



1. Land Use Classifications

CODE	LAND USE CLASSIFICATION	PERMITTED BUILDING
T10	Hotel (Eco-hotels)	- 25 Rooms per development (nostratorium) - EIA to assist with density
M60	Medium Density Residential & tourism	- 35% development coverage
F10	Forest land	- No development
E20	Protected Beach Front	- Limited Development (light structures only)
M40	Car Parks	- No development
M80	Wetlands	- No development
W10	Water Treatment and Storage	- No development

2. Maximum Building Height should be of one storey only and areas of flat land located in low lying areas can be of one storey plus attic (normal or raised attic).

3. Development for hotel should be of Ecotourism development (Eco-will/Eco Lodges) and should meet with the criteria of the Seychelles Sustainable Tourism Label

- have a low impact upon a protected area's natural resources;
- involve stakeholders (individuals, communities, eco-tourists, tour operators and government institutions) in the planning, development, implementation and monitoring phases;
- respect local cultures and traditions;
- generate sustainable and equitable income for local communities and for as many other stakeholders as possible, including private tour operators;
- generate income for protected area conservation, and
- educate all stakeholders about their role in conservation

13. All building on columns should be designed so that it does not provide the building above vegetation canopy.

**HIGH STRUCTURE** ❌

**LOW STRUCTURE** ✅

SECTION

SIDE VIEW

FRONT VIEW

4. The skyline of D'Arvalley Bay should not be obstructed by any development.

5. For any ecotourism development, it is advisable to use natural materials in hard landscaping paths and driveways around the development should be considered.

6. Hotel development should go through the EIA process.

7. All building designs should be simple with minimum visual impacts and harmoniously integrated with the environment of Anse Lazio.

8. Building should be placed in positions to minimise cutting of trees – any cutting of trees should be replaced by two indigenous species of trees and an indication of number of trees to be cut should be provided.

9. Building colour scheme should be presented to the Planning Authority for approval.

10. Colour Used should blend, not contrast with the colors of the natural environment. This includes colours and materials for roofing which should be some reflective material or made of natural material.

11. All Development applications submitted to planning authority should contain 3D visuals of the proposal vs. a view the Anse Lazio background.

12. Eco-tourism developments or developments of more than two buildings should provide:

- (i) Landscape plan
- (ii) Storm water management plan
- (iii) Waste water management plan

**BLIND / Skyline**

**CHIMNEY / Bay**

**FOUR STATION / EYEHILLS**

13. Building should not be stacked both laterally and vertically.

**NUCLEATED FORM** ❌

**DISPERSED FORM** ✅

FRONT VIEW

TOP VIEW





