industries and coordinating the creative industries sector.

13.47 Other priority actions for GoS which should be implemented within the next 18 months include:

- establishing an indicative budget for the protection of culture and heritage assets;
- introducing a hierarchy of designations to reflect the significance of heritage assets; and
- developing an inventory of cultural heritage and a programme of national, regional and local cultural events and festivals

13.48 In the medium to longer term (18 months – 15 years), GoS should seek to:

- develop and implement a comprehensive Cultural Strategy including proposals for "cultural quarters";
- prepare guidance on Creole architecture and maps of cultural assets;
- promote distinctive creative industry products with the distinctive branding of 'Made in Seychelles'; and
- place a display in each town and village explaining the history of the place.

Policy	Action Number	Action	Change required to Land Use Plan	Priority	Responsible Organisation	Supporting Organisations	Mechanism
Policy CH1: Reinforce Seychelles Culture	**6.1**	**Develop an overall strategy for culture**					
	a)	Develop and implement a comprehensive Cultural Strategy for Seychelles which incorporates measures to: • promote and develop Creole identity; • protect and enhance Creole heritage and culture; • increase public awareness of Seychellois heritage and culture; • increase participation and improve access to cultural activities and venues; • promote education and training; • support the development of cultural tourism; and • support the development of the creative industries sector.	No	Implemented within next 18 months to 5 years	MTC	All Ministries, institutions, agencies and stakeholders	International funding, private funding, developer contributions, Government funding
	b)	Establish an indicative budget for the protection of culture and heritage assets.	No	Implemented within next 18 months	MTC	MoFTBE, NMB, NGOs, private sector	International funding, private funding, developer contributions, Government funding
Policy CH2: Protect Heritage Assets	**6.2**	**Protect heritage assets**					
	a)	Review the list of national monuments and other heritage and cultural assets to ensure heritage assets are protected. A hierarchy of designations will be introduced to reflect the significance of heritage assets.	No	On-going	MTC	MoFTBE, NMB, SIF, SHF	NA
Policy CH3: Designate Heritage Assets	**6.3**	**Designate heritage assets**					
	a)	Define Heritage Areas to be included in the hierarchy of environmental protection identified in Policy EV1.	Yes	Implemented within next 18 months to 5 years	MTC	NMB, SHF, SIF, Stakeholders	NA
Policy CH4: Promote World Heritage Sites	**6.4**	**Protect and enhance World Heritage Sites**					
	a)	Continue to promote designation of Venns Town (Mission Station) World Heritage Site to protect the unique culture and environment of the islands.	No	On-going	MTC	NMB, SIF, MLUH, MoFTBE, UNESCO	International funding, private funding, developer contributions, Government funding
	b)	Prepare and implement Management Plans for World Heritage Sites.	No	On-going	MTC	NMB, SHF, SIF, MoEE, MLUH, UNESCO	International funding, private funding, developer contributions, Government funding

Table 13.7 Promoting cultural heritage action plan

Policy	Action Number	Action	Change required to Land Use Plan	Priority	Responsible Organisation	Supporting Organisations	Mechanism
Policy CH5: Restore and Re-use Heritage Assets	**6.5**	**Restore and re-use heritage assets**					
	a)	Secure the sensitive restoration and appropriate re-use of designated National Monuments and other buildings and sites of heritage importance.	No	On-going	MTC	SHF, NMB, SIF, MLUH	International funding, private funding, developer contributions, Government funding
	b)	Seek appropriate viable uses for heritage assets and work with partners to bring forward appropriate schemes and secure necessary funding.	No	On-going	MTC	SHF, NMB, SIF, MLUH	Private funding, developer contributions, Government funding, International funding
CH6: Protect Local Character and Distinctiveness	**6.6**	**Protect the history character and tradition of different places**					
	a)	Develop an inventory of cultural heritage and a programme of national, regional and local cultural events and festivals.	No	Implemented within next 18 months	MTC	MSACDS,SHF, SIF, Institutions and Agencies, Local community	International funding, private funding, Government funding
	b)	Place a display in each town and village explaining the history of the place.	No	Implemented within 5 to 10 years	SHF	MLUH, MoE, MSACDS, Local community	Government funding, sponsorship, private funding, developer contributions
Policy CH7: Ensure High Quality Design of New Development	**6.7**	**Ensure new development has regard to the character of the surrounding area**					
	a)	Prepare guidance on Creole Architecture.	No	Implemented within next 18 months to 5 years	MLUH/MTC	NMB, SHF, institutions, stakeholders	Government funding, international funding,
Policy CH8: Develop High Quality Public Realm	**6.8**	**Create a high quality public realm**					
	a)	Promote programme of public realm enhancement schemes and ensure new development incorporates proposals for landscaping.	Possibly	Implemented within next 18 months	MLUH	MTC, MFAT, SHF, stakeholders	Government funding, developer contributions, International funding,

Policy	Action Number	Action	Change required to Land Use Plan	Priority	Responsible Organisation	Supporting Organisations	Mechanism
Policy CH9: Enhance Existing Facilities and Provide New Cultural Attractions	**6.9**	**Provide and enhance cultural attractions**					
	a)	Support the enhancement of existing cultural facilities and the provision of new cultural and visitor attractions which celebrate Seychellois culture and heritage.	Possibly	On-going	MTC	MLUH, STB, SIB, SIF, SHF, Local community	International funding, private funding, Government funding
	b)	Prepare maps of cultural assets in areas, which will be used to inform activities and attractions marketed within that area.		Implemented within next 18 months to 5 years	MTC	STB. NAC, SHF, Private Sector, Local Community	Government Funding, sponsorship, private funding
Policy CH10: Support Creative and Cultural Industries	**6.10**	**Encourage development of the creative industries sector**					
	a)	Coordinate and support cultural industries and establish Seychelles Agency for Creative Industries to realise the potential economic value of sector.	No	On-going	MTC	SHF, NAC, STB, other agencies and Institutions	Government Funding, sponsorship, private funding, international funding
	b)	Continue to encourage the development of the creative industries sector, including through the provision of affordable workspace, training and marketing.	No	On-going	MTC	MoE, MLUH, UniSey, SHF, NAC, other Agencies and Institutions	Government Funding, sponsorship, private funding, International funding
	c)	Develop proposals for "cultural quarters" around existing heritage assets and cultural facilities.	Possibly	Implemented within 5 to 10 years	MTC	MLUH, SIF, SHF, Local community	Government Funding, sponsorship, private funding, International funding
	d)	Promote distinctive creative industry products with the distinctive branding of 'Made in Seychelles'.	No	Implemented within next 18 months to 5 years	MTC	MFTBE, MoE, NGOs, Agencies and Institutions, Local Community	Government Funding, sponsorship, private funding, international funding

Table 13.7 Promoting cultural heritage action plan (cont.)

Responding to Climate Change

13.49 The Climate Change Strategy seeks to deliver both adaptation and mitigation measures to address the challenges posed by climate change and natural hazards.

13.50 Priority actions for GoS, which should be implemented within the next 5 years include:

- undertaking detailed mapping and studies to establish susceptibility of areas to landslides and flood risk, and developing vulnerability classifications to identify a hierarchy of development permitted in areas susceptible to these hazards;
- developing a list of critical national infrastructure, including emergency services, and reviewing this to identify those assets in need of protection from, adaptation to, or relocation away from natural hazards;
- working towards the delivery of a long term drainage strategy for Seychelles, to implement sustainable urban drainage in Seychelles; and
- developing educational campaigns to promote and encourage demand reduction techniques for energy and water use.

13.51 In the medium to longer term (5 years – 15 years), GoS should seek to:

- update building codes to support measures for climate change adaptation, including rainwater harvesting system;
- update guidance for developers on storm water drainage at the site level;
- investigate the potential to introduce new legislation to encourage energy efficiency, including prohibiting the sale of appliances or air conditioning units which do not meet the appropriate energy efficiency standards;
- explore the potential for the re-use of treated sewage effluent for irrigation;
- investigate options for diversifying the solid waste management systems, to include a land fill tax policy, the introduction of waste derived energy sources, and the promotion of segregation of waste at the source; and
- develop a sustainable buildings rating system, drawing upon international best practice.

Policy	Action Number	Action	Change required to Land Use Plan	Priority	Responsible Organisation	Supporting Organisations	Mechanism
Policy CC1: Mitigate and Adapt to Climate Change	**7.1**	**Adapt to climate change**					
	a)	Update Land Use Plans to allocate sites for strategic development in locations that avoid risks such as flooding, landslides, coastal erosion and storms.	Yes	Implemented within next 18 months to 5 years	MLUH	DRDM	Donor funding (WB GFDRR and UNDP)
	b)	Develop and deliver a long term drainage strategy to implement sustainable urban drainage systems across Seychelles.	Possibly	Implemented within next 18 months to 5 years	MLUH	NDTF, DMU, PUC, MoEE, DRDM	Donor funding, GoS funding, Developer contributions
Policy CC2: Reduce Landslide Hazard	**7.2**	**Identify areas exposed to landslides**					
	a)	Undertake detailed mapping and studies to establish the susceptibility of areas to natural terrain hazards.	Possibly	Implemented within next 18 months to 5 years	DRDM		Donor funding (WB Geosurvey)
	b)	Develop a vulnerability classification to identify a hierarchy of areas susceptible to natural terrain hazards. Prepare guidance which sets out the land uses permitted within levels of the hierarchy. Review existing building codes to include guidance on dealing with hazards in accordance with the vulnerability classification. Update Land Use Plans to delineate zones identified in the vulnerability classification. Update policy to obligate developers to undertake full impact assessments and show how they would mitigate and manage risks in accordance with the vulnerability classification.	Yes	Implemented within next 18 months to 5 years	MLUH	DRDM	Donor funding (SADC)
	c)	Develop and implement a programme of geotechnical assessment training.	No	Implemented within next 18 months to 5 years	DRDM		Donor funding (WB Geosurvey)

Table 13.8 Responding to climate change and improving resilience action plan

Policy	Action Number	Action	Change required to Land Use Plan	Priority	Responsible Organisation	Supporting Organisations	Mechanism
Policy CC3: Reduce and Manage Flood Risk	**7.3**	**Manage flood risk**					
	a)	Complete flood risk mapping of three main islands including hydrology assessments at key locations of high risk.	No	Implemented within next 18 months to 5 years	DRDM	PUC, Meteorological Department	Donor funding (SADC-MESA Flood Monitoring Station)
	b)	Develop a risk based national strategy for flood risk management. As part of this strategy, a vulnerability classification should be developed to identify a hierarchy of land uses susceptible to flooding from tidal water, surface water and tsunami events. Update guidance to provide instructions to developers on development allowed and actions required in different classification zones of risk. Update Land Use Plans to integrate flood risk maps.	Yes	Implemented within next 18 months to 5 years	MLUH	NDTF, DMU, PUC, MoEE, DRDM	Donor funding (WB GFDRR)
	c)	Integrate guidance into building codes to support adaptation measures such as rainwater harvesting systems or explore options to create a market for adaption measures e.g. harvesting rain water.	No	Implemented within 5 to 10 years	MLUH	NDTF, DMU, PUC, MoEE, DRDM, S4S	Donor funding, GoS funding
Policy CC4: Improve Storm Water Drainage	**7.4**	**Improve storm water drainage**					
	a)	Update guidelines on drainage and building codes to ensure developers deal with site specific drainage.	No	Implemented within 5 to 10 years	MLUH	NDTF	NA
	b)	Review the potential for the private sector to take out loans to pay for climate change related work with a guarantee from Government (encouraging public private partnerships).	No	Implemented within 5 to 10 years	Drainage Task Force	NDTF, DMU, PUC	Donor funding, GoS funding, private funding
Policy CC5: Protect Critical Infrastructure from Natural Hazards	**7.5**	**Protect critical infrastructure**					
	a)	Develop categories of critical infrastructure and emergency services.		Implemented within next 18 months to 5 years	DRDM		GoS funding
	b)	Develop a list of critical infrastructure and emergency services for approval by Cabinet.		Implemented within next 18 months to 5 years	DRDM	All GoS Ministries	GoS funding
	c)	Undertake a review and options analysis first to identify existing areas, with infrastructure requiring relocation or protection and then potential sites for new infrastructure.	Possibly	Implemented within next 18 months to 5 years	DRDM	MLUH, MoEE	Donor funding, GoS funding, private funding
	d)	Update Land Use Plans to allocate sites for new critical infrastructure and/or emergency services outside areas of high susceptibility to natural hazards.	Yes	Implemented within next 18 months to 5 years	MLUH	DRDM, DoD, SFRSA, SPF	GoS funding

Policy	Action Number	Action	Change required to Land Use Plan	Priority	Responsible Organisation	Supporting Organisations	Mechanism
Policy CC6: Establish an Energy Hierarchy	**7.6**	**Reduce energy use**					
	a)	Develop a campaign of education and promotion of energy saving techniques such as avoiding over-cooling of homes and offices.	No	Implemented within next 18 months	MoEE	PUC	Donor funding, GoS funding, private funding
	b)	Consider introducing legislation that prohibits the sale of appliances or air conditioning units that are rated energy efficiency grade C or below under the European Energy Label.	No	Implemented within 10 to 15 years	MoEE		NA
	c)	Consider introducing a policy/legislation that supports and encourages the sale of Compact Fluorescent light bulbs and discourages the use of traditional light bulbs.	No	Implemented within 10 to 15 years	MoEE		NA
	d)	Implement a subsidy to encourage renewable energy use at the domestic level.	No	Implemented within next 18 months	MoEE		GoS funding
	7.7	**Understand future power demand**					
	a)	Complete a reduced power demand study to determine the demand levels including peak rates and overall consumption to help size future power supply systems. The study should be updated as needed to reflect any updated information that may result from monitoring power demand and which could result in a new reduced power demand rate being applied.	No	Implemented within 5 to 10 years	PUC		Donor funding, GoS funding

Table 13.8 Responding to climate change and improving resilience action plan (cont.)

Policy	Action Number	Action	Change required to Land Use Plan	Priority	Responsible Organisation	Supporting Organisations	Mechanism
Policy CC7: Establish a Water Hierarchy	**7.8**	**Manage water resources effectively**					
	a)	Develop a campaign of education and promotion of water saving techniques.	No	Implemented within next 18 months	MoEE	PUC	International funding, Government funding, private funding
	b)	Consider introducing new policy/legislation that supports the use of water efficient fixtures and fittings in all new developments and incentivises retrofitting. This could also include incentivising installation of water saving fixtures and fittings in existing properties.	No	Implemented within 10 to 15 years	MoEE		NA
	c)	Consider introducing a policy which identifies the reduction in unaccounted for water as a national priority.	No	Implemented within 10 to 15 years	MoEE		NA
	7.9	**Understand future water demand**					
	a)	Complete a reduced water demand study to determine the demand levels including peak rates and overall consumption to help size future water supply systems. The study should be updated as needed to reflect any updated information that may result from monitoring water demand and which could result in a new reduced water demand rate being applied.	No	Implemented within 5 to 10 years	PUC		Donor funding, GoS funding
Policy CC8: Establish an Irrigation Hierarchy	**7.10**	**Ensure the best approach to irrigation**					
	a)	Promote capturing and using rainwater for irrigation to farmers, explain the potential cost savings and provide technical advice on how to construct such a pond.	No	Implemented within 10 to 15 years	MoEE		International funding, Government funding, private funding
	b)	Commission a feasibility study into the cost-benefit of re-using Treated Sewage Effluent for irrigation in Seychelles.	No	Implemented within 5 to 10 years	MoEE		International funding, Government funding, private funding
	c)	If a system of re-using Treated Sewage Effluent for irrigation is implemented guidance on the standard to which all Treated Sewage Effluent irrigation systems must adhere should be established. This will draw international examples such as the California Title 22 Regulations and the WHO directive on the safe use of wastewater and excreta in agriculture and aquaculture.	No	Implemented within 10 to 15 years	MoEE		NA

Policy	Action Number	Action	Change required to Land Use Plan	Priority	Responsible Organisation	Supporting Organisations	Mechanism
Policy CC9: Establish a Waste Hierarchy	**7.11**	**Reduce waste**					
	a)	Consider introducing a green purchasing policy to support the procurement of material and products with recycled content and, where appropriate, local supply to encourage closed-loop material flows by creating markets for secondary raw materials.	No	Implemented within 10 to 15 years	MoEE		NA
	b)	Consider introducing an 'end of waste' policy criteria to support the local use of secondary materials in manufacturing etc. by removing the 'stigma' associated with materials defined as waste, whilst also ensuring material that meets the criteria does not pose a risk of harm human health or pollution of the environment.	No	Implemented within 10 to 15 years	MoEE		NA
	c)	Consider introducing a waste derived renewable energy policy to support the introduction of such energy (i.e. electricity, heat and gas) into the local utility networks.	No	Implemented within 10 to 15 years	MoEE		NA
	d)	Consider introducing of application of digestate (from the anaerobic digestion of organic waste) to land policy to support the use of digestate as an organic fertiliser on the islands whilst also ensuring nitrate and similar pollution risks are managed appropriately.	No	Implemented within 10 to 15 years	MoEE		NA
	e)	Consider introducing landfill tax policy that introduces an environmental tax on the landfill disposal of waste to incentivise the diversion of waste to waste management options higher up the waste hierarchy.	No	Implemented within 10 to 15 years	MoEE		NA
	f)	Require the segregation of non hazardous municipal solid waste and commercial and industrial waste into recyclable materials, organic waste suitable for composting and residual waste. The legislation should include for a public awareness and education programme to support segregation at source.	No	Implemented within 5 to 10 years	PUC		NA
Policy CC10: Promote Sustainable Design and Construction	**7.12**	**Promote sustainable design and construction**					
	a)	Promote best practice in sustainable construction.	No	On-going	MLUH		NA
Policy CC11: Develop a Sustainable Buildings Rating System	**7.13**	**Minimise impacts of climate change and increase resource efficiency**					
	a)	Adopt an internationally recognised sustainable building standard e.g. Green Star from South Africa.	No	Implemented within next 18 months to 5 years	MLUH		NA
	b)	Develop a Sustainable Buildings Rating System drawing upon international good practice and potentially adapting an existing standard e.g. Green Star from South Africa.	No	Implemented within 5 to 10 years	MLUH		NA

Table 13.8 Responding to climate change and improving resilience action plan (cont.)

Supporting Provision of Utilities

13.52 The Utilities Strategy aims to coordinate the provision of utilities and ensure that these are provided in advance of development coming forward.

13.53 Priority actions for GoS, which should be implemented within the next 5 years include:

- identifying an appropriate roadway easement and updating Land Use Plans to safeguard utilities corridors in which development priority will be given to utilities uses; and
- producing standards for utility corridors with regard to positioning and ordering of utilities, in line with internationally recognised models.

13.54 There are a number of other actions which should be implemented on a rolling basis, to commence within the next 18 months and continue throughout the Plan period. These include:

- ensuring that the investment programmes of infrastructure providers align with identified areas of existing deficiency and new growth areas;
- reviewing energy, water, wastewater and waste capacity to ensure sufficient infrastructure to cater for new and existing development; and
- delivering improved and extended information communications technology infrastructure where a need is identified over the Plan period, taking account of the environmental impacts.

Policy	Action Number	Action	Change required to Land Use Plan	Priority	Responsible Organisation	Supporting Organisations	Mechanism
Policy U1: Deliver Resilient and Efficient Utilities Systems	**8.1**	**Develop modern, sustainable, collectivised, effective and resource-efficient utilities systems**					
	a)	Infrastructure providers should align their investment programmes for each utility to deliver upgrades in identified areas of existing deficiency and new growth areas.	No	On-going	PUC	Utilities Providers	Private sector, service users
	b)	Review PUC business model and update where necessary to ensure it is catering for the market effectively.	No	Implemented within 5 to 10 years	PUC		NA
Policy U2: Designate Utility Corridors	**8.2**	**Protect utilities corridors**					
	a)	Update Land Use Plans to safeguard strategically important utilities corridors in which development priority is given to utilities.	Yes	Implemented within next 18 months to 5 years	MLUH		NA
	b)	Produce standards for utility corridors. These could be based on those in the UK which are provided by the National Joint Utilities Group or any one of a number of other models.	No	Implemented within next 18 months to 5 years	SPA	MLUH, Land Transport Agency, MoT, PUC, Seychelles Energy Commission	Government funding
Policy U3: Provide Localised, Integrated Sewerage Systems	**8.3**	**Upgrade wastewater treatment**					
	a)	Deliver improvements to existing wastewater treatment facilities and support the construction of collectivised sewerage systems. This should build on existing initiatives such as Project Neptune.	No	On-going	PUC	Government Ministries	International funding, Developer contributions
	b)	When existing capacity of collectivised sewage systems is close to being reached, options for expansion of existing plants and/or construction of new waste water treatment plants should be considered to ensure all new developments in medium/high density areas can connect to a centralised system.	Possibly	On-going	PUC	MLUH & other Government Ministries	International funding, Developer contributions

Table 13.9 Provision of efficient and resilient utilities action plan

Policy	Action Number	Action	Change required to Land Use Plan	Priority	Responsible Organisation	Supporting Organisations	Mechanism
Policy U4: Safeguard Land for Wastewater Treatment Plants	**8.4**	**Facilitate the implementation of new or expanded wastewater management facilities**					
	a)	Identify a strategy for future wastewater infrastructure provision.	No	On-going	PUC	MLUH	Donor (African Development Bank), Developer contributions, GoS
	b)	Update Land Use Plans to safeguard sites for new wastewater treatment plants.	Yes	Implemented within next 18 months to 5 years	MLUH		MLUH
Policy U5: Ensure Land for Solid Waste Management Facilities	**8.5**	**Facilitate the implementation of new or expanded solid waste management facilities**					
	a)	Update Land Use Plans to safeguard sites for new solid waste treatment facilities and landfill sites taking into account environmental impacts of the use and safeguarded for this purpose.	Yes	Implemented within next 18 months to 5 years	MLUH	PUC, MoEE	MLUH
Policy U6: Support Information Communications Technology Infrastructure	**8.6**	**Maintain and modernise a resilient national information communications technology infrastructure**					
	a)	Deliver improved and extended information communications technology infrastructure where a need is identified, provided that the environmental impact(s) of the proposals are identified and mitigation measures provided.	No	On-going	DICT		Private sector, service users

Table 13.9 Provision of efficient and resilient utilities action plan (cont.)



Promoting Multi-Modal Transport Solutions

13.55 Actions to deliver the Transport Strategy primarily seek to either make provision for greater transport choice or promote alternatives to the car, through more efficient and comfortable public transport and improved facilities for pedestrians and cyclists.

13.56 Priority actions for GoS, which should be implemented within the next 18 months include:

- Department of Transport publishing Transport Assessment Guidelines for New Development and updating existing Development Control Advice Note for Transport to incorporate promotion of Sustainable Transport; and
- adopting parking standards.

13.57 In the medium to longer term (18 months – 15 years), GoS should seek to:

- update Land Use Plans to safeguard land for future transport requirements including the expansion of Seychelles International Airport, expansion of Praslin Airport, expansion of passenger and freight facilities at the existing ports, highways improvements and public transport infrastructure;
- secure funding and implement the Airport and Port Masterplans;
- provide an integrated and comprehensive travel planning advice service;
- explore options for moving freight by other modes; and
- promote the provision of high quality, safe streets which accommodate the needs of all users including pedestrians, cyclists and vehicles.

Policy	Action Number	Action	Change required to Land Use Plan	Priority	Responsible Organisation	Supporting Organisations	Mechanism
Policy TR1: Integrate Land Use Planning and Transport	**9.1**	**Integrate land use planning and transport**					
	a)	Create a programme of Transport Education Schemes.	No	Implemented within 5 to 10 years	DoT	MLUH	Government funding
Policy TR2: Promote a Multi-modal Approach to Transport Assessment	**9.2**	**Promote multi-modal transport**					
	a)	Develop and publish 'Transport Assessment Guidelines for New Development' including Travel Demand Management Measures.	No	Implemented within next 18 months	DoT	MLUH	NA
	b)	Update existing Development Control Advice Note for Transport to incorporate promotion of Sustainable Transport.	No	Implemented within next 18 months	DoT	MLUH	NA
Policy TR3: Meet Demands for Air Travel	**9.3**	**Expand Seychelles International Airport**					
	a)	Update Land Use Plans to safeguard land for the future expansion of Seychelles International Airport and Praslin Airport.	Yes	Implemented within next 18 months	MLUH		NA
	b)	Continue to secure funding and seek to implement the Seychelles Airport Masterplan.	No	Implemented within 10 to 15 years	SCAA	DoT	International funding, Government funding, private funding, developer contributions
Policy TR4: Meet Demand for Maritime Travel and Operations	**9.4**	**Expand and improve marine travel and operations**					
	a)	Update Land Use Plans to safeguard land for the future expansion of passenger and freight facilities at the existing ports and ferry terminals on Mahé, Praslin and La Digue.	Yes	Implemented within next 18 months	MLUH		NA
	b)	Continue to secure funding and deliver the Port Masterplan.	No	Implemented within 5 to 10 years	SPoA	DoT	International funding, Government funding, private funding, developer contributions

Table 13.10 Promoting multi-modal transport solutions action plan

Policy	Action Number	Action	Change required to Land Use Plan	Priority	Responsible Organisation	Supporting Organisations	Mechanism
Policy TR5: Improve Strategic Road Network	**9.5**	**Improve strategic road network**					
	a)	Update Land Use Plans to safeguard land for implementation of strategic road network improvements.	Yes	Implemented within next 18 months	MLUH		NA
	b)	Develop and publish 'Design Manual for Roads and Bridges' to act as design guidance and standards for the delivery of road schemes, this should cover urban and rural areas.	No	Implemented within next 18 months to 5 years	DoT	MLUH	Government funding, private funding
Policy TR6: Manage Freight Movement	**9.6**	**Manage freight movement**					
	a)	Update Land Use Plans to safeguard land for freight in accordance with the Port and Airport Masterplans.	Yes	Implemented within next 18 months	MLUH		NA
	b)	Explore options for moving freight by other modes such as short sea shipping as a way of managing the impacts of increased levels of freight movements on the transport network.	No	Implemented within next 18 months to 5 years	SPoA	DoT	NA
	c)	Consider commissioning a Freight Masterplan study to fully assess all current freight movements in Seychelles and adopt recommendations which are based on a freight model derived specifically from local parameters and existing freight policies and characteristics.	No	Implemented within next 18 months to 5 years	SPoA	DoT	International funding, Government funding, private funding
TR7: Promote Public Transport	**9.7**	**Increase public transport use**					
	a)	Update Land Use Plans to allocate land for public transport infrastructure.	Yes	Implemented within next 18 months	MLUH		NA
	b)	Provide an integrated and comprehensive travel planning advice service.	No	Implemented within 5 to 10 years	SPTC		International funding, Government funding, private funding
	c)	Continue to improve the bus network including fleet improvements and deliver related infrastructure.	No	On-going	SPTC		International funding, Government funding, private funding

Policy	Action Number	Action	Change required to Land Use Plan	Priority	Responsible Organisation	Supporting Organisations	Mechanism
Policy TR8: Promote Walking and Cycling	**9.8**	**Increase walking and cycling**					
	a)	Update Land Use Plans to allocate land for walking and cycling infrastructure.	Yes	Implemented within next 18 months	MLUH		NA
	b)	Promote the provision of high quality, safe streets which accommodate the needs of all users including pedestrians, cyclists and vehicles. This could include extended pedestrianised or pedestrian priority areas within Victoria, way-finding signage and cycle lanes.	No	Implemented within next 18 months to 5 years	MLUH	DoT	International funding, Government funding, private funding
Policy TR9: Maintain a Sustainable Transport Network on La Digue	**9.9**	**Maintain a sustainable transport network on La Digue**					
	a)	Consult existing transport providers to establish a viable and sustainable forward strategy based on traditional modes.	No	Implemented within 5 to 10 years	MLUH	DoT	NA
Policy TR10: Ensure Parking Standards	**9.10**	**Manage parking**					
	a)	Develop and adopt parking standards which specify standards for parking provision for residential and non-residential developments.	No	Implemented within next 18 months	MLUH	DoT	NA
	b)	Develop and implement an integrated parking management programme that may include shared parking or consolidated parking initiatives. Implementation should be phased and in conjunction with Public Transport Improvements.	Possibly	Implemented within next 18 months to 5 years	DoT		International funding, Government funding, private funding

Table 13.10 Promoting multi-modal transport solutions action plan (cont.)

Establishing Mahé's Frameworks

13.58 The Mahé Frameworks provide more detail on how the future growth requirements will be delivered on Mahé. The actions cover a broad range of topics and build on actions identified in the Spatial Strategy.

13.59 Priority actions for GoS, which should be implemented within the next 18 months include:

- implementing a parking management strategy for Victoria; and
- relocating the central bus terminal in Victoria to two separate facilities.

13.60 In the medium to longer term (18 months – 15 years), GoS should seek to:

- update Land Use Plans to reflect proposals for particular sites, such as Beau Vallon, Ile Soleil and Providence, and to safeguard sites for new facilities such as community facilities and segregated walking and cycling links;
- produce a Statement of Community Involvement so communities are aware how they can get involved in decisions about their areas;
- consider setting up a community development fund which provides small grants to help local communities implement local projects;
- produce more detailed guidance or strategies for areas of Mahé, for example place making guidelines for districts and an Estates Strategy for educational institutions in Anse Royale;
- identify specific sites necessary to deliver the frameworks, for example for a new National Park Visitor Centre;
- develop a network of multi-functional connected open spaces and recreational areas on Mahé; and
- upgrade energy and water infrastructure as required to meet demand.

Policy	Action Number	Action	Change required to Land Use Plan	Priority	Responsible Organisation	Supporting Organisations	Mechanism
Overall Framework							
Policy F1: Promote Place Making	**10.1**	**Ensure development contributes to and builds on the character and assets of places**					
	a)	Develop place making guidelines for each district to ensure proposals can be assessed against guidelines.	No	Implemented within next 18 months to 5 years	MLUH		NA
	b)	Use place making guidelines in assessing future development proposals and contribution to place making.	No	Implemented within next 18 months to 5 years	MLUH		NA
	c)	Review current opportunities for communities to be consulted as part of planning decision making process, as per the current planning legislation.	No	Implemented within next 18 months to 5 years	MLUH		NA
	d)	If necessary, amend legislation to allow wider involvement by communities in decision making processes e.g. specify timescales for being able to comment on applications, and who will be consulted as part of the process.	No	Implemented within next 18 months to 5 years	MLUH		NA
	e)	Provide clear guidance, published online - a Statement of Community Involvement - so that communities are aware how they can get involved in decisions about their areas.	No	Implemented within next 18 months to 5 years	MLUH		NA
Policy F2: Support Region and District Visions	**10.2**	**Support achievement of region and district visions**					
	a)	Work with the community to identify and bring forward developments which address local aspirations.	No	On-going	MLUH	MSACDS	NA
	b)	Consider setting up a community development fund which provides small grants to help communities implement local projects.	No	Implemented within next 18 months to 5 years	MSACDS		NA
Policy F3: Support Urban Growth Boundaries and Settlement Centres	**10.3**	**Safeguard land for growth**					
	a)	Identify sites needed to realise the growth projections set out in the Overall Mahé Framework. Update Land Use Plans to identify sites for housing, retail, hospitality, office and industrial uses.	Yes	Implemented within next 18 months to 5 years	MLUH		NA
	10.4	**Focus development within urban growth boundaries**					
	a)	Use the urban growth boundaries in assessing future development proposals to focus development in existing settlements.	No	On-going	SPA		NA
	b)	Update Land Use Plans to show urban growth boundaries.	Yes		MLUH		NA
	c)	Develop and adopt design guidance for buildings located outside the urban growth boundary. This should include details of siting, massing, colour palette, materials etc.	No	Implemented within next 18 months to 5 years	MLUH		NA

Table 13.11 Establishing Mahé's frameworks action plan

Policy	Action Number	Action	Change required to Land Use Plan	Priority	Responsible Organisation	Supporting Organisations	Mechanism
Employment Framework							
Policy ME1: Support Growth of the Fishing Industry	**10.5**	**Grow the fishing industry**					
	a)	Work with SFA and PUC to develop and bring forward complementary proposals on Ile Romainville.	No	Implemented within next 18 months to 5 years	MLUH	SFA, PUC	NA
	b)	Refer to actions under Policy E2.	Yes	Implemented within next 18 months to 5 years	MLUH		NA
Policy ME2: Protect Industrial Land	**10.6**	**Enable expansion of airport related uses**					
	a)	Update Land Use Plans to allocate land for locally significant industrial uses at Pointe Larue, Anse des Genets and Le Rocher.	Yes	Implemented within next 18 months to 5 years	MLUH		NA
Tourism Framework							
Policy ME3: Support Tourism Accommodation in Hospitality Opportunity Areas	**10.7**	**New tourism accommodation**					
	a)	Work with developers of the Anse la Mouche site, Police Bay site, Danzil site, Equator Hotel site and Mahé Beach Hotel site to bring forward proposals for new hospitality accommodation.	No	Implemented within next 18 months to 5 years	MLUH		NA
Policy ME4: Support Long Term Review of Tourism Sites	**10.8**	**Develop Reef Hotel, Mahé Beach Hotel, Equator Hotel and Danzil Hotel sites**					
	a)	Work with the landowners to review and bring forward proposals for alternative uses for the Reef Hotel, Mahé Beach Hotel, Equator Hotel and Danzil sites.	No	Implemented within 10 to 15 years	MLUH	Landowners, developers	Developer contributions, Private funding
Housing Framework							
Policy MH1: Support Long Term Comprehensive Redevelopment Areas	**10.9**	**Deliver sustainable redevelopment of existing substandard GoS residential areas**					
	a)	Develop and implement redevelopment projects to upgrade and redevelop housing including in the following areas: Nageon Estate, Pointe Larue; Village Les Mamelles, Les Mamelles; Cargate Estate and Ken Guard Estate, Mont Fleuri / Plaisance; Belvedere Housing Society, Plaisance; Forêt Noire, Port Glaud; and Pascal Village Housing Society, Beau Vallon.	No	Implemented within 10 to 15 years	MLUH	Landowners, developers, local community	Government funding, Developer contributions, Private funding
	b)	Update Land Use Plans to enable relocation of other uses as required to deliver the redevelopment projects to upgrade and redevelop housing.	Yes	Implemented within 10 to 15 years	MLUH	NA	NA
Policy MH2: Support Long Term Housing Action Areas	**10.10**	**Support gradual redevelopment of existing substandard private residential areas**					
	a)	Monitor the quality of private residential areas and designate further long term housing action areas if required.	Possibly	On-going	MLUH	Landowners, local community	NA

Policy	Action Number	Action	Change required to Land Use Plan	Priority	Responsible Organisation	Supporting Organisations	Mechanism
Community Facilities Framework							
Policy MCF1: Ensure Sites for Community Facilities	**10.11**	**Deliver community facilities**					
	a)	Undertake further studies to identify new suitable sites, agree sites with the relevant Ministries and update Land Use Plans to allocate sites for facilities identified in the community facilities framework plans.	Yes	Implemented within next 18 months to 5 years	MLUH	DoH, MSACDS, MoEd, NSC	NA
Environment Framework							
Policy MEV1: Create a Network of Open Spaces	**10.12**	**Create an open space network**					
	a)	Develop a network of multi-functional connected open spaces and recreational areas on Mahé.	Yes	Implemented within next 18 months to 5 years	MoEE/MLUH	MSACDS, CEPS	Government funding, private funding
	b)	Identify and prioritise sites requiring coastal protection measures that will provide multi-functional spaces. Design coastal protection measures at Beau Vallon, Bel Ombre, Grand Anse, Anse Boileau and Anse Royale to provide recreational space as a priority, apply this to other sites as identified from above.	No	Implemented within 5 to 10 years	MoEE	MLUH, CEPS	Government funding, private funding
Policy MEV2: Create a New National Park Visitor Centre	**10.13**	**Create a new National Park Visitor Centre**					
	a)	Identify and allocate through the Land Use Plans a site for a National Park Visitor Centre at Port Glaud.	Yes	Implemented within next 18 months to 5 years	MoEE	MTC, SNP	Private funding, Government funding, International funding
Policy MEV3: Protect Cap Ternay	**10.14**	**Protect Cap Ternay**					
	a)	Consider the extension of the Marine park at Cap Ternay.	Possibly	Implemented within next 18 months to 5 years	MoEE	MLUH	NA
Policy MEV4: Protect Police Bay	**10.15**	**Protect Police Bay**					
	a)	Assess any proposal for Police Bay in accordance with Policy MEV4.	No	On-going	MLUH		NA

Table 13.11 Establishing Mahé's frameworks action plan (cont.)

Policy	Action Number	Action	Change required to Land Use Plan	Priority	Responsible Organisation	Supporting Organisations	Mechanism
Energy Framework							
Policy MCC1: Increase Energy Capacity	**10.16**	**Increase energy capacity**					
	a)	Upgrade energy infrastructure on Mahé to meet identified need.	Possibly	Implemented within 10 to 15 years	PUC	MoEE, SEC & other government ministries	International funding, developer contributions, private funding, Government funding
	b)	Upgrade the existing power station at New Port Industrial Estate to meet need. Capital cost estimate for 2 x 12MW new diesel generators: 56,000,000 SCR x 2.	Possibly	Implemented within 10 to 15 years	PUC	MoEE, SEC & other government ministries	International funding, developer contributions, private funding, Government funding
	c)	Action and implement the findings of the feasibility assessment undertaken to consider the upgrading the main energy distribution network on Mahé to transmit power at 33kV. Identify sources of funding. Capital cost estimate for extending 33kV network: 450,000,000 SCR	Possibly	Implemented within next 18 months to 5 years	PUC	MoEE, SEC & other government ministries	International funding, developer contributions, private funding, Government funding
Policy MCC2: Support Renewable Energy Generation	**10.17**	**Diversify the energy supply**					
	a)	Identify sites for future renewable energy generation. Update Land Use Plans to safeguard land for this use.	Yes	Implemented within 5 to 10 years	PUC	MLUH	NA
	b)	Continue to promote and seek to implement the development of the solar farm on Ile Romainville. Support leveraging of funds for the provision of energy infrastructure including from other development on Ile Romainville. Capital cost estimate for 5MW Solar Farm: 10,000,000 SCR.	Possibly	On-going	PUC	SEC, MoEE and other government ministries, IPPs.	International funding, developer contributions, private funding, Government funding

Policy	Action Number	Action	Change required to Land Use Plan	Priority	Responsible Organisation	Supporting Organisations	Mechanism
Water Framework							
Water Framework Plan	**10.18**	**Increase water supply**					
	a)	Identify and implement opportunities for new small-scale infrastructure proposals which might be needed should capacity constraints remain after the necessary upgrades to the water distribution network.	Possibly	Implemented within next 18 months	PUC	Stakeholders, individuals, SPA, MLUH	Private funding
	b)	Undertake option appraisals to identify new large scale infrastructure proposals which might be needed should capacity constraints remain after the necessary upgrades to the water distribution network.	Possibly	Implemented within 5 to 10 years	PUC	Ministry of Environment and Energy, SEC & other government ministries	International funding, developer contributions, Government funding
	c)	Replace and upgrade the existing water distribution on Mahé as and when needed to reduce waste through leakage and support more efficient water distribution. Capital cost estimate for leakage / non-revenue connection reductions: 420,000,000 SCR	No	On-going	PUC		International funding
	10.19	**Reduce water usage**					
	a)	Create a body to establish and monitor good practice and coding for sustainability in development.	No	Implemented within next 18 months to 5 years	MLUH	SPA	MLUH and Government Funding
	b)	Reduce inefficiencies on the demand side by: i) encouraging market transformation in rainwater harvesting. Incentivisation programme to be developed by Government to attract suppliers. ii) installing water saving devices as part of a complete resources efficiency project which creates awareness, outlines standards needed and reviews mechanisms to pay.	No	Implemented within 5 to 10 years	PUC		Government funding
Solid Waste framework							
Solid Waste Framework Plan	**10.20**	**Ensure provision of sufficient, well located waste management facilities**					
	a)	Explore recycling facilities and energy recovery options, including from anaerobic digestion, at Providence, as identified on the Solid Waste Framework Plan.	Possibly	Implemented within next 18 months	PUC	Ministry of Environment and Energy, MLUH, Land and Waste Management Agency	International funding

Table 13.11 Establishing Mahé's frameworks action plan (cont.)

Policy	Action Number	Action	Change required to Land Use Plan	Priority	Responsible Organisation	Supporting Organisations	Mechanism
Public Transport Framework							
Policy MTR1: Ensure Public Transport Provision	**10.21**	**Safeguard land for public transport schemes**					
	a)	Prepare and implement a parking management strategy for Victoria to reduce congestion and promote more sustainable methods of travel. This could include re-provision of parking in out of centre locations and at public transport hubs.	Possibly	Implemented within next 18 months	DoT	MLUH	International funding, Government Funding, Private funding
	b)	Relocate the central bus terminal in Victoria to two separate facilities to assist alleviating congestion in Victoria by allowing the provision of faster more reliable services which avoid congestion hotspots around Victoria city centre. The two new facilities, one at Roche Caiman and one at Ile du Port should provide decentralised bus transfer locations and depots, and act as an important interchange point between other modes.	Yes	Implemented within next 18 months	DoT	MLUH	International funding, Government Funding, Private funding
Policy MTR2: Support Cycling and Pedestrian Facilities	**10.22**	**Promote walking and cycling**					
	a)	Update Land Use Plans to allocate land for segregated walking and cycling links along the waterfront from Ile Aurore to south of Seychelles International Airport and in Beau Vallon as illustrated in Public Transport Framework Plan.	Yes	Implemented within next 18 months	MLUH	DoT	NA
	b)	Secure funding and implement way-finding and signage, improvements to existing facilities, and new walkways and cycle routes.	Possibly	Implemented within next 18 months to 5 years	DoT	MLUH	International funding, Government Funding, Private funding
Opportunity Areas							
Policy AR1: Development in Anse Royale	**10.23**	**Development in Anse Royale**					
	a)	Produce an Estates Strategy for educational institutions within Anse Royale, which identifies opportunities for co-location, consolidation and expansion in other settlements. The Strategy should identify land that can be released for mixed use/residential development and the timescale for land becoming available for redevelopment.	Possibly	Implemented within next 18 months to 5 years	DoEd	UniSey	NA
	b)	Produce a masterplan which provides further detail on how the development objectives can be realised. Update the Land Use Plans to reflect the masterplan proposals.	Yes	Implemented within next 18 months to 5 years	MLUH		NA

Policy	Action Number	Action	Change required to Land Use Plan	Priority	Responsible Organisation	Supporting Organisations	Mechanism
Policy BV1: Development in Beau Vallon	**10.24**	**Development in Beau Vallon**					
	a)	Produce a masterplan which provides further detail on how the development objectives can be realised. Update the Land Use Plans to reflect the masterplan proposals.	Yes	Implemented within next 18 months to 5 years	MLUH		NA
	b)	Review the Cabinet Memorandum, passed in March 2015, related to restricting the size of tourism related developments.	No	Implemented within next 18 months	MLUH		NA
	c)	Develop a set of guidelines and parameters for tourism development on parcels up to 600m², and establish of an appeal process for the consideration of development exceeding this.	No	Implemented within next 18 months to 5 years	MLUH	MTC	NA
Policy AB1: Development in Anse Boileau	**10.25**	**Development in Anse Boileau**					
	a)	Produce a masterplan which provides further detail on how the development objectives can be realised. Update the Land Use Plans to reflect the masterplan proposals.	Yes	Implemented within next 18 months to 5 years	MLUH		NA
Policy AB2: Development at Anse la Mouche Tourism Site	**10.26**	**Development at Anse la Mouche tourism site**					
	a)	Work with the private sector and local communities to bring forward development at Anse La Mouche tourism site, in accordance with the requirements of Policy AB2.	Yes	On-going	MTC	SPA	Developer contributions, Private funding
Policy PR1: Development at Providence	**10.27**	**Development at Providence**					
	a)	Update the Land Use Plans to reflect the development objectives and concepts illustrated in the Providence Framework Plan.	Yes	Implemented within next 18 months to 5 years	MLUH		NA
	b)	Continue the existing programme of: • auditing sites to confirm existing land (uses); • where unlawful uses are taking place consider re-possessing the site; and • where land is not being intensively used consider opportunities for sub-division to increase availability of industrial land.		On-going	IEA		NA
Policy IS1: Development at Ile Soleil	**10.28**	**Development at Ile Soleil**					
	a)	Review the development proposals for Zones 1 and 2 identified on the Ile Soleil Framework Plan.	Possibly	Implemented within next 18 months to 5 years	MLUH		NA

Table 13.11 Establishing Mahé's frameworks action plan (cont.)

Implementing the Plan

13.61 The implementation section of the Plan establishes a number of cross-cutting priorities which are of relevance to the delivery of the Plan.

13.62 There are no overarching implementation, monitoring or review actions which should be implemented in the next 18 months. However each of the topics have priority actions which should be commenced immediately.

13.63 In the medium to longer term (18 months – 15 years), GoS should seek to:

- update Land Use Plans to reflect proposals in the Plan;
- prepare guidance on involving the community in pre-application consultation and seek opportunities to further involve the community both in plan making and the determination of applications; and
- establish a mechanism to collect and spend developer contributions.

Policy	Action Number	Action	Change required to Land Use Plan	Priority	Responsible Organisation	Supporting Organisations	Mechanism
Policy IP1: Promote a Collaborative Approach to Delivery	**11.1**	**Collaborative delivery**					
	a)	Review existing inter-departmental liaison arrangements. Discussions should be undertaken with Cabinet to discuss and agree how they wish Ministries to more effectively and collaboratively work together.	No	Implemented within next 18 months to 5 years	MLUH	All ministries	NA
Policy IP2: Update Land Use Plans	**11.2**	**Translate Plan into the existing Land Use Planning system**					
	a)	Review and update Land Use Plans to reflect proposals in the Plan.	Yes	Implemented within next 18 months to 5 years	MLUH		NA
Policy IP3: Ensure Community Involvement	**11.3**	**Involve the community in development**					
	a)	Produce guidance for developers on pre-application consultation expectations. Guidance should include information on the type of developments which are expected to undertake pre-application consultation, timing and duration of consultation, content and consultation methods.	No	Implemented within next 18 months to 5 years	MLUH		NA
	b)	Establish Community Forums where these do not exist at the moment and undertake neighbourhood visioning and planning exercises.	No	Implemented within next 18 months to 5 years	DA		NA
Policy IP4: Promote Developer Contributions	**11.4**	**Collect developer contributions to fund infrastructure**					
	a)	Establish a mechanism to collect and spend developer contributions. This will include: • update the draft Physical Planning Bill to include provisions for introducing planning gain; • introduce financial mechanisms, which allow the ringfencing of funds and provide appropriate powers to Ministries and/or other bodies to spend the collected funds; and • develop guidance to be developed within GoS on how planning gain will be implemented and the responsibilities of different sub-sections of MLUH.	No	Implemented within next 18 months to 5 years	MLUH		NA
Policy IP5: Deploy Alternative Models of Housing Delivery	**11.5**	**Collect developer contributions to fund infrastructure**					
	a)	Explore, develop and deploy alternative approaches to delivering housing, with a focus on i) expanding the range of shared ownership models on offer, ii) bringing smaller parcels of land forward for development and iii) identifying alternative models for involving the private sector in redevelopment of Government housing estates.	Possibly	On-going	MLUH	MoFTBE, landowners, developers, local community	Government funding, Developer contributions, Private funding

Table 13.12 Implementing the Plan action plan



CHAPTER 14

Monitoring and Reviewing the Plan



Monitoring and Reviewing the Plan

The Plan, over its lifetime, will need to respond to changing circumstances. These circumstances will be kept under review using existing data and a set of core performance indicators.

POLICY
MR1

Monitoring and Review

The Plan will be kept under review, informed by existing monitoring data collected for the National Development Strategy and an additional set of Plan-specific core performance indicators.

14.1 The Plan is based on projections of future growth and their associated growth requirements. These have been translated into phases over the plan period, as set out in Appendix B. The purpose of the phasing trajectories is to provide a benchmark for assessing whether development is coming forward as envisaged and to help ensure that sufficient infrastructure and community facilities are being provided to support the level of growth occurring. The Plan will be reviewed regularly to reflect the trends identified and supplementary updates will be issued.

14.2 GoS will seek to make the best use of existing monitoring information and focus efforts for collection of new data on areas of critical importance where existing data does not exist and where monitoring is likely to inform the on-going direction of the Plan. Monitoring will therefore comprise two components:

- reviewing existing National Development Strategy monitoring data to provide a high level perspective on development progress, particularly against the Plan's vision and guiding principles; and
- setting core performance indicators to measure progress and delivery in key areas, including for housing and other employment sectors. Where possible, these performance indicators will draw on existing informal monitoring arrangements.

Monitoring from the National Development Strategy

14.3 The Plan shares the National Development Strategy Performance Framework as the main source of monitoring overall development progress in Seychelles. It identifies four Key Results Areas and sets out the goals, strategic objectives, indicators, and related targets for each:

- Key Results Area 1: Governance.
- Key Results Area 2: Economic Development.
- Key Results Area 3: Social Development.
- Key Results Area 4: Environment.

14.4 These are likely to be updated during the life of the Plan as the National Development Strategy is updated or superseded.

Core Performance Indicators for the Plan

14.5 Once the Key Results Areas have been taken into account, the remaining areas, which should be monitored are:

- the future levels of population and visitors and the impact they have on development needs;
- the extent to which development is occurring to meet needs; and
- the impact of the Plan in terms of achieving broader objectives such as reducing the need to travel, protecting the environment etc.

14.6 Table 14.1 sets out the core performance indicators that will be used. While these can be monitored annually it is only after a period of elapsed time (e.g. five to 10 years) that changes in trends can really be identified. This supports a five to 10 year interval for Plan reviews.

No	Core Indicator	Benchmark	Purpose	Data
Population and visitors				
1	Population	Census and inter-censal results	National Bureau of Statistics	With Census and inter-censal estimates
2	Households	Census and inter-censal results	National Bureau of Statistics	With Census and inter-censal estimates
3	Migration	Resident workers	Residence permit database (Department of Home Affairs)	Annually
4	Visitor arrivals	Border control records	Department of Home Affairs	Annually
5	Hotel occupancy	Hotel surveys	Co-ordinated through the Ministry of Tourism and Culture	Annually
Development and Land Use				
6	Housing pipeline	Phasing trajectory identified in Appendix B	Ensuring sufficient provision to meet trajectory and trends	Recorded in total and by scheme, both by district
7	Hotel pipeline	Phasing trajectory identified in Appendix B	Ensuring sufficient provision to meet trajectory and trends	Recorded in total and by scheme, both by district
8	Office pipeline	Phasing trajectory identified in Appendix B	Ensuring sufficient provision to meet trajectory and trends	Recorded in total and by scheme, both by district
9	Industrial space pipeline	Phasing trajectory identified in Appendix B	Ensuring sufficient provision to meet trajectory and trends	Recorded in total and by scheme, both by district
10	Retail space pipeline	Phasing trajectory identified in Appendix B	Ensuring sufficient provision to meet trajectory and trends	Recorded in total and by scheme, both by district
11	Housing completions	Phasing trajectory identified in Appendix B	Ensuring sufficient provision to meet trajectory and trends	Recorded in total and by scheme, both by district
12	Hotel room completions	Phasing trajectory identified in Appendix B	Ensuring sufficient provision to meet trajectory and trends	Recorded in total and by scheme, both by district
13	Office pipeline completions	Phasing trajectory identified in Appendix B	Ensuring sufficient provision to meet trajectory and trends	Recorded in total and by scheme, both by district
14	Industrial space completions	Phasing trajectory identified in Appendix B	Ensuring sufficient provision to meet trajectory and trends	Recorded in total and by scheme, both by district
15	Retail space completion	Phasing trajectory identified in Appendix B	Ensuring sufficient provision to meet trajectory and trends	Recorded in total and by scheme, both by district
16	Social housing waiting list	Past trends	Understanding extent of need on an on-going basis	By island
17	Applications for Land Bank	Past trends	Broad understanding of land requirements	By island
18	Number of National Monuments or 'listed' buildings	Past position	Establish progress in protecting heritage	By district

Table 14.1 Core performance indicators

No	Core Indicator	Benchmark	Purpose	Data
Impacts of the Plan				
19	Type of housing delivered – detached, linked, apartments and hostel-style accommodation	Past trends	Understanding of delivery trends	By district
20	Achieved density of housing schemes	Trends against general objectives of Plan and need to raise densities	Provide an understanding of the scale of housing land likely to be required to meet future needs	By island
21	Modal split of journeys to work: car, bus, cycle, walk	Past trends	Examine how sustainable modes are performing	By island
22	Percentage of land protected by environmental designations	Against past trends	Impact of development	By island
23	Quantity of agricultural land under production	Against past trends	Progress in developing the agricultural sector	By district
24	Connections to a localised and integrated sewerage system	Past trends	Monitor progress in achieving goals of increasing localised and integrated treatment	By district

Table 14.1 Core performance indicators (cont.)

Updating the Plan

14.7 Seychelles will continue to evolve and adapt as the Plan is implemented over time. GoS will keep under review the issue of when Plan updates are required. It is generally expected that the Plan will be reviewed on a rolling basis and that this will comprise updates to specific sections.

14.8 The reviews will reflect on the findings of monitoring to:

- identify how and where development is taking place;
- confirm whether there are any new or altered factors that need to be reflected in the Plan; and
- determine if there is a need to revise any aspect of the Plan.

14.9 This approach will ensure that Seychelles is able to anticipate and respond to change as fast as possible and that the Plan remains an accurate basis for decision-making and forward planning.

14.10 The tracking of data generated from monitoring and their implications will be considered by officials and inter-departmental working groups.





Glossary

Glossary

Term	Definition
Blue economy	A concept which originates from the 2012 United Nations Conference on Sustainable Development and seeks to utilise the opportunities for development provided by maritime and coastal assets in a sustainable way to reduce carbon emissions, pollution and environmental degradation; promote greater energy efficiency; and protect biodiversity, whilst achieving economic growth through enhanced employment opportunities and improved social welfare.
Community hub	Multi-purpose building which co-locates more than one community facility.
Compound annual growth rate	The year-over-year growth rate over a set period of time. It is the rate at which an investment would have grown if it grew at a steady rate.
Critical national infrastructure	The assets, systems, and networks, so vital to Seychelles that their incapacitation or destruction would have a debilitating effect on security, national economic security, national public health or safety, or any combination of these elements.
Cultural Impact Assessment	The process which documents the potential impacts of a proposed development on the cultural heritage, interests and associations of an area and outlines the mitigation measures which would be required.
Development pipeline	Existing development proposals which includes schemes with planning permission; Government housing projects; and masterplans.
Ecosystems services	Ecosystem services are defined by the United Nations Development Programme as: 'the benefits people obtain from ecosystems. These include provisioning services such as food and water; regulating services such as flood and disease control; cultural services such as spiritual, recreational, and cultural benefits; and supporting services, such as nutrient cycling, that maintain the conditions for life on Earth'.
Energy from waste	The process of generating energy in the form of electricity and/or heat from the incineration of waste. Energy from waste is a form of energy recovery.
Environmental Impact Assessment	The process used to predict the environmental consequences of development, as well as identifying any measures that might be required to adjust the impacts to acceptable measures.
Exclusive economic zone	A concept adopted at the Third United Nations Conference on the Law of the Sea (1982), whereby a coastal State assumes jurisdiction over the exploration and exploitation of marine resources in its adjacent section of the continental shelf, taken to be a band extending 200 miles from the shore.
Five year housing land supply	Development land which has been identified to meet the need for housing for the following five years.
Housing Projects	GoS-delivered social housing developments.
Land Banks	GoS-owned land parcels that are subdivided into plots and sold to Seychellois at lower price than for equivalent land on the open market.
Land Use Plans	Existing land use zoning plans for each district on Mahé, Praslin and La Digue which identify the current land use and in a limited number of locations the proposed land use.
Long Term Comprehensive Redevelopment Areas	Areas where the planned, co-ordinated upgrading or redevelopment of GoS-owned housing estates will be undertaken.
Long Term Housing Action Areas	Areas where the upgrading of privately-owned housing will be supported.

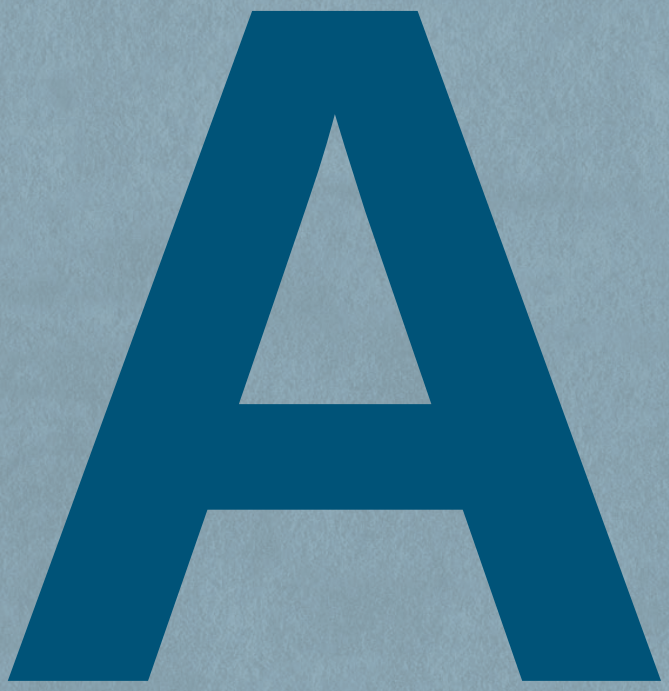
Term	Definition
Mixed communities	Communities or neighbourhoods which contain residents and users from a mix of incomes, tenures, housing types and sizes, age, and so on.
Place making	A multi-faceted approach to the planning, design and management of new development and spaces. It involves working in a collaborative way with those who live and work or have an interest in an area, to discover what their needs and aspirations are and how these can be addressed.
Productivity	The effectiveness of a workforce, as measured in terms of the rate of output per unit of input. Productivity typically increases as a country becomes more economically developed as workers have access to higher education levels, as well as increased technology to speed up processes.
Roadway easement	A right of use over the property of another. In the context of the Plan this is the placement, operation and access to utilities located within the roadway easement.
Renewable Energy	Energy from a source that is not depleted when used, such as wind or solar power.
Social Impact Assessment	The process used to predict the potential impacts of a development on people, as well as identifying any measures that might be required to adjust the impacts to acceptable measures.
Strategic gap	An area of land between urban growth boundaries which seeks to restrict urban sprawl by only permitted low density development.
Transport Assessment	The process used to predict the consequences of development on the transport network, as well as identifying any measures that might be required to adjust the impacts to acceptable measures.
Travel Demand Management	The application of strategies and policies to reduce travel demand (specifically that of single-occupancy private vehicles), or to redistribute this demand in space or in time.
Treated sewage effluent	The treated water from a wastewater treatment plant. It can be used for secondary water non potable water uses and is routinely used for irrigation in countries where water is scarce and is seen as a valuable resource. The standard of treatment required depends on the use and the type of irrigation proposed. Many countries have their own standards and where spray irrigation is proposed a high level of treatment is required which may include membrane filtration and UV disinfection to reduce pathogenic bacteria to acceptable low levels.
Urban growth boundary	Provide a hard and permanent boundary to the settlement for the duration of Plan within which higher density development should be promoted.
Utility corridor	A passage built underground or aboveground to carry utility lines such as electricity, water and sewer pipes.



Appendices



Appendix A





A Supporting Studies and Assessments

A number of studies and reports were used to inform the Plan, providing a solid base for evidence-led decision making. These background studies and reports were prepared by Arup and sub-consultants for GoS, and include:

- Existing Conditions Report (2014)
- Opportunities and Constraints Report (2014)
- Economic Strategy (2015)
- Demographic and Land Use Projections Report (2015)
- Housing Needs Assessment (2015)
- Environmental Assessment (2015)
- Sustainability Appraisal (2015)
- Security Assessment (2015)
- Preliminary Disaster Risk Profile for Natural Hazards (2015)
- Land Use Assessment (2015)
- Community Facilities Assessment (2015)
- Utilities Assessment (2015)
- Transport Assessment (2015)
- Growth Scenario Analysis (2015)



Appendix B

B



B Development Phasing

This appendix identifies the phasing of development (brought forward by public and private sectors) to provide a benchmark for assessing whether development is coming forward as envisaged and to help ensure that sufficient infrastructure and community facilities are provided to support the level of growth occurring. Decisions to go ahead with key investments will be taken taking into account the timings suggested by the benchmark phasing and actual progress.

The proposals for the phasing of growth are based on the indicative distribution of growth identified in Policy SP3 and reproduced in Table B.1. This requirement has been distributed by five year intervals in Table B.2 to Table B.6 for each Mahé district, Praslin, La Digue and other islands. The values provided in the tables are not cumulative and therefore represent the growth required for the identified five year period.

Tables B.2 to B.6 take into account known pipeline development. For some types of development in some districts/islands the amount of development expected in the pipeline exceeds what might have otherwise been expected to have been delivered if growth had been spread equally over the Plan period. This expected pipeline delivery has been reflected in the phasing with subsequent five year intervals adjusted accordingly so that the overall growth requirement is not exceeded.

Looking forward, if development occurs either more slowly or more rapidly than has been assumed, then the difference should be reflected in the amount of development delivered over the remainder of the Plan period to 2040.

Island/district	Housing	Hospitality	Office	Retail	Industrial
	(units)	(rooms)	(m^2 GFA)	(m^2 GFA)	(m^2 GFA)
Central Region, Mahé					
Bel Air	500	27	6,000	14,600	1,600
Eden Island	110	87	-	500	-
English River	270	34	65,200	1,200	1,600
Ile Aurore	1,500	42	-	4,000	-
Ile du Port	-	-	399,600	5,000	420,000
Ile Perseverance	1,940	-	11,000	11,000	34,800
Les Mamelles	440	-	-	600	800
Mont Buxton	130	-	-	600	-
Mont Fleuri	440	-	700	1,100	800
Plaisance	300	-	1,400	1,000	1,600
Roche Caiman	210	-	6,900	900	20,000
Saint Louis	430	-	-	11,000	800
South and East Region, Mahé					
Anse aux Pins	800	-	-	900	1,000
Anse Royale	1,580	126	2,400	5,100	1,000
Au Cap	280	21	-	1,000	1,000
Cascade	400	14	-	900	81,200
Pointe Larue	380	107	2,800	3,600	11,600
Takamaka	180	448	-	600	-

Table B.1: Growth requirements to 2040 by island/district

Island/district	Housing	Hospitality	Office	Retail	Industrial
	(units)	(rooms)	(m^2 GFA)	(m^2 GFA)	(m^2 GFA)
West Region, Mahé					
Anse Boileau	630	142	700	3,400	1,000
Baie Lazare	400	235	700	800	500
Grand Anse (Mahé)	470	61	-	1,400	1,000
Port Glaud	320	364	-	600	-
North Region, Mahé					
Anse Etoile	320	21	-	900	-
Beau Vallon	470	241	700	3,100	800
Bel Ombre	470	184	-	900	1,600
Glacis	320	62	-	600	800
Other Islands					
Praslin	2,140	441	5,000	4,300	30,700
La Digue	400	153	-	5,000	1,000
Other islands	-	307	-	-	-
Total	**15,830**	**3,117**	**503,100**	**84,600**	**615,200**

Housing

Island/district	Average Annual Requirement	2020	2025	2030	2035	2040
Housing (units)						
Central Region, Mahé						
Bel Air	20	100	100	100	100	100
Eden Island	4	110	-	-	-	-
English River	11	60	60	50	50	50
Ile Aurore	60	750	750	-	-	-
Ile du Port	-	-	-	-	-	-
Ile Perseverance	78	1570	100	90	90	90
Les Mamelles	18	90	90	90	90	80
Mont Buxton	5	100	10	10	10	-
Mont Fleuri	18	200	60	60	60	60
Plaisance	12	60	60	60	60	60
Roche Caiman	8	50	40	40	40	40
Saint Louis	17	90	90	90	80	80
South and East Region, Mahé						
Anse aux Pins	32	160	160	160	160	160
Anse Royale	63	320	320	320	310	310
Au Cap	11	60	60	60	50	50
Cascade	16	80	80	80	80	80
Pointe Larue	15	180	50	50	50	50
Takamaka	7	140	10	10	10	10

Table B.2: Projected distribution of homes by island/district

Island/district	Average Annual Requirement	2020	2025	2030	2035	2040
Housing (units)						
West Region, Mahé						
Anse Boileau	25	150	120	120	120	120
Baie Lazare	16	80	80	80	80	80
Grand Anse (Mahé)	19	130	90	90	80	80
Port Glaud	13	70	70	60	60	60
North Region, Mahé						
Anse Etoile	13	135	55	50	40	40
Beau Vallon	19	140	90	80	80	80
Bel Ombre	19	100	100	90	90	90
Glacis	13	60	70	60	60	70
Other islands						
Praslin	85	430	430	430	430	420
La Digue	16	400	-	-	-	-
Other islands	-	-	-	-	-	-
Total	**632**	**5,815**	**3,145**	**2,330**	**2,280**	**2,260**

Hospitality

Island/district	2020	2025	2030	2035	2040
Hospitality (rooms)					
Central Region, Mahé					
Bel Air	27	-	-	-	-
Eden Island	87	-	-	-	-
English River	14	5	5	5	5
Ile Aurore	-	42	-	-	-
Ile du Port	-	-	-	-	-
Ile Perseverance	-	-	-	-	-
Les Mamelles	-	-	-	-	-
Mont Buxton	-	-	-	-	-
Mont Fleuri	-	-	-	-	-
Plaisance	-	-	-	-	-
Roche Caiman	-	-	-	-	-
Saint Louis	-	-	-	-	-
South and East Region, Mahé					
Anse aux Pins	-	-	-	-	-
Anse Royale	126	-	-	-	-
Au Cap	21	-	-	-	-
Cascade	14	-	-	-	-
Pointe Larue	107	-	-	-	-
Takamaka	63	97	96	96	96

Table B.3 Projected distribution of hotel rooms by island/district

Island/district	2020	2025	2030	2035	2040
Hospitality (rooms)					
West Region, Mahé					
Anse Boileau	42	25	25	25	25
Baie Lazare	175	15	15	15	15
Grand Anse (Mahé)	14	12	12	12	11
Port Glaud	104	65	65	65	65
North Region, Mahé					
Anse Etoile	21	-	-	-	-
Beau Vallon	35	52	52	51	51
Bel Ombre	184	-	-	-	-
Glacis	42	5	5	5	5
Other islands					
Praslin	131	78	78	77	77
La Digue	53	25	25	25	25
Other islands	28	70	70	70	69
Total	**1,288**	**491**	**448**	**446**	**444**

Office

Island/district	2020	2025	2030	2035	2040
Office (m2 GFA)					
Central Region, Mahé					
Bel Air	3,380	660	660	660	640
Eden Island	-	-	-	-	-
English River	13,690	15,000	12,390	11,730	12,390
Ile Aurore	-	-	-	-	-
Ile du Port	79,920	79,920	79,910	79,920	79,930
Ile Perseverance	1,870	2,310	2,200	2,310	2,310
Les Mamelles	-	-	-	-	-
Mont Buxton	-	-	-	-	-
Mont Fleuri	390	80	80	70	70
Plaisance	770	160	150	150	150
Roche Caiman	3,870	760	760	750	750
Saint Louis	-	-	-	-	-
South and East Region, Mahé					
Anse aux Pins	-	-	-	-	-
Anse Royale	770	410	410	410	380
Au Cap	-	-	-	-	-
Cascade	-	-	-	-	-
Pointe Larue	1,590	310	310	310	300
Takamaka	-	-	-	-	-

Table B.4 Projected distribution of office space (m2 GFA) by district

Island/district	2020	2025	2030	2035	2040
Office (m2 GFA)					
West Region, Mahé					
Anse Boileau	390	80	80	80	70
Baie Lazare	390	80	80	80	60
Grand Anse (Mahé)	-	-	-	-	-
Port Glaud	-	-	-	-	-
North Region, Mahé					
Anse Etoile	-	-	-	-	-
Beau Vallon	390	80	80	80	60
Bel Ombre	-	-	-	-	-
Glacis	-	-	-	-	-
Other Islands					
Praslin	2,050	1,950	1,000	-	-
La Digue	-	-	-	-	-
Other islands	-	-	-	-	-
Total	**109,470**	**101,800**	**98,110**	**96,550**	**97,110**

Retail

Island/district	2020	2025	2030	2035	2040
Retail (m2 GFA)					
Central Region, Mahé					
Bel Air	2,920	2,920	2,920	2,920	2,920
Eden Island	100	100	100	100	100
English River	240	240	240	240	240
Ile Aurore	2,000	2,000	-	-	-
Ile du Port	1,000	1,000	1,000	1,000	1,000
Ile Perseverance	2,200	2,200	2,200	2,200	2,200
Les Mamelles	600	-	-	-	-
Mont Buxton	240	90	90	90	90
Mont Fleuri	220	220	220	220	220
Plaisance	320	170	170	170	170
Roche Caiman	180	180	180	180	180
Saint Louis	2,200	2,200	2,200	2,200	2,200
South and East Region, Mahé					
Anse aux Pins	180	180	180	180	180
Anse Royale	1,020	1,020	1,020	1,020	1,020
Au Cap	200	200	200	200	200
Cascade	240	170	170	160	160
Pointe Larue	720	720	720	720	720
Takamaka	120	120	120	120	120

Table B.5 Projected distribution of retail space (m2 GFA) by island/district

Island/district	2020	2025	2030	2035	2040
Retail (m2 GFA)					
West Region, Mahé					
Anse Boileau	680	680	680	680	680
Baie Lazare	160	160	160	160	160
Grand Anse (Mahé)	280	280	280	280	280
Port Glaud	600	-	-	-	-
North Region, Mahé					
Anse Etoile	180	180	180	180	180
Beau Vallon	3,100	-	-	-	-
Bel Ombre	180	180	180	180	180
Glacis	600	-	-	-	-
Other Islands					
Praslin	2,300	1,750	250	-	-
La Digue	2,800	550	550	550	550
Other islands	-	-	-	-	-
Total	**25,580**	**17,510**	**14,010**	**13,750**	**13,750**

Industrial

Island/district	2020	2025	2030	2035	2040
Non-port related industrial (m2 GFA)					
Central Region, Mahé					
Bel Air	1,200	100	100	100	100
Eden Island	-	-	-	-	-
English River	320	320	320	320	320
Ile Aurore	-	-	-	-	-
Ile du Port	-	-	-	-	-
Ile Perseverance	6,960	6,960	6,960	6,960	6,960
Les Mamelles	600	50	50	50	50
Mont Buxton	-	-	-	-	-
Mont Fleuri	600	50	50	50	50
Plaisance	1,560	40	-	-	-
Roche Caiman	15,000	1,250	1,250	1,250	1,250
Saint Louis	600	50	50	50	50
South and East Region, Mahé					
Anse aux Pins	200	200	200	200	200
Anse Royale	200	200	200	200	200
Au Cap	200	200	200	200	200
Cascade	16,240	16,240	16,240	16,240	16,240
Pointe Larue	2,320	2,320	2,320	2,320	2,320
Takamaka	-	-	-	-	-

Table B.6 Projected distribution of non-port related industrial space (m2 GFA) by island/district

Island/district	2020	2025	2030	2035	2040
Non-port related industrial (m2 GFA)					
West Region, Mahé					
Anse Boileau	200	200	200	200	200
Baie Lazare	100	100	100	100	100
Grand Anse (Mahé)	200	200	200	200	200
Port Glaud	-	-	-	-	-
North Region, Mahé					
Anse Etoile	-	-	-	-	-
Beau Vallon	600	50	50	50	50
Bel Ombre	1,200	100	100	100	100
Glacis	600	50	50	50	50
Other Islands					
Praslin	10,230	9,030	4,150	4,150	4,140
La Digue	200	200	200	200	200
Other islands	-	-	-	-	-
Total	**59,330**	**37,910**	**32,990**	**32,990**	**32,980**



Appendix C

C



C Revisions to Residential Elements of the Land Use Plans

This appendix provides further details in support of Policy H6 and the Mahé Housing Framework Plan. It includes:

- Table C.1 which sets out suggested amendments to the Land Use Plan sub-categories and associated guidance as prescribed in the Land Use Planning Guidelines for Seychelles (2013); and
- more detailed maps, by district, of the Mahé Housing Framework Plan, which provide further guidance on the locations where the amended Land Use Plan sub-categories should be applied.

Code	Sub-category	Existing			Existing density	Proposed			Proposed density	Suggested typology
		Permitted Uses				Permitted Uses and Guidance	Development Density	Maximum Height		
R0	Very low density Residential & Tourism	Private dwellings, villas, bungalows, chalets for residential or tourism use; this sub - category is used on small islands, in remote parts of Mahé, Praslin and La Digue, and in the vicinity of protected areas.	15% Min. plot size: 4000 sqm	Normally G only; sometimes G+1 or G+ attic	2.5dph	**[Sub-category retired; existing R0 plots to fall within R4.]**				
R1	Very low density Residential	Private dwellings, villas, bungalows for residential use only. This sub-category is used on small islands, in remote parts of Mahé, Praslin and La Digue, and in the vicinity of protected areas.	15% Min. plot size: 4000 sqm	Normally G only; sometimes G+1 or G+ attic	2.5dph	**[Sub-category retired; existing R1 plots to fall within R2.]**				
R2	Low density Residential	Private residential dwellings; small shops; community facilities and churches/prayer halls; doctor's cabinets; small businesses operated out of private dwellings; small backyard vegetable and fruit tree gardens; this sub-category is mostly used in sloping and mountainous areas; no large-scale agriculture, no tourism.	25% Min. plot size: 1600 sqm	G+1; exceptionally G+1+attic	6.25dph	Primary use should be residential; appropriate ancillary uses include private or community gardens, and open space. Ancillary uses should be sympathetic to the rural character of the area. **[This sub-category should not be used within urban growth boundaries. Any existing R2 within urban growth boundaries to become R5.]**	25% Min. plot size: 1600 sqm Number of dwellings: one to three dwellings per plot.	G+1; exceptionally G+1+attic	6.25dph	Villa

Table C.1 Suggested revisions to Land Use Plan Residential Sub-Categories

Code	Sub-category	Existing			Existing density	Proposed			Proposed density	Suggested typology
		Permitted Uses				Permitted Uses and Guidance	Development Density	Maximum Height		
R3	Low density Residential & Agriculture	Private residential dwellings; small shops; community facilities and churches/prayer halls; doctor's cabinets; small businesses operated out of private dwellings; larger vegetable gardens, orchards, crops; no livestock; this sub-category is mostly used in sloping and mountainous areas.	25% Min. plot size: 1600 sqm	G+1	6.25dph	Primary use should be residential; appropriate ancillary uses include agriculture, private or community gardens, and open space. Ancillary uses should be sympathetic to the rural character of the area. [This sub-category should not be used within urban growth boundaries. Any existing R3 within urban growth boundaries to become R6.]	25% Min. plot size: 1600 sqm Number of dwellings: one to three dwellings per plot.	G+1; exceptionally G+1+attic	6.25dph	Villa
R4	Low density Residential & Tourism	Private residential dwellings; small shops; community facilities and churches/prayer halls; doctor's cabinets; small businesses operated out of private dwellings; small backyard vegetable and fruit tree gardens; change of use from residential to tourism facilities; self-catering accommodation; small guesthouses or hotel; this sub-category is mostly used in sloping and mountainous areas or in sensitive areas.	25% Min. plot size: 1600 sqm	G+1; exceptionally G+1+attic	6.25dph	Primary use should be residential; appropriate ancillary uses include tourism (guest house or self-catering), private or community gardens, and open space. Ancillary uses should be sympathetic to the rural character of the area. [This sub-category should not be used within urban growth boundaries. Any existing R4 within urban growth boundaries to become R7.]	25% Min. plot size: 1600 sqm Number of dwellings: one to three dwellings per plot.	G+1; exceptionally G+1+attic	6.25dph	Villa

Code	Sub-category	Existing			Existing density	Proposed			Proposed density	Suggested typology
		Permitted Uses				Permitted Uses and Guidance	Development Density	Maximum Height		
R5	Medium density Residential	Private residential dwellings; small shops; community facilities and churches/prayer halls; doctor's cabinets; small businesses operated out of private dwellings; this sub-category is mostly used in gently sloping areas; no large-scale agriculture, no tourism.	30% Min. plot size: 800 sqm	G+1+attic exceptionally G+2	12.5dph	Primary use should be residential; appropriate ancillary uses include local retail, business premises suitable for office / light industrial small and medium enterprises, private or community gardens, and open space. Ancillary uses should not undermine the viability of existing adjacent settlements. Ancillary uses should not adversely impact the amenity of the residential uses. **[Any existing R5 within urban growth boundaries to become R8.]**	30% Min. plot size: 800 sqm	G+1+attic exceptionally G+2	12.5dph	Urban villa

Code	Sub-category	Existing			Existing density	Proposed			Proposed density	Suggested typology
		Permitted Uses				Permitted Uses and Guidance	Development Density	Maximum Height		
R6	Medium density Residential & Agriculture	Private residential dwellings; small shops; community facilities and churches/prayer halls; doctor's cabinets; small businesses operated out of private dwellings; larger vegetable gardens, orchards, crops; no livestock; this sub-category is mostly used in gently sloping areas.	30% Min. plot size: 800 sqm	G+1+attic exceptionally G+2	12.5dph	Primary use should be residential; appropriate ancillary uses include agriculture, local retail, business premises suitable for office / light industrial small and medium enterprises, private or community gardens, and open space. Ancillary uses should not undermine the viability of existing adjacent settlements. Ancillary uses should not adversely impact the amenity of the residential uses. **[Any existing R6 within urban growth boundaries to become R8.]**	30% Min. plot size: 800 sqm	G+1+attic exceptionally G+2	12.5dph	Urban villa
R7	Medium density Residential & Tourism	Private residential dwellings; small shops; community facilities and churches/prayer halls; doctor's cabinets; small businesses operated out of private dwellings; small backyard vegetable and fruit tree gardens; change of use from residential to tourism facilities (if above 800 sqm); self-catering accommodation; small guesthouses or hotel; this sub-category is mostly used in gently sloping areas.	30% Min. plot size: 800 sqm	G+1+attic exceptionally G+2	12.5dph	Primary use should be residential; appropriate ancillary uses include tourism (guest house or self-catering), private or community gardens, and open space. Ancillary uses should not undermine the viability of existing adjacent settlements. Ancillary uses should not adversely impact the amenity of the residential uses. **[Any existing R7 within urban growth boundaries to become R8.]**	30% Min. plot size: 800 sqm	G+1+attic exceptionally G+2	12.5dph	Urban villa

Table C.1 Suggested revisions to Land Use Plan Residential Sub-Categories (cont.)

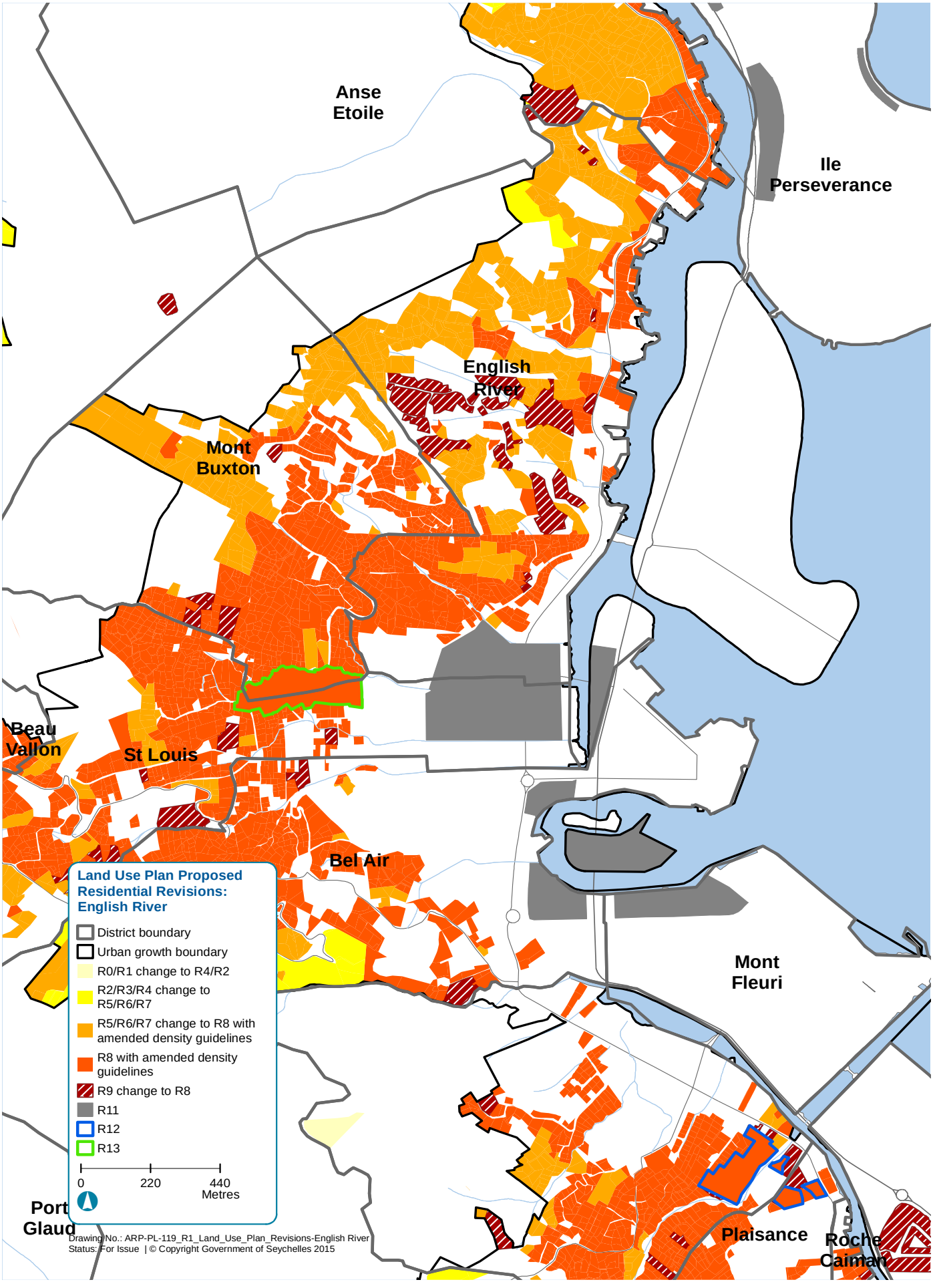
Code	Sub-category	Existing			Existing density	Proposed			Proposed density	Suggested typology
		Permitted Uses				Permitted Uses and Guidance	Development Density	Maximum Height		
R8	High density Residential	Private residential dwellings; blocks of flats or condos; small shops; community facilities and churches/ prayer halls; doctor's cabinets; small businesses operated out of private dwellings; very small vegetable or fruit tree gardens; In flat areas, coastal plains, in semi-urban and urban areas.	45% Min. plot size: 400 sqm	G+2 Exceptionally G+3		Primary use should be residential; appropriate ancillary uses include retail, business premises suitable for office / light industry, private or community gardens, and open space. Single dwellings will not normally be supported; proposals should as a minimum employ linked townhouse typology. Proposals for apartments (stacked townhouse, residential block and mixed use block) should demonstrate that they reflect the character of the area. Residential blocks and mixed use blocks should only be used within or in close proximity to settlement centres, and where there is good access to public transport. Proposals should demonstrate that they make best use of available land through the use of suitable typologies.	Linked townhouse 50% Plot size: approx. 400m2 per unit Apartment 50% Plot size: dependent on scale of proposal	Linked townhouse G+2, exceptionally G+3 Apartment G+3, exceptionally G+5 depending on typology and character of area	Variable: 25dph – 115dph	Linked townhouse or stacked townhouse, exceptionally residential block or mixed use block

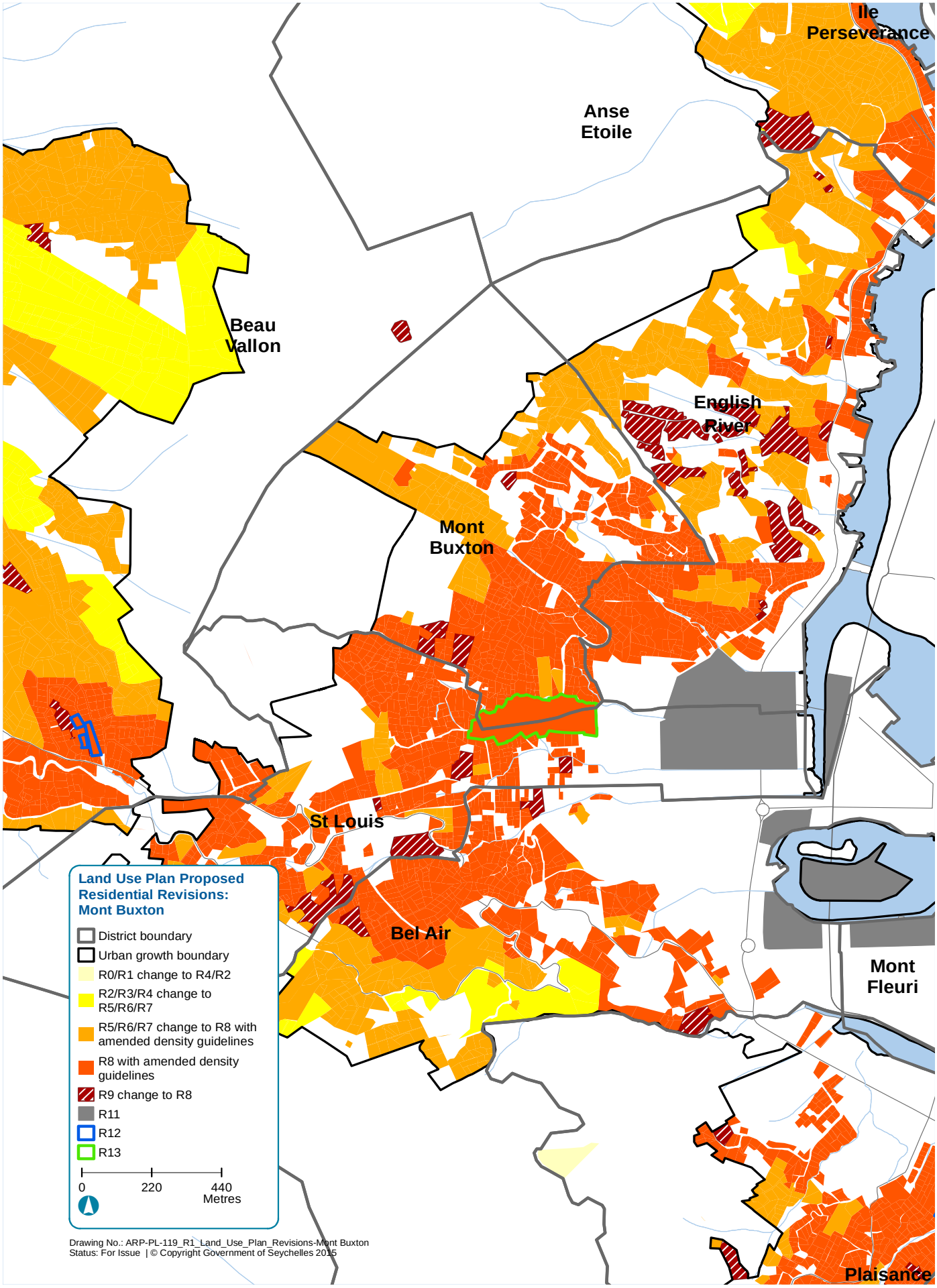
Code	Sub-category	Existing			Existing density	Proposed			Proposed density	Suggested typology
		Permitted Uses				Permitted Uses and Guidance	Development Density	Maximum Height		
R9	Housing Estates	Blocks of flats, parking areas, small green spaces.	45%	G+4	2.5dph	**[Sub-category retired; existing R9 plots to fall within R8.]**				
R10	Temporary Workers Accommodation	Dormitory style accommodation; pre-fabricated sleeping containers; washing blocks; kitchen facilities etc. In flat areas not suitable for long-term residential use; mostly on reclaimed land.		G+2		Only appropriate for use in the short-medium term (first five to ten years of the plan period). Proposals should move away from large scale hostel-style accommodation to smaller units of accommodation which are better integrated with existing and new communities.		Matching neighbouring land uses	-	N/A
R11	Strategic sites					Proposals for the development of strategic sites should accord with the Mahé Framework Plan and Victoria Master Plan. Where no densities/ typologies are specified, proposals should seek to optimise the use of land through apartment (stacked townhouse, residential block and mixed use block) typologies.			Variable	Variable

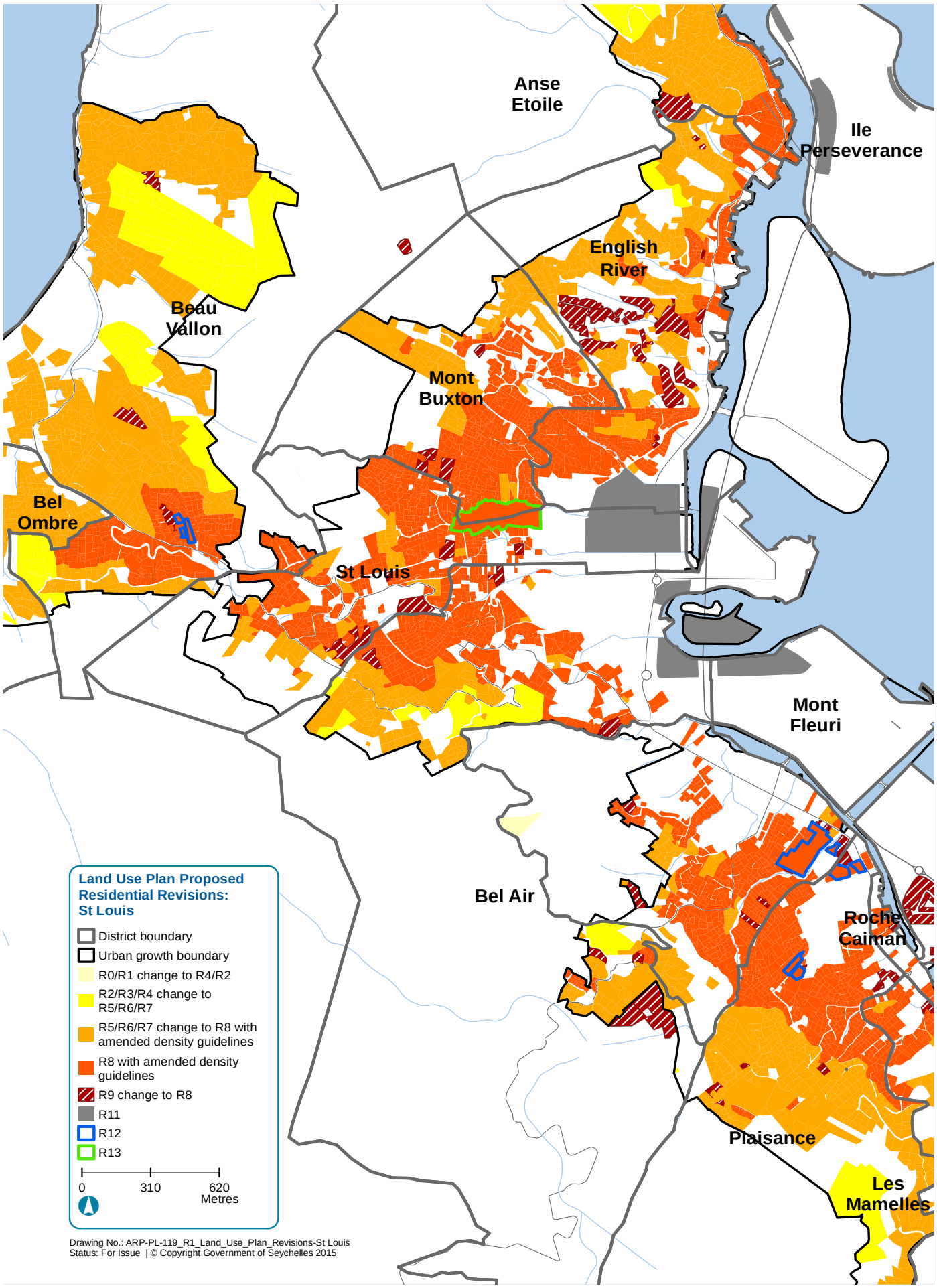
Table C.1 Suggested revisions to Land Use Plan Residential Sub-Categories (cont.)

Code	Sub-category	Existing	Existing density	Proposed			Proposed density	Suggested typology
		Permitted Uses		Permitted Uses and Guidance	Development Density	Maximum Height		
R12	Redevelopment areas			In the areas identified for comprehensive upgrading and redevelopment of existing housing estates, schemes should seek to optimise the use of land through apartment (stacked townhouse, residential block and mixed use block) typologies. Schemes should at re-provide if not exceed the number of existing dwellings being replaced.		G+3, exceptionally G+5 depending on typology and character of area	60-115dph	Stacked townhouse, exceptionally residential block or mixed use block
R13	Housing action areas			In the areas identified for gradual upgrading and redevelopment of existing private housing, proposals should seek to optimise the use of land through apartment (stacked townhouse, residential block and mixed use block) typologies. Proposals should at re-provide if not exceed the number of existing dwellings being replaced.		G+3, exceptionally G+5 depending on typology and character of area	60-115dph	Stacked townhouse, exceptionally residential block or mixed use block

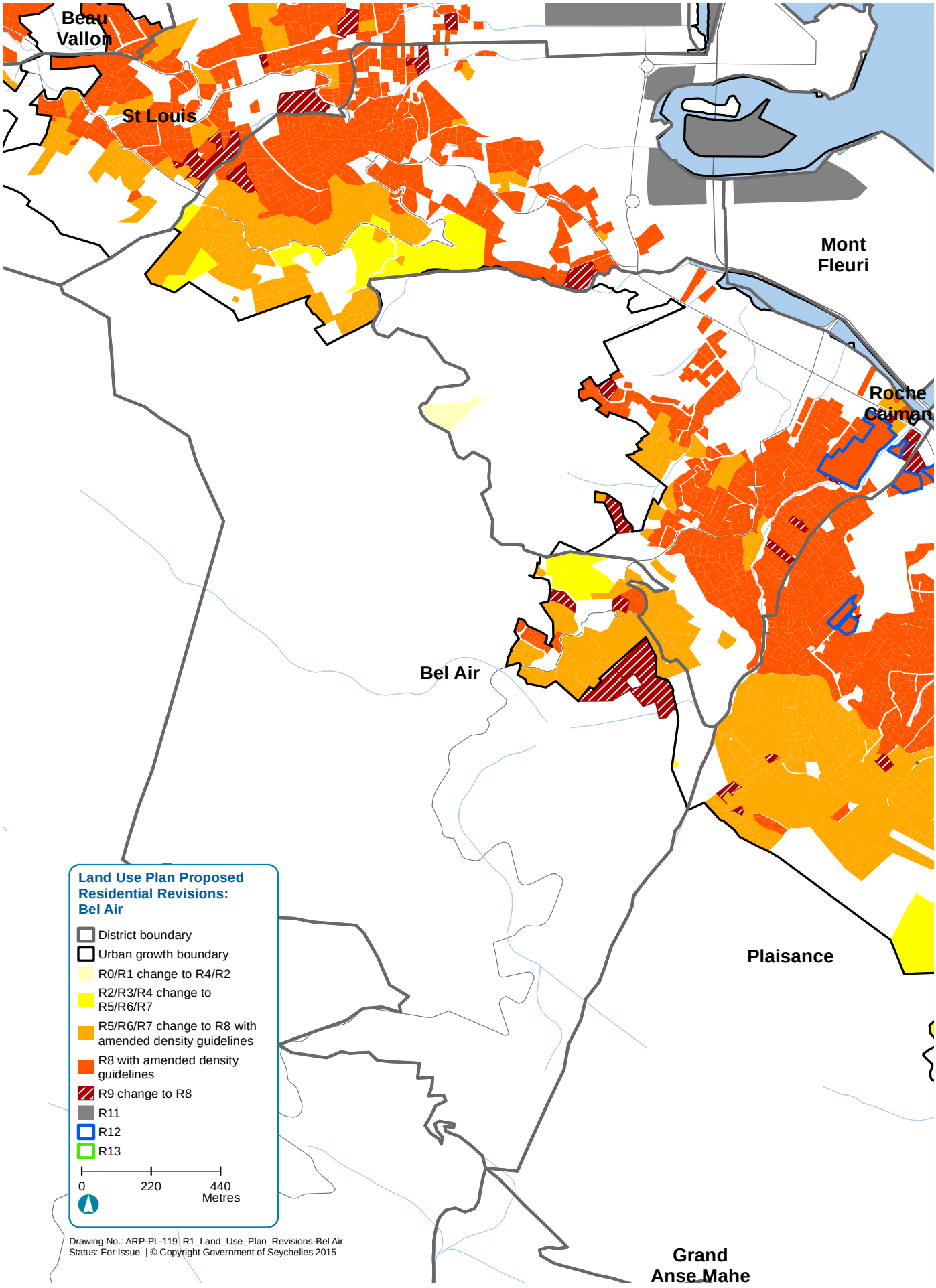
Table C.1 Suggested revisions to Land Use Plan Residential Sub-Categories (cont.)

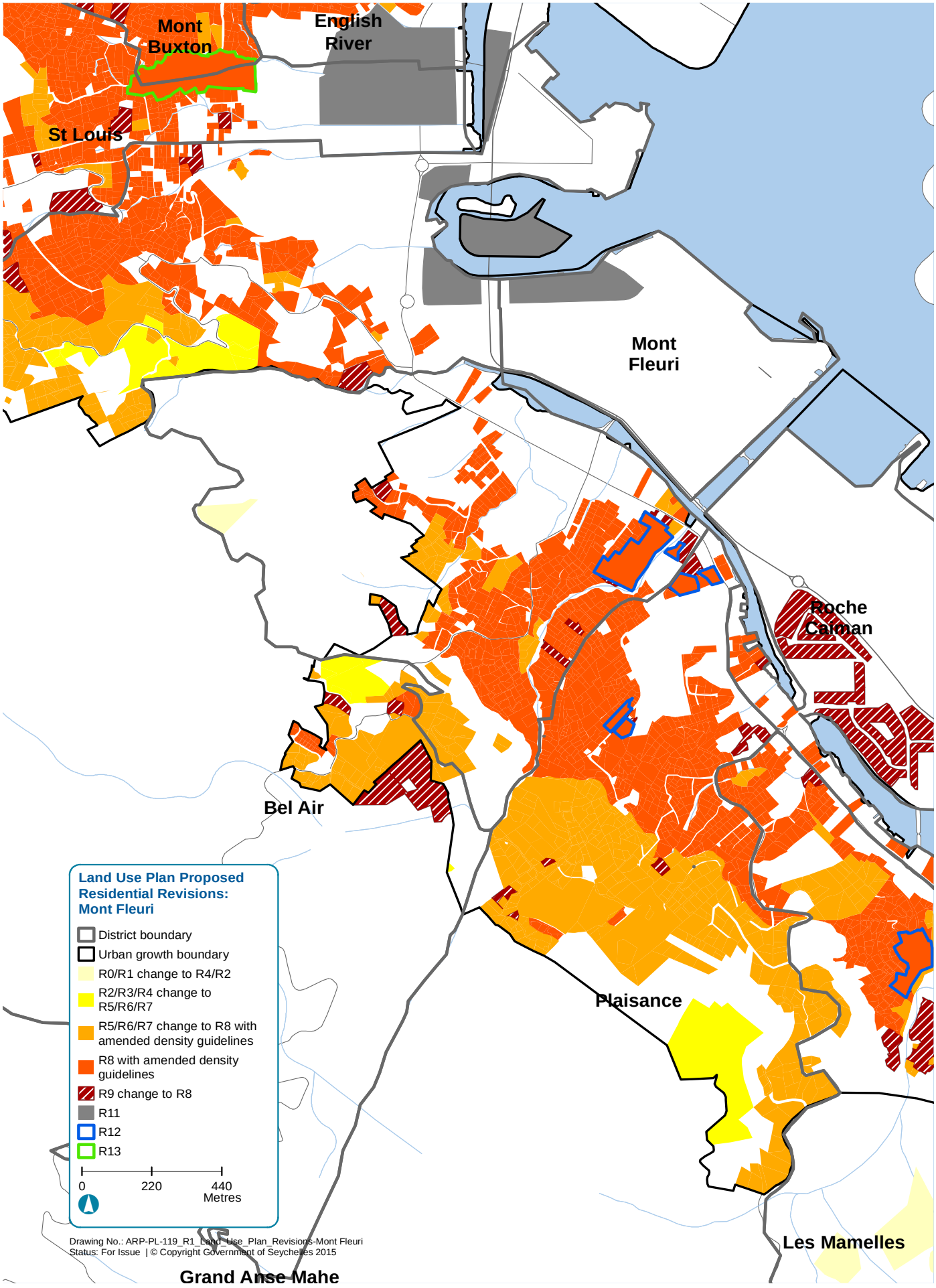

Anse Etoile
Ile Perseverance
English River
Mont Buxton
Beau Vallon
St Louis
Bel Air
Mont Fleuri
Port Glaud
Plaisance
Roche Caiman
Land Use Plan Proposed Residential Revisions: English River
District boundary
Urban growth boundary
R0/R1 change to R4/R2
R2/R3/R4 change to R5/R6/R7
R5/R6/R7 change to R8 with amended density guidelines
R8 with amended density guidelines
R9 change to R8
R11
R12
R13
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440
Metres
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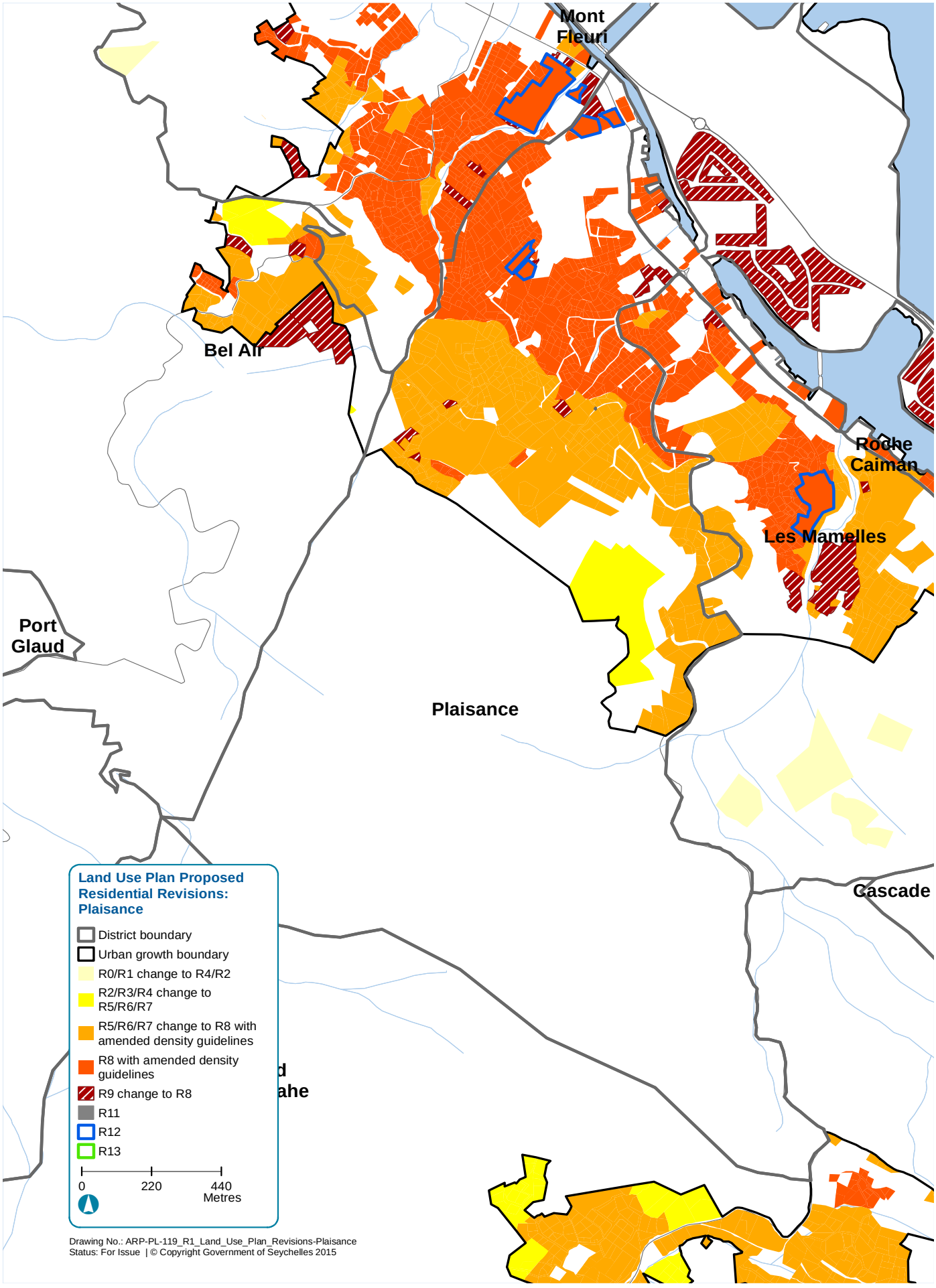

Ile Perseverance
Anse Etoile
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Mont Buxton
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Plaisance
Land Use Plan Proposed Residential Revisions: Mont Buxton
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Urban growth boundary
R0/R1 change to R4/R2
R2/R3/R4 change to R5/R6/R7
R5/R6/R7 change to R8 with amended density guidelines
R8 with amended density guidelines
R9 change to R8
R11
R12
R13
0
220
440
Metres
Drawing No.: ARP-PL-119_R1_Land_Use_Plan_Revisions-Mont Buxton
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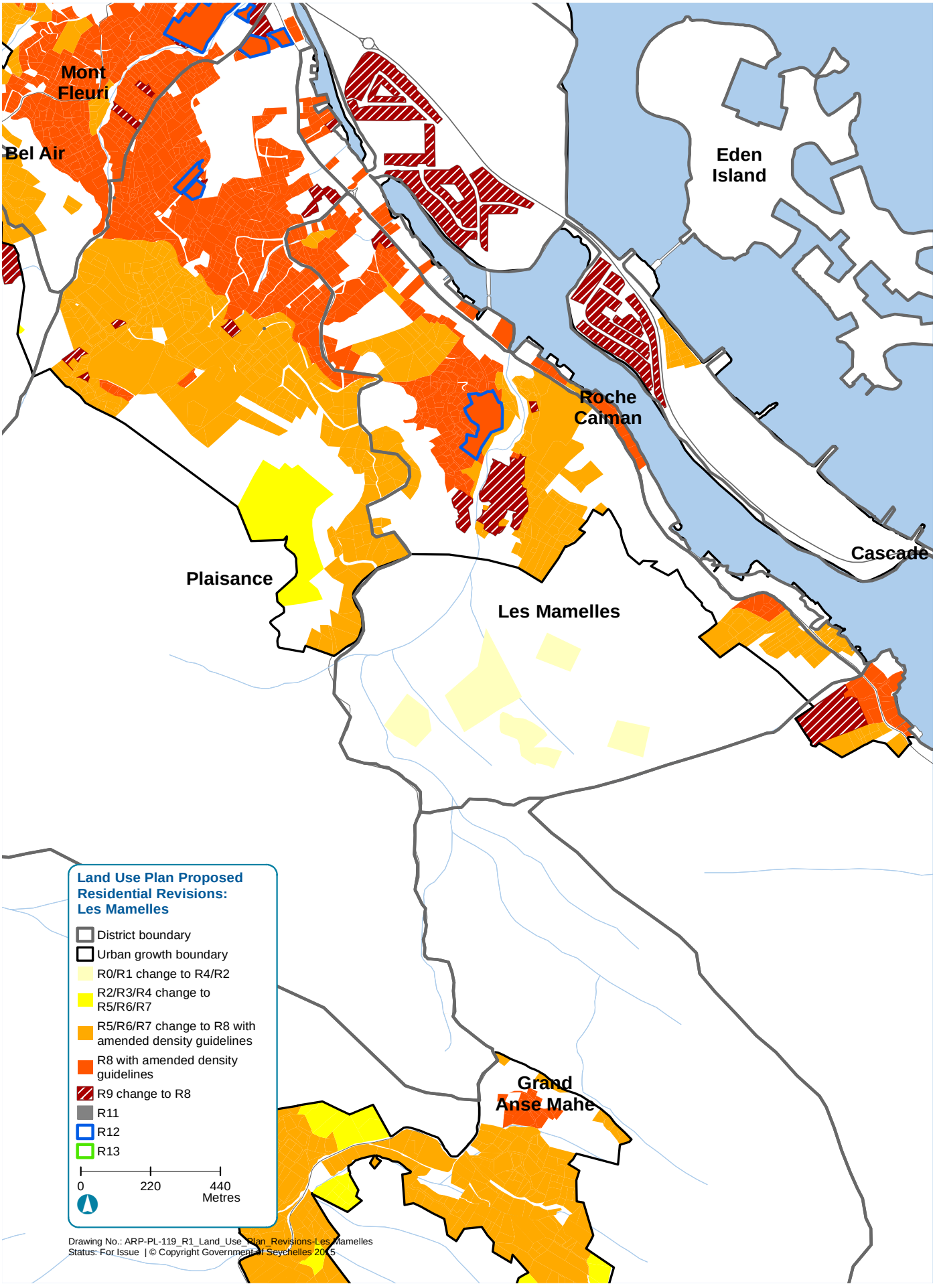


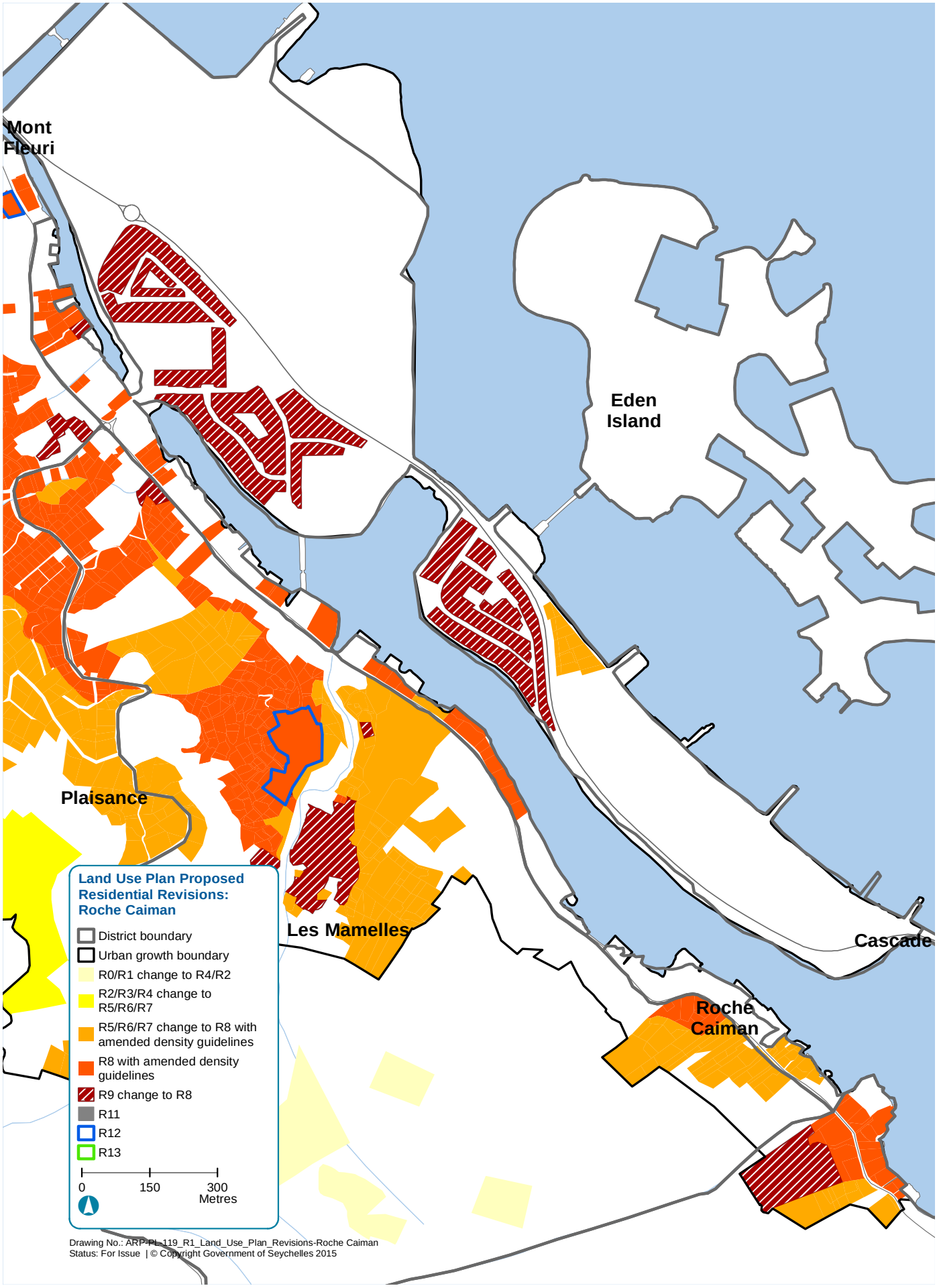
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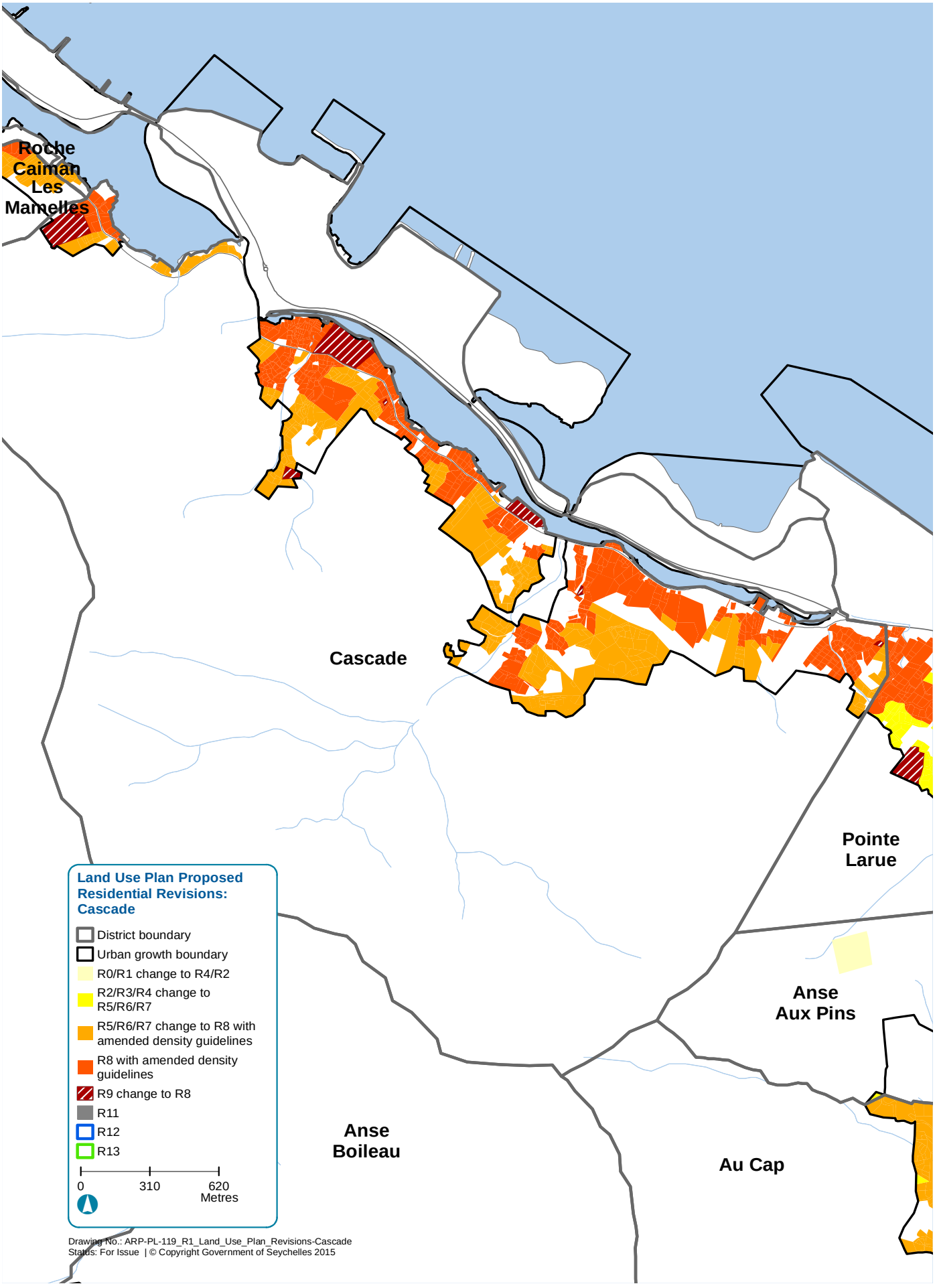

Beau Vallon
St Louis
Mont Fleuri
Roche Caiman
Bel Air
Plaisance
Grand Anse Mahe
Land Use Plan Proposed Residential Revisions: Bel Air
District boundary
Urban growth boundary
R0/R1 change to R4/R2
R2/R3/R4 change to R5/R6/R7
R5/R6/R7 change to R8 with amended density guidelines
R8 with amended density guidelines
R9 change to R8
R11
R12
R13
0
220
440
Metres
Drawing No.: ARP-PL-119_R1_Land_Use_Plan_Revisions-Bel Air
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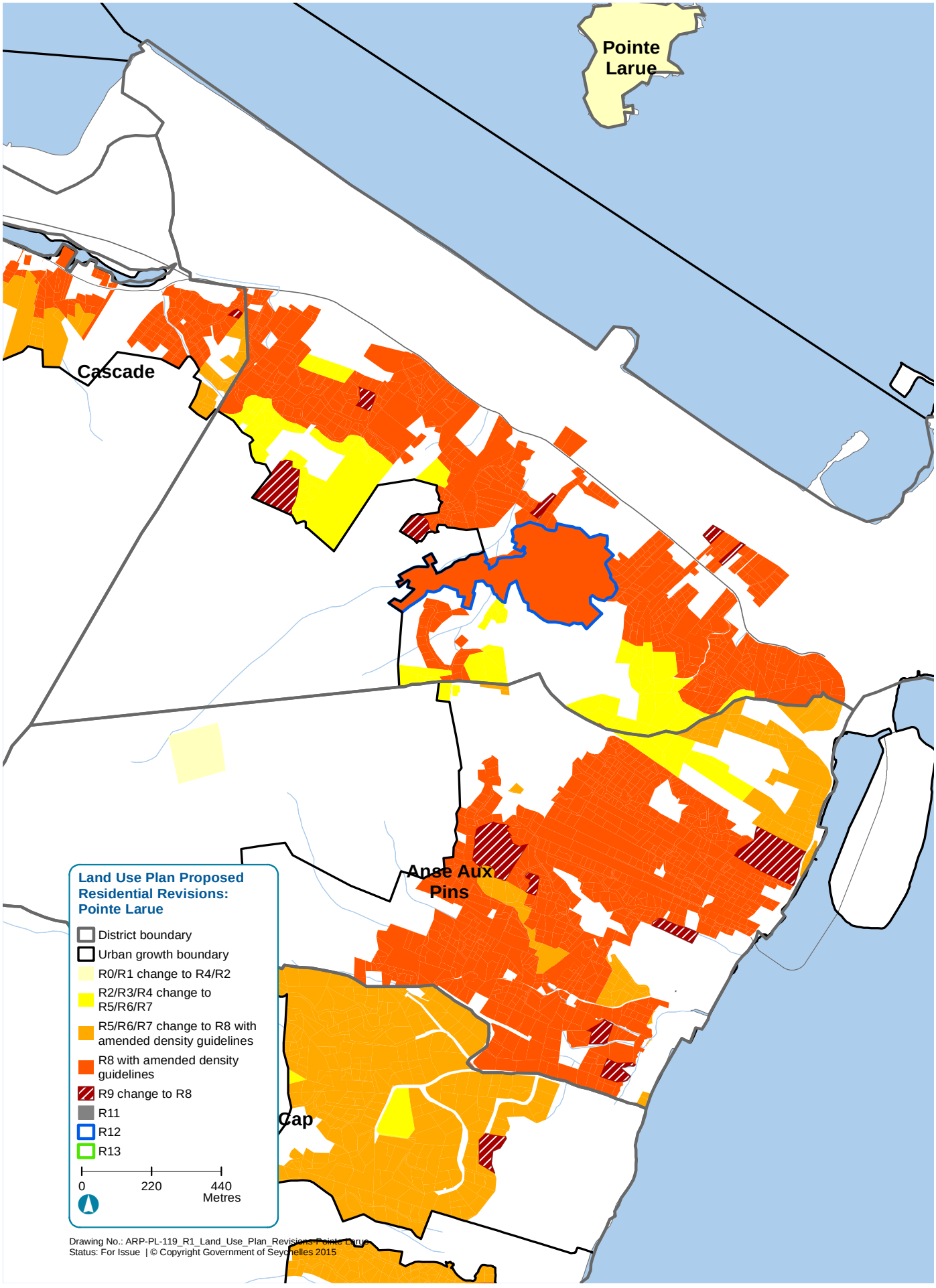

Mont Buxton
English River
St Louis
Mont Fleuri
Roche Caiman
Bel Air
Plaisance
Les Mamelles
Grand Anse Mahe
Land Use Plan Proposed Residential Revisions: Mont Fleuri
District boundary
Urban growth boundary
R0/R1 change to R4/R2
R2/R3/R4 change to R5/R6/R7
R5/R6/R7 change to R8 with amended density guidelines
R8 with amended density guidelines
R9 change to R8
R11
R12
R13
0
220
440
Metres
Drawing No.: ARP-PL-119_R1_Land_Use_Plan_Revisions-Mont Fleuri
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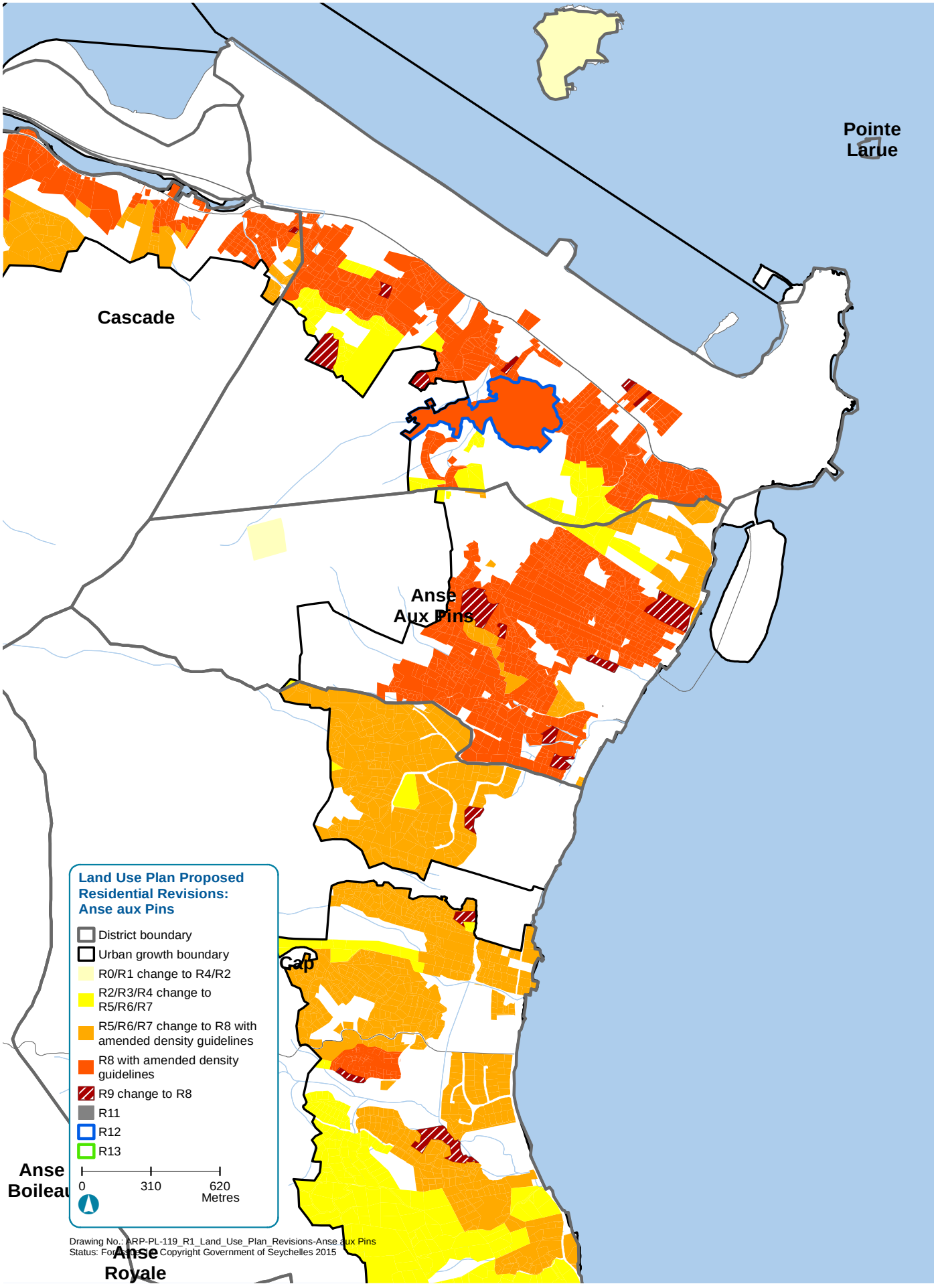

Mont Fleuri
Bel Air
Roche Caiman
Les Mamelles
Port Glaud
Plaisance
Cascade
Land Use Plan Proposed Residential Revisions: Plaisance
District boundary
Urban growth boundary
R0/R1 change to R4/R2
R2/R3/R4 change to R5/R6/R7
R5/R6/R7 change to R8 with amended density guidelines
R8 with amended density guidelines
R9 change to R8
R11
R12
R13
0
220
440
Metres
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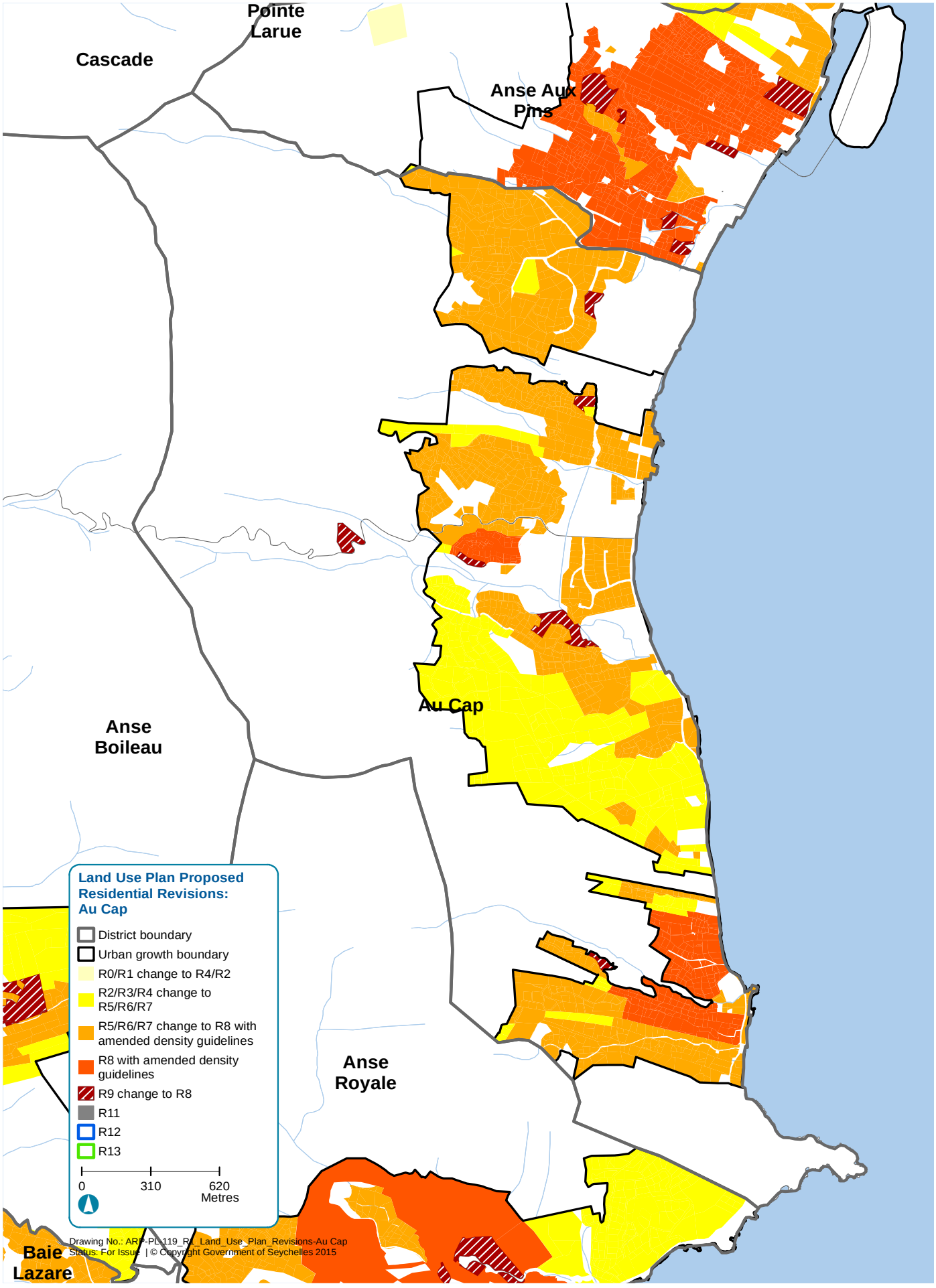

Mont Fleuri
Bel Air
Eden Island
Roche Caiman
Cascade
Plaisance
Les Mamelles
Grand Anse Mahe
Land Use Plan Proposed Residential Revisions: Les Mamelles
District boundary
Urban growth boundary
R0/R1 change to R4/R2
R2/R3/R4 change to R5/R6/R7
R5/R6/R7 change to R8 with amended density guidelines
R8 with amended density guidelines
R9 change to R8
R11
R12
R13
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Metres
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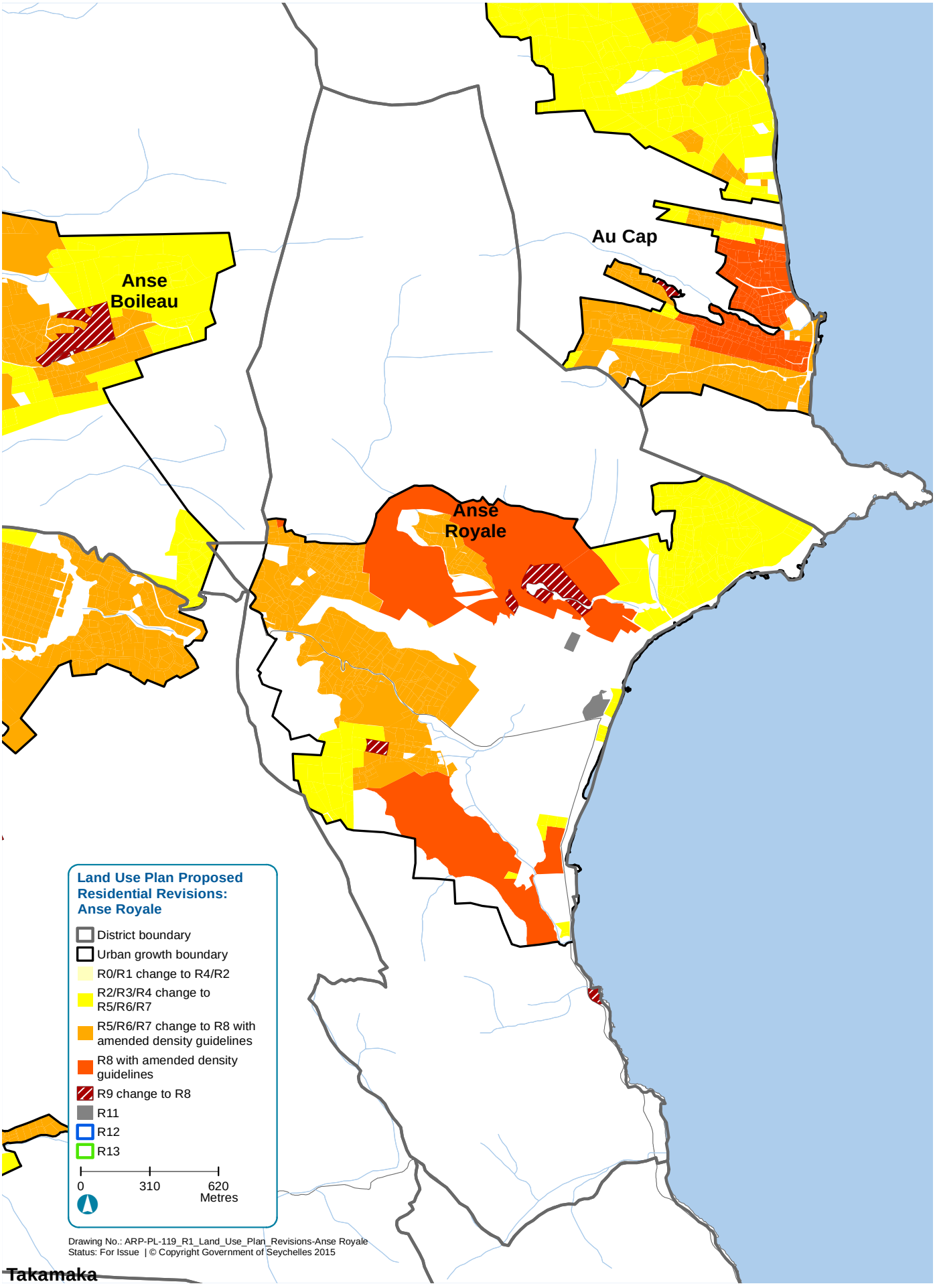

Mont Fleuri
Eden Island
Plaisance
Les Mamelles
Cascade
Roche Caiman
Land Use Plan Proposed Residential Revisions: Roche Caiman
District boundary
Urban growth boundary
R0/R1 change to R4/R2
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R8 with amended density guidelines
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R12
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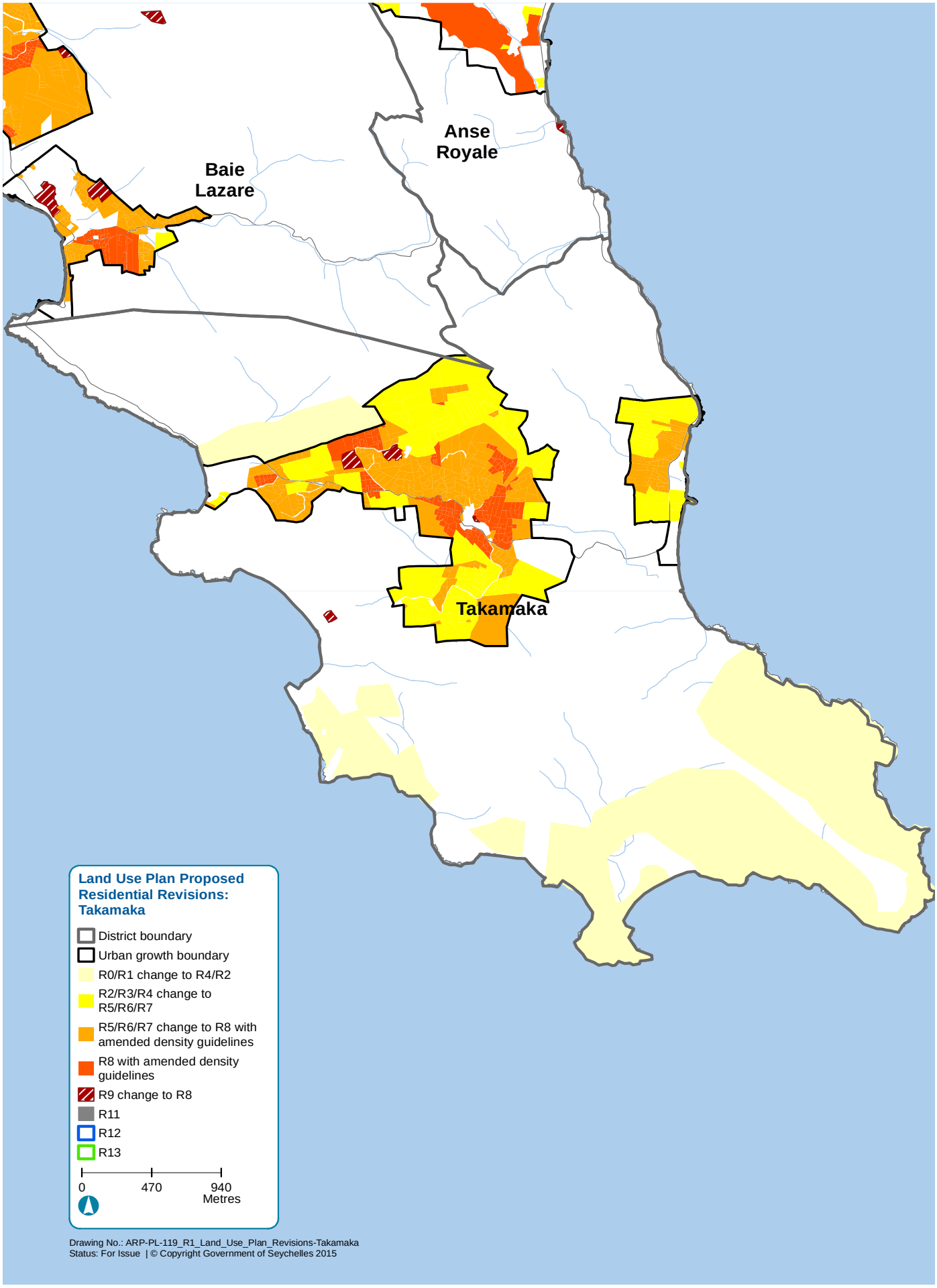

Roche Caiman
Les Mamelles
Cascade
Pointe Larue
Anse Aux Pins
Anse Boileau
Au Cap
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Urban growth boundary
R0/R1 change to R4/R2
R2/R3/R4 change to R5/R6/R7
R5/R6/R7 change to R8 with amended density guidelines
R8 with amended density guidelines
R9 change to R8
R11
R12
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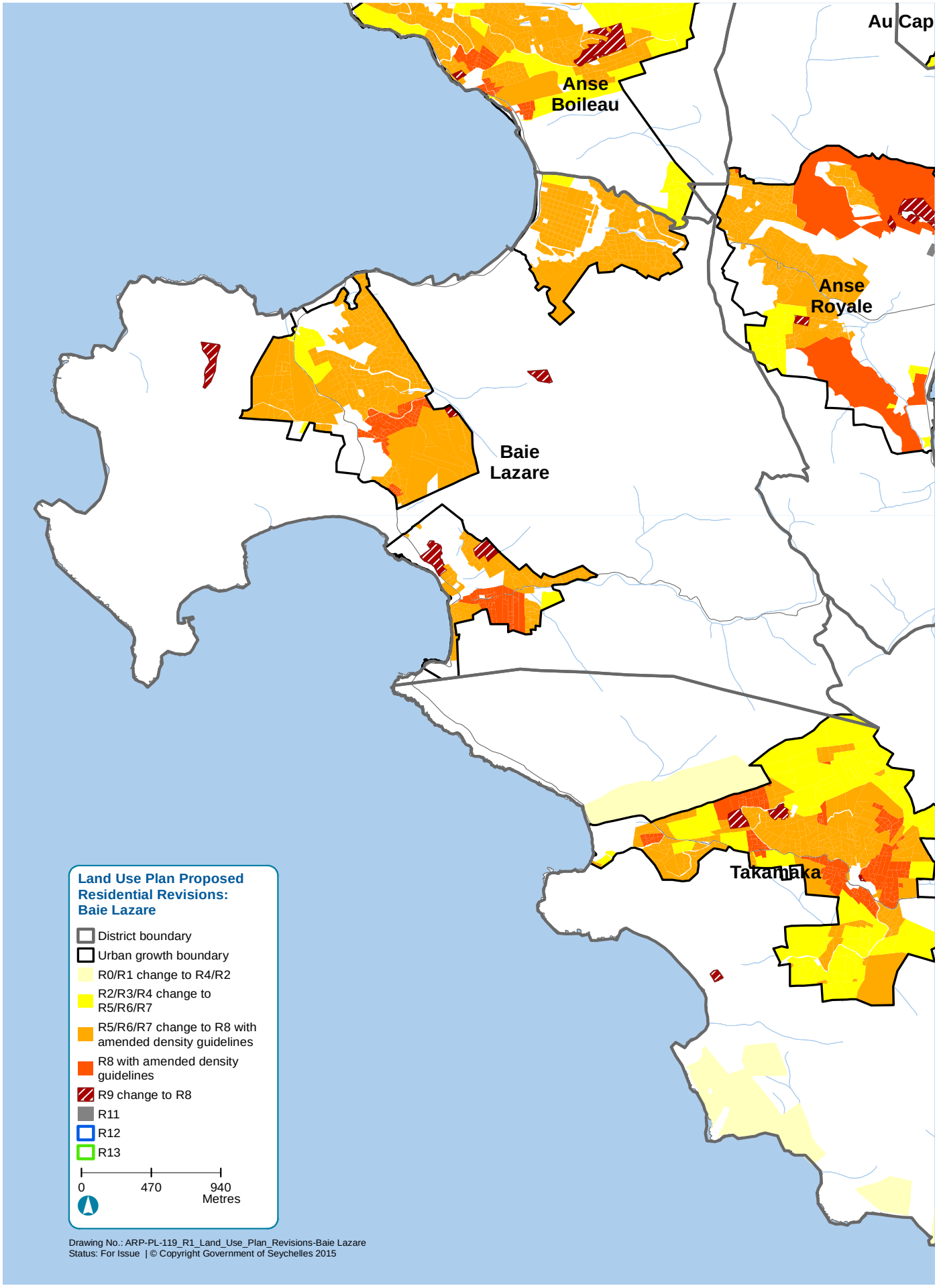

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Anse Aux Pins
Cap
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R12
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Pointe Larue
Cascade
Anse Aux Pins
Gap
Anse Boileau
Anse Royale
Land Use Plan Proposed Residential Revisions: Anse aux Pins
District boundary
Urban growth boundary
R0/R1 change to R4/R2
R2/R3/R4 change to R5/R6/R7
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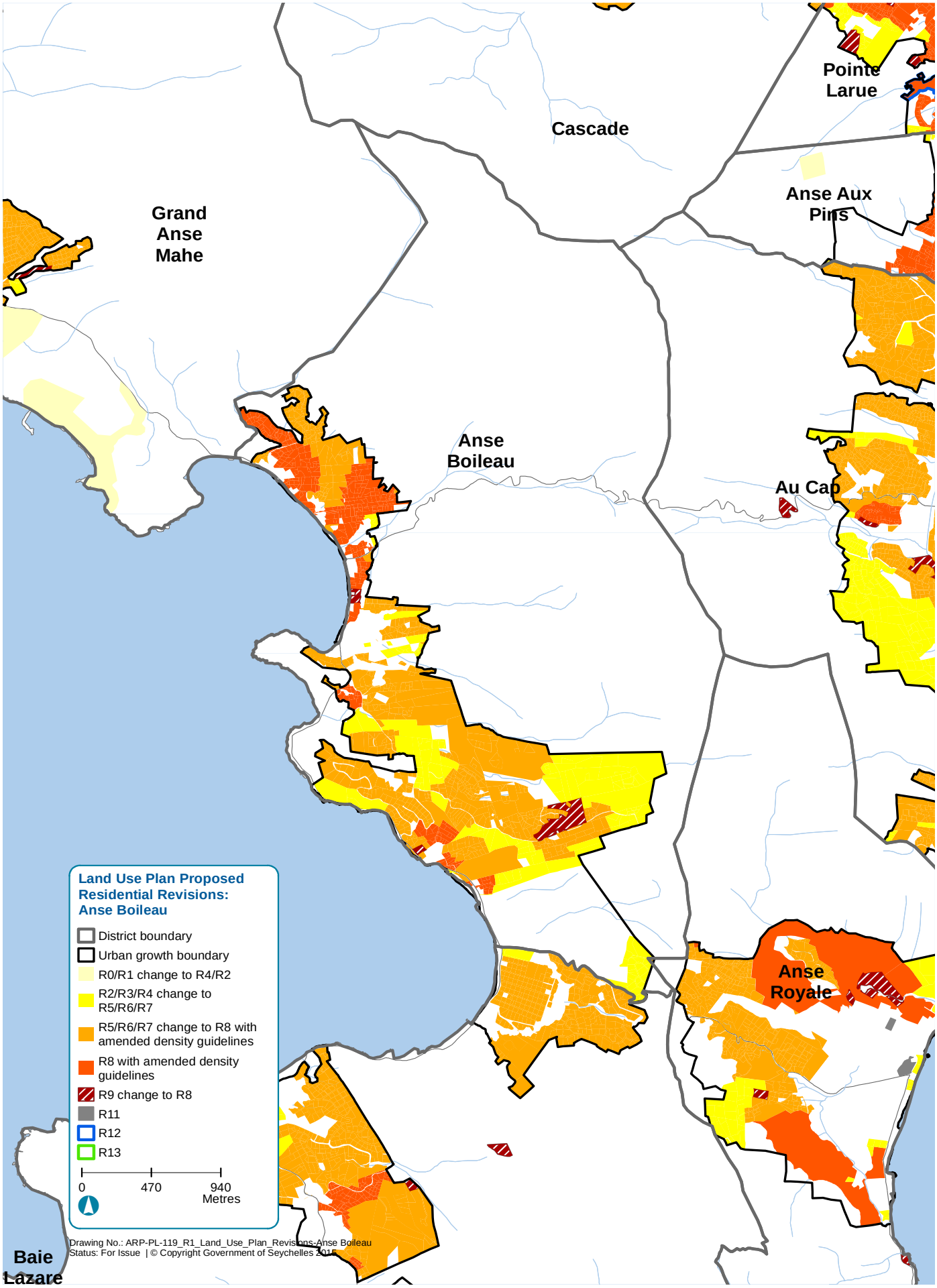

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Anse Boileau
Anse Royale
Baie Lazare
Land Use Plan Proposed Residential Revisions: Au Cap
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Urban growth boundary
R0/R1 change to R4/R2
R2/R3/R4 change to R5/R6/R7
R5/R6/R7 change to R8 with amended density guidelines
R8 with amended density guidelines
R9 change to R8
R11
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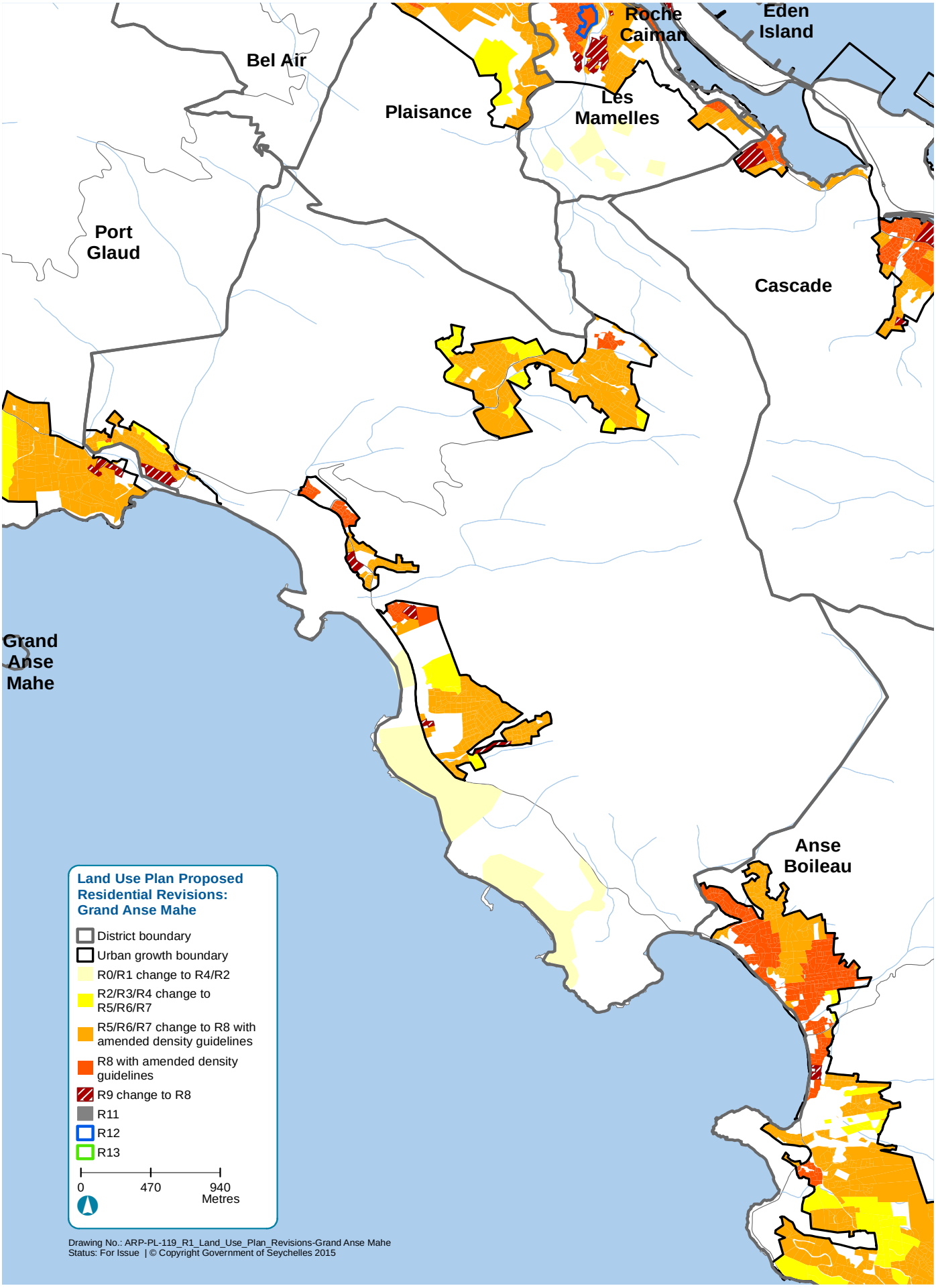

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Anse Royale
Takamaka
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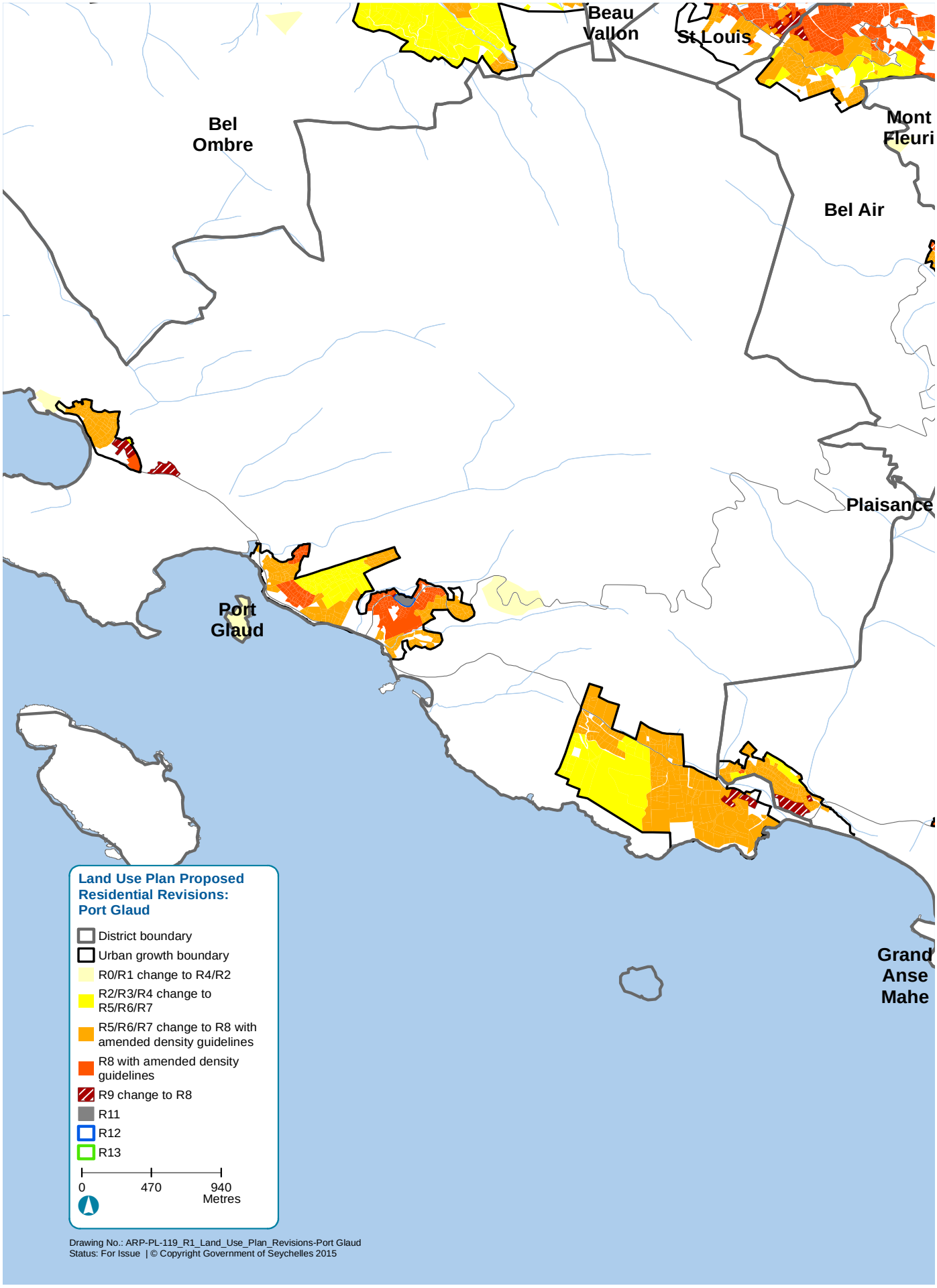

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Takamaka
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Urban growth boundary
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R5/R6/R7 change to R8 with amended density guidelines
R8 with amended density guidelines
R9 change to R8
R11
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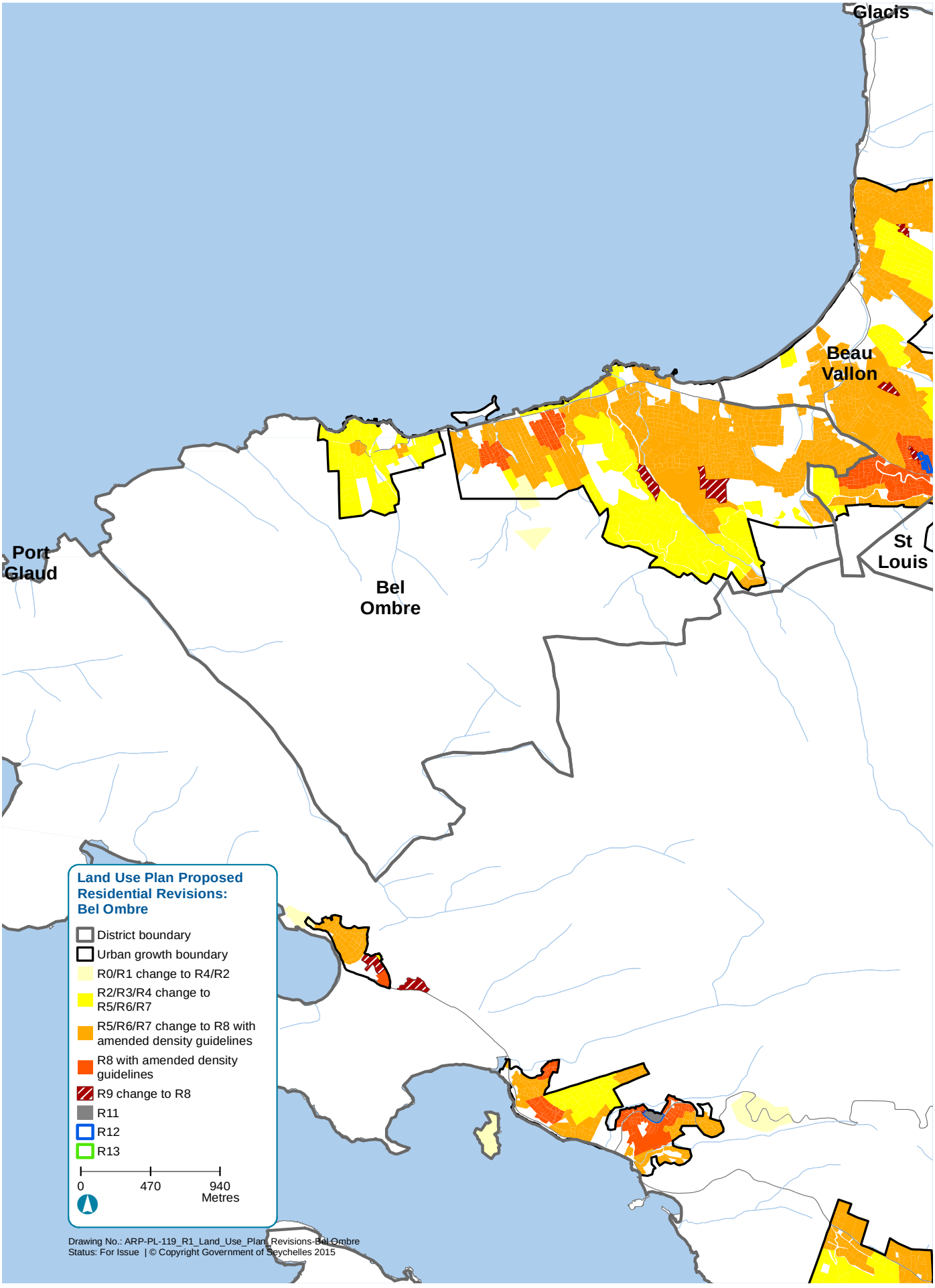


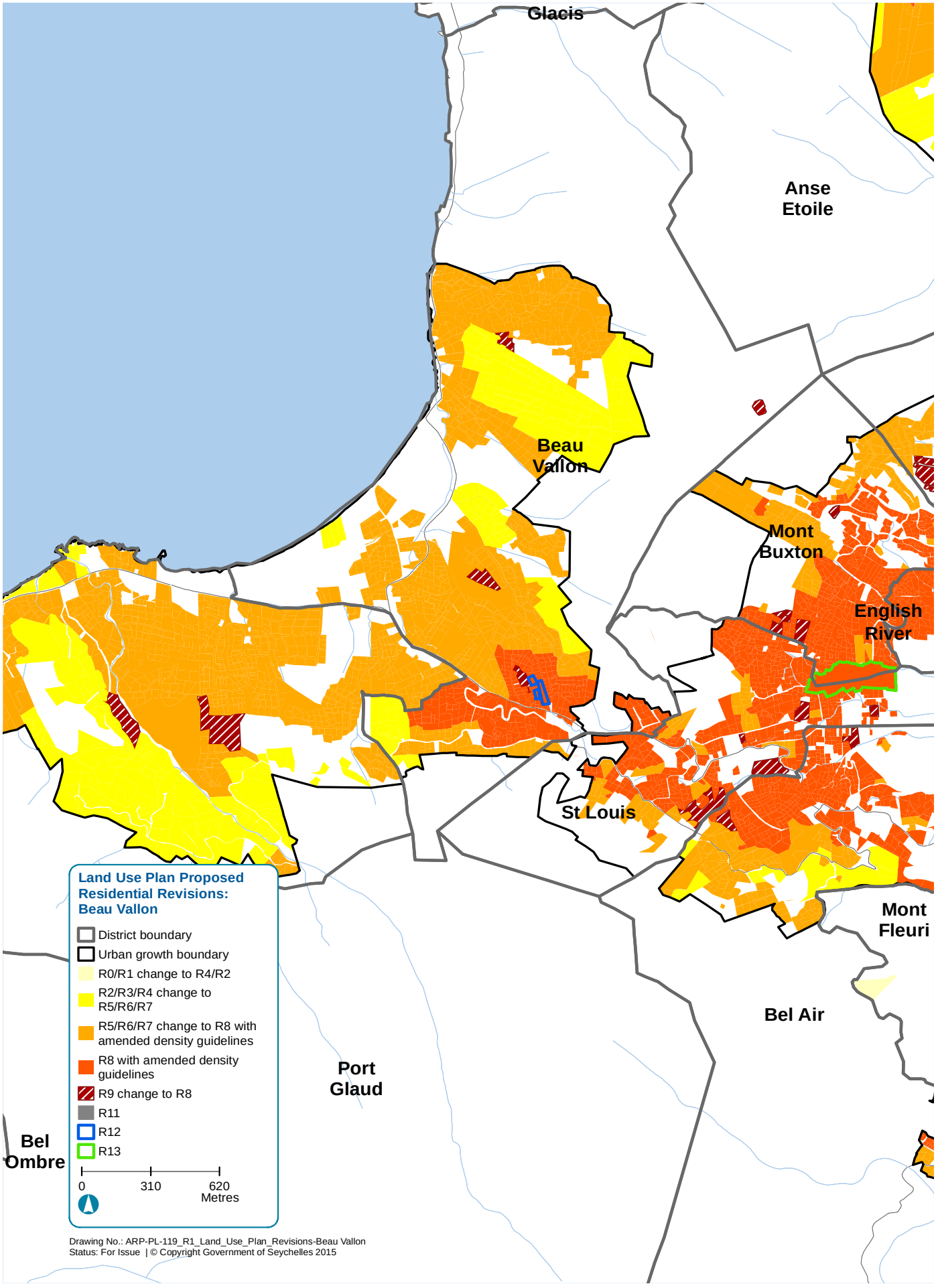
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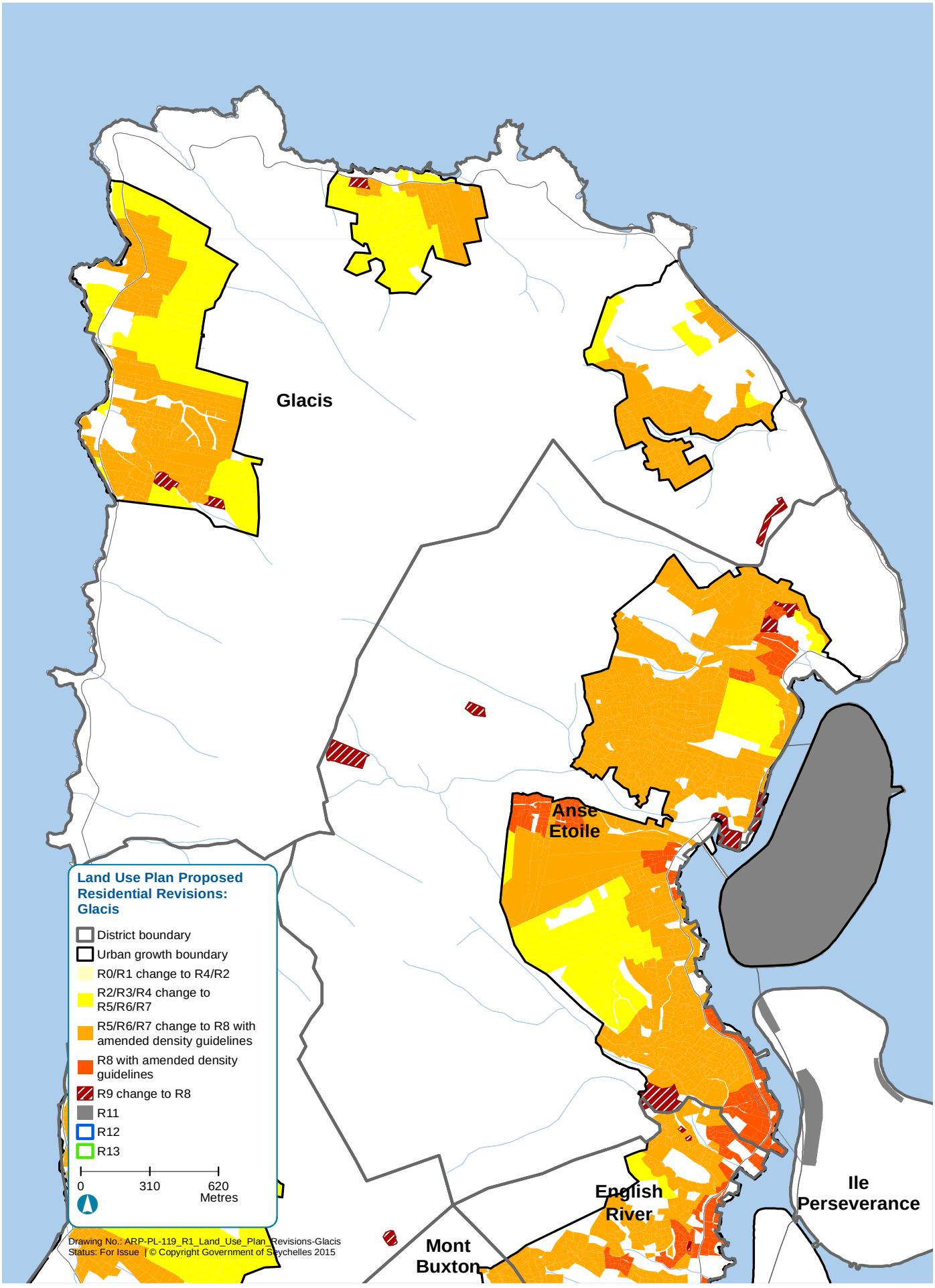

Pointe Larue
Cascade
Anse Aux Pins
Grand Anse Mahe
Anse Boileau
Au Cap
Anse Royale
Baie Lazare
Land Use Plan Proposed Residential Revisions: Anse Boileau
District boundary
Urban growth boundary
R0/R1 change to R4/R2
R2/R3/R4 change to R5/R6/R7
R5/R6/R7 change to R8 with amended density guidelines
R8 with amended density guidelines
R9 change to R8
R11
R12
R13
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Metres
Drawing No.: ARP-PL-119_R1_Land_Use_Plan_Revisions-Anse Boileau
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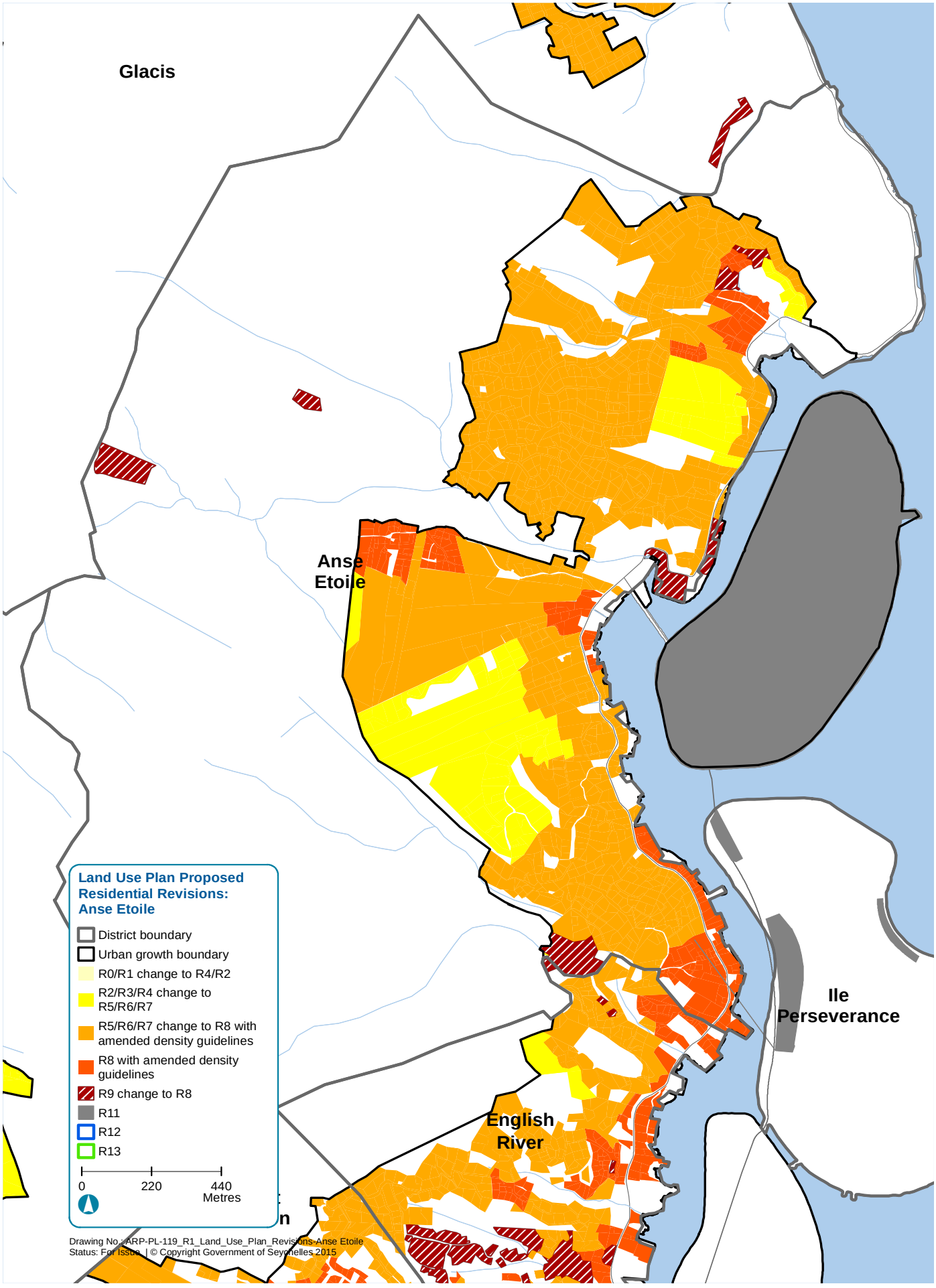

Bel Air
Roche Caiman
Eden Island
Plaisance
Les Mamelles
Port Glaud
Cascade
Grand Anse Mahe
Anse Boileau
Land Use Plan Proposed Residential Revisions: Grand Anse Mahe
District boundary
Urban growth boundary
R0/R1 change to R4/R2
R2/R3/R4 change to R5/R6/R7
R5/R6/R7 change to R8 with amended density guidelines
R8 with amended density guidelines
R9 change to R8
R11
R12
R13
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Metres
Drawing No.: ARP-PL-119_R1_Land_Use_Plan_Revisions-Grand Anse Mahe
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Beau Vallon
St Louis
Bel Ombre
Mont Fleuri
Bel Air
Plaisance
Port Glaud
Grand Anse Mahe
Land Use Plan Proposed Residential Revisions: Port Glaud
District boundary
Urban growth boundary
R0/R1 change to R4/R2
R2/R3/R4 change to R5/R6/R7
R5/R6/R7 change to R8 with amended density guidelines
R8 with amended density guidelines
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R12
R13
0
470
940
Metres
Drawing No.: ARP-PL-119_R1_Land_Use_Plan_Revisions-Port Glaud
Status: For Issue | © Copyright Government of Seychelles 2015


Glacis
Beau Vallon
St Louis
Port Glaud
Bel Ombre
Land Use Plan Proposed Residential Revisions: Bel Ombre
District boundary
Urban growth boundary
R0/R1 change to R4/R2
R2/R3/R4 change to R5/R6/R7
R5/R6/R7 change to R8 with amended density guidelines
R8 with amended density guidelines
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R12
R13
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470
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Metres
Drawing No.: ARP-PL-119_R1_Land_Use_Plan_Revisions-Bel Ombre
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Glacis
Anse Etoile
Beau Vallon
Mont Buxton
English River
St Louis
Mont Fleuri
Bel Air
Port Glaud
Bel Ombre
Land Use Plan Proposed Residential Revisions: Beau Vallon
District boundary
Urban growth boundary
R0/R1 change to R4/R2
R2/R3/R4 change to R5/R6/R7
R5/R6/R7 change to R8 with amended density guidelines
R8 with amended density guidelines
R9 change to R8
R11
R12
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Metres
Drawing No.: ARP-PL-119_R1_Land_Use_Plan_Revisions-Beau Vallon
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Glacis
Anse Etoile
English River
Mont Buxton
Ile Perseverance
Land Use Plan Proposed Residential Revisions: Glacis
District boundary
Urban growth boundary
R0/R1 change to R4/R2
R2/R3/R4 change to R5/R6/R7
R5/R6/R7 change to R8 with amended density guidelines
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Metres
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Status: For Issue | © Copyright Government of Seychelles 2015


Glacis
Anse Etoile
Ile Perseverance
English River
Land Use Plan Proposed Residential Revisions: Anse Etoile
District boundary
Urban growth boundary
R0/R1 change to R4/R2
R2/R3/R4 change to R5/R6/R7
R5/R6/R7 change to R8 with amended density guidelines
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0
220
440
Metres
Drawing No.: ARP-PL-119_R1_Land_Use_Plan_Revisions-Anse Etoile
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Appendix D

D



D Community Facilities Standards

Community Facilities Hierarchy

Hierarchy	Community Facility
National	Hospitals Tertiary education (University) Professional centres National sports facilities*
Regional	Sport centres Secondary schools Health centres Post offices Libraries Police stations Fire stations Regional shopping centre Homes for the elderly
Local	Day care centres Crèches Primary schools Playing fields Multi-purpose courts Playgrounds Community centres Local shop/food retailer Open space (including beach, playing field or park) Local outreach health centre

Table D.1: Community facilities hierarchy

* The National Sports Facilities also perform the role of regional sports centres i.e. they serve a national and regional role.

Overview of Standards

D.1 Standards have been developed for a broad range of community facilities. Table D.2 sets out the information provided for each.

Information	Explanation
Type of facility	For example Community Centre.
Settlement hierarchy	Confirmation of the scale at which the facility should be provided i.e. local, regional or national.
Population Catchment	Illustrative catchment population.
Catchment Distance	The maximum catchment distance that the facility can serve.
Quality standard	Overview of high level requirements necessary to deliver a facility of suitable quality.
Space requirement	Minimum space required for each new facility of this type.
Co-location	Guidance on which other facilities can be co-located, integrated or placed adjacent to the main facility.
Governing Organisation	Guidance on the appropriate Governing Ministry for the facility type.

Table D.2: Information in each standard

Education[1]

Crèche

Crèche	
Settlement Hierarchy	Local
Population Catchment	1,300 people for one form of entry
Catchment Distance	3 km
Quality standard	Every child should have access to a crèche, and be able to attend a crèche within their district. All crèches in Seychelles should: • Have a maximum of 18 pupils per teacher. • Have fully trained staff equipped with child-centred expertise. • Provide a staff room, store-room, dining room and multi-purpose room. • Contain freshwater outlets both inside and outside, separate toilets for girls and boys, hand wash basins, and a shower room. • Be located close to public transport routes. • Provide outdoor play and learning space, both formal (swing, slide and climbing frame) and informal. • Be well managed and maintained. • Be disabled friendly. All Crèche classrooms should: • Contain sufficient pigeon holes, cupboards, bookshelves, an easel, shelves, benches, a teacher's desk and a teacher's chair. • Have a teacher and teacher assistant.
Space requirement	25 m^2 per child (a 2 form entry crèche should be approximately 1,000 m^2 total site size)
Co-location	Crèches can be co-located with playing fields, multi-purpose courts, community centres, local centres, playgrounds and primary schools.
Governing Organisation	Ministry of Education

1 Education standards are consistent with Ministry for Education (2013) Education Medium Term Strategy 2013-2017

Primary School

Primary School	
Settlement Hierarchy	Local
Population Catchment	2,400 people for one form of entry
Catchment Distance	3 km
Quality standard	Every child should have access to a primary school education, and should be able to attend a primary within their district. All primary schools in Seychelles should: • Have a maximum of 30 pupils per teacher. • Have fully trained staff, qualified to Diploma Part Two level. • Provide a staff room, store-room, dining room and multi-purpose room. • Include a space for non-academic activities including PE, music, theatre, craft etc. • Contain freshwater outlets both inside and outside, separate toilets for girls and boys, hand wash basins, and a shower room. • Be located close to public transport routes. • Provide outdoor play and learning space, both formal and informal. • Be well managed and maintained. • Be disabled friendly. All classrooms should: • Contain sufficient pigeon holes, cupboards, bookshelves, an easel, shelves, a chair for each pupil, a teacher's desk and a teacher's chair. • A display surface for pupils work. All pupils should: • Have access to their own text book for Creole, English, French, Science and Maths. • Be able to access a PC with internet access, DVD, printer etc. with a teacher trained in ICT.
Space requirement	5,000 m^2 per form (total site size)
Co-location	Primary schools can be co-located with playing fields, multi-purpose courts, community centres, sports centres, playgrounds, crèches and secondary schools.
Governing Organisation	Ministry of Education

Secondary School

Secondary School	
Settlement Hierarchy	Regional
Population Catchment	2,400 people for one form of entry
Catchment Distance	3 km
Quality standard	Every child should have access to a secondary school education. All secondary schools in Seychelles should: • Have a maximum of 30 pupils per teacher. • Provide a staff room, store-room, dining room, multi-purpose room, designated careers room and recreational facilities. • Have access to a school hall for physical education, assemblies and indoor extra-curricular activities should also be provided. • Include a space for non-academic activities including PE, music, theatre, craft etc. • Contain freshwater outlets both inside and outside, separate toilets for girls and boys, hand wash basins, and a shower room. • Be located close to public transport routes. • Provide outdoor learning space and playing fields/sports pitches, both formal and informal. • Be well managed and maintained. • Be disabled friendly. All classrooms should: • Contain sufficient lockers, cupboards, bookshelves, an easel, shelves, a chair and desk for each pupil, a teacher's desk and a teacher's chair. • A display surface for pupils work. All pupils should: • Have access to their own text book for English, French, Science and Maths. • Be able to access a PC with internet access, DVD, printer etc. with a teacher trained in ICT.
Space requirement	18,000 m^2 (total site size) (5 form entry)
Co-location	Secondary schools can be co-located with playing fields, multi-purpose courts, community centres, sports centres, playgrounds and primary schools.
Governing Organisation	Ministry of Education

Health

Health Centres

Health Centres	
Settlement Hierarchy	Regional
Population Catchment	1 GP per 3,000 population (minimum standard)
Catchment Distance	20 minutes' drive (equivalent to 8.4 km)
Quality standard	All residents and citizens of Seychelles should have access to high quality health care. All health centres in Seychelles should be: • Be flexible spaces which allow for their day-to-day usage to adapt to the needs of the population. • Be accessible by car, bicycle and pedestrian, and provide parking. • Provide at least one private consultation and one private treatment room. • Be staffed by qualified nurses and doctors with the appropriate training. • Provide a public space, including an open waiting area and reception. • Provide a staff zone, inaccessible to members of the public. • Be well managed and maintained. • Be disabled friendly. • Provide a range of integrated healthcare including preventative services / health education. • Provide shared facilities. • Accommodate a mix of health professionals. Regional Health Centre should provide a range of multi-disciplinary services such as dentists, occupational therapists and psychologists.
Space requirement	Approximately 500 m^2 for 3 GPs and an additional 2,000 sqm to provide all other services in a Regional Health Centre
Co-location	Health centres can be co-located with libraries, hospitals and other local and neighbourhood centre facilities such as schools and community centres.
Governing Organisation	MoH

Hospital

Hospital	
Settlement Hierarchy	National
Population Catchment	4 hospital beds per 1,000 population (as existing)
Catchment Distance	Not applicable as hospitals are provided at the national scale
Quality standard	N/A
Space requirement	N/A
Co-location	Hospitals can be co-located with health centres
Governing Organisation	MoH

Sport, Play and Recreation

Sports Centre

Sports Centre	
Settlement Hierarchy	Regional
Population Catchment	24,000 population[2]
Catchment Distance	15 minutes' drive (equivalent to 6.3 km)
Quality standard	Every individual should have the opportunity to access quality physical education and sports. Every child should: • Have easy access to sports facilities. • Be able to swim by the age of 10. • Sports centres should include the following: • The sporting environment should be safe, ethical and conducive. • Sports facilities should be adequate and well maintained. • The sports centre should be flexible spaces for use for a variety of sports and activities. • Sports centres should at a minimum include facilities to partake in at least ten sports. • Sports centres should contain at least one indoor sports facility. • Sports centres should be accessible by car, cycle and by foot. • Separate male and female changing facilities should be easily accessible, as well as separate toilets for girls and boys, hand wash basins, and shower rooms. • Freshwater outlets should be accessible. • Illumination of outdoor facilities should be possible to allow use of facilities in evenings and early mornings. • Booking systems for facilities should be simple and inexpensive to ensure opportunities for all residents to use them. • Be well managed and maintained. • Be disabled friendly.
Space requirement	N/A
Co-location	Sports centres can be co-located with playing fields, multi-purpose courts, playgrounds, schools and community centres.
Governing Organisation	National Sports Council

2 It is recognised that the population of Praslin would not be sufficient to justify a sports centre using this standard. The accessibility and quantity standards must be considered in parallel. The residents of Praslin should still be within a reasonable distance of a sports centre. Therefore a sports centre on Praslin is still likely to be justified, albeit a smaller facility than those serving larger populations on Mahé.

Playing Field

Playing Field	
Settlement Hierarchy	Local
Population Catchment	3,500 population
Catchment Distance	15 minutes' walk (equivalent to 1,125m)
Quality standard	• Playing fields should be accessible by car, cycle and by foot. • They should have suitable drainage. • They should be on a level gradient. • They should have a good quality surface, typically grass. • They should be free to use. • They should be well managed and maintained to ensure their surface remains in good condition. • They should provide a flexible space for use for a variety of different sports, including football. • They should include a basic covered area. Ideally they should also include separate male and female changing facilities should be easily accessible, as well as separate toilets for girls and boys, hand wash basins, and a shower room. • Freshwater outlets should be accessible. • Playing fields should be fenced as appropriate. • Illumination of playing fields should be possible to allow use of facilities in evenings and early mornings. • Booking systems for the playing fields should be simple and inexpensive to ensure opportunities for all residents to use them. • Be disabled friendly.
Space requirement	5,500 m^2 for a full size football pitch including run-off. 4,100 m^2 for a pitch suitable for Under 13s 2,000 m^2 for mini pitch
Co-location	Playing fields can be co-located with multi-purpose courts, playgrounds, schools and community centres.
Governing Organisation	MSACDS

Multi-purpose Court

Multi-purpose Court	
Settlement Hierarchy	Local
Population Catchment	3,500 population
Catchment Distance	15 minutes' walk (equivalent to 1,125m)
Quality standard	• Multi-purpose courts should be accessible by car, cycle and by foot. • This should be of a good quality, all-weather surface which is well drained and useable all year round. • They should be marked out for a range of activities and sports including basketball, netball, tennis and volleyball. • They should be free to use. • They should be well managed and maintained to ensure their surface remains in good condition. • They should include a basic covered area. Ideally they should also include separate male and female changing facilities should be easily accessible, as well as separate toilets for girls and boys, hand wash basins, and a shower room. • Freshwater outlets should be accessible. • They should be fenced in a robust material and there should be two access gates. • Illumination of courts should be possible to allow use of facilities in evenings and early mornings. • Be disabled friendly.
Space requirement	600 m^2
Co-location	Multi-purpose can be co-located with playing fields, playgrounds, schools and community centres.
Governing Organisation	MSACDS

Playground

Playground	
Settlement Hierarchy	Local
Population Catchment	3,500 population
Catchment Distance	15 minutes' walk (equivalent to 1,125m)
Quality standard	• Playgrounds should allow children aged birth to 11 to play and be physically active. • At a minimum, all playgrounds should provide equipment for swinging, sliding and climbing. • They should be free to use. • There should also be less formal areas of playspace for relaxation and social interaction. • There should be a seating area away from equipment for carers to observe children. • Playgrounds should be safe, with a clearly demarked boundary, lighting and management. • Be well managed and maintained. • Be disabled friendly.
Space requirement	600 m^2
Co-location	Playgrounds can be co-located with playing fields, multi-purpose courts, schools and community centres.
Governing Organisation	MSACDS

Open Space

Open Space	
Settlement Hierarchy	Local
Population Catchment	3,500 population
Catchment Distance	15 minutes' walk (equivalent to 1,125m)
Quality standard	• All residents should have access to open space which might include a beach, playing field or park. • Open space should be multi-functional creating environmental benefits and other benefits to the wider community. • A range of open spaces of different character and size should be available to each citizen. • Open space should be easily and safely accessible by foot. • There should be a mix of formal and informal open spaces within easy access of all residents. • Open spaces should be safe and have clear access points, with the necessary path-ways, lighting and seating to maximise enjoyment for residents, whilst protecting the unique environment of Seychelles. • Be well managed and maintained. • Be disabled friendly.
Space requirement	NA
Co-location	Open space can be co-located with playing pitches, multi-purpose courts, playgrounds, community centres and schools.
Governing Organisation	MSACDS in respect of playing fields Ministry of Environment in respect of beaches and parks

Local Services

Community Centre

Community Centre	
Settlement Hierarchy	Local
Population Catchment	4,000 population
Catchment Distance	20 minutes' walk (1,500m)
Quality standard	All residents of Seychelles should have access to a community centre in their district. The community centre should be a multi-purpose space which can accommodate a range of sport, leisure, recreation, cultural, educational and entertainment activities. All community centres should: • Be accessible by car, cycle and by foot. • Have a pleasant outlook. • Contain kitchen and toilet provision. • Have freshwater outlets. • Be easy to book, with low costs to ensure ease of use for all members of the population. • Be well managed and maintained. • Be disabled friendly.
Space requirement	Hall should be 726 m^2 minimum
Co-location	Community centres can be co-located with health centres and other local and neighbourhood centre facilities such as libraries.
Governing Organisation	MSACDS

Regional Centre

Regional Centre (including comparison retail, bank, post office and library)	
Settlement Hierarchy	Regional
Population Catchment	10,000 – 20,000 people
Catchment Distance	15 minutes' drive (equivalent to 6.3 km)
Quality standard	Regional centres should contain a range of local and cultural services including: • A supermarket selling a broad range of groceries, household items and fresh fruit and vegetables. • Comparison retail stores selling for example clothes, household good, books and furniture. • A bank. • A post office. • A library. • Parking facilities for shoppers.
Space requirement	N/A
Co-location	Some regional centre services such as libraries and retail can be co-located with community centres, health centres, schools.
Governing Organisation	Seychelles Postal Service in respect of post offices. Ministry of Tourism and Culture in respect of libraries.

Local Centre

Local Centre (including convenience retail, post box and ATM)	
Settlement Hierarchy	Local
Population Catchment	3,500 population
Catchment Distance	15 minutes' walk (equivalent to 1,125m)
Quality standard	Local centres should contain a range of local services which are needed on a daily or weekly basis. Local centres should include the following service: • Convenience retail store selling fresh fruit and vegetables along with a range of other groceries and household goods. • An ATM. • A post box.
Space requirement	N/A
Co-location	Some local centre services such as post boxes and retail can be co-located with community centres, health centres and schools.
Governing Organisation	Seychelles Postal Service in respect of post boxes.

Emergency Services

Police Station

Police Station*	
Settlement Hierarchy	Regional
Population Catchment	6,000 population
Catchment Distance	15 minutes' drive (equivalent to 6.3 km)
Quality standard	Police stations should: • Contribute positively to their surroundings: the site, the streetscape and local communities. • Be in central and accessible locations • Be accessible, friendly and welcoming to the public • Have secure, suitably segregated access for different categories of users • Have up-to-date technology with capacity for the future • Provide good working conditions for police officers and other staff
Space requirement	NA
Co-location	Police stations could be co-located with other emergency services[3].
Governing Organisation	Seychelles Police Force

Fire Station

Fire Station	
Settlement Hierarchy	Regional
Population Catchment	24,000[4]
Catchment Distance	15 minutes' drive (equivalent to 6.3 km)
Quality standard	Fire stations should: • Contribute positively to their surroundings: the site, the streetscape and local communities • Be in central and accessible locations • Be functionally and operationally efficient • Provide good working conditions for fire fighters and other staff
Space requirement	NA
Co-location	Fire stations could be co-located with other emergency services and community centres.
Governing Organisation	SFRSA

3 More mobile police stations are also proposed.

4 As with sports centres the accessibility and quantity standards need to be considered in parallel. The quantity standard indicates that a fire station can support up to 24,000 people. The populations of La Digue and Praslin are significantly lower than this, however it is important that all built up areas are within 15 minutes' drive of a fire station in case of emergency.



Appendix E





E Region and District Visions for Mahé

Policy F2 supports the development of proposals which respond to the region and district visions developed in consultation with stakeholders and the local community. This appendix presents the visions by region, first setting out the overarching regional vision before turning to the vision for each district. Each vision contains an overall statement, which is supported by a number of objectives. Development should seek to respond to these objectives in order to help achieve the vision.

Central Region (Greater Victoria)

Central Region Vision for Greater Victoria

Delivery of growth to support the creation of a Creole Capital in Victoria supported by sustainable, high quality and well serviced outer neighbourhoods.

- Activate the waterfront.
- Establish a coherent movement network.
- Reinforce the city's cultural heritage, identity and legibility.
- Revitalise the public realm and open space and open up the waterways.
- Promote a mix of uses and a more vibrant, safe and attractive city centre.
- Accommodate growth requirements and make best use of land.

The Central Region covers most of the built up areas that comprise Greater Victoria including in Bel Air, English River, Les Mamelles, Mont Buxton, Mont Fleuri, Plaisance, Roche Caiman, Saint Louis and Eden Island.

The overall aim is to create an integrated Greater Victoria as the Creole Capital. This means ensuring a significant upgrade to the vitality, quality and distinctiveness of the Capital in its central areas and associated neighbourhoods, especially towards the outer edge of the built up area.

The population of the Central Region is expected to increase from 28,500 to 45,000. This involves growth of up to 6,600 dwellings of which around 2,500 are already in the pipeline. Much of this growth will occur through intensification of existing residential areas, which is an established trend. Ile Aurore and the waterfront areas will provide the strategic sites. A polycentric pattern of development is therefore proposed comprising a strong capital city 'central business district' and a series of smaller neighbourhood centres anchoring upgraded and sustainable outer neighbourhoods.

If Greater Victoria is to achieve its full potential, it is essential to consider the elements which make up the city holistically. A joined up approach to 'place shaping' will be essential to enhance the quality of places, provide community facilities and create high quality neighbourhoods.

English River

English River Vision

Creation of a strong, growing district with an emphasis on new services and improved residential areas.

- Achieve vibrant mixed use development within central Victoria as part of national shopping and office area.
- Accommodate housing and employment uses in outer parts of the district to meet growth needs.
- Recognise the role the district's facilities including the retail provision, sports hall and health clinic for neighbouring districts.

English River is in proximity to central Victoria and therefore is mainly high to medium density residential in character. Facilities include an elderly people's home and a heritage site to be converted to chalets. There are a number of sports facilities including a multi-purpose court, playing field and sports hall which serve residents from neighbouring districts. English River Secondary School is subject to relocation.

As the district forms the northern area of central Victoria, there are a large number of retail units along Castor Road and 5th June Avenue, e.g. Orion Mall, Krishna Mart, which form part of the core retail offer in Victoria.

Mont Buxton

Mont Buxton Vision

Creation of a high quality sustainable suburb with improved residential, service and employment provision.

- Support creation of a local employment centre with retail and possibly industrial units for small and medium enterprises.
- Sensitively accommodate housing growth to meet local needs.
- Develop a green space network and trails into the surrounding forest.

Mont Buxton is on the north-west of central Victoria and is considered to be an urban district bordered by forest. The majority of housing is medium to high density. Neighbourhoods include Mont Signal, Mont Plaisir and Upper Belonie.

The retail and office area comprises of Hangard Street, which is located centrally. Residents of Mont Buxton tend to make use of community facilities, such as medical facilities, schools or churches located in neighbouring districts.

Saint Louis

Saint Louis Vision

Creation of a strong, coherent, attractive and growing district, with improvements particularly to the quality of housing and residential areas.

- Support vibrant mixed use development within central Victoria as part of national shopping and office area.
- Community focused revitalisation of the outer residential areas including provision of new facilities for young people.
- Upgrade and increase housing provision and employment uses in outer parts of the district to meet local needs.
- Address traffic congestion within central Victoria.

The district of Saint Louis accommodates the majority of central Victoria, and contains a number of landmark features including the Clock Tower and Freedom Square. Streams and waterways run through the district however, these are mainly closed off and difficult to access.

The centre of Victoria has very limited residential dwellings, but has higher density commercial buildings of two to six storeys. Existing residential development located outside central Victoria is generally high density. There is a wide retail offer in Victoria including the central market, although many of the retail units are small and not necessarily fit for purpose.

Victoria is a vibrant place during the day with a popular market, restaurants, tourist attractions, shops and offices. However, there is a distinct lack of night time economy. The city centre is vehicle dominated with congested roads and large areas of car parking.

Bel Air

Bel Air Vision

Creation of a strong, growing district building on heritage and economic assets.

- Provision of higher density residential areas to accommodate growth and create a strong urban form.
- Realise opportunities for developing vacant/underused sites, or redeveloping key sites in central Victoria.
- Safeguard the western part of the district as a National Park.

Bel Air lies to the south of central Victoria. Although the majority of the district is classified as National Park, the lower parts of the district are relatively high density and residential in character. Upper parts of Sans Souci and Rochon are lower density residential. There are a number of schools in the area, including the Montessori School, Bel Air Primary School and the French International School.

A large part of the centre of Victoria forms part of Bel Air district. Most parcels along Revolution Avenue, Francis Rachel Street, Independence Avenue and towards the old fishing port are designated in the Land Use Plan for retail and offices. The district includes Stade Popiler and public car park, and Jardin des Enfants.

Mont Fleuri

Mont Fleuri Vision

Creation of a growing, sustainable, mixed use area using assets to support Victoria as the Creole Capital and providing an improved environment and strengthened communities.

- Promote New Port Industrial Estate as a strategic mixed industrial location.
- Support expansion (including through reclamation) and continued operation of the Commercial Port.
- Accommodate housing growth to meet growth requirements. Achieve higher but sustainable residential densities to reflect established redevelopment trends and overall amenity.
- Improve access to and along the waterfront including new cycle paths and footpaths to New Port Industrial Estate.
- Strengthen and improve local community facilities including reconfiguration and improvement of the existing sports pitches.

Mont Fleuri is urban in character. The southern area of Mount Fleuri is a vibrant community with several significant community facilities such as Seychelles Hospital, Alliance Francaise, National Theatre and Ministry of Education. The area is characterised through a relatively dense residential development, which is becoming denser as sub-division and redevelopment occurs. A key environmental asset of the area is the Botanical Garden.

The northern part of Mont Fleuri is characterised by heavy industry including the Commercial Port. The power station, Seychelles Petroleum Company and Seychelles Port Authority are all large industrial buildings and key landmarks for the area. The industrial area is bordered by the sea to the north and Providence Highway to the south. The waterfront is only accessible through private land. The sites offer potential for intensification of industrial uses. There is currently no clearly defined centre, though the Docklands Supermarket on Latanier Road is the hub of the area.

Plaisance

Plaisance Vision

Provide a sustainable urban neighbourhood that has a stronger sense of place and is well integrated into Victoria.

- Accommodate housing and employment uses to meet local needs and growth requirements.
- Embrace the waterfront and natural environment
- Celebrate the district's heritage and create a cultural centre which draws on the cluster of religious activities in the area.
- Strengthen the existing commercial centre and address parking issues.

Plaisance is semi-urban and borders Bel Air and Roche Caiman. Key neighbourhoods include Belvedere, Copolia and Plaisance. The area is residential, and characterised by a number of housing estates. Retail uses are situated along the main road which has a lack of parking and is frequently congested. Small shops and local retail

offerings are dispersed throughout the neighbourhoods. Other facilities include Mahé's main cemetery, a small playing field and religious facilities.

There is a waterway with mangroves to the north of the district. The higher parts of Plaisance form part of the Morne Seychellois National Park which includes two Key Biodiversity Areas, Copolia Mountain and Rosebelle.

Roche Caiman

Roche Caiman Vision

Support the continued development of Roche Caiman as a sports, education and leisure hub in a green setting whilst upgrading existing residential communities.

- Support further creation of an education and sports hub.
- Accommodate housing growth to meet local needs.
- Create a focal point for local communities by providing services such as shops and an ATM by the community centre.
- Improve access between Roche Caiman and Plaisance.

Roche Caiman currently performs a number of functions, with residential uses to the south and industrial and sports uses to the north. To the south-west there some key areas which can be considered suitable for redevelopment, including the former hospital site which is partially developed.

Residential areas in Roche Caiman mainly consist of strings of high density residential parcels along the lagoon side of the old coastal road and two very large housing estates on reclaimed land.

The area north of the Highway has a clear sense of identity as a sports complex with the national Stade Linité a key landmark feature.

The district contains several commercial areas including along Plaisance Road/East Coast Road, the area close to the La Misere roundabout at Plaisance, the ex Fiennes Institute and the commercial area of Belvedere. The office buildings of SeyBrew, Airtel, Intelvision are all within this district.

Les Mamelles

Les Mamelles Vision

Creation of a stronger sense of place and identity combined with improved housing, better employment opportunities and more community facilities.

- Explore opportunities over the longer term to redevelop Village les Mamelles.
- Accommodate housing and a mix of employment uses to meet local needs.
- Provide short term improvements, such as improvements to green spaces and services, to improve perceptions of the area.

Les Mamelles is mostly compriseD of residential areas with neighbourhood areas such as Brilliant which are medium to high density, with one fairly large housing estate. Retail is concentrated along the old coastal road and La Misere Road. Over the life of the Plan much of the housing may require redevelopment as the condition is often poor.

The northern edge of Les Mamelles is lined by industrial plots located on Plaisance Road/East Coast Road and industrial buildings at Le Rocher. There are two biodiversity areas in the district: Ma Josephine/Brilliant and upper La Misere.

Ile Aurore

Ile Aurore Vision

Delivery of a state-of-the-art attractive and sustainable new settlement of mixed communities that maximises the benefits of its coastal location and green environment.

- Provide strong links to Anse Etoile.
- Deliver large scale, mixed housing with supporting retail and office uses.
- Provide distinct and well serviced neighbourhoods as part of a high quality new settlement, including a new community hub providing a range of local services.
- Build on the opportunities of the marine context, by the provision of marina, beaches and adopting road layouts that maximise sea views.
- Provide green spaces and an overall green setting within the Island.

Ile Aurore is currently a vacant undeveloped reclaimed island. Currently, there is one access point to Ile Aurore via the causeway from Anse Etoile, although a bridge from Ile Perseverance is under construction. A further connection is proposed to the mainland.

Ile Perseverance

Ile Perseverance Vision

Creation of strong, sustainable and well maintained community with a sense of pride and ownership, supported by improved services, leisure activities, public transport and employment opportunities.

- Realisation of the local centre including a community hub which provides a range of local services.
- Provision of additional local services outside the local centre to meet local needs.
- Improved public transport as part of the key north-south link serving Ile Aurore and Ile du Port.
- Continued housing development with a greater mix of types of housing (market and social).
- Promote the south of island as a strategic industrial location for small and medium enterprise premises.

Ile Perseverance is a reclaimed island and is a partially constructed 'urban village' of mainly social housing units (both houses and apartments). The island is effectively an outer suburb or commuter village to Victoria. Currently, there is road access available to the south of the island to Victoria, via Ile du Port. A connection to Ile Aurore is under construction.

Initial phases for residential housing have been built out and allocated to eligible social housing applicants. Small scale temporary community facilities has been constructed, including a primary school and temporary police station.

There are existing plans for commercial developments, namely office and retail to the west of the site. These plots could be released for additional residential development if office development does not come forward. There are a number of light industrial units to the south of the site which are not yet under construction, but have been tendered.

Ile du Port

Ile du Port Vision

Creating an attractive, high amenity, new international government and trade hub for Seychelles that reduces pressures for development in central Victoria and the existing port.

- Focus for continued consolidation and expansion of the Fishing Port.
- Reinforce location of National Assembly and Palais de Justice through establishing a government and embassy quarter.
- Ensure amenity is protected between diverse uses through the provision of green buffers.

Ile du Port is a reclaimed island. The northern includes the National Assembly and Palais du Justice. The remainder of the island is largely undeveloped. Other plots are designated for office uses for specific tenants such as Seychelles Investment Board and Islands Development Company. There are existing plans for an Embassy district in the north east part of the island. A large strategic site to the east of the intra-island connector road is for the Fishing Port expansion including new fish processing facilities.

Eden Island

Eden Island Vision

Continued creation of an international leisure and business destination that provides accommodation for international leisure and business visitors and a wide leisure offer for all Seychellois.

- Support promotion as a high-end/ boutique specialist retail centre.
- Support the role as a secondary business centre.
- Promote continued leisure and night-time economy uses.

Eden Island is a private reclaimed island comprising a marina, apartments and villas, leisure facilities, a commercial centre and hotel. The apartments and villas have become attractive to foreign buyers. Buildings are in the Seychelles architectural vernacular and have a strong link to the water. The island is largely car free. The site is near completion and a final phase of 110 residential units is under construction. The commercial and leisure offer at Eden Island is popular with Seychellois.

East and South Region

East and South Vision

Creation of an increasingly prosperous and high quality regional centre supported by a network of local centres that deliver growth.

- Provide the critical mass at Anse Royale to achieve 'second centre' status, anchored by UniSey and Anse Royale Hospital.
- Support growth and expansion of industry at Providence and Seychelles International Airport.
- Support growth in local centres to meet local needs.

South of Greater Victoria lies Seychelles International Airport and a series of places clustered around the old coast road, with a less urban focus. Anchored by key infrastructure including the Airport, University of Seychelles and Anse Royale Hospital, and acting as service centres for the southern part of the island, the urban centres of the region offer most of Mahé's opportunities and capacity for housing and employment growth outside Greater Victoria. Growth of these centres also supports a strong east coast public transport corridor.

Cascade

Cascade Vision

Creation of a well-structured, attractive mixed use service centre comprising strategic employment areas and good quality and well-serviced residential areas.

- Achieve a stronger sense of place through enhanced public realm, local services and well-structured and consolidated land uses.
- Housing growth to meet local needs.
- Consolidation and expansion of Providence as a strategic industrial location.
- Consolidation of retail uses over the medium term.

Cascade performs a key role as a residential district, and as an area for employment at Providence, an industrial area on reclaimed land. Providence provides some retail and office uses, has some capacity for growth including due to underused plots.

The district has developed a range of shops, particularly along Providence Highway, partly as a consequence of a lack of suitable opportunities in Victoria.

Residential areas of Cascade are located on a very narrow strip along the lagoon from Anse Dejeuner and Talbot in the south, via Cascade centre, Petit Paris to Brilliant in the north. Small retail facilities are provided to meet local demand in these neighbourhoods. The district lacks a strong identity and parts of the area and housing stock would benefit from refurbishment and revitalisation.

Pointe Larue

Pointe Larue Vision

A priority area for community focused revitalisation, through a strengthened service offer, improved infrastructure and public realm and local 'capacity building'.

- Promote commercial and industrial growth to support Seychelles International Airport and maintain and improve the 'Airport gateway' and access.
- Support an enhanced community service offer, particularly sports and entertainment activities for younger people.
- Explore opportunities to upgrade the Nageon Estate.
- Housing provision to meet local needs.
- Improve drainage and flood protection.

Pointe Larue is densely populated and lies opposite to Seychelles International Airport which forms the main gateway to Seychelles for tourists. The area is characterised by sprawl and indistinct settlement boundaries, with a blend of commercial and residential land uses. To the north of the district, at Anse Dejeuner, most commercial facilities are associated with the Airport. Along the East Coast Road and in the vicinity of the Airport, there are a number of small and medium scale industries, such as food processing and packaging, workshops and garages. A quarry is also located within the district.

Key residential neighbourhoods include Anse Faure and Anse Dejeuner, which are medium to high density. Many would benefit from revitalisation including upgrading of housing, improved access and infrastructure and selective redevelopment. The district includes pockets of deprivation, social problems and shows evidence of anti-social behaviour.

Pointe Larue's proximity to the mountains means the land for housing is physically restricted. In addition, Pointe Larue is one of the districts most susceptible to flooding in the low-lying plateau area. Drainage poses a problem due to the Airport affecting natural drainage patterns.

Anse aux Pins

Anse aux Pins Vision

Integration of the existing centre with development at Ile Soleil to provide a stronger and more sustainable centre.

- Accommodate growth to meet local needs around settlement centre.
- Community focused regeneration and revitalisation through an enhanced community service offer, including sports and entertainment activities for younger people.
- Support opportunities for mixed use development on the south of Ile Soleil.
- Consolidate and strengthen the role of the existing public transport hub.

Anse aux Pins has small urban centre orientated around the bus station which includes a health centre and police station. There are a number of small, high density housing estates in Anse aux Pins relatively close to the commercial centre which have experienced some issues with anti-social behaviour. Much of the housing would benefit from revitalisation and improvements to access roads. The existing housing typology is mainly single storey, but dependent on access improvements, infrastructure upgrades and topography, there is scope for some higher density and multi-storey development. The area has been subject to some issues with flooding and landslides (notably at Anse Faure), and waterways sometimes silt with residue from the quarries.

Ile Soleil is a reclaimed island to the east of Anse aux Pins which is currently undeveloped.

Au Cap

Au Cap Vision

Protection of the unique rural character of the district comprising small settlements, strong local communities and strategically significant sporting, cultural heritage and environmental features.

- Allow growth to meet local needs.
- Grow creative and cultural industries within settlement boundaries.

Au Cap does not have a distinct centre, instead there are small retail outlets dispersed along the main coastal road, which indicate distinct neighbourhoods such as Anse aux Courbes to the south and Val de Pres, inland. There are no clear boundaries to settlement edges. Housing is the dominant land use in the area, and the majority of the housing is of medium density.

There are a number of cultural and tourism assets within Au Cap, including the Creole Institute, Takamaka Rum Distillery, and the golf course and protected beaches and wetlands, including at Fairyland which lies to the south of the district. Community facilities within the area are lacking and Au Cap is one of two districts which does not have a community centre.

The district is subject to flooding, particularly along the coastal plains. There are some very steep roads in the area and reflecting the district's topography.

Anse Royale

Anse Royale Vision

Anse Royale will become the second growth centre after Victoria with a local economy based on agriculture, education and health.

- Support role as regional centre through growth of housing, retail and office and industry for small and medium enterprises.
- Retain high quality agricultural land at south and west of the settlement centre.
- Develop a stronger regional service centre offer, including upgraded public open space, entertainment, health services and food.
- Identify areas for agricultural land release to support new housing and areas for intensification through a more comprehensive masterplanning exercise.
- Support the development of University of Seychelles and tertiary education facilities.
- Support the artisanal fishing industry.
- Retain access to the beach and prevent inappropriate development along the waterfront.

Anse Royale is characterised by a number of small settlements. Housing is predominantly distributed along the main coastal road and inland at Les Canelles.

Anse Royale is the main settlement, and within this University of Seychelles and Anse Royal Hospital distinguish the settlement centre. Anse Royale contains a number of retail and banking uses, a petrol station, as well as a fish and vegetable market. There are opportunities to provide a stronger urban centre through improved urban realm and civic space and through development of a stronger campus feel to University of Seychelles and the Hospital. There is also scope for further leisure, food and entertainment uses adjacent to the beachfront. There is currently a lack of residential land use within and around the centre of Anse Royale.

There is a small intensive agricultural production area on the coastal plain. The district contains protected wetlands and is subject to flood risk.

Takamaka

Takamaka Vision

Protection of the unique and wild character through residential development to meet local community needs and low key tourist development that supports the environment.

- Reinforce the existing unique character of the district through limited housing and high-end hospitality.
- Deliver infrastructure essential to serve the community.
- Enhance accessibility through improved bus services and road improvements.

Takamaka is rural in character and is considered one of the most secluded areas on Mahé. It is distinguished by a number of small settlements such as Takamaka, Anse Parnel, Anse Marie Louise, Quatre Bornes and Mont Parnel, where there is low to medium density housing with limited community facilities. Retail is limited to a few small shops selling souvenirs and local convenience stores, although there is a larger supermarket in Quatre Bornes.

The district has a number of protected beaches and sensitive environmental areas such as mangroves. It is also home to low key tourism with a small number of resorts and self-catering accommodation along the coast.

West Region

West Region Vision

Maintenance of the existing unique, wild and natural environment with limited eco-developments and strengthening of local centres.

- Balance residential growth with protecting the environment and agricultural land.
- Promote a more diverse tourism offer including 'eco', arts and crafts, and agriculture activities.

The West Region offers a wilder and more natural environment than elsewhere on Mahé, including forests, spectacular beaches and coastal scenery. It contains a number of small settlements including Anse Boileau, Grande Anse and Port Glaud. The west coast is accessed from the east coast via several scenic roads that cut through the mountainous interior. The coast road continues north on the narrow coastal road to Baie Ternay where it skirts along the western boundary of the Morne Seychellois National Park.

Baie Lazare

Baie Lazare Vision

Creation of distinct centre to meet local needs and provide a focus for arts and crafts with limited eco-development elsewhere in the district.

- Growth of small scale and eco-accommodation.
- Development of existing arts and crafts offer.
- Accommodate housing to meet local needs.
- Scope for enhancement of retail offer through small scale retail provision.
- Enhance recreation at Roskopra Beach potentially through provision of open space, a local market for crafts, space for concerts/music and food/drink stalls.

Baie Lazare is characterised by residential and tourism uses, and is relatively rural in character. There are number of agricultural areas inland around Val D'andor, as well as a number of key wetlands.

Art galleries, glass blowing classes, sculpture gardens and other art and craft related attractions are widespread. There is a mix of resort hotels and self-catering villas within the district.

Baie Lazare local centre is defined by a church, cemetery and primary school. Housing around the settlement is relatively high density. Other areas of residential use are medium to low density. There are other neighbourhoods within the district, including Anse aux Poules Bleues and Anse Gaulettes, which tend to be served by small scale convenience retail, and are usually adjacent to the road.

Anse Boileau

Anse Boileau Vision

Creation of a stronger, sustainable regional centre to support the West Region within existing settlement boundaries.

- Balance residential growth to protect agricultural land.
- Development which enhances role as a regional centre.
- Development which supports the artisanal fishing industry.

Anse Boileau is semi-rural, with a number of key agricultural sites of high production value in Bon Espoir and L'Abondance. There are a number of important wetlands in the district, including at Anse La Mouche and in Anse Boileau centre.

Anse Boileau consists of Anse Boileau centre and three smaller sub-centres - Anse La Mouche/L'Esperance, Anse Louis and Bon Espoir. Shops are mostly located along the main coastal road. Housing is broadly low to medium density, with higher densities concentrated in and around the sub-centres and regional centre. There are two housing estates within the district.

Tourism accommodation comprises self-catering/ guesthouses mostly along the coast within mixed residential and tourism areas. There is one luxury resort hotel in the district.

Anse Boileau centre is defined by a number of large waterways adjacent to the coastal road, areas of mangrove and beach front. The centre of the settlement is distinguished by the church and school. There are some small beach front cafés and restaurants. One of Mahé's two fire stations is located in Anse Boileau, and there is also a police station.

Grand Anse

Grand Anse Vision

Maintenance of a service centre for local and small scale eco-tourism within a predominantly agricultural and forestry area.

- Housing growth to meet local needs.
- Focus for expanded/new community and educational provision.
- Potential to become a regional centre in the longer term.
- Capitalise on the settlement's strategic location at a road junction and bus interchange.

Grand Anse Mahé is characterised by several agricultural and protected areas, including wetlands and beaches. Approximately 20% of the district is within the Morne Seychellois National Park. The area is popular for walking with many trails and footpaths along the streams and through the mangroves. There are also a large number of formal and informal areas of open space, although there is a lack of children's playgrounds.

Tourism is limited, with only one hotel and few small scale guesthouses. There are several smaller sub-centres with their own commercial facilities, such as at Caiman, Barbarons, and at the large housing estate towards Beoliere. Housing density varies from low to medium density, with some housing estates. There is a retail estate with agricultural supplies store and other wholesale shops. The Sey-Agri Agency is also located within the district.

Port Glaud

Port Glaud Vision

Maintenance of a low impact or eco-tourism area and development of the area as a 'gateway' to the Morne Seychellois National Park and Baie Ternay National Marine Park.

- Limited growth to support aspiration for district to be the 'gateway to the National Park'.
- Support redevelopment of hotels and growth of eco-accommodation.
- Improve the physical access to nature through the provision of walking trails.
- Promote opportunities for agri-tourism and agro-forestry.

Port Glaud is the largest district in Seychelles. Approximately 75% is within the Morne Seychelles National Park; there are also a number of Key Biodiversity Areas. The district contains two National Marine Parks: Baie Ternay and Port Launay, along with the offshore islands of Thérèse and Conception. The character is rural and tranquil in nature, and there are large areas of dense forest and vegetation, along with ecologically sensitive areas. There are a number of key heritage sites including Venns Town (Mission Station) and the Waterfall.

There are several hotels, including the Hotel Ephelia, and two disused hotels (Mahé Beach and Equator) which are suitable for re use or redevelopment at a similar scale.

The main residential areas are at Beoliere, Port Launay and Morne Blanc, which all operate as neighbourhoods. Port Glaud centre is the main settlement in the district, and includes a small commercial area with cafés and craft stalls. The majority of housing is detached single storey and low density.

North Region

North Vision

Maintenance and management of the quality and popularity of Seychelles largest resort for all users. Provision of an improved offer and services for visitors and Seychellois.

- Balance the amount of growth and use of resources between tourism and residential uses.
- Ensure sufficient infrastructure is provided to support growth.

The North Region contains the beach resorts of Beau Vallon, Bel Ombre and Glacis situated along the north coast road and are the heart of tourism development on Mahé. A number of long-existing tourism establishments are located along Beau Vallon Bay. It also contains Anse Etoile, which along with Ile Aurore provide a long term focus for further growth.

Many of the available beach front sites are now developed and the local utilities are under pressure. At present a centralised sewerage system only covers a limited area of Beau Vallon and Bel Ombre. The system is still underutilised and the number of connected customers remains low. Access to a number of beaches are blocked or difficult for residents and visitors, and there is a need to safeguard public access. There is a need to continue to balance demands for tourism with meeting the needs of Seychellois.

Bel Ombre

Bel Ombre Vision

Maintenance of a low key tourist offer and meeting of local housing needs.

- Balance continued tourism development and local housing needs, with necessary services and industry.
- Ensure development does not encroach into the Morne Seychellois National Park.
- Ensure adequate provision of land for social housing.
- Develop, promote and enhance the Blue Economy, particularly fisheries, and explore the potential of the National Park offer.

Two thirds of Bel Ombre is covered by the Morne Seychellois National Park which includes several Key Biodiversity Areas. Bel Ombre has a no through road to the west meaning this side of the district is relatively rural in character with the eastern side more urban. Tourism establishments including small guesthouses and hotels are predominantly located along the north coast road between Fishermen's Cove and Danzil.

The area comprises continuous buildings along the main road with no indication of the start of the district. The centre of Bel Ombre is defined by the church and community centre. The harbour is another landmark which distinguishes the settlement from Beau Vallon.

Other neighbourhoods include Danzil, Mont Simpson, Beau Bel, Cameroun and Dan Valle, which contain medium to high density housing. Only the upper slopes of Dan Bernard, Dan Valle and Le Niol are characterised by lower density housing. There is a shortage of social housing for local residents in this district.

Beau Vallon

Beau Vallon Vision

Maintenance of an internationally renowned tourist area and a prosperous and well serviced community with improved facilities.

- Balance tourism, housing and employment growth to support role as a regional centre and resort.
- Develop the infrastructure and public realm including more managed car park provision, completion of the promenade and an enhanced restaurant and entertainment offer.
- Support the provision of local tourist businesses and small and medium enterprises.
- Encourage and respect the local context and culture in new development.

Beau Vallon is an established tourism area, with a number of resorts and associated facilities such as restaurants. Key landmarks include the beaches, St Roch Church and several large hotels. It is a relatively highly populated area, with road access direct to Victoria.

The public beaches, fish market and artisanal fishermen are a big tourist and local attraction, and the beaches are very busy at the weekend. Large areas of Beau Vallon have mixed residential and tourism uses comprising self-catering accommodation, guesthouses and small hotels alongside housing. Density of existing residential areas is relatively high although there may be potential for densification of areas in Beau Vallon centre and Nouvelle Vallee. The centre of Beau Vallon settlement is defined by a number of community facilities at the main crossroads. There are no obvious boundaries to the settlement.

Glacis

Glacis Vision

Maintenance of a predominantly residential area which respects adjoining vegetation and coastline.

- Protection of existing character, creation of a stronger local centre, and low development densities beyond the defined settlement.
- Balance small scale tourism opportunities with development to meet local needs within defined settlement boundaries.

Glacis predominantly consists of large villa style housing along the north coast road. The area is surrounded by vegetation and coastline with beaches. The main settlement is Glacis which is a small local centre comprising a primary school, church and retail facilities. There are also a number of large hotels.

The area around North East Pointe is characterised by narrow roads, which are very steep in places. Parts of the Vista do Mar settlement are considered to be within a landslide risk zone. North East Pointe Hospital and the National Institute of Health and Social Studies are within Glacis district, along with a few large hotels.

The tranquil Key Biodiversity Area of 'when she comes' is located just north of the upper La Gogue Road. La Gogue Dam is in located in the district, and is the main water storage area for Mahé.

Anse Etoile

Anse Etoile Vision

Creation of a sustainable settlement and integration with developments at Ile Aurore.

- Accommodate balanced growth to meet local needs.
- Support limited opportunities for tourism development.

Anse Etoile currently operates much like an outer suburb of Victoria, with some medium to high density housing spread amongst neighbourhoods including Howard, La Retraite, Maldive, Ma Constance, Quincy and Pointe Conan. Many of these neighbourhoods have convenience retail. There is a small market, supermarket and other retail at Point Cedre, indicating its role as a small local centre.

The area is characterised by steep topography and the area contains a number of areas of higher landslide risk. Anse Etoile is adjacent to Ile Aurore, therefore the role and function of Ile Aurore as a new neighbourhood centre should be integrated with Anse Etoile.



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SEYCHELLES STRATEGIC LAND USE AND DEVELOPMENT PLAN
EXECUTIVE SUMMARY
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Chief Executive Office
Planning Authority
P.O Box 199
Victoria, Seychelles
Tel: +248 4674530
Fax: +248 4610148
www.luh.gov.sc