

## 1. Land Use Classifications

LAND USE	PERMITTING	REGULATIONS
T10 Hotel (Eco-lodges)	- 25% Return per developer (minimum 1m)	- 25% Return per developer (minimum 1m)
M60 Medium Density Residential & Tourism	- 10% to 25% Density	- 35% development coverage
F10 Forest Land	- No development	- Limited Development (light structures only)
E20 Protected Beach Front	- No development	- No development
B40 Car Parks	- No development	- No development
P40 Wetlands	- No development	- No development
U50 Water Treatment and Sewage	- No development	- 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-lodge/Eco-lodges) and should meet with the criteria of the Seychelles Sustainable Tourism Label

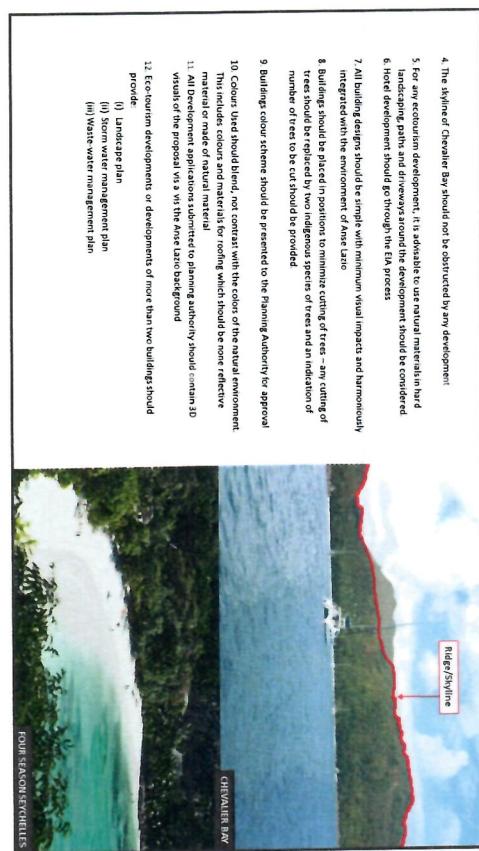
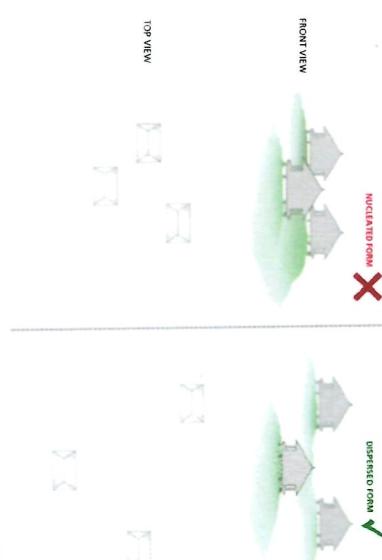
- have a low impact upon a particular area's natural resources;
- involve stakeholders (individuals, communities, etc), tourists, tour operators and government institutions in the planning;
- respect local cultures and traditions;
- generate sustainable and equitable income for local communities and for as many other stakeholders as possible, including private tour operators;
- protect marine and terrestrial environments;
- generate income for protected area conservation, and
- inform all stakeholders about their role in conservation



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



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



## 4. The skyline of Chirler Bay should not be obscured 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. A tree Lato

8. Building should be placed in positions to minimize cutting of trees - any cutting of tree 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 more reflective material or made of natural material

11. All Development applications submitted to planning authority should contain 3D views of the proposal vis a vis the Ase Latte background

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

- landscape plan
- storm water management plan
- Waste water management plan

