



# PLANNING INCENTIVES FOR CONSERVATION OF HERITAGE STRUCTURES



SEYCHELLES PLANNING AUTHORITY  
MINISTRY OF LAND USE AND HOUSING

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# **PLANNING INCENTIVES FOR CONSERVATION OF HERITAGE STRUCTURES**

## **1.0 Introduction**

This document outlines the planning incentives provided by the Planning Authority to promote conservation of heritage structures in the Seychelles. These incentives are solely applied to any structures of heritage significance such as buildings, sites or monuments, with the notion not only to cater for developments that work hand in hand with these heritage structures but also to help in preservation of the old memories for our future generations and for tourist attraction.

## **2.0 Setbacks**

For any proposed development on a site consisting of heritage structures, The Planning Authority may reduce any standard setback requirement specified in the TCPA Regulations (Physical Planning – Development and Subdivision of Parcels) and Victoria Urban Design Guidelines where:

- a) Such a variation would facilitate the conservation of a place of cultural heritage significance and is consistent with the conservation principles; retention, restoration and preservation;
- b) Would not impact upon the amenity of adjoining properties and the locality generally.

## **3.0 Land Use**

Notwithstanding the requirements of the Land Use Plan, the Planning Authority may approve any land use within any zone for plot of land with building of heritage significance where it is satisfied that:

- a) The proposed use would facilitate the conservation of a place of cultural heritage significance and is consistent with the requirements of conservation principles as outlined above;
- b) The use would not impact upon the amenity of adjoining properties and the locality generally; and
- c) The proposed use will not prejudice the development of the subject land or other land in the district for the purposes for which it has been zoned.

## **4.0 Heritage Buildings and New Developments**

In circumstances where owners needs to develop or have extension to their buildings of which consist of heritage significance, and are entitled to the gain planning incentives, owners may have extension to buildings with conditions:

- Retain the original façade of the building and height which is considered to be of heritage significance
- Incorporate similar Creole Traditional Architectural elements (similar to the original) in the new extension of building or in new development proposed adjacent to the building of heritage significance (consult PA Architect) – Refer to Figure 1.

- Where development of new buildings (including extensions) on same parcel consisting of building with heritage significance, a maximum height of new development should be Ground plus two – In circumstances where the landowner/developer propose for development higher than Ground plus two, the Planning Authority should analyze proposed on the following basis:
  - i. Proposed height of development will not cause any adverse visual impact on the existing heritage building
  - ii. Adequate distance of proposed development from heritage building
    - Extension to building or new development of building (on same parcel consisting of building with heritage significance) should not obstruct the view of original building from main road

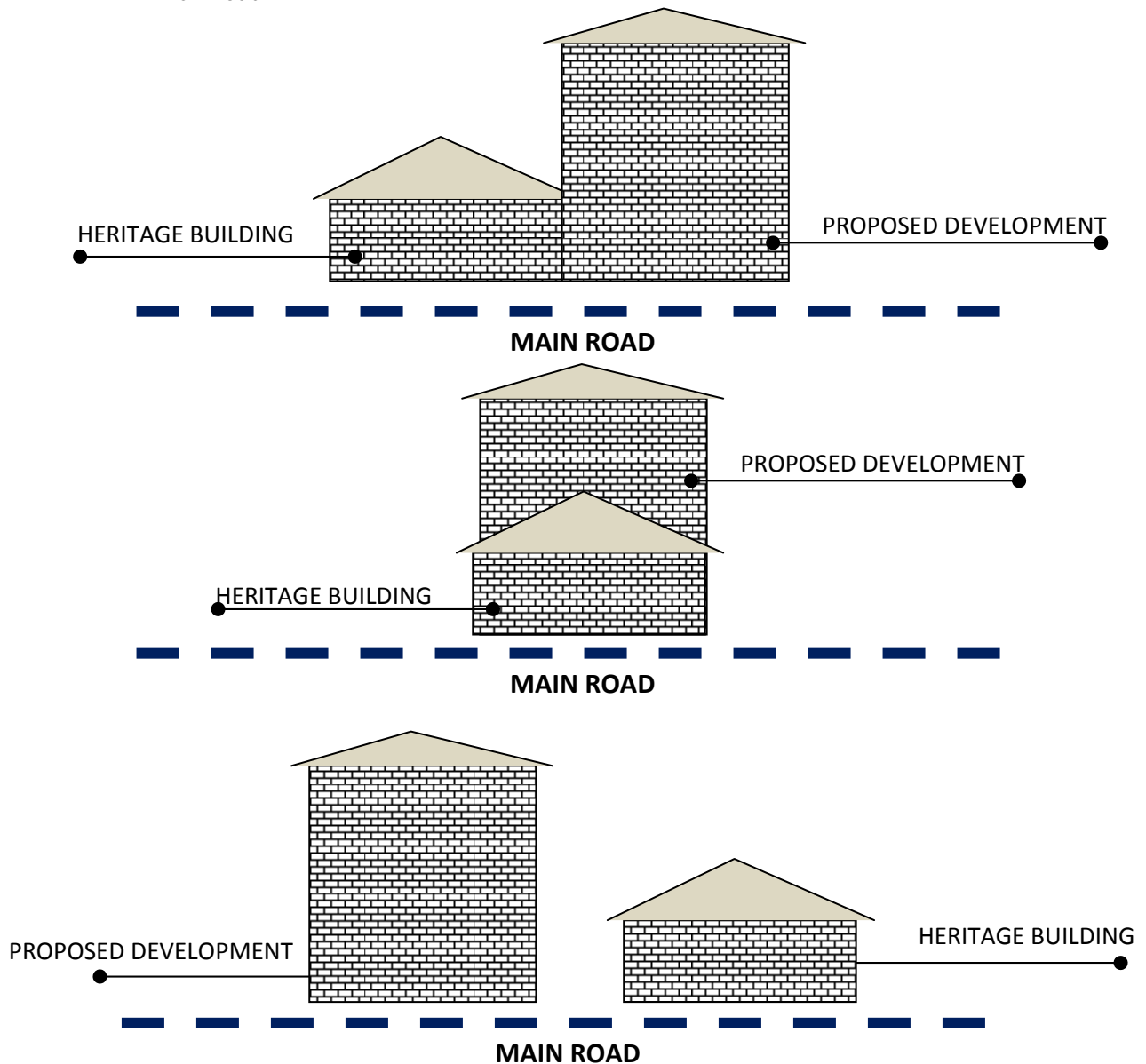


FIGURE 1: ILLUSTRATION FOR LOCATION OF PROPOSED DEVELOPMENT AND HERITAGE BUILDING

## 5.0 Planning Incentive and Development Bonuses

Reduction of Fees and Charges for Development Applications Owners of heritage-listed places may have fees waived in part or in full in the following instances:

- Development application involving a **change of use** of a heritage-listed place that does not involve any significant physical construction.
- Development application involving **alterations and additions** which has no adverse affect on the heritage significance associated with the heritage listed place.
- Development application involving **partial demolition** which has no adverse affect on the heritage significance associated with the heritage listed place
- Financial and Non-Financial Assistance for Heritage Listed Properties:  
Example for Non-Financial Assistance such as consultancy aid from professionals in the field

## 6.0 Encouraging other Owners to conserve buildings of heritage significance

- Where a place is not listed, an applicant will be required to demonstrate to the National Monuments Board, Ministry responsible for Heritage and Culture, and the Planning Authority satisfaction that the place is of sufficient cultural heritage significance to warrant variation to the applicable development standards.
- An applicant is required to submit a heritage assessment sufficient to demonstrate to Planning Authority the cultural heritage significance of the subject place. The heritage assessment should be prepared by a qualified heritage professional and prepared in accordance with the National Heritage Research Section criteria for assessment of places of cultural heritage significance.
- The Planning Authority may require considerable expertise in making an assessment of a proposal relative to the conservation principles stated in 1.a. In this respect the Planning Authority may seek expert opinion from other concerned Department of Culture and Tourism/ National Heritage Research Section.

## 7.0 Services from the Planning Authority

- i. The Planning Authority/Planning Board needs to specify to what extent the technical and professional assistance will be given, such as;
  - Aid with conceptual designs on how to visually upgrade such buildings
  - Building Colour schemes
  - Guidance and monitoring during restoration process
  - Professional and technical advice (Architecture and Engineering)
- ii. Exemption of planning fees will be negotiable upon the complexity of the development. This applies to only development involved in heritage building conservation.

## **8.0 Responsibilities of the Planning Authority & Ministry responsible for Heritage and Culture**

- Site visits after three months of notice for restoration to be conducted by the authority responsible to ensure that the restored buildings are undergoing proper maintenance.
- After their restoration such buildings which are listed as potential monuments may be on the priority list to be declared as national monuments so as to prevent any future alteration to them.

## **9.0 Responsibilities of Landowners or Developers**

- Owners are to notify the authority of any other changes they wish to make to the buildings before and after the restoration of their buildings.

## **10.0 Other Heritage Incentives**

- Financial or Non-financial Awards to promote (advertise) owner's building with heritage significance; creating recognition of building conservation.