

**MINISTRY OF HABITAT, INFRASTRUCTURE AND LAND TRANSPORT**

**PLANNING AUTHORITY**

**OFFICE OF THE CHIEF EXECUTIVE OFFICER**

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**Your Ref:**

**Enquiries to:** CEO Planning Authority  
Secretariat

**Telephone:** 4674530

**Date:** 13<sup>th</sup> January 2017

Mr Joel Verlaques

Mrs Marie-France Verlaques

Sans Souci

Mahe

Dear Mrs Marie-France Verlaques & Mr Joel Verlaques,

**RE: PREPLANNING DEVELOPMENT POTENTIALS OF ANSE LAZIO**

Reference is being made to our meeting to discuss intended future potential developments on Parcels PR3423, PR3422 and PR3424 at Anse Lazio as part of the consultation process in the preparation of a future Land Use Plan for the Anse Lazio and its surrounding periphery.

During the meeting which you attended, you expressed your wish to either sell or develop your property for tourism/luxury residential mainly your land parcel PR3423 as well as properties PR3422 and PR3424 which you are currently representing their owners who are both presently living abroad.

Upon your request this letter serves to reiterate what was discussed in the meeting and to act as pre-planning guidance before you make a Planning Application.

**The “No Development Zone”**

You were made informed that following the 2016 court decision on development at Anse Lazio, the “no development zone” which was imposed on the Land parcels at Anse Lazio has been removed. In line with the court decision, any land owner wishing to develop his/her land at Anse Lazio can now apply to develop his/her property within the context of the general planning regulations, policies and guidelines in application for the country.

**Current Development Potential for Anse Lazio**

You were informed that Lazio has strong appeal for nature conservation, and its cultural and aesthetic splendour can also benefit the tourism and high-end residential development if done appropriately and sustainably. Thus, in the absence of a Land Use Plan for Anse Lazio any such developments can be considered, but in line with the respective policy parameters within their corresponding development frameworks.

## **Development for Environment Conservation**

These types of developments are generally guided by the Environment policies and guidance currently in existence. You are therefore, advised to contact the Department of Environment for further guidance shall you wish to undertake such option.

### **Residential Development**

Residential development for local use can be allowed by Planning Authority, but same has to be approved through the existing Planning Application Process, whereby you submit your Planning Application to Planning Authority for residential through the service of a licensed Agent. Your application will follow a normal compulsory multi-sectoral assessment process and a decision will be communicated to you based on the result of the assessments within a 6-week time frame.

### **Tourism Development**

Depending on the scale of the development, Planning Authority can also consider tourism developments but within the context of the existing tourism guidelines. Currently, there is a moratorium for hotel construction in the main granitic islands of Seychelles which limits development to not more than **24 bedrooms** (small hotels only).

Furthermore, as per current environment regulations, an Environmental Impact Assessment (EIA) Class 1 will have to be submitted to The Department of Environment prior to any development of this sort.

As prerequisite you will also be required to submit a full Tourism project proposal to Seychelles Investment Board for initial endorsement before engaging into the EIA and Planning Application activities.

### **Current limitations to physical developments at Anse Lazio**

In the absence of a Land Use Plan for Anse Lazio the following policies are in application:

- i. You will be required to maintain a minimum set-back of 25m from High Water Mark (for beach and coastal protections) for any proposed physical development,
- ii. The current Marsh Ecosystem (Class A) should be protected at all times (this include the water body and its related surrounding ecosystems),
- iii. No development should encroach the skyline limit,
- iv. There is currently a 50m contour line policy which limit hillside development on Praslin and La Digue to conserve aesthetic and local biodiversity of the islands,

v. Protected species such Coco-de-mer should be preserved at all times and no development should cause any adverse impacts on them and their ecosystems.

Please also note that this is a Pre-Planning advice and the final decision of Planning Authority is reserved until a full Planning Application is submitted.

Best Regards



Joseph Francois  
Chief Executive Officer