

FINANCIAL BUSINESS DISTRICT: CONCEPT PLAN



MINISTRY OF LAND USE AND HOUSING
SEYCHELLES PLANNING AUTHORITY





- Area of approximately 43100m²
- Located in close proximity to the Bus Terminal
- Regionally connected with three main roads
- Currently used for storage purpose –subjected to potential Financial Business Development

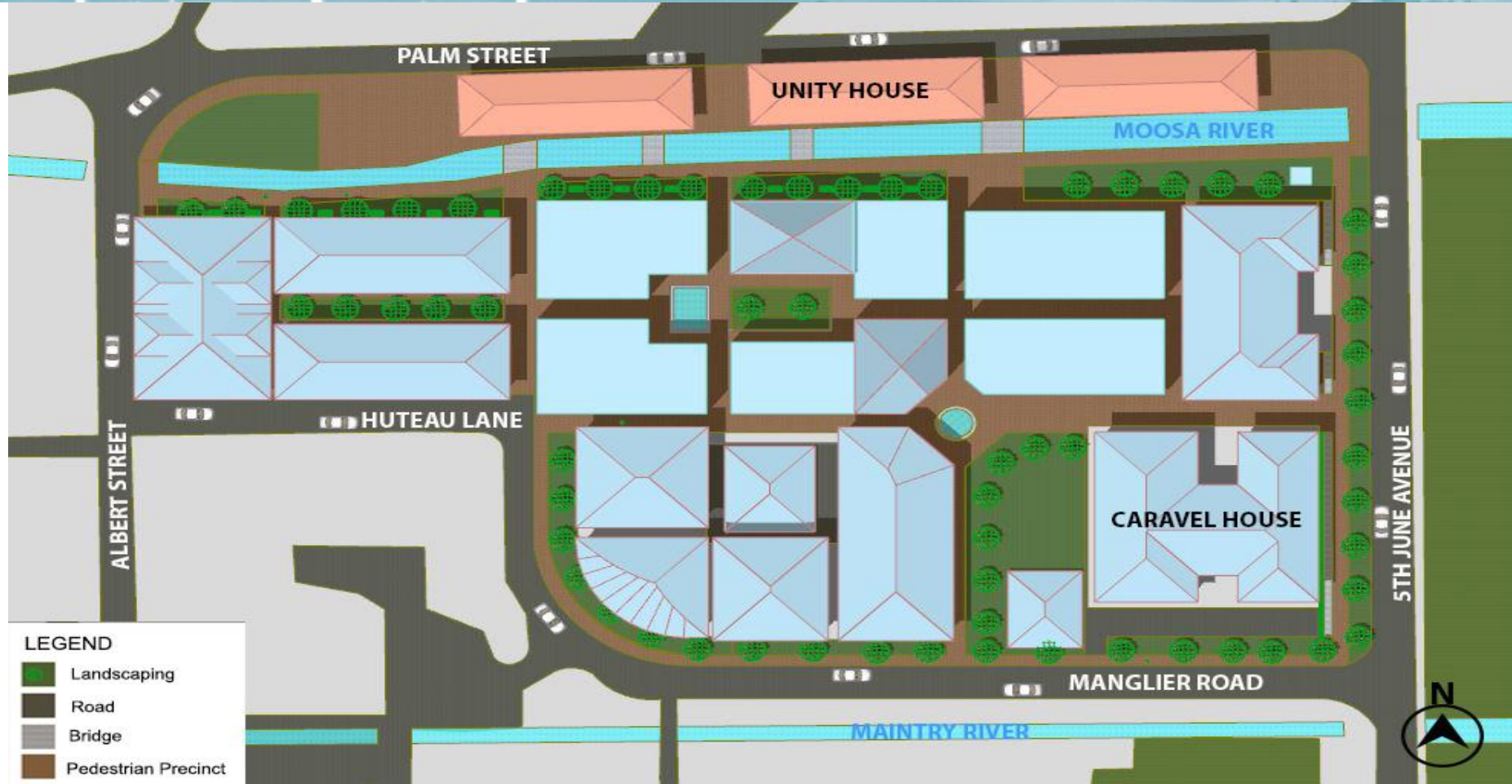


19 03 2013





FINANCIAL BUSINESS DISTRICT: CONCEPT PLAN (III)



The **Victoria's Financial Business Districts** incorporates a **Place Making Concept** of which includes sustainable designs for an inviting public spaces. The concept plan of the Financial Business District capitalizes on six urban design elements integrating with the existing Unity House and the Caravel House.



OBJECTIVES

- *Create a walkable Financial Business District in close proximity to the public transit*
- *Provide for pedestrian interconnectivity to promote accessibility to the financial activity destinations and promote alternative modes of transport to reduce transport's local carbon-footprint*
- *Promote a car-free Financial Business District by enhancing pedestrian friendly environments influencing walkability*
- *Promote for a transitional building height and architectural style*

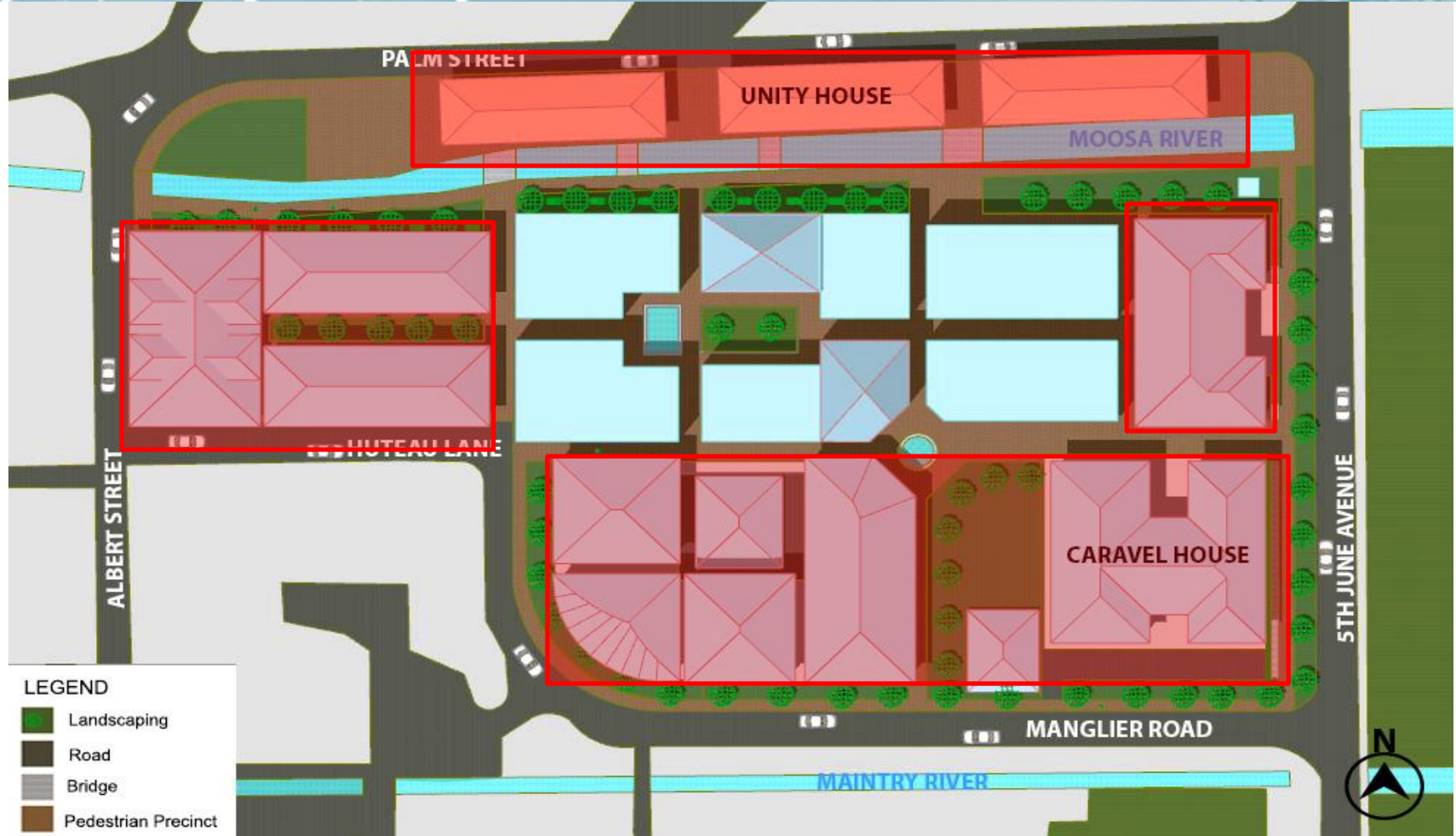


ARCHITECTURAL STYLE





ARCHITECTURAL STYLE



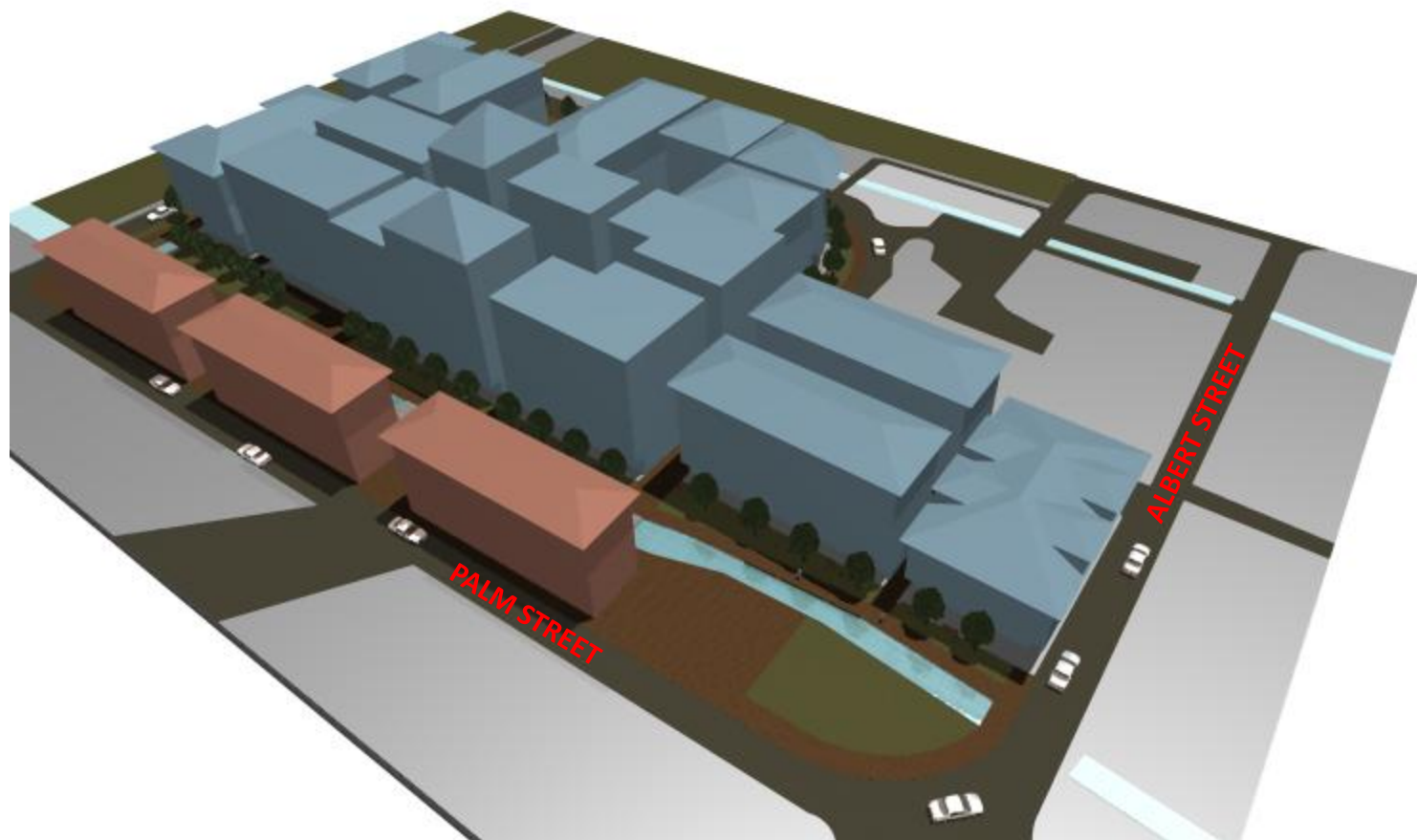
ALBERT STREET



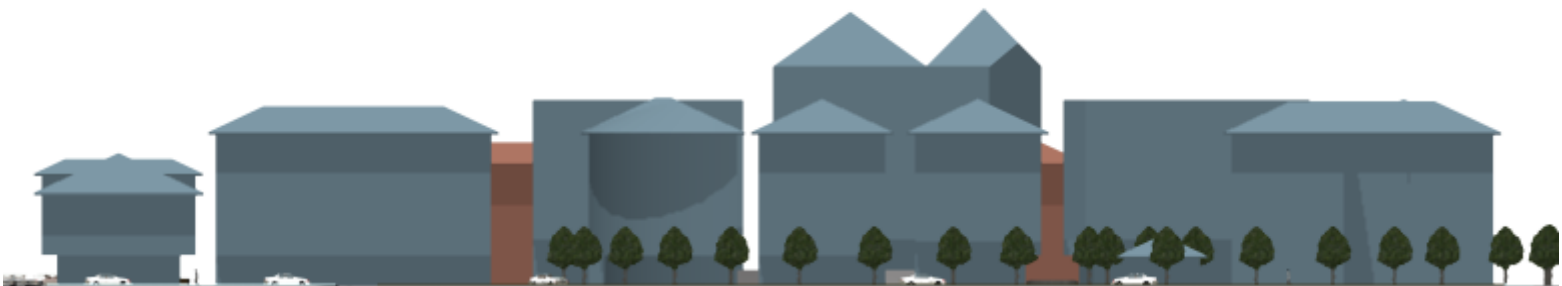
5TH JUNE AVENUE



ARCHITECTURAL STYLE



ALBERT STREET



5TH JUNE AVENUE



ARCHITECTURAL STYLE

ARCHITECTURAL STYLE (ALBERT STREET)



The architectural style of the proposed building which faces *Albert Street* is to reflect the traditional/creole architecture so as to maintain an architectural balance on both sides of the street.



PROPOSED COLOUR SCHEME

OPTION 1



OPTION 2



EXISTING COLOUR SCHEMES





BUILDING HEIGHTS





BUILDING HEIGHTS



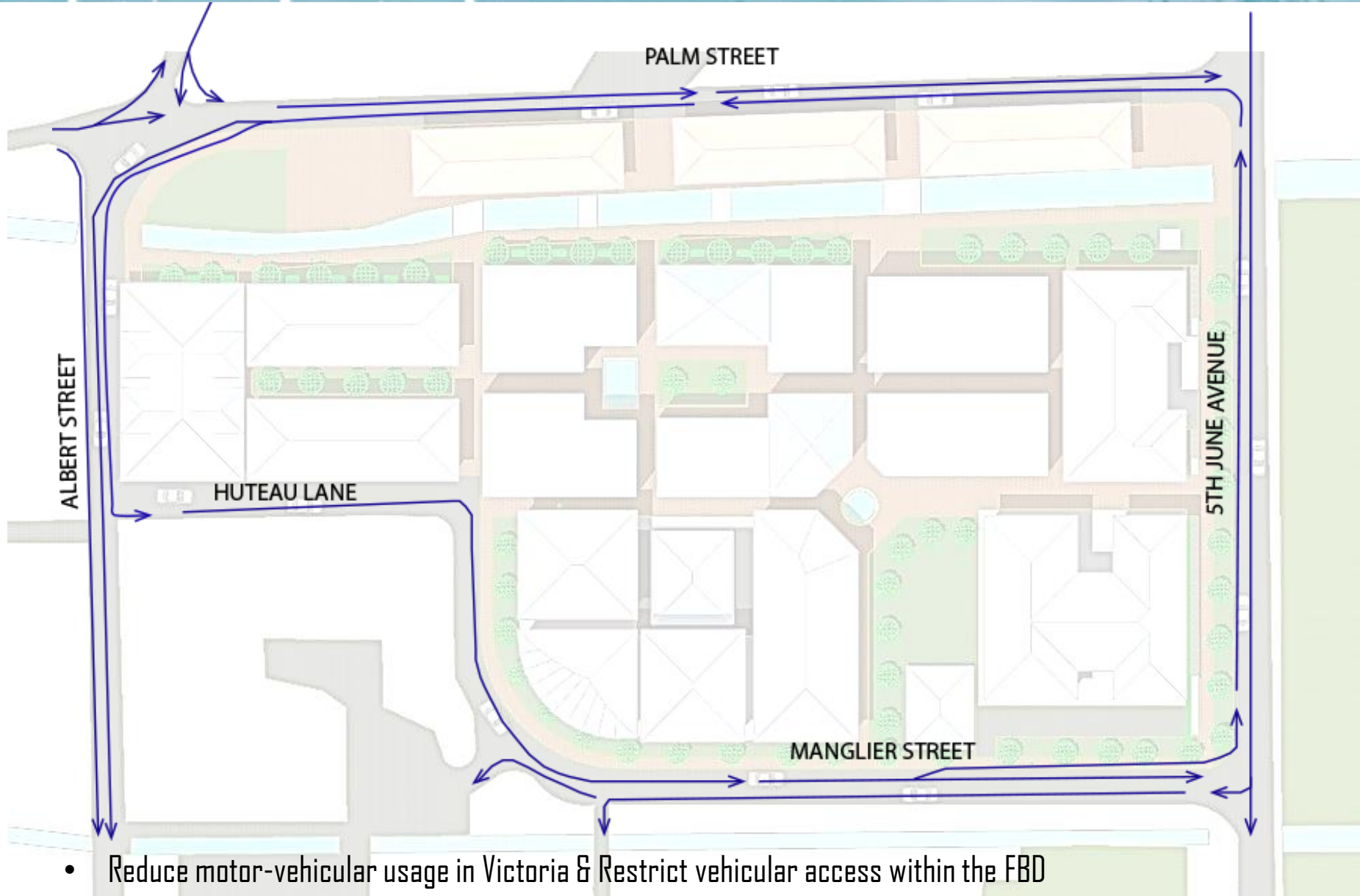


MOVEMENT NETWORK





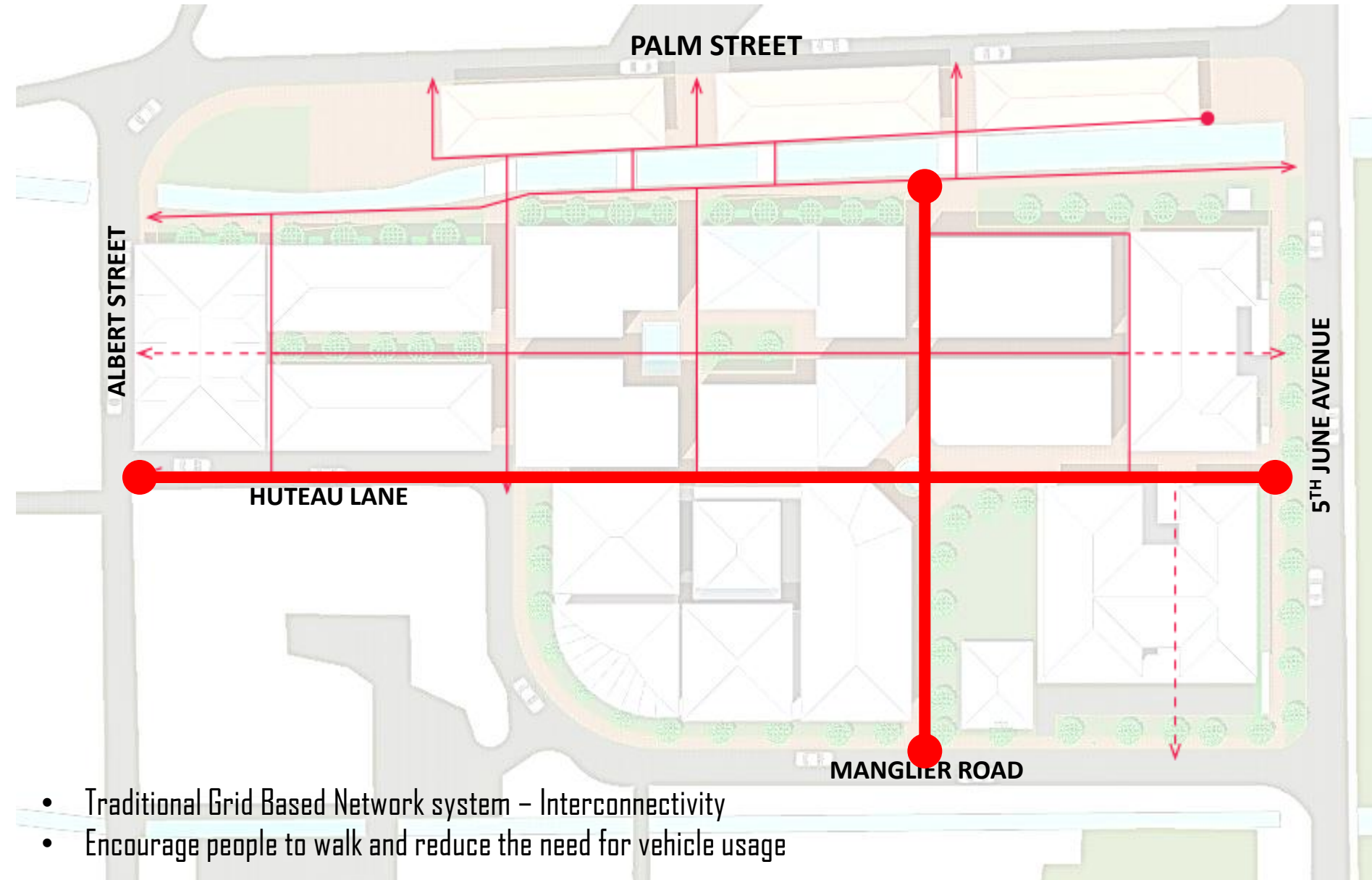
MOVEMENT NETWORK : VEHICULAR ACCESS



- Reduce motor-vehicular usage in Victoria & Restrict vehicular access within the FBD



MOVEMENT NETWORK : PEDESTRIAN ACCESS





LANDSCAPING, PUBLIC REALM & STREET AMENITIES



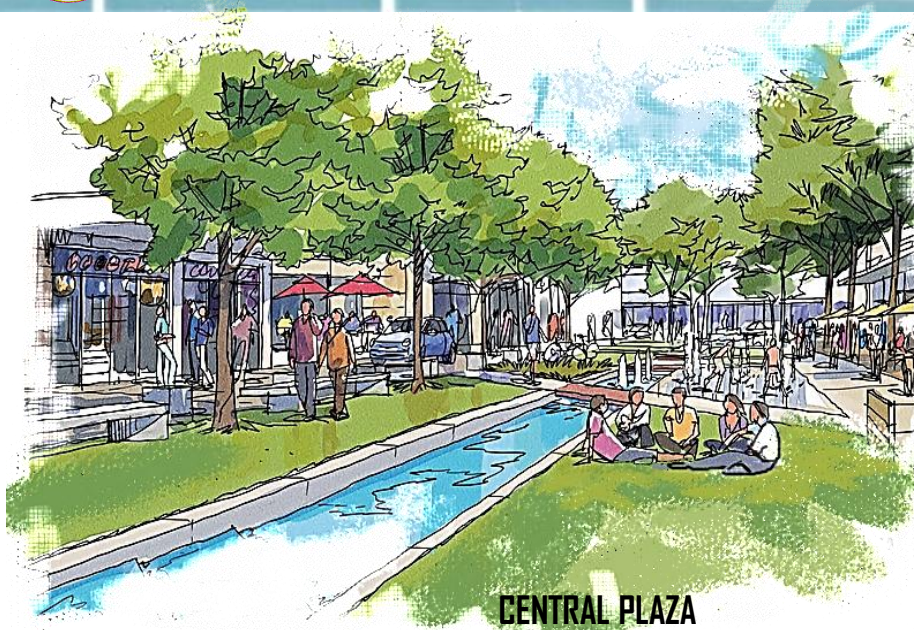


LANDSCAPING

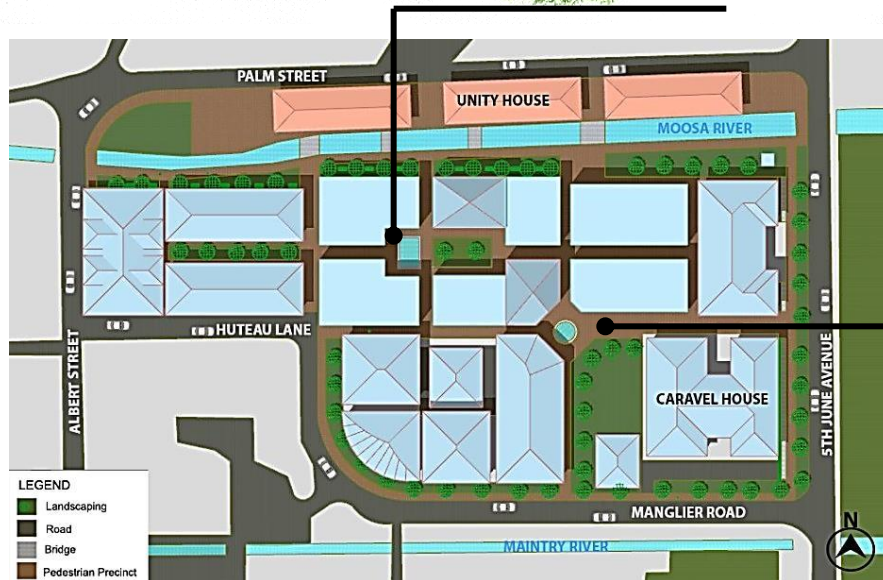




PUBLIC REALM



CENTRAL PLAZA



PUBLIC SQUARE





REVITALIZATION OF MOOSA RIVER





NIGHT LIGHTING



FINANCIAL BUSINESS DISTRICT: CONCEPT PLAN

