



MINISTRY OF LANDS AND HOUSING

Seychelles Planning Authority

Annual Report 2022



Prepared by: Angela Servina

CEO Planning Authority

Table of Contents

| | |
|--|-------|
| Executive summary | 2 |
| Vision, Mission, Functions & Core Values | 3 |
| 1.0. - History | 4 |
| 1.1. Organigram of the Planning Authority | 5 |
| 1.2. The Board Member | 6-7 |
| 1.3. Senior Management Team | 8 |
| 1.4. Human Resources Matters | 8-9 |
| 2.0. - The Planning Authority Board and Committees | 10-11 |
| 2.1. - Planning Authority Board and Committee Meetings and Visits | 12-13 |
| 3.0. - Application Process | 14 |
| 3.1. - Decision Status of Planning Applications | 15 |
| 3.2. - What does 'DC', 'CERT', 'Minor Works', 'CPS' Applications refers to | 16 |
| 3.3. - Planning Application - Statistical Performance | 16-18 |
| 3.4. - Summary of applications' status as at 31 st December 2022 | 18 |
| 3.5. - Appeal Statistics 2022 | 19 |
| 3.6. - Comparisons of Applications statistics over the last years | 19-21 |
| 3.7. - Earthworks Applications | 22 |
| 4.0. - The Sections of the Planning Authority | 23 |
| 4.1. - The Planning Authority Secretariat | 23-24 |
| 4.2. - The Development & Policy Planning Unit | 25-27 |
| 4.3. - The Quality Assurance & Building Control | 27-31 |
| 5.0. - Inner Island Site Visits | 31 |
| 6.0. - Other Activities | 32 |
| 6.1. - Meetings with Agents and Contractors | 32 |
| 6.2. - Land Use Planning Consultative Meeting | 33 |
| 6.3. - Finalization of the Construction Professional Council Act 2022 | 34 |
| 6.4. - Habitat Week and Open Day | 34-35 |
| 6.5. - World Town Planning Day | 36-37 |
| 6.6. - The Planning Authority's 50 th Anniversary | 38-41 |
| 7.0. - Financial Reports 2022 | 42-44 |
| 7.1. - Programme 1: Performance: Governance, Management & Administration | 44-46 |
| 7.2. - Programme 2: Land Use Policy and Planning | 46-49 |
| 7.3. - Programme 3: Development Control | 50-51 |
| 8.0. - Achievements of Targets | 52 |
| 9.0. - Challenges and Constraints encountered in 2022 | 52 |
| 10.0. - Strategic Priorities & Targets - 2022 -2025 | 54 |
| 11.0. - Social Activities in Photos | 55-63 |
| 12.0. - Words of Thanks | 64 |



Mr. Cyril Bonnelame
Chairman
Planning Authority



Ms. Angela Servina
Chief Executive
Officer
Planning Authority

Chairman's Message

2022 was a very interesting year. Following on, from the assenting of the New Planning Act in late 2021 we started off in the new year with the appointment of the new Board Members of the Planning Authority. Our main focus was to ensure the continued delivery of quality services to all our stakeholders and maintaining the momentum in our quest to minimize disruption in the construction sector which plays a vital role in further development of our country.

Our appreciation goes to all our stakeholders for your continued support and confidence and we look forward to your dynamic engagement with the Authority.

On behalf of the Board, I would like to extend my utmost gratitude to the management and staff for their dedication and hard work in steering the Authority during this challenging year and giving their best effort to pave the way for meeting the expectations of our stakeholders.

Finally, I would like to express my deep appreciation to my fellow Board members for their valuable advice and service to the Board. I look forward to your continued support and guidance to deliver on our promise.

Chief Executive Officer's Message

The year 2022 was yet, another busy one for the Planning Authority. The year started off slow with the COVID-19 imposed restrictions but then, suddenly went by, in flash.

Alongside our usual, busy, daily functions, we organized many activities ranging from public meetings to partner consultations, and alongside all this, planned for the celebration of our 50th anniversary.

The result of our work in the year 2022, shows much efforts, commitment and devotion on behalf of all our staff, Committees, Board and management team, as well as our parent Minister; Mr. Rangasamy for his continued support. My personal thanks go to the whole team, in making this happen. We surely have a lot to consolidate upon. The year 2023 is the year to push the ceiling higher on our targets and strenghten further, our team spirit.

A handwritten signature in blue ink, appearing to read 'Angela Servina', written over a horizontal line.

Vision

To ensure all development of land, taking place in Seychelles, are sustainable, aligned to the Land use and development plans and compliant to the Physical Planning Act 2021 and other guidelines of the Planning Authority.

Mission

To regulate the development of land in Seychelles with the aim of ensuring orderly and sustainable use of the country's limited land-based resources, while safeguarding the built and natural environment for the country's future generations

The following **Core Values** are guiding principles;

Fairness: we strive to uphold that all decision-making processes are fair, transparent and just; and that all applications are given due considerations

Honesty and integrity: we promote honesty and integrity among all employees so that our stakeholders, partners and clients can trust our services and decision-making process

Flexibility: we aspire to be flexible, tolerant and patient so that we can serve our clients better

Reliable: we strive to be reliable and provide timely services to enhance trust

Teamwork: we work together to foster good team spirit and togetherness; towards common goals to provide timely service to enhance trust

Professionalism: we pursue the highest level of professionalism by being committed to produce quality services and uphold our professional ethics

Responsibility: we motivate employees to be responsible and accountable in their work to improve productivity

Confidentiality: we endeavor to be confidential

Communication: we communicate effectively to guarantee proper dissemination of information, internally and externally

Apolitical: We are apolitical and just, in our decision-making. We continually strive to ensure that all decisions taken by the Authority are fair, transparent and without political motives.

Functions:

- a) *Produce Land Use and Development plans for Seychelles.*
- b) *Consider development applications, submitted in the territories of Seychelles.*
- c) *Monitor approved development and constructions in the territories of Seychelles and enforce on illegal development.*

1.0 History

The Planning Authority is a government entity that has guided the modern physical development landscape of Seychelles as far back as the 1960's.

The importance of such an Authority cannot be understated, given the crucial role it plays in ensuring quality and durable physical development planning for the benefit of the population.

The Planning Authority was until 14th April 2022, a body found within the Ministry responsible for Lands. With the coming into force of the new Law (Physical Planning Act 2021) that guides the work of the Authority, the entity is now a semi-autonomous body, which functions independently of the Ministry of Lands & Housing.

The Authority's primary role is to develop plans that effectively guide physical development in the country, view and accordingly consider development applications. In its advisory role, the Authority assesses and makes recommendations to the Seychelles Licensing Authority, the licensing of architects, draughtsmen, engineers and construction builders in the country.

The Authority's operation can be broken down as follow;

- The decision making bodies which consist of the Planning Authority Board and the Technical sub-committees and referral agencies; and
- The Planning Authority Secretariat.

The Planning Authority Secretariat consists of three main Sections which are as follows:

- Planning Services Bureau/Planning Authority Secretariat;
- Quality Assurance Section; and
- Development and Policy Planning Unit.

The Sections are supported by the Administration and Accounts section and overall governance is derived from the CEO Secretariat.

1.1 Organigram of the Planning Authority

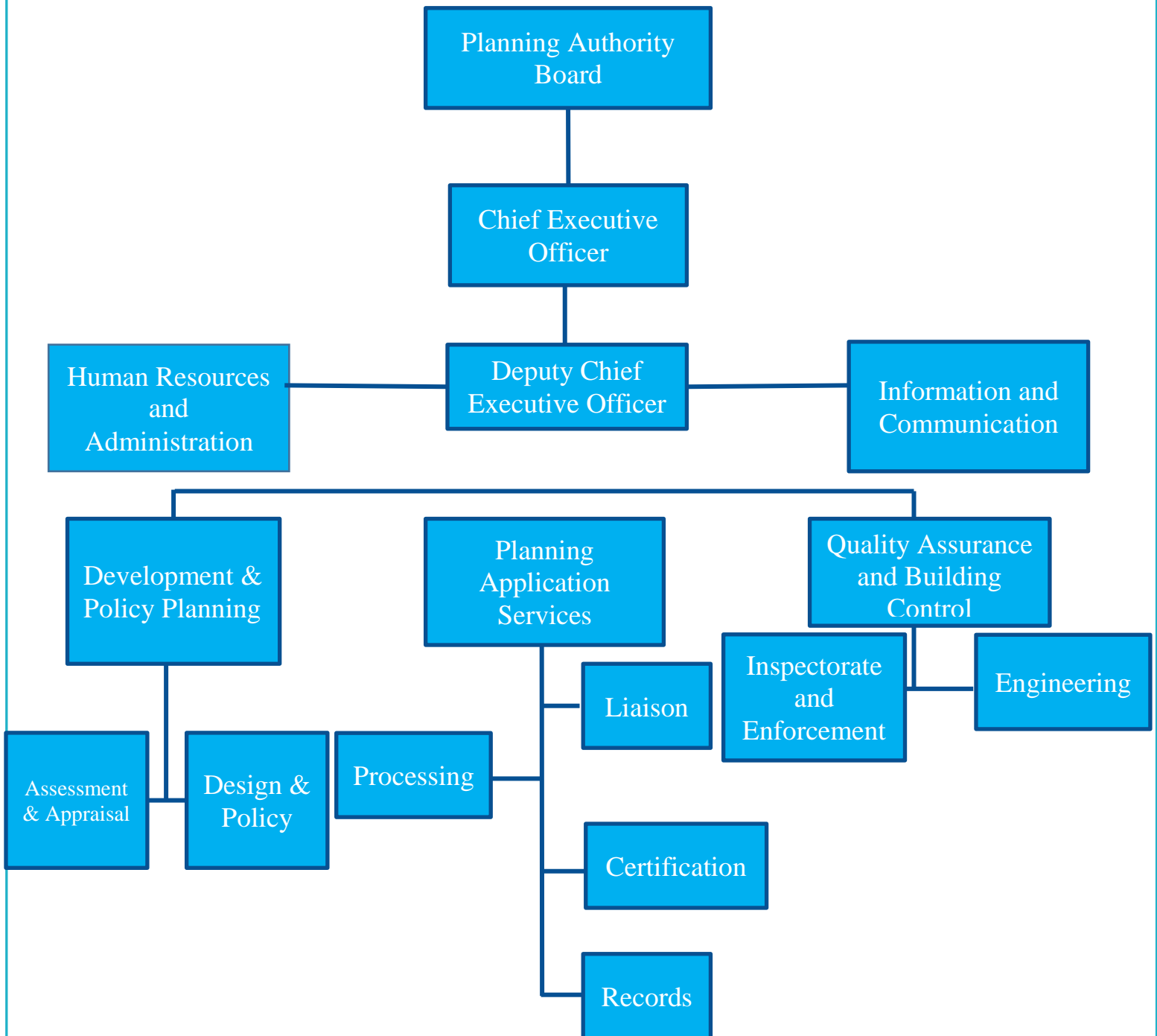


Figure 1 - PA Organigram

1.2 The Board Members

Mr. Cyril Bonnelame-Chairperson

Mr. Bonnelame joined the Planning Authority in 2014 as a Board member from the Private Sector. In 2017, he was appointed as Chairman of the Planning Board. A position in which he was re-appointed in 2022 by the President of the Republic. He is a business man with long years of experience, both locally and internationally in the Fisheries, telecommunication, ferry services and tourism sectors. He has been at the helm of the Seychelles Fisheries Authority where he was executive Chairman from 2020-2021. He holds a Bachelor of Science with Honours in Telecommunications Engineering & a Master in Business Administration with Specialization in Information Technology, Business & Management.

Ms. Angela Servina-Ex-Officio Member

Ms. Servina joined the Planning Authority in 2010 as a Land Use planning officer. During her time in the Authority, she has held several senior positions in the Land Use Planning Unit and has been part of the management team of the Planning Authority since 2013. She was appointed as CEO of the Authority in February 2021. She has extensive knowledge in the functions of the Planning Authority and in the Land Use Planning field. She holds a Bachelor Degree Cum Laude in Geography with specialization in Environmental Management studies.

Mr. Patrick Lablache

One of the longest serving members of the Planning Board is Mr. Patrick Lablache. He has been a Board member for over 30 years in representing the Ministry responsible for Lands & Housing. Mr. Lablache has held several senior positions in the Ministry responsible for Lands Management over the course of his career. He holds a BSC in Lands Management and an MSc in Urban Land Appraisal and has been members & Chairperson of various Boards in the country, including that of the Island Development Company.

Mr. Wilson Nancy

Mr. Nancy first joined the Planning Authority in 2010 as the representative of the Seychelles Chamber of Commerce & Industry. He was re-appointed as a member in 2022. Mr. Nancy is a well-known class 1 contractor and a businessman. His position on the Planning Board is as that of a member from the Private Sector where he has worked all his life. He holds a Bachelors Degree with Honours in Civil Engineering and a MSc in Business Administration with specialization in International Banking & Finance.

Mr. Barry Assary

Mr. Barry Assary has been part of the Planning Authority since 2014, when he was appointed to represent the Ministry of Investment. He applied as an independent member of the Board in 2021 and was appointed as such. He is currently the Deputy CEO of the Industrial Estate Authority. Between 2015 and 2020, he was the focal point for Seychelles for the MSME projects. Mr. Assary holds an Executive Education Certificate in Science Technology & Innovation and a Master of Arts in Leadership & Strategic Management.

Mr. Steve Mussard

Mr. Mussard was appointed as a member of the Planning Board in 2022 through his independent application. He is currently the Deputy CEO of the Property Management Corporation. Mr. Mussard is a chartered engineer with the Chartered Institute of Water & Environmental Management since 2007. He holds a Bachelor of Engineering in Civil & Environmental Engineering. He has had a long career with the Public Utilities Corporation.

Mrs. Nanette Laure

Mrs. Laure who is the Board's environmental guide, was first appointed as a member in 2016. She was re-appointed in April 2022, on the new Board. Mrs. Laure holds a Bachelor of Arts Degree in Urban & Regional Planning, with specialization in Coastal Management, and a Master of Science in Project Management. She is currently the Director General for Waste, Permit and Enforcement of the Ministry of Environment. Mrs. Laure started off her career at the Planning Authority where she worked in the Land Use Planning Unit, but later diverted in the Environment field.

Mr. Patrick Andre

Mr. Andre represents the Department of Transport on the Board and has vast experience in the transport field. He holds a HND in Civil engineering and various accolades in the transport field. His first appointment on the Board was in 2014, and he has been representing the Ministry of Transport since.

Dr. Jude Gedeon

Doctor Gedeon; the Public Health Commissioner, first became a Board member of the Planning Authority in 2014. He was re-appointed as a member in April 2022. He holds a Bachelor in Medicine and Surgery and a Master in family medicine. He has held various senior positions within the Ministry of Health over the course of his career and has been both member and Chairperson of various Boards. With vast experience in the health field, Dr. Gedeon is the Board's advisor on important health related aspect of development.

1.3 Senior Management Team

| | |
|----------------------|---|
| Ms. Angela Servina | Chief Executive Officer |
| Mr. Terry Biscornet | Deputy Chief Executive Officer |
| Mrs. Maryse Morel | Director Human Resources & Administration |
| Ms. Maria Madeleine | Director General Development Control |
| Ms. Tania Desnousse | Assistant Accountant |
| Mr. Ardy Philoe | Principal Development Control Officer |
| Mr. Govin Pillay | Senior Engineer |
| Mr. Arneau Cassime | Principal Planning Officer |
| Mr. Bernard Belle | Senior Urban Planner |
| Ms. Lindy Hoareau | Director Planning Services Bureau |
| Mrs. Lindy Zoe | Senior Processing Officer |
| Mrs. Anna-Liza Morel | Private Secretary to CEO PA |

1.2 Human Resources Matters

In 2022, the Seychelles Planning Authority remained one of the few government organizations that boasted a workforce that is 100% Seychellois.

The Authority employed 47 staff; with the majority of staff aged below 40 years. Hence, a young work force.

The below depicts number of staff per unit;

| Department | No of Staffs |
|--------------------------------------|--------------|
| CEO Secretariat | 4 |
| Human Resources & Administration | 4 |
| Information & Communication | 2 |
| Development and Policy | 7 |
| Planning Application Services | 12 |
| Quality Assurance & Building Control | 17 |
| Account | 1 |
| | 47 |

Figure 2 - Number of PA Staff per Unit

The Planning Authority recognizes the vital role of its staff in the delivery of their duties to uphold the Planning Act. It is hence necessary that staff be able to deliver their duties in a comfortable working environment and with all necessary support and encouragement. The Planning Authority Management fosters an approach of empowering its staff in the delivery of their duties. The Management also adopts an open door policy, allowing staff to express and discuss on matters of importance or concerns, in finding solutions.

Internal and external training programs were adopted, with the aim of equipping staff to deliver at a higher level. In 2022, 9 staff of the Planning Authority benefitted with training opportunities, ranging from local short courses to overseas workshop and trainings.

The below staff movement details are relevant for the year 2022;

- ❖ 2 staff retired from service after many years of dedication to the Authority.
- ❖ 5 staff left the Authority to pursue careers in the private sector.
- ❖ 7 new staff joined the Authority.
- ❖ 7 staff were promoted.



Figure 3 - Some staff of the Authority , by Sections

2.0 The Planning Authority Boards and Committees

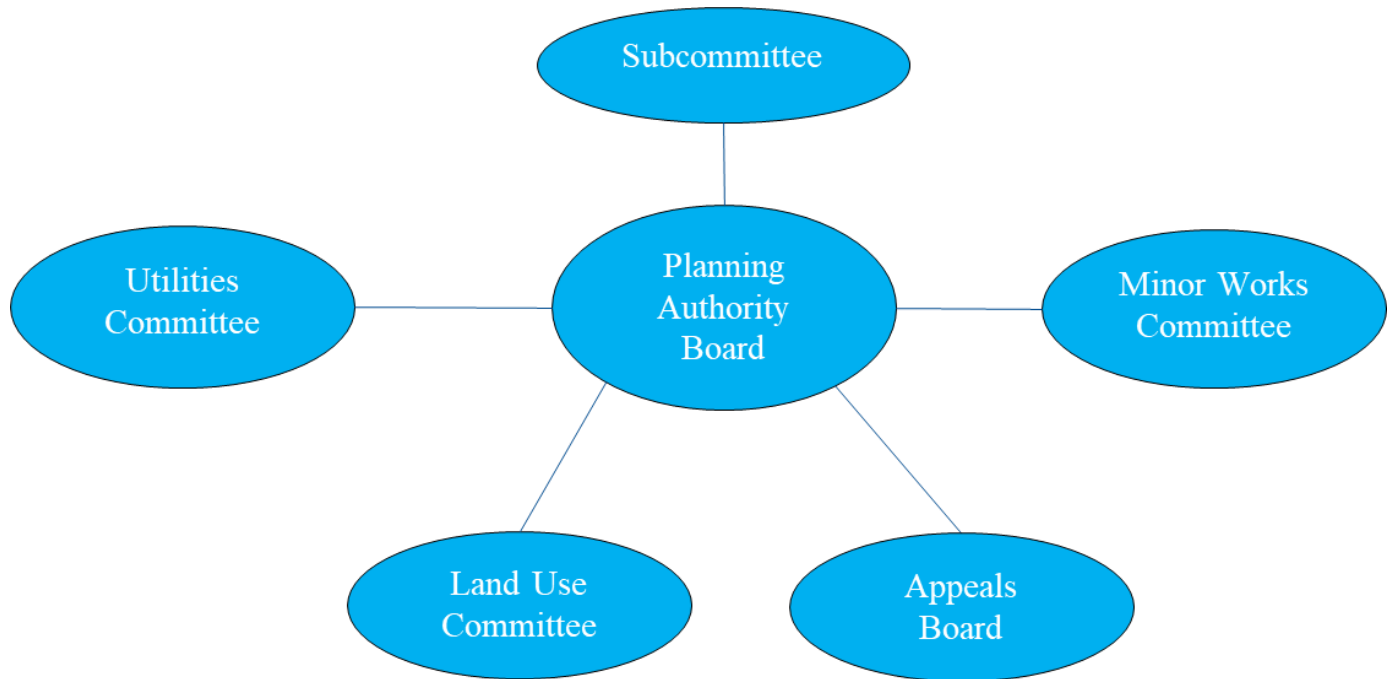


Figure 4 - Planning Authority Board & Committees set-up

The Planning Authority Boards & Committees

The Board consists of 9 members representing the private sector, and other key Government Ministries and Agencies, namely, Environment, Public Health, Department of Land Transport, the Ministry of Lands & Housing and a co-opted member under the law, representing the Ministry of Tourism. The current Board was appointed in April 2022 on a three year mandate. The Board's secretary is Mrs. Lindy Zoe; the Senior Processing Officer of the Authority.



The Board's Mandate is to review and establish construction development and land use related policies and guidelines for approval, as well as resolve on planning applications submitted to the Authority. Members are also required to conduct site visits, and consider other related matters pertaining the construction industry. On a larger scale, the Board also has oversight over budget and administrative matters of the Authority.

One of the Board's mandates, is to create committees that assist in the consideration of planning applications and planning related cases, for ease of speeding up the process. There are a total of 5 committees that have been set up by the Board, for this purpose.

The **Sub-Committee and the Utilities Committee** chaired by Mr. Terry Biscornet, the **Minor Works Committee**, chaired by Mr. Govin Pillay and the **Land Use Planning Committee**, chaired by Mr. Bernard Belle, consist of technical representatives from pertinent referral agencies. These Committees are mandated to visit development sites, assess feasibility of development proposals and make recommendations on different types of planning applications to the Planning Authority Board as well as provide land use input pertaining the production of development and land use plans.

Upon registration of planning applications, both the developer and the agent are informed through the e-planning system that the Authority will be considering the applications within a set time frame. Applications are considered at the different committee meetings during the week. The Subcommittee and Utilities Committee consider major development applications and applications for utility services development, respectively, within 14 working days after submission of these plans, whilst the Minor Works Committee on the other hand, considers minor residential development within seven working days, or less, after submission date.

Recommendations made by the Committees are compiled and circulated as reports to the Planning Authority Board, weekly, for consideration, and decisions are communicated to developers and agents by, email, post and telephone, the week following the meeting. The process is a repeated one each week. Hence, the technical Planning Authority Secretariat is a busy well-oiled, factory machine, working away meticulously, to ensure timely communications to the referral agencies and clients and consideration of cases by the Committees and Board, week after week.

On 15th April 2022, the Planning Authority Appeals Board was appointed by the President of the Republic. The Board is mandated under the Physical Planning Act 2021 to consider cases of appeal brought forth by developers who feel aggrieved by decisions of refusal or those who wish to contest a condition imposed by the Planning Authority or enforcement notice served by the Planning Authority. The Board is chaired by Mr. Patrick Nanty. The other two members are Mr. Ashley Pothin, who represents the Department of Environment and Ms. Rightny Amade who comes from the Private sector. The Board's secretary is Mrs. Shamira Bouchereau, who is a staff of the Planning Authority.

2.1 Planning Authority Boards' and Committees' Meetings and Visits in 2022

The table illustrates meetings held and cases considered by the Planning Authority Boards and its Committees in 2022.

| | Year 2022 | | Site Visits & Meetings with agents |
|------------------------------------|-----------------|---|------------------------------------|
| | No. of Meetings | Cases (New + Substitutes & supplementary) | |
| Planning Authority Board | 48 | 1446 Cases | 42 |
| Subcommittee | 102 | 3791 Cases | 75 |
| Minor Works Committee | 51 | 540 Cases | 70 |
| Utilities Committee | 18 | 61 Cases | 5 |
| Land Use Planning Committee | 27 | 102 | 10 |
| Appeals Board | 24 | 42 Cases | 27 |

Figure 5 – Work of the Boards and Committees in 2022



Figure 6 - Some of our Boards & Committees at work

3.0 Planning Application Process

Based on the type of development proposal, applications are circulated to referral agencies for assessment and inputs based on their respective area of expertise. Not all types of applications are circulated to the same referral agency. For instance, an application for a retaining wall is circulated to the Engineering section for assessment but not to the Public Health Authority. However, referral agencies, such as; the Department of Environment, Development & Policy Planning Unit and Ministry of Local Government receive all planning applications that are submitted, for statutory, monitoring or community awareness purposes. The diagram below is an illustration of the process for considering an application.

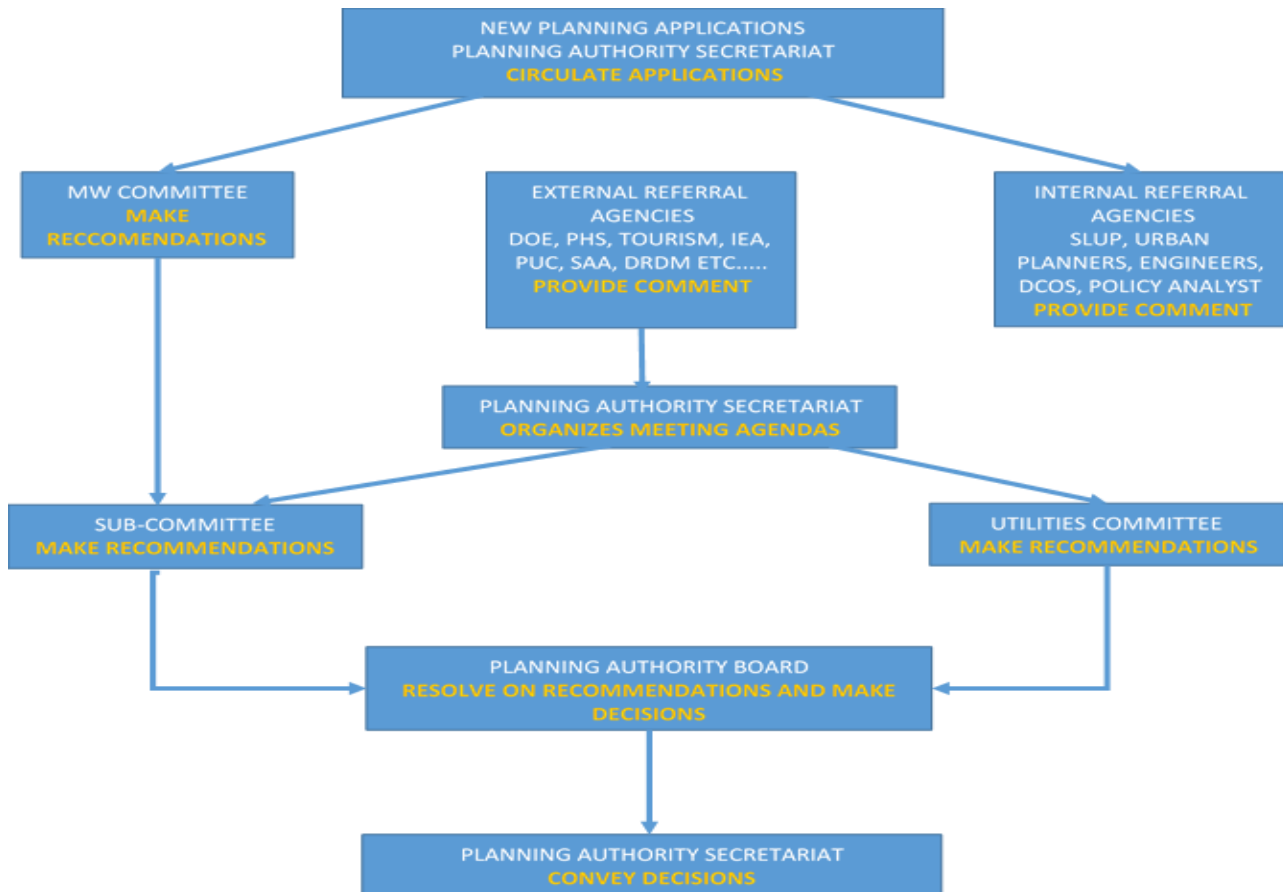


Figure 7 - The Planning Application Process

3.1 Decision Status of Planning Applications

The different type of decisions taken by Committees and the Planning Authority Board varies and are as follows;

Approved; considered as a final decision, whereby permission to initiate implementation of development is released formally with conditions.

Refused; considered as a final decision with rationale for refusal, against which appeal can be made to the Planning Authority's Appeal Board.

Approved in principle; not a final decision. This decision is taken, when the proposal is first considered and is generally found to be acceptable. However, comments from the referral agencies have not yet been received. The approval in principle can change, once the necessary comments are received. It is also a decision issued, when the development proposals are generally acceptable but there needs to be minor revision(s) made to the drawings, in the form of a resubmission from the Agent.

Deferred; not a final decision. Status given to applications when feedback from the referral agencies are awaited.

Withdrawn; not a final decision and is done upon request from agents or developers when applications are superseded by the submission of another development proposal, requested by the owner/developer.

Applications are also withdrawn automatically, upon expiry of the 6 weeks' timeframe, after agents fail to provide resubmissions/amendments/additional information requested by the Planning Authority. Once withdrawn, applications can be re-instated, provided that a re-instatement fee is paid.

Resubmission; The term 'Resubmission' is used when Agents are requested to submit revision to address certain issues, which then, substitutes drawings, that were submitted originally.

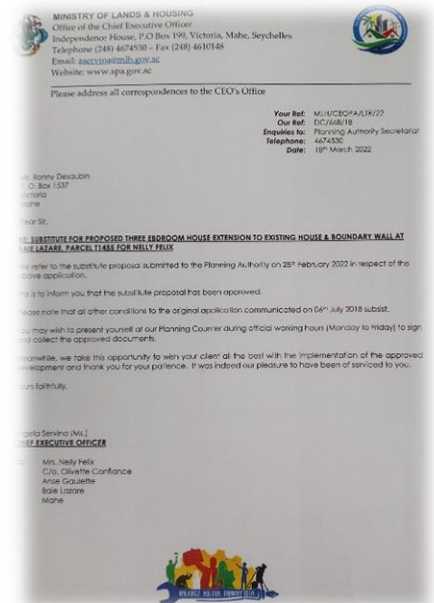
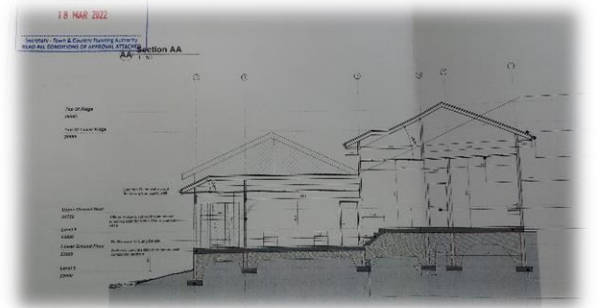


Figure 8 - Sample of planning application documents

3.2 What does 'DC', 'CERT', 'Minor Works', 'CPS' applications refer to?

These are the four different categories under which planning applications when submitted are registered under. These depend on the type, scope and size of development. This section of the report defines the types of development for those four categories of applications.

Development Control- (DC) These are applications submitted for all types of commercial, industrial, tourism, agricultural development proposals. This reference is also used for all new residential buildings of more than 100m² or extensions to existing residential development of more than 40m², including retaining and boundary walls above 1.5m high and subdivision of plots of land, into 4 plots or more.

Certificate of development- (CERT) These applications consist of solely, new residential house proposals that are below 100m².

Minor Works- (MW) These applications consist of solely ancillary facilities attached to existing residential developments, fences, gates and walls that are below 1.5m high, non-habitable temporary buildings and extension to existing residential developments below 40m².

Certificate of Permitted Subdivision- (CPS) These consist of subdivision applications up to 3 residential plots. The plots may be a combination of residential plots and plots for designated access. It also consists of subdivisions of land simply to address existing residential/access encroachments, in which case there is no limit to the number of plots.

3.3 Planning Applications Statistical Performance 2022

The number of new submissions received in 2022 was 2318. This figure is more or less within the same range in comparison to applications received over the past three years (i.e. 2020-2022) The below graphs provides statistical details of applications processed within 2022.

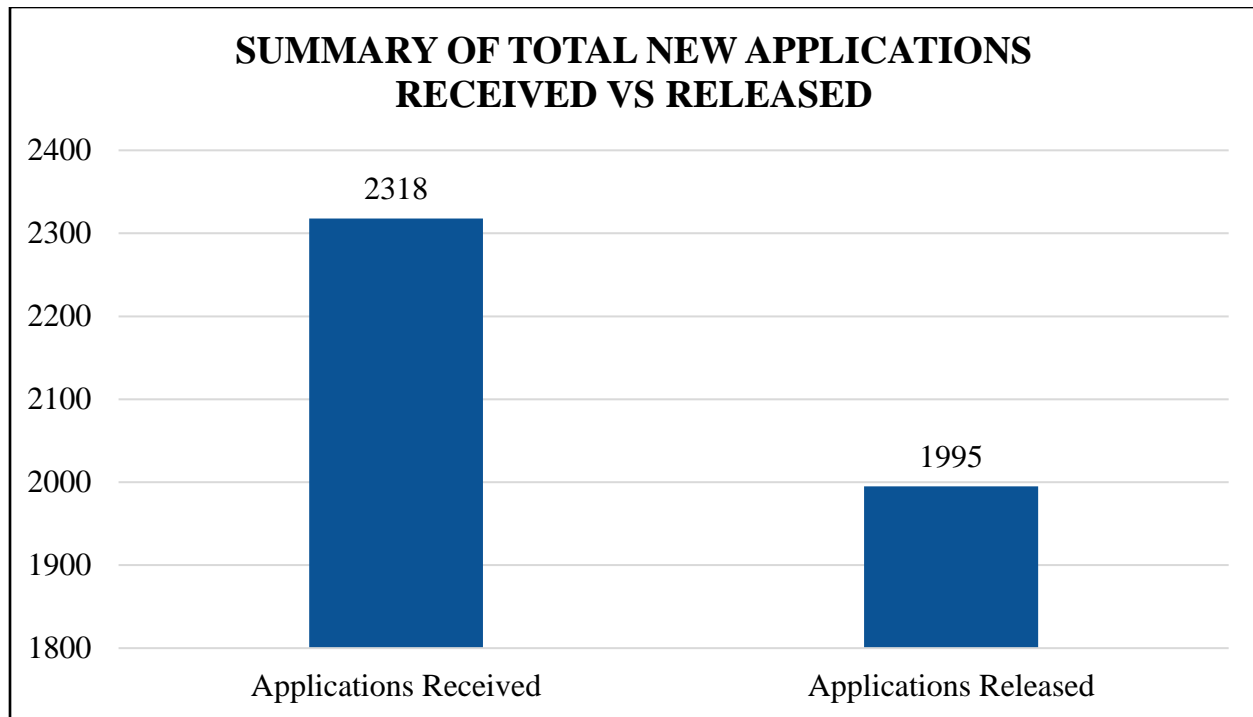


Figure 9 - New Applications received and released in 2022

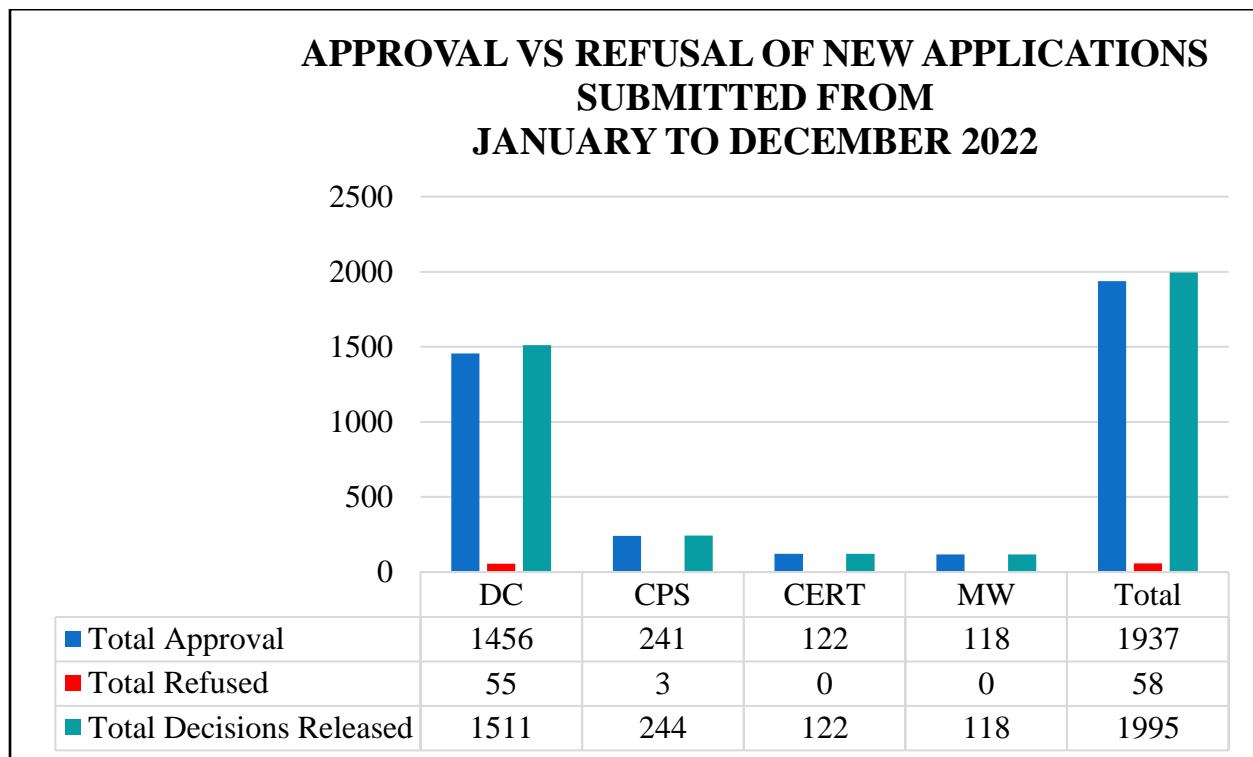


Figure 10 - Breakdown of applications received and released in 2022, per category

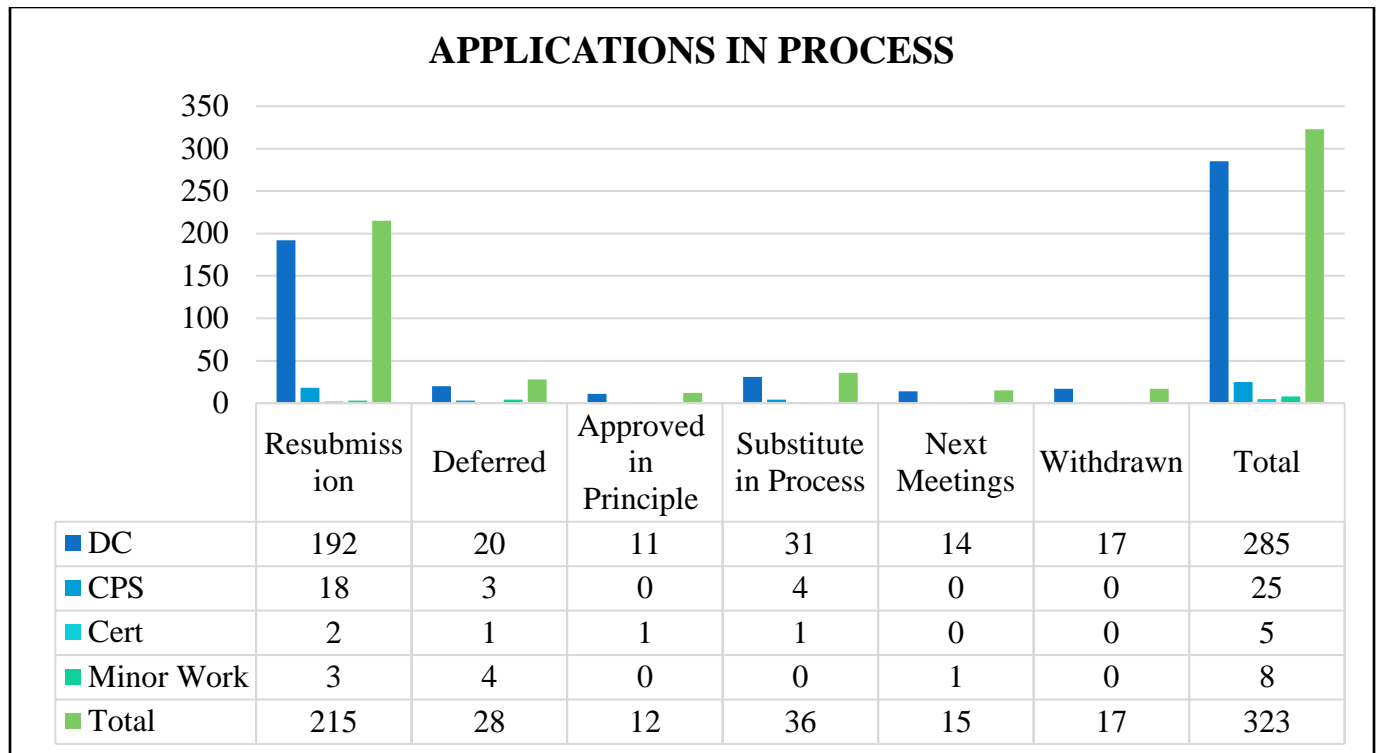


Figure 11 - Applications still in process as at 31st December 2022

3.4 Summary of applications' status as at 31st December 2022

- Total Applications Received – Total Released from January to December 2022; 2318 - 1995 = **323 applications in process**.
- **1937** applications had been approved, representing a total percentage of **84%**.
- **58** had been refused, representing a total percentage of **2%**.
- **323** applications were still in process, representing a total percentage of **14%**.

The applications in process as at 31st December 2022

- **227** applications were pending a revised submission with agents/developers.
- **17** applications had been withdrawn either automatically or by the agents/developers themselves.
- **79** applications were pending a final decision/ still in process.

3.5 Appeals Statistics 2022

The Planning Authority's Appeals Board started its mandate on 15th April 2022, taking over appeal cases previously resolved upon by the Minister responsible for the Planning Authority. As at 31st December 2022, it had registered 42 cases. The below table provides a breakdown of this figure as at 31st December 2022.

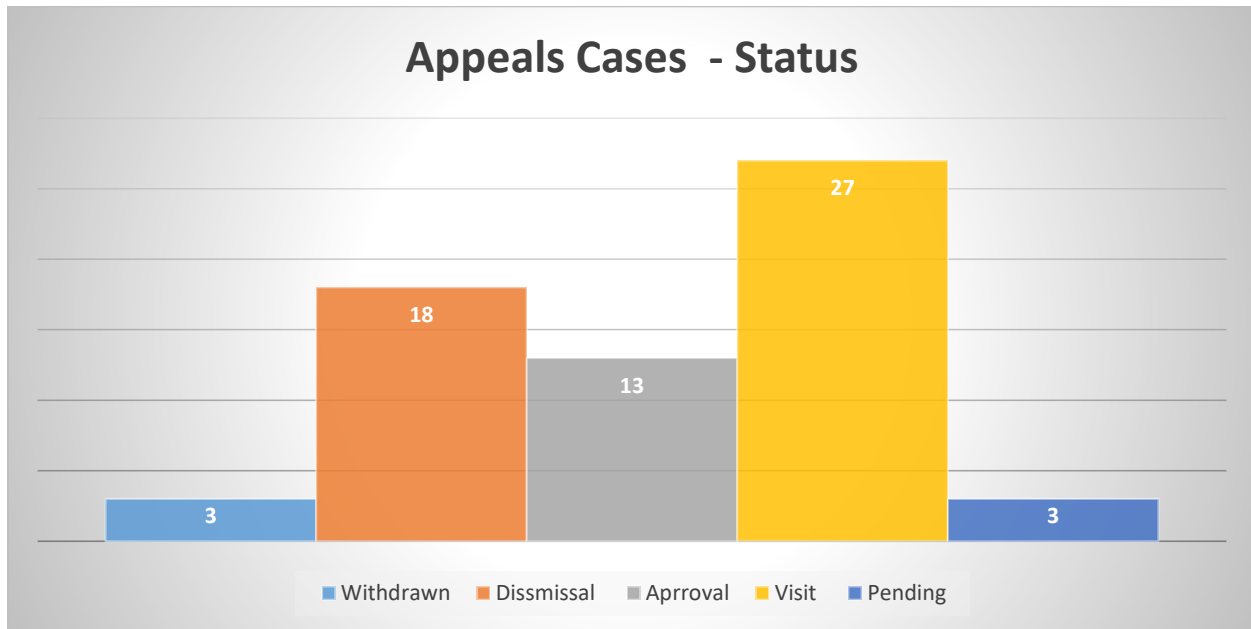


Figure 12 - Appeals cases 2022

3.6 Comparisons of Application Statistics over the last years

The below charts that follow illustrate comparisons between applications received and processed in the last 4 years, by the Planning Authority. As will be noted, the trend is that the DC applications remain dominant, in terms of type of applications submitted. Also apparent is that the figure for applications refused by the Authority has remained considerably low. This can be attributed to the continuous work done with developers/agents in advising on best options for development, in line with the land use classifications and site topographical and geographical conditions.

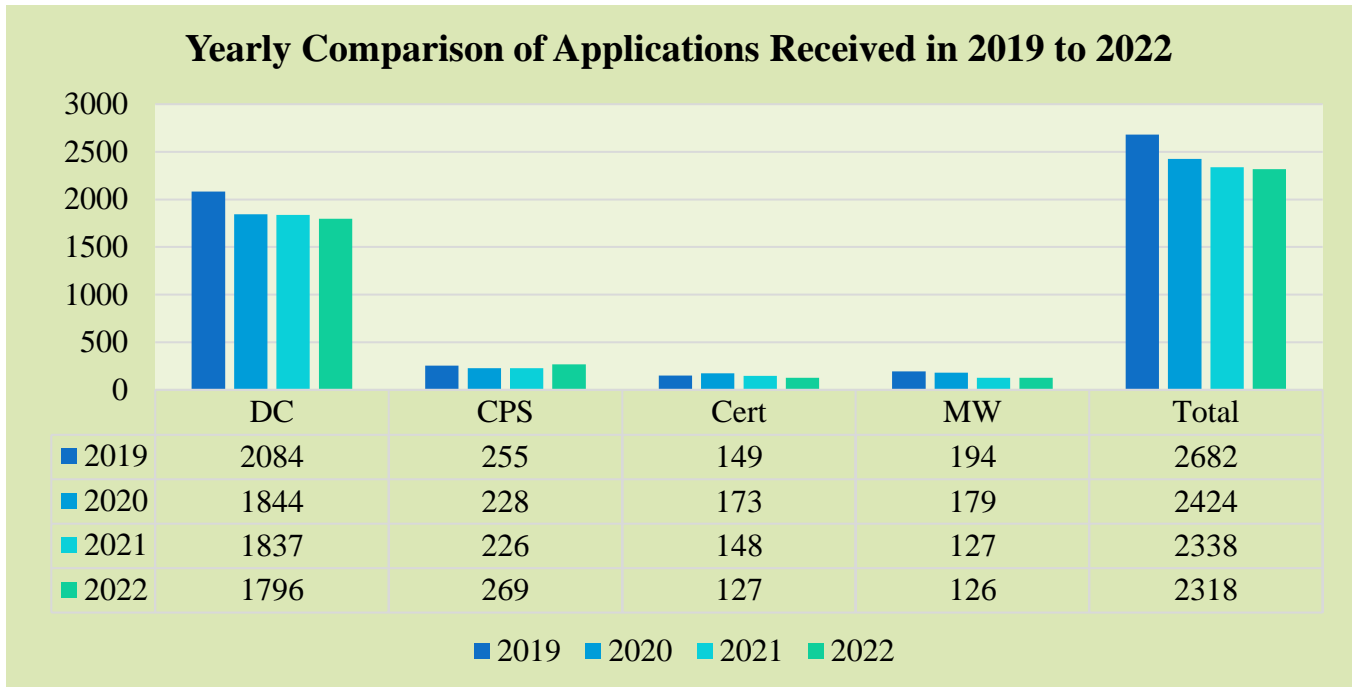


Figure 13 - Yearly comparison of Planning Application received in 2019 to 2022

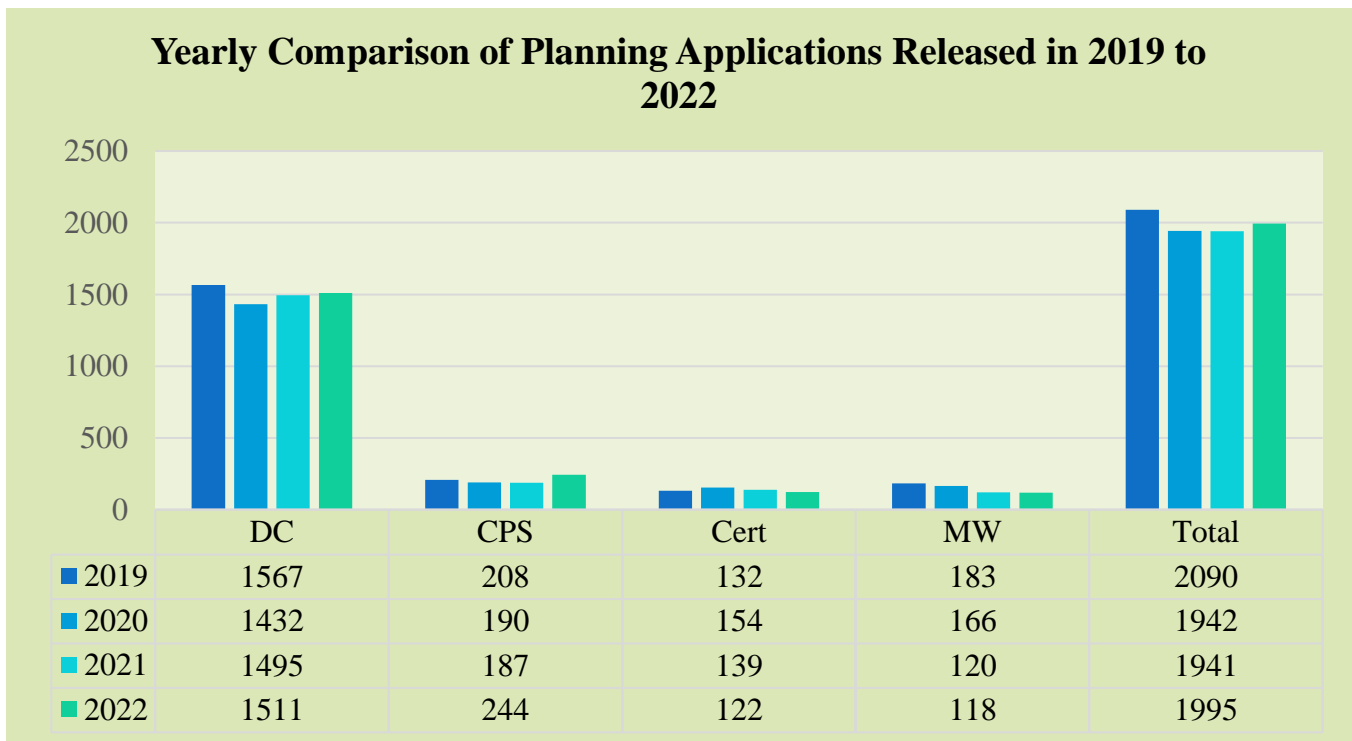


Figure 14 - Yearly comparison of Planning Applications released in 2019 to 2022

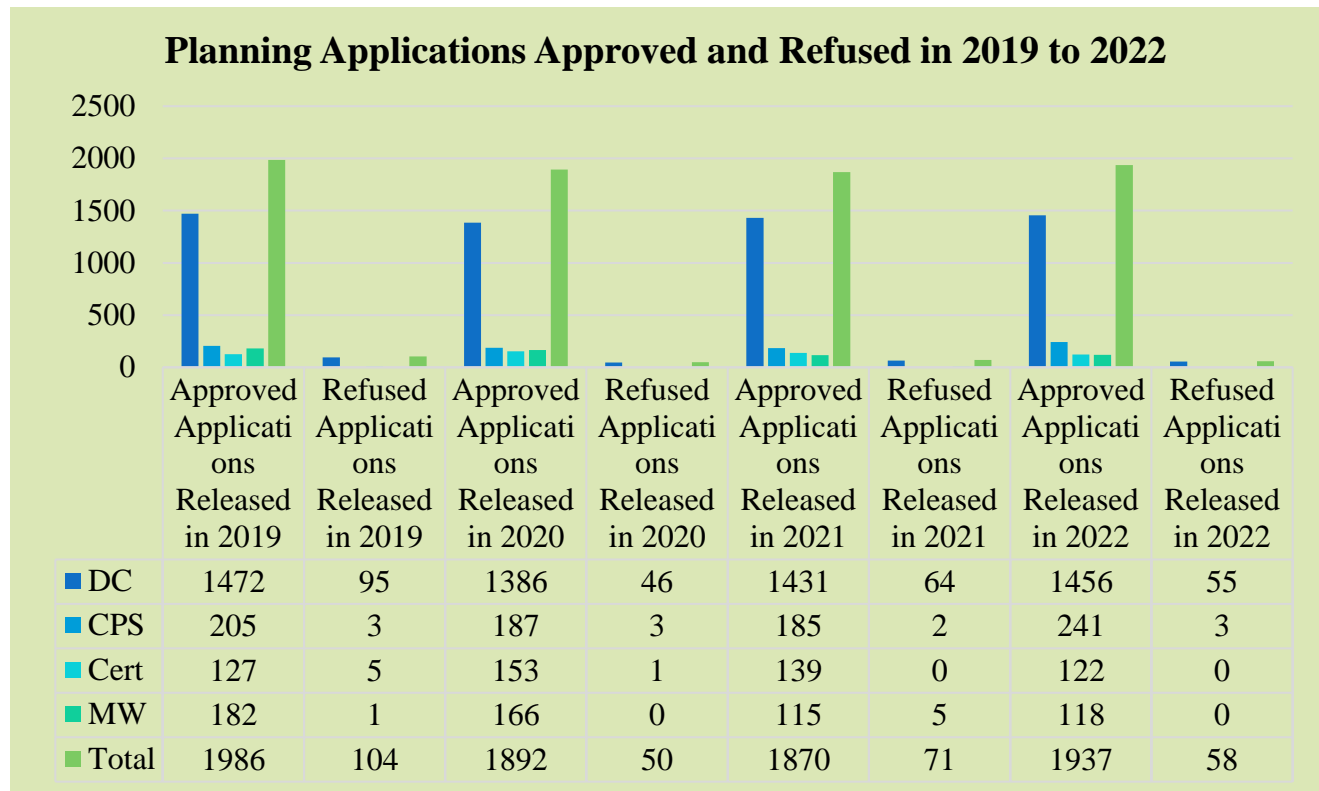


Figure 15 - Planning Application Approved and Refused in 2019 to 2022

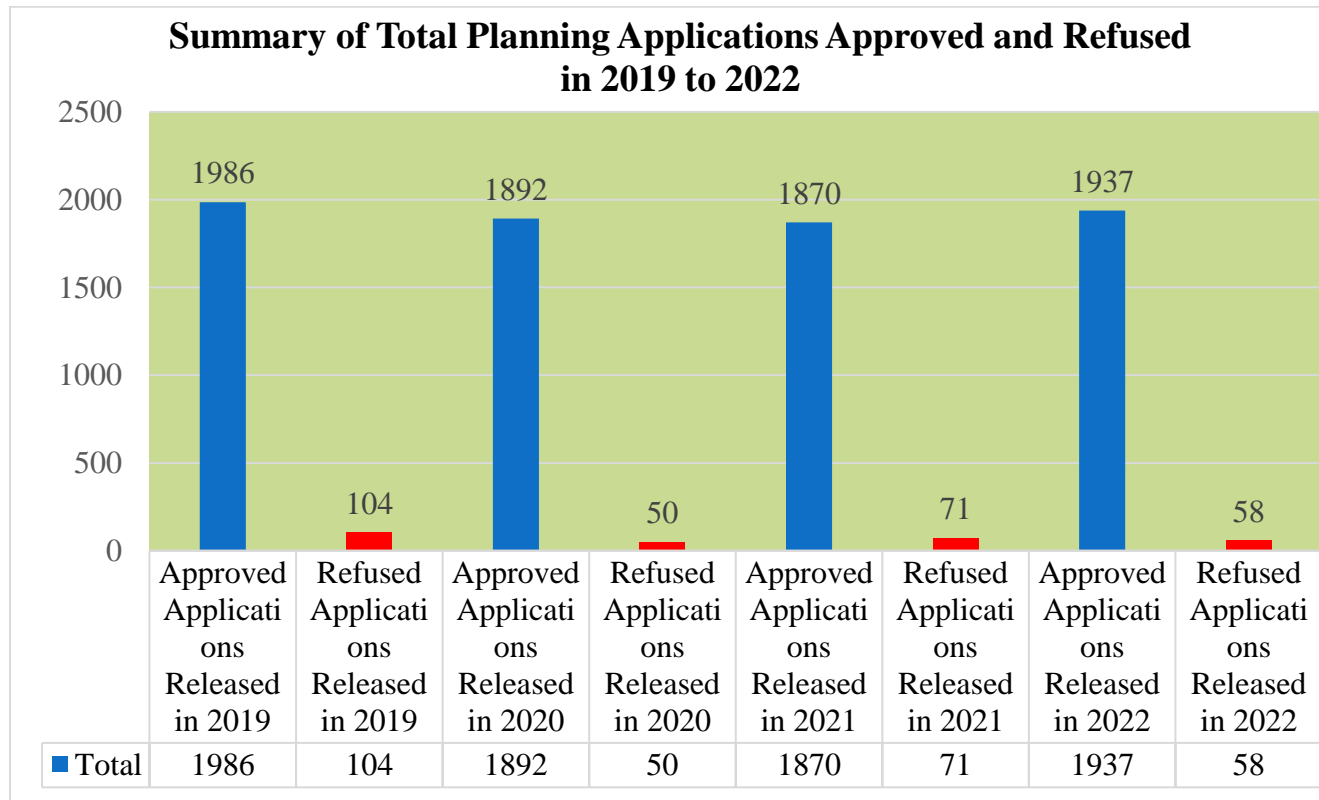


Figure 16 - Summary of Total Planning Applications Approved and Refused in 2019 to 2022

3.7 Earthwork Applications

When physical development applications are approved, as a condition developers/builders are requested to submit a dully-filled form, which serves as an application to seek permission prior to undertaking earthworks on the construction site. Sites that are subject to such requests, are visited by Development Control Officers for an assessment of the works in question and eventual decision. To reduce the number of illegal or uncontrolled earth cuttings, applications for earthworks are accepted only when there are substantial earth works on agricultural land and for sites with approved construction development.

The benefit of such permission is to control and ensure that earth-work activities are done in a safe and secure manner without causing adverse effects to the surrounding environment. The following graph is an illustration of the number of earthworks requests received and considered over the past four years.

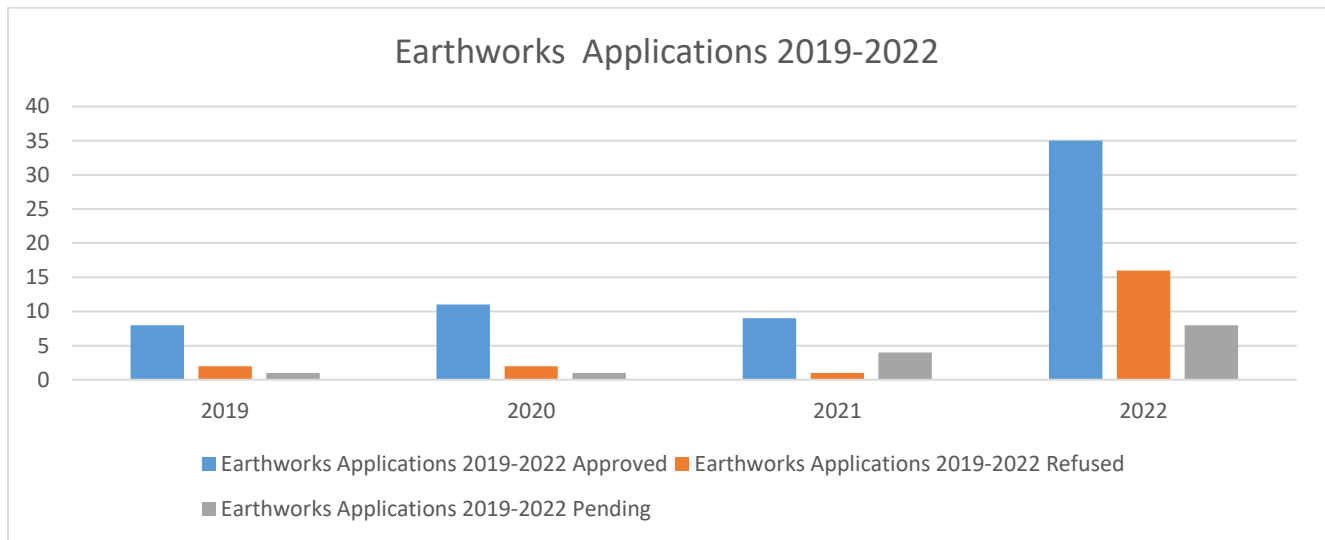


Figure 17 - Earthworks applications Request 2019 to 2022

4.0 The sections of the Planning Authority

For effectively delivery of its daily functions, the Planning Authority, relies on its three main units. This part of the report provides an overview of their responsibilities, functions and overall performance during the year 2022.

4.1 The Planning Authority Secretariat;

- ❖ Receives and registers submissions, including planning applications from developers/ Agents (Architects, Surveyors, Draughtsman and Contractors).
- ❖ Processes these submissions until a final decision is communicated to the Client/Agents.
- ❖ Liaises and follows up systematically with internal, external referral agencies and agents for timely receipt of comments, processing of planning applications and other submissions.
- ❖ Processes substitutes and supplementary resubmissions to planning applications in process as well as those already approved.
- ❖ Processes renewal of previously approved and expired planning approvals.
- ❖ Prepares and releases final approval or refusal documents to agents.
- ❖ Prepares agendas for Committees' & Boards' meetings.
- ❖ Organizes Committees' and Boards' visits.



Figure 18 – Some of Planning Authority's Secretariat staff

In 2022, further improvement was achieved in respect of the percentage of applications on which we released a decision within 4 weeks. The figure rose to **92%** from **77%**

This means that **92%** of applications submitted in 2022 was dealt with within 4 weeks of submission and a final decision conveyed within the stated period.

The Planning Authority Services Bureau ensures that all decisions taken by the Board during the weekly meeting are communicated to clients, the following week. Hence, no delay in the provision of feedback.

Statistics specifically related to the unit's mandate are relevant from 3.3-3.7 above.



Figure 19 – Some of Planning Authority's Secretariat Staff

4.2 The Development & Policy Planning Unit

- ❖ Is mandated to prepare and produce land use and development plans for the territories of Seychelles.
- ❖ Works on strategic policies and guidelines that relate to construction, designs and uses of land. These are then submitted to the Planning Authority Board for review and approval.
- ❖ This unit plays a vital role in assessing planning applications based on land use classifications.
- ❖ Computes plot coverage limit for development proposals.
- ❖ Reviews and updates information related to development plans and land use plans



- ❖ Receives and provides pre-planning advice pertaining feasibility of developments in relation to the land use classification and allocated plot coverage limits.

- ❖ Conducts stakeholders' consultations related to projects that can potentially have major social impacts nationally or on the community within which, such development proposals are located. Some examples of such proposals are churches, air fields etc...

- ❖ Provides land use advice to developers.



Figure 20 - Some of the Development & Policy Planning staff at work.

Relevant statistics for work done in 2022, based on the unit's mandate are listed in the table below;

| Tasks | Figures |
|---|---------|
| Pre-Planning requests | 112 |
| SIB projects | 24 |
| Livestock assessment request | 79 |
| Environmental Impact Assessment scoping | 9 |
| Reviewed land use plans | 12 |
| Development Plans worked on | 2 |
| Lands Cases | 57 |
| Land Use reclassification cases | 45 |
| Policies /Guidelines reviewed | 2 |

Figure 21 - Cases dealt with by the Development & Policy Planning Unit

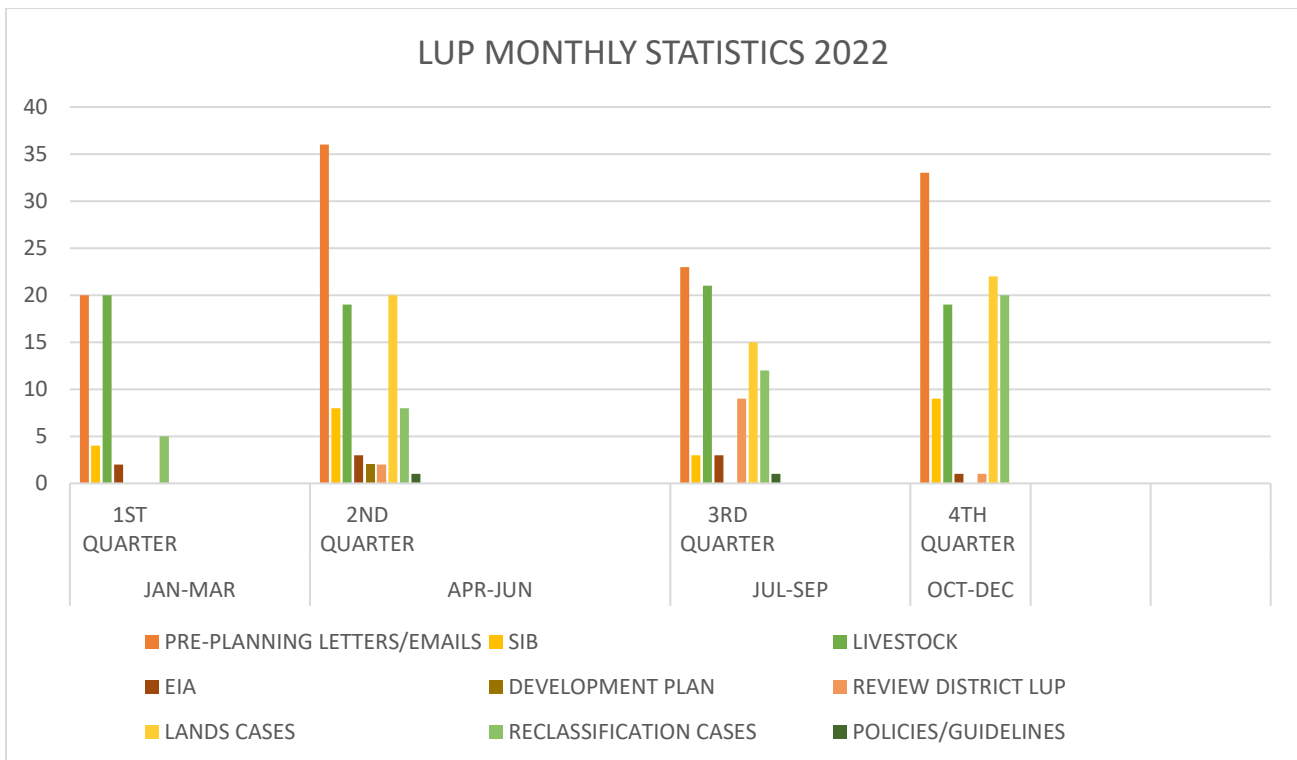


Figure 22 - Quarterly statistics Development & Policy Planning 2022

4.3 The Quality Assurance and Building Control unit

This unit consists of two sub Units including Development Control Officers qualified as Construction Technicians and qualified Engineers.

- ❖ Assesses planning applications in reference to the Building Regulations.
- ❖ Conducts monitoring of approved developments under construction, from commencement up to completion, to ensure compliance to approved plans.
- ❖ Provides assistance to referral partners such as FTC, SLA, Ministry of Local Government, Ministry of Environment etc...
- ❖ Assesses renewal requests upon expiration of planning permission for development proposals. This is to ensure that the site situation has not changed since the last approval was granted.
- ❖ Conducts joint visits with pertinent referral agencies for issuance of Occupancy Certificate for completed development.
- ❖ Assesses earthworks requests to identify potential risks that may impact on the neighboring properties or the existing amenities of the site to be developed and make recommendations to the Planning Board.
- ❖ Investigates construction related complaints and enforces illegal construction
- ❖ Initiate enforcement action against developers and building contractors through formally serving 'Stop Notices' or 'Enforcement Notices', to instruct compliance.
- ❖ The qualified Civil and Structural Engineers check, request revisions and approve structural details of development proposals.
- ❖ Monitor construction and stability of structural elements within construction proposals and during site implementation.



Figure 23 - Some of the Quality Assurance & Building Control Staff at work.

- ❖ Provides the Planning Board with reports and recommendations on structural cases.
- ❖ Conducts interviews for new contractors' licenses and upgrades of licenses.

It is important to note that in 2022, the Unit managed to attend to 87% notices submitted and dealt with 90% of enforcement cases successfully. The difference in figure represents the cases that developers had reverted to the Appeals Board, without a resolution as at 31st December 2022.

Also noteworthy, is that the Unit of 10 Development Control Officers monitored, at any one point in time, no less than **1633** active constructions in the country in the year 2022.

The engineering unit is made up of 3 engineers, a senior engineering technician and an engineering technician. They have to attend to all the structural notices submitted.

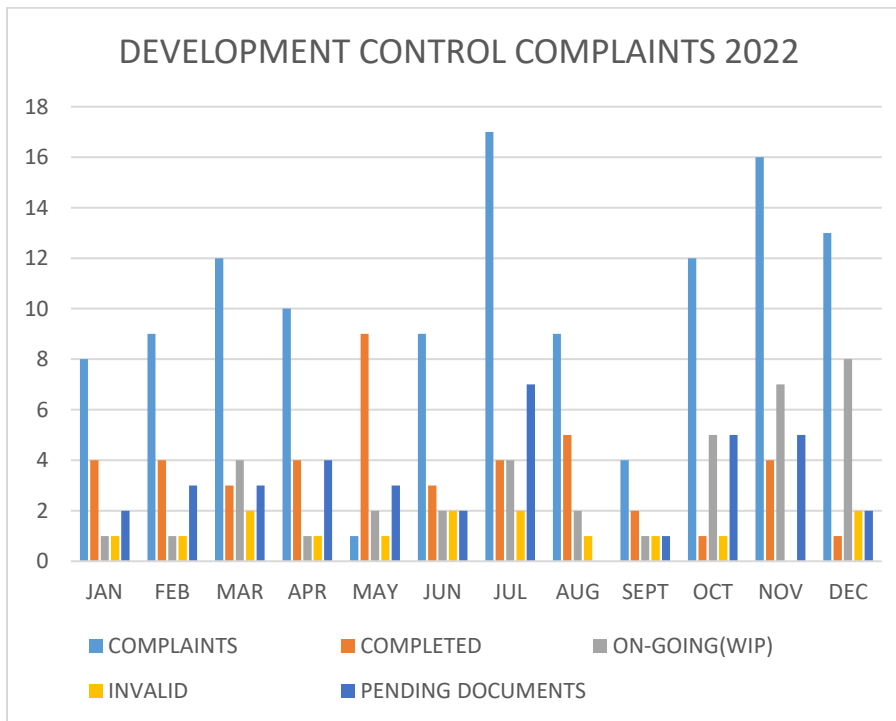


Figure 24 – Construction related complaints cases dealt with by Development Control Section

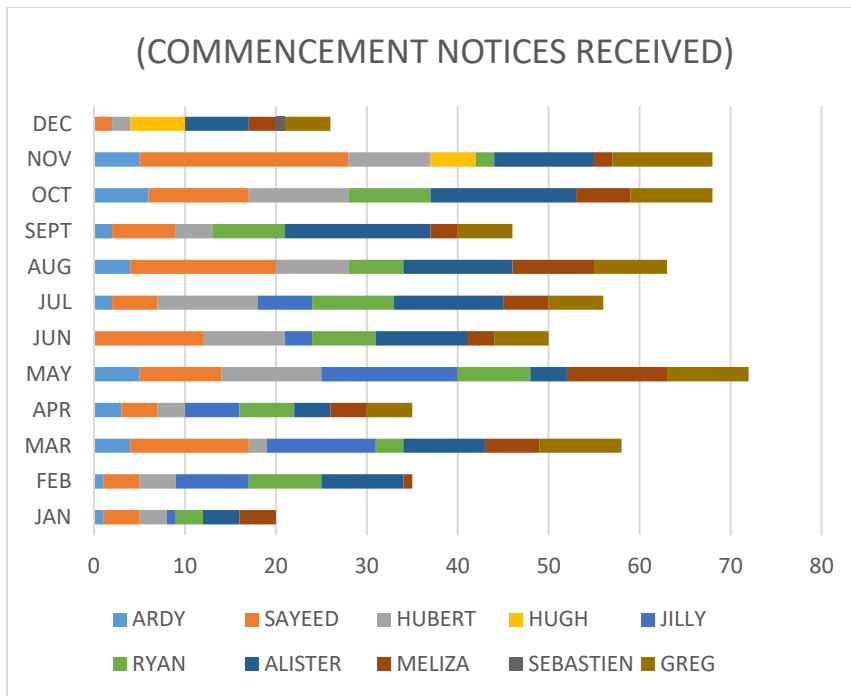


Figure 25 - New Commencement Notices received in 2022

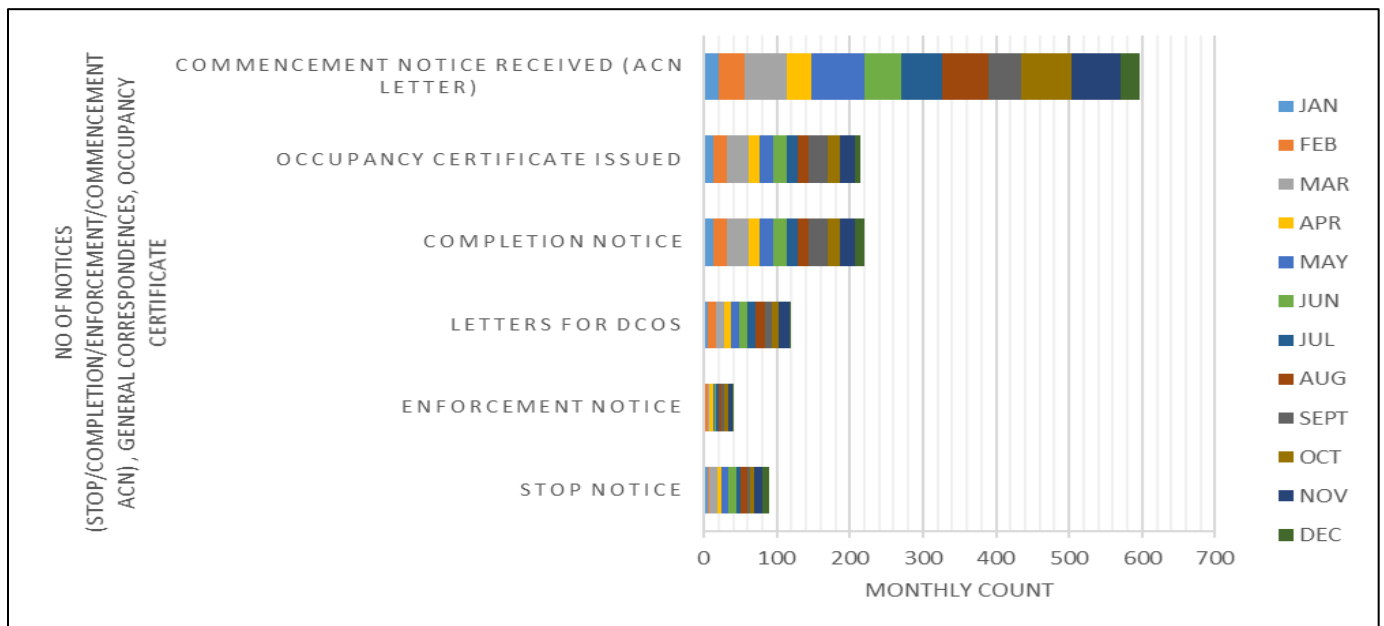


Figure 26 - General Statistics of work done by DCO Unit in 2022

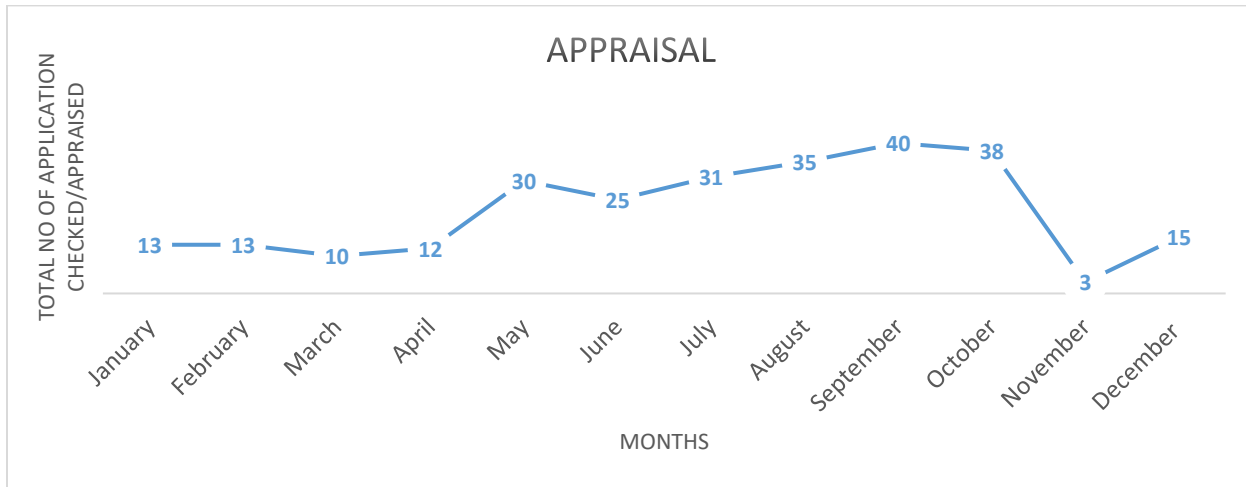


Figure 27 - Structural appraisals done by the Engineering Unit in 2022

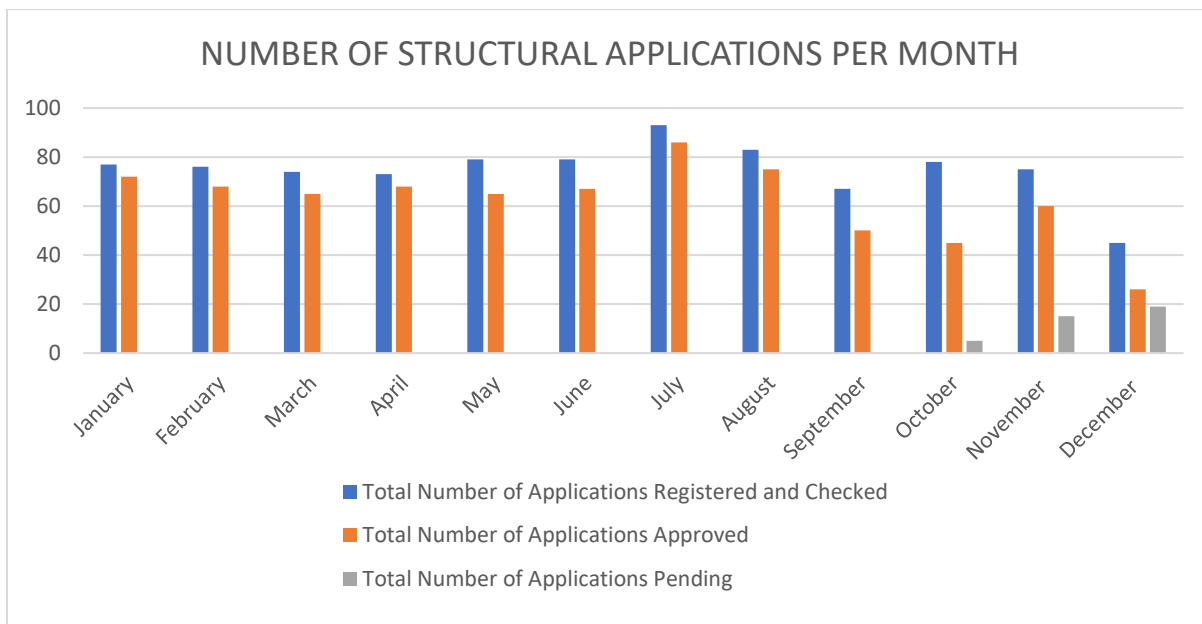


Figure 28 - Overview of structural checks per month in 2022

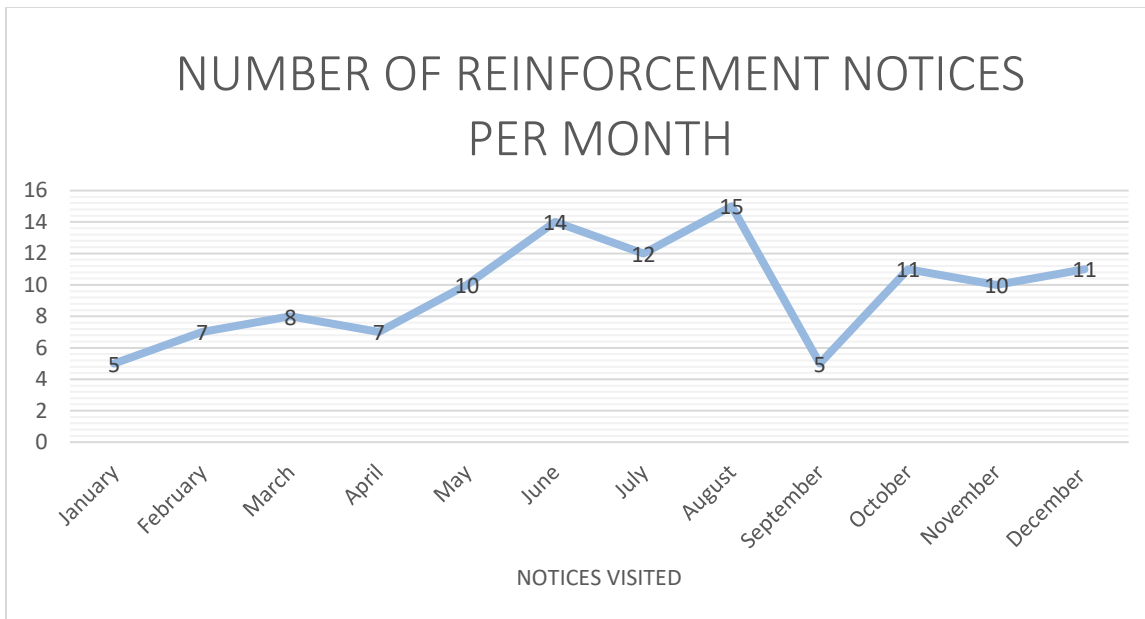


Figure 29 - Reinforcement notice visits per month in 2022

5.0 Inner Island site visits

The CEO, technical units and certain Committees undertook site visits to the Inner islands in 2022 for the purpose of delivering on the Planning Authority's mandate. This is detailed in the below table.

| | Number of Trips |
|--|-----------------|
| Development & Policy Planning Unit | 12 |
| Development Control & Engineering Unit | 18 |
| Minor Works Committee | 5 |
| Appeals Board | 2 |
| Sub-Committee | 1 |
| Land Use Committee | 3 |
| CEO PA | 3 |

Figure 30 - Number of trips to the Inner Islands in 2022

6.0 Other Activities

6.1 Meetings with agents and contractors

The Authority conducted its traditional annual meetings with agents (architects, engineers, surveyors and draughtsmen) and building contractors in 2022. The aims of the meeting were to brief the agents on the changes in the law and remind them of their obligations when interacting with the Authority. As is always the case, the meetings were interactive and many positive exchanges took place.



Figure 31 - Picture overview of meetings with Agents & Contractors

6.2 Land Use Planning Consultative Meetings

In the latter part of 2022, the imposed COVID-19 restrictions had been eased up. Consequently, the PA was able to re-initiate its land use planning consultation meetings at the district level. Meetings were held for Roche Caiman, Les-Mamelles, Plaisance, Mt-Fleuri, English River, Mt-Buxton, St-Louis & Bel-Air.



Figure 32 - Picture overview of Public Consultative Meetings by LUP unit Staff

6.3 Finalization of the Construction Professional Council Act 2022

Jointly with our partner agency; The Seychelles Infrastructure Agency, and the Attorney General's Office, we managed to finalize work on the Construction Professional Council Act 2022. The production of the Bill included work internally through a Committee, set up to review the draft proposal, and consultative meetings with concerned parties. The finalization of the Bill was a long term aim of the Planning Authority, pushed through by the Minister of Lands & Housing; Minister Rangasamy. The Bill received National Assembly Approval in early November 2022 and the President assented to the Act in December 2022.



Figure 33 - Picture overview of the signing of the Construction Professional Council Act 2022

6.4 Habitat Week & Open Day

As is customary, each year, in the first week of October, the Ministry of Lands & Housing celebrates the Habitat week. The PA joins in, with the Ministry in the activities to commemorate the week. Activities held included, the official opening ceremony and open day whereby each agency in the Ministry had the chance to showcase its work and services. For the year 2022, the Ministry focused on attracting the youth to a future career in the various technical fields it has. An open day for students and their teachers was organized. The students were able to visit various departments in the Ministry and given details about prospective work opportunities in the future. In addition, PA was part of the team that visited the Praslin Secondary school in the student sensitization activity.



Figure 34 - Picture overview of Habitat Week & Open Day Activity

6.5 World Town Planning Day

For the first time in its history, the Planning Authority commemorated the World Town Planning Day, on 8th November 2022. This is an activity celebrated worldwide. It is a day on which the work of town planners are emphasized and celebrated, in the search of sustainable cities and towns.

The Planning Authority organized a poster competition locally, amongst students to commemorate the day. The theme of the competition was "the evolution of Seychelles architecture" over the years. Impressive participations were recorded. The competition was judged internally in PA by the organizing Committee and the winners were rewarded in a ceremony organized, to celebrate the Planning Authority's 50th Anniversary.

The occasion was also commemorated by the Minister of Lands & Housing's message, read out and printed out in the national media.



Figure 35 - Picture overview of Town Planning Day Activity



Figure 36 - Pictures overview of winning participants drawings for the World Town Planning day competition

6.6 The Planning Authority's 50th Anniversary

In 2022, the Planning Authority marked its 50th year of formal existence. In commemoration of the milestone, the Authority celebrated, the event, as part of activities to mark "World Town Planning Day". On the 11th of November 2022, the Authority held an official formal ceremony, whereby the history of the Authority was remembered, the achievements of the Authority were celebrated and the shortcomings were reflected upon. The ceremony also hosted the long service awards for staff and Board members of the Authority who had served 10 years or more. Two long-serving staff who retired in 2022, were also honoured on the occasion. The ceremony was attended by the Vice-President of the Republic; Mr. Ahmed Afif, the Designated Minister; Mr. Jean-Francois Ferrari & the Planning Authority's parent Minister; Mr. Billy Rangasamy, amongst other partners of the Authority. The occasion was a cheerful one with interactions between staff and the invitees.



Figure 37 - Pictures of the 50th PA Anniversary celebration



Figure 38 - Pictures of the 50th PA Anniversary celebration



Figure 39 - Pictures of the 50th PA Anniversary celebration



Figure 40 - Pictures of the 50th PA Anniversary celebration

7.0 Financial Reports 2022

Receipts Outturn



| SR'000s | 2021 | 2022 | | | Variance |
|---|-----------------|--------------|----------------|---------------------|---------------------------|
| | Audited Outturn | Budget | Revised Budget | Preliminary Outturn | Revised Budget to Outturn |
| Receipts transferred to Consolidated Fund | 5,008 | 5,000 | 6,044 | 6,161 | 1.9% |
| Planning Fees | 4,991 | 5,000 | 6,010 | 6,140 | 2.2% |
| Sale of Booklets | 17 | | 34 | 44 | 29.5% |
| | | | | | 0.0% |
| Total | 5,008 | 5,000 | 6,044 | 6,184 | 2.3% |

Figure 41 - Receipts outturn

In the year 2022, the Seychelles Planning Authority was able to exceed its revised revenue target by 1.9%. This represents an increase in the type of planning applications received for the year. We assessed a continuous upward trend in the submission of commercial and residential applications, which is reflected by the increase in revenue collection.

The following listed below pertains the types of applications which were processed.

- Small Projects
- Flats
- Sub division
- Tourism
- Housing

Consolidated Expenditure Outturn

| R'000s | 2021 | 2022 | | | Variance |
|--|-----------------|---------------|----------------|---------------------|---------------------------|
| | Audited Outturn | Budget | Revised Budget | Preliminary Outturn | Revised Budget to Outturn |
| Programmes | | | | | |
| P1:Governance, Management & Administration | 7,192 | 7,199 | 7,199 | 7,010 | 2.6% |
| P2:Land Use Policy and Planning | 2,169 | 2,245 | 2,245 | 1,987 | 11.5% |
| P3:Development Control | 6,815 | 7,056 | 7,056 | 6,386 | 9.5% |
| Total | 16,176 | 16,500 | 16,500 | 15,383 | 6.8% |

Economic Classification

| | | | | | |
|------------------------------------|---------------|---------------|---------------|---------------|--------------|
| CURRENT EXPENDITURE | 16,176 | 16,500 | 16,500 | 15,383 | 6.8% |
| Compensation of Employees | 11,735 | 11,909 | 11,909 | 10,592 | 11.1% |
| Wages and Salaries in Cash | 11,735 | 11,909 | 11,909 | 10,592 | 11.1% |
| Wages and Salaries in Kind | - | - | - | - | 0.0% |
| Use of Goods and Services | 4,441 | 4,591 | 4,591 | 4,792 | -4.4% |
| Office Expenses | 1,410 | 1,477 | 1,477 | 1,513 | -2.5% |
| Transportation and Travel cost | 461 | 421 | 421 | 433 | -2.8% |
| Maintenance and Repairs | 379 | 280 | 280 | 353 | -26.2% |
| Materials and Supplies | - | - | - | 18 | 0.0% |
| Other Uses of Goods and Services | 1,971 | 2,363 | 2,363 | 2,184 | 7.6% |
| Minor Capital Outlays | 220 | 50 | 50 | 289 | -481.3% |
| CAPITAL EXPENDITURE | - | - | - | - | 0.0% |
| Non-financial Assets | - | - | - | - | 0.0% |
| <i>Building and Infrastructure</i> | - | - | - | - | 0.0% |
| <i>Machinery and Equipment</i> | - | - | - | - | 0.0% |
| <i>Other Fixed Assets</i> | - | - | - | - | 0.0% |
| <i>Non-produced Assets</i> | - | - | - | - | 0.0% |
| Total | 16,176 | 16,500 | 16,500 | 15,383 | 6.8% |

Figure 42 - Consolidated Expenditure Outturn

In general, there were no major change in terms of programs, since the budget allocation remained more or less the same. However, we managed to make certain savings, under wages in view of non-recruitment of key posts, and as such, with permission of the Ministry of Finance, we were able to vire the funds to other priority votes.

Programme Performance

Programme 1: Governance, Management and Administration

The purpose of the programme is to provide quality service and promote good governance through an effective managerial structure, efficient administration and management of resources, giving the necessary material support to enable both staff and the organisation to perform and achieve its goals.

The programme comprises the following sub-programmes:

- Sub-programme 1 CEO's Secretariat: Provides good governance through efficient management and leadership skills, ensuring that allocated resources are used effectively;
- Sub-programme 2 Human Resource, Administration and Finance: Improves human resource capacity through provision of training and incentives, creating a framework for staff retention to enhance productivity and performance; and.
- Sub-programme 3 Board, Secretariat and Committees: Delivers service to the public by deciding on development proposals. The Secretariat provides technical support for efficient decision making pertaining to planning submissions to uphold existing land use and construction related policies and guidelines. The Committees assess the feasibility of development proposals and make recommendations on planning applications to the Planning Authority Board.

Programme Expenditure Performance**Consolidated programme expenditure performance**

Programme Name P1:Governance, Management & Administration

| SR'000s | 2021 Audited Outturn | 2022 | | | Variance |
|--------------------------------------|----------------------------|--------------|-------------------|------------------------|---------------------------------|
| | | Budget | Revised Budget | Preliminary Outturn | Revised Budget to Outturn |
| Programmes | | | | | |
| SP1:CEO's Secretariat | 2,224 | 2,168 | 2,168 | 1,821 | 16.0% |
| SP2:HR, Admin and Finance | 3,421 | 3,093 | 3,093 | 3,377 | -9.2% |
| SP3:Board Secretariat and Committees | 1,547 | 1,939 | 1,939 | 1,811 | 6.6% |
| Total | 7,192 | 7,199 | 7,199 | 7,010 | 2.6% |
| Economic Classification | | | | | |
| CURRENT EXPENDITURE | 7,192 | 7,199 | 7,199 | 7,010 | 2.6% |
| Compensation of Employees | 2,883 | 2,777 | 2,777 | 2,402 | 13.5% |
| Wages and Salaries in Cash | 2,883 | 2,777 | 2,777 | 2,402 | 13.5% |
| Wages and Salaries in Kind | - | - | - | - | 0.0% |
| Use of Goods and Services | 4,309 | 4,422 | 4,422 | 4,608 | -4.2% |
| Office Expenses | 1,396 | 1,452 | 1,452 | 1,469 | -1.2% |
| Transportation and Travel cost | 342 | 278 | 278 | 312 | -12.5% |
| Maintenance and Repairs | 379 | 280 | 280 | 353 | -26.2% |
| Materials and Supplies | - | - | - | - | 0.0% |
| Other Uses of Goods and Services | 1,971 | 2,363 | 2,363 | 2,184 | 7.6% |
| Minor Capital Outlays | 220 | 50 | 50 | 289 | -481.3% |
| CAPITAL EXPENDITURE | - | - | - | - | 0.0% |
| Non-financial Assets | - | - | - | - | 0.0% |
| <i>Building and Infrastructure</i> | - | - | - | - | 0.0% |
| <i>Machinery and Equipment</i> | - | - | - | - | 0.0% |
| <i>Other Fixed Assets</i> | - | - | - | - | 0.0% |
| <i>Non-produced Assets</i> | - | - | - | - | 0.0% |
| Total | 7,192 | 7,199 | 7,199 | 7,010 | 2.6% |

Figure 43 - Consolidated programme expenditure performance

Justifications

Compensation of Employees

- Decrease variance of 13.5% under wages due to the following reasons.
 - The Authority was unable to recruit in the post of Principal Policy Analyst for the year 2022 due to applicants not being satisfied with the salary package on offer.
 - Staff in the following posts resigned; Transport Assistant, Administrative Assistant. There was a delay in recruitment and applicants are now receiving lower salary packages in contrast to previous post holders.
 - Driving allowance giving to System support officer for assistance with driving duties while planning was recruiting the transport assistant.

Goods and Services

- Virement used from other sub-programme to cater for payment of significant increase in water and electricity bills received during the year
- Virement required to purchase polo t-shirts as uniforms for staff.
- Increase in fuel consumption due to the increase in fuel rates and number of monitoring and illegal works that required constant site presence.
- Reduction under internet bills. Fewer modems were used since majority of staff returned to office work full time, with the relaxation in COVID-19 imposed restrictions. Funds vired to other priority votes.
- Virement under consumables for snacks to cater for weekly Boards' and committees' meetings
- Virement required for Planning's 50th Anniversary ceremony
- Savings identified under wages was vired to purchase the following
 - replacement of CPU's,
 - Replacement of Monitor
 - mouse and keyboard replacement,
 - laminating machine for certificates
 - Filling and other storage Shelves for Staff,
 - Interactive screen for meeting room

Programme 2: Land Use Policy and Planning

The purpose of the programme is to prepare and review land use plans, associated policies and construction guidelines including field studies, public consultations, as well as assessment of planning applications and pre-planning requests.

Performance against Programme Strategic Objectives and Measures

The table below sets out the performance of the programme against the performance measures and targets set for 2022.

Performance measures for programme

| Programme: | P2:Land Use Policy and Planning | | | | |
|---|--|--------|----------------|---------|---|
| Outcome: | Improved land use efficiency | | | | |
| Outcome indicator | 2021 | 2022 | | | Explanation of Difference between Targets and Outturn |
| | Outturn | Target | Revised Target | Outturn | |
| % of planning and pre-planning and other assessments done within the prescribed time frame. | 95% | 100% | 95% | 90% | We were able to proceed with public consultation exercises in the last quarter, despite the initial COVID-imposed restrictions in the first half of the year. As such, we slightly feel short of our target. |
| Contributing indicators | 2021 | 2022 | | | Explanation of Difference between Targets and Outturn |
| | Outturn | Target | Revised Target | Outturn | |
| P2:Land Use Policy and Planning | | | | | |
| 1.% of land use plans which has completed review and consultation stages for the existing electoral districts | 59% | 80% | 100% | 65% | We were unable to proceed with public consultation exercises in the first half of the year. Hence, could meet our target. |
| 2.% of current guidelines and policies finalized for approval out of the existing 39 drafts | 86% | 90% | 55% | 60% | Only few reviews made by PA's internal technical Committee. To date, PA has been unable to recruit a policy analyst, given the offered salary package. Despite this, we managed to slightly surpass our revised target set. |

Figure 44 - Performance measures for programme

Programme Expenditure Performance

Consolidated programme expenditure performance

| SR'000s | 2021 Audited Outturn | 2022 | | | Variance |
|------------------------------------|----------------------------|--------------|-------------------|------------------------|---------------------------------|
| | | Budget | Revised Budget | Preliminary Outturn | Revised Budget to Outturn |
| Programmes | | | | | |
| P2:Land Use Policy and Planning | 2,169 | 2,245 | 2,245 | 1,987 | 11.5% |
| Total | 2,169 | 2,245 | 2,245 | 1,987 | 11.5% |
| Economic Classification | | | | | |
| CURRENT EXPENDITURE | 2,169 | 2,245 | 2,245 | 1,987 | 11.5% |
| Compensation of Employees | 2,128 | 2,199 | 2,199 | 1,943 | 11.7% |
| Wages and Salaries in Cash | 2,128 | 2,199 | 2,199 | 1,943 | 11.7% |
| Wages and Salaries in Kind | - | - | - | - | 0.0% |
| Use of Goods and Services | 42 | 46 | 46 | 45 | 2.5% |
| Office Expenses | - | - | - | - | 0.0% |
| Transportation and Travel cost | 42 | 46 | 46 | 45 | 2.5% |
| Maintenance and Repairs | - | - | - | - | 0.0% |
| Materials and Supplies | - | - | - | - | 0.0% |
| Other Uses of Goods and Services | - | - | - | - | 0.0% |
| Minor Capital Outlays | - | - | - | - | 0.0% |
| CAPITAL EXPENDITURE | - | - | - | - | 0.0% |
| Non-financial Assets | - | - | - | - | 0.0% |
| <i>Building and Infrastructure</i> | - | - | - | - | 0.0% |
| <i>Machinery and Equipment</i> | - | - | - | - | 0.0% |
| <i>Other Fixed Assets</i> | - | - | - | - | 0.0% |
| <i>Non-produced Assets</i> | - | - | - | - | 0.0% |
| Total | 2,169 | 2,245 | 2,245 | 1,987 | 11.5% |

Figure 45 - Consolidated programme expenditure performance

Justifications

Compensation of Employees

- Planning Authority was unable to recruit in the post Senior Architect, since no applicant applied for the post after multiple advertisements. Significant savings were made under the post for the year 2022. Funds were vired to other priority votes.
- The programme was able to recruit an assistant urban planner and funding for a development control officer post was used to recruit a new Planning Officer.

Programme 3: Development Control

The purpose of the programme is to ensure that construction development are implemented in line with approval granted by the Planning Authority Board, through efficient monitoring and enforcement action.

The programme comprises the following sub-programmes:

- Sub-programme 1 Monitoring and Enforcement: Ensures that once applications are approved, the implementation of these developments are properly monitored and if there are deviations and non-compliance, ensures that appropriate enforcement actions are taken; and
- Sub-programme 2 Planning Submission Processing: Caters for the services and operations of the Planning Authority Services Bureau where the processes of planning applications and other types of submissions are administered until a final decision is conveyed to developers.

Performance against Programme Strategic Objectives and Measures

The table below sets out the performance of the programme against the performance measures and targets set for 2022.

Performance measures for programme

| | | | | | |
|---|--|---------------|-----------------------|----------------|--|
| Programme: | P3:Development Control | | | | |
| Outcome: | Reduced illegal development and improved efficiency in the process of planning submissions | | | | |
| Outcome indicator | 2021 | 2022 | | | Explanation of Difference between Targets and Outturn |
| | Outturn | Target | Revised Target | Outturn | |
| 1.% of total number of applications visited compared to the total number of applications under monitoring | 85% | 90% | 95% | 85% | We experienced human resources constraints to effectively monitor, the number of active applications and dealing with illegal development at any one time. Hence, we fell short of our target. |
| Contributing indicators | 2021 | 2022 | | | Explanation of Difference between Targets and Outturn |
| | Outturn | Target | Revised Target | Outturn | |
| SP1:Assessment, Monitoring and Enforcement | | | | | |
| 1.% of total number of visits compare to the total number of control notice | 90% | 80% | 90% | 87% | We had human resources constraints at the beginning of the year, but we managed to pick up as we moved into the year. Hence, we slightly fell short of our target. |
| 2.% of non-compliance cases dealt with successfully | 85% | 85% | 90% | 90% | Most cases resulted in full compliance. The difference in percentage is for ongoing cases with enforcement issued in late December 2022. Therefore, we managed to meet our target. |
| SP2:Planning Submission Processing | | | | | |
| Outcome indicator | 2021 | 2022 | | | Explanation of Difference between Targets and Outturn |
| | Outturn | Target | Revised Target | Outturn | |
| 1.% of new application released against total number of new applications received | 85% | 95% | 90% | 92% | Despite feedback on re-submission being out of our hands, and delays caused by certain referral agencies in providing timely feedback, at times, we were able to meet our target. |
| Contributing indicators | 2021 | 2022 | | | Explanation of Difference between Targets and Outturn |
| | Outturn | Target | Revised Target | Outturn | |
| % of final decisions conveyed to applicants within 4 weeks | 77% | 80% | 90% | 92% | Despite feedback on re-submission being out of our hands, and delays caused by certain referral agencies in providing timely feedback, at times, we were able to meet our target. |

Figure 46 - Performance measures for programme

Programme Expenditure Performance**Consolidated programme expenditure performance**

| SR'000s | 2020 Audited Outturn | 2021 | | | Variance |
|--|----------------------------|--------------|-------------------|------------------------|---------------------------------|
| | | Budget | Revised Budget | Preliminary Outturn | Revised Budget to Outturn |
| Programmes | | | | | |
| SP1:Assessment, Monitoring and Enforcement | 4,689 | 4,964 | 4,964 | 4,296 | 13.5% |
| SP2:Planning Submission Processing | 2,127 | 2,093 | 2,093 | 2,090 | 0.1% |
| Total | 6,815 | 7,056 | 7,056 | 6,386 | 9.5% |
| Economic Classification | | | | | |
| CURRENT EXPENDITURE | 6,815 | 7,056 | 7,056 | 6,386 | 9.5% |
| Compensation of Employees | 6,724 | 6,933 | 6,933 | 6,247 | 9.9% |
| Wages and Salaries in Cash | 6,724 | 6,933 | 6,933 | 6,247 | 9.9% |
| Wages and Salaries in Kind | - | - | - | - | 0.0% |
| Use of Goods and Services | 91 | 123 | 123 | 139 | -12.8% |
| Office Expenses | 14 | 25 | 25 | 44 | -77.5% |
| Transportation and Travel cost | 77 | 98 | 98 | 76 | 22.2% |
| Maintenance and Repairs | - | - | - | - | 0.0% |
| Materials and Supplies | - | - | - | 18 | 0.0% |
| Other Uses of Goods and Services | - | - | - | - | 0.0% |
| Minor Capital Outlays | - | - | - | - | 0.0% |
| CAPITAL EXPENDITURE | - | - | - | - | 0.0% |
| Non-financial Assets | - | - | - | - | 0.0% |
| <i>Building and Infrastructure</i> | - | - | - | - | 0.0% |
| <i>Machinery and Equipment</i> | - | - | - | - | 0.0% |
| <i>Other Fixed Assets</i> | - | - | - | - | 0.0% |
| <i>Non-produced Assets</i> | - | - | - | - | 0.0% |
| Total | 6,815 | 7,056 | 7,056 | 6,386 | 9.5% |

Figure 47 - Consolidated programme expenditure performance

Justifications

- There was significant delay in finalizing promotions of staff at PSB level, which in turn resulted in delay in recruitments in associated positions, thus making it difficult to achieve targets set in performance indicator. The unit could not keep to its planned inner island trip schedule for the first part of the year, due to limited human resources. With the reduced human resources, for the first part of the year, emphasis was placed on attending to new commencement notices, complaints (Illegal development) and monitoring of ongoing constructions within the existing staff' respective regions, to ensure compliance.
- Due to lack of manpower, existing staff within the engineering unit had to mainly concentrate on verifying and conducting structural checks for approval and release, therefore not all reinforcement notices were being visited thus causing a reduction in the total number of visits effected for such notices.
- New protective clothing was purchased from savings, identified under other program codes to ensure staff safety whilst on construction site.

Wages and Salaries

- We managed to process the promotion of Engineer to Acting Director Development control and engineering unit. The case was finalized in October and back pay of Salary from January was done.
- We managed to process the promotion of Liaison Officer to Senior Liaison Officer. The case was finalized in October. This was accompanied with back pay of allowances and salary from January.
- Two development control Officers resigned, mid-year. There were certain delays in finalizing recruitment in view of necessary PSB procedures that had to be completed prior to confirming the new staff in posts. All posts were filled by December 2022.
- We managed to process the promotion from Development Control Officers to Senior Development Control Officers of 3 internal staff. Promotions were possible due to space created internally through one promotion and two resignations.
- We managed to process the promotion of Senior Development Control Officer to Principal Development Control Officer. This was realized due to savings under code. Funds will be made available, through portfolio arrangement, by Ministry of Finance, in 2023 for continued funding of the post.
- Recruitment of Assistant Registration Officer and Assistant Processing Officer in May 2022 was also done.

Goods and Services

- We experienced an Increase in postage fees due to outstanding bills which were not paid for, since 2019. Virement was required to clear outstanding invoices.
- Virement was made under travel expenses to other priority votes, due to savings available as a result of less trips made to Inner Islands.

8.0 Achievements of Targets set for the year 2022

- Successfully completed review of the Construction Professional Council Act 2022.
- Reviewed 6 Regulations which will support the Physical Planning Act 2021.
- Managed to promote 7 staff.
- Reviewed 4 schemes of services.
- Reviewed the Anse-Royale Land Use Plan
- Held public consultative meetings for land use planning process in line with targets for the year.
- Made further improvement in the e-planning system through the engineering interface.
- Successfully carried out a number of meetings with our partner agencies and agents.
- Managed to prepare the Authority's 5 year strategic plan.
- Produced extension guidelines for Perseverance Housing Estate in partnership with the Seychelles Infrastructure Agency & Property Management Corporation.
- Successfully completed land use guidelines, jointly with the World Bank Team, with regards to hazard sensitive decision-making. This work supports the World Bank's economic assistance program for the country.
- We have observed an upward trend in compliance for enforcement cases, with the enacting of the new law.

9.0 Challenges and Constraints encountered in 2022

- Data gathering activities by the referral agencies for the benefit of the land use process is still taking a long time, as some agencies do not have the necessary data and statistics at hand and are only initiating the exercise now and others, lack necessary human resources.
- Limited adequate human resources in the various units of the Authority continues to be a challenge to effective delivery of services and production of important work, related to the mandate.
- Has been unable to recruit in key posts due to salary package on offer.
- Has lost few staff due to current salary package.
- Procedures through PSB, experience long delays, which in turn delays recruitment.
- ICT/internet interruptions and delays still persist; this negatively affects the online processes and everyday functions of the Authority.
- Increased fuel costs had an impact on the allocated budget and virements had to be done from other votes to ensure continued vital site presence.
- Increased electricity costs as a direct result of increase in tariffs from the supplier.

10.0 Strategic Priorities & Targets- 2023 to 2025

- To finalize the review of the remaining 2 Regulations that support the Physical Planning Act 2021.
- To complete the review and make available to the public, all 26 district land use Plans in terms of assessment and consultations;
- Finalize stakeholder consultations and conduct a road map for the full operationalization of the Seychelles Strategic Land Use Development plan
- Continue with stakeholders' consultations on the implementation of the Victoria Spatial Development plan especially Victoria Waterfront and Traffic management plan for inner and greater Victoria
- Produce development plans for specific urban or sites of special interest
- Jointly with our key partners, produce a construction contractors' council Bill.
- Continue to do our part to improve the country's ranking in EODB.
- Finalize the digitalization records of past planning applications
- Continue to produce new housing estate extension guidelines, where possible and put emphasis on orderly housing extensions in areas where common guidelines are not feasible, as a means to reduce pressure on the parent Ministry, on demand for housing.
- Continue with public education on the Mandate of the Authority by persisting with our digitalized media campaign; updated website, YouTube, Instagram and Facebook pages, where information will continue to be disseminated.
- Continue with the enhancement of quality control in construction through capacity building of Development control officers, Engineers, Urban planner, planning officers and Architects.
- Continue to work with the Professional Training centres, the schools and the ANHRD to entice students in key required professional fields, such as urban planning, land use planning, engineering and architecture.
- Work with the Ministry of Finance for necessary funding for new posts, to build up capacity in the various key areas that are currently a challenge for efficient service delivery.
- Closer collaborations with our stakeholders to improve on our service delivery in all aspects and also support the important work of our referral partners.
- Review the existing structure and scheme of services, to fill in human resources gaps and re-enforce where necessary.
- Implement attractive human resources policies to entice existing staff and encourage new ones to join.
- Identify possibility for a plan for financial and administrative autonomy for the Authority.
- Replacement of the Planning Authority Fleet of Vehicles.

11.0 Social Activities of 2022, in photos



Figure 48 - Pictures of Social Activities 2022



Figure 49 - Pictures of Social Activities 2022



Figure 50 - Pictures of Social Activities 2022



Figure 51 - Pictures of Social Activities 2022



Figure 52 - Pictures of Social Activities 2022

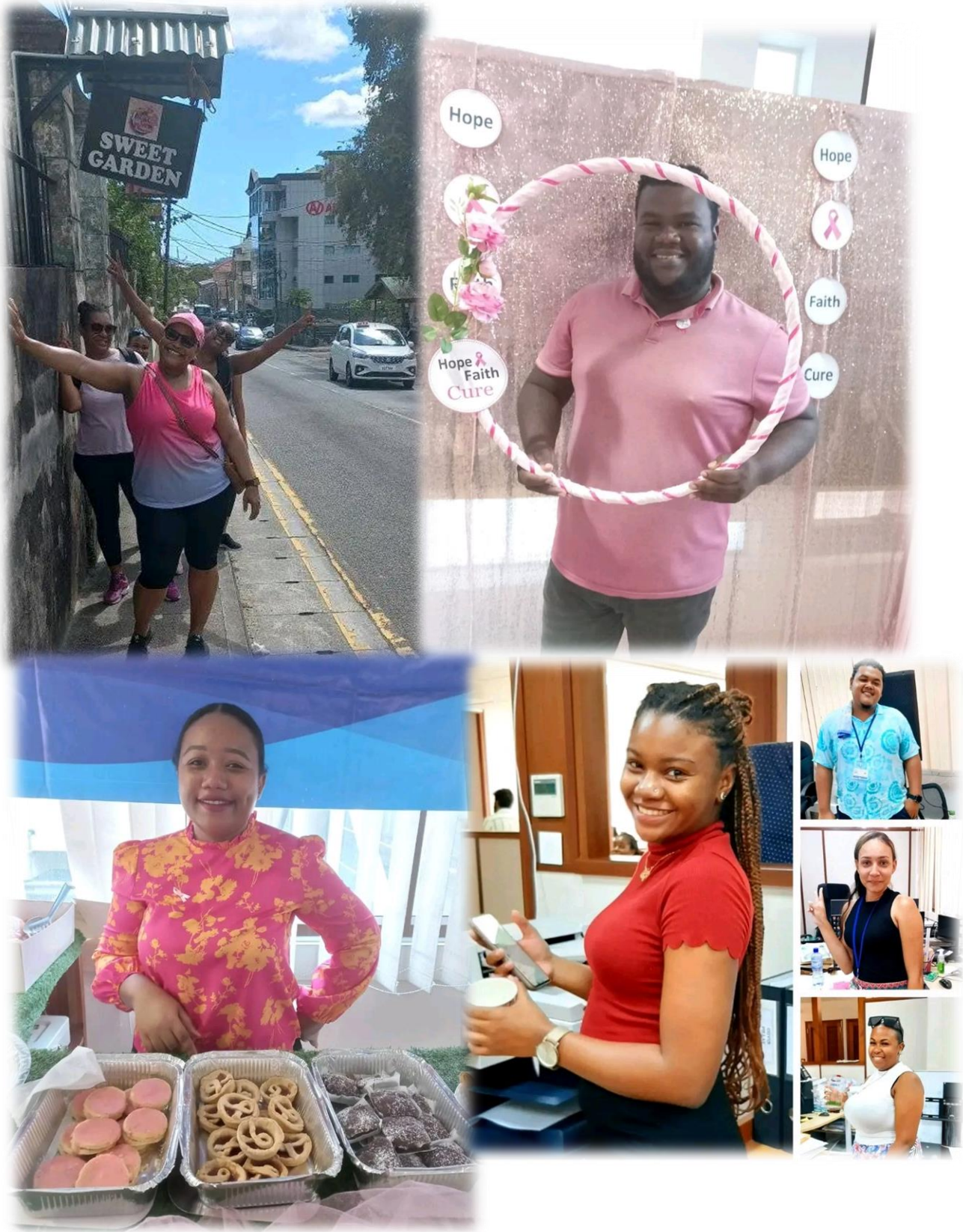


Figure 53 - Pictures of Social Activities 2022



Figure 54 - Pictures of Social Activities 2022



Figure 55 - Pictures of Social Activities 2022



Figure 56 - Pictures of Social Activities 2022

12.0 Words of Thanks

We wish to express our sincere thanks to all our referral partners for the support and amicable working relationship during the year 2022. We commit to enforce on the excellent partnerships already established.

We express our thanks to the agents, developers and general public that we serve. We thank you for your patience, constructive criticisms and praises in respect of the services we provide you with. We will improve further where needed and maintain the high standard where it exists.

We also wish to thank our parent Minister; Mr. Billy Rangasamy; for all his support towards our work, throughout the year 2022.