

Minutes of the 16th Meeting of the Environment and Natural Resources Committee held in the Council Chamber on Thursday 18th September 2014 at 09.00am.

Present:	Hon. Wilson Duncan	-	Chairman
	Hon. Gavin Ellick	-	Deputy Chairman
	Hon. Dr. Corinda Essex	-	Member
	Hon. Cyril George	-	Member
	Mr Trevor Graham	-	Director of ENRD
	Mr Derek Henry	-	Deputy Director of ENRD
Invited:	Mr Nicky Lawrence	-	Secretary
	Mr Martin Hannah	-	Head of Planning & Dev. Control
	Mr Ben Hathway	-	Roads Manager
Apology:	Hon. Christine Scipio-O'Dean-		To attend conference in Cameroon.

The Chairman welcomed everyone and offered apologies from Committee member the Hon. Christine Scipio-O'Dean who is leaving to attend a conference in Cameroon. He then opened the meeting.

Open Agenda.

16.1 Confirmation of minutes from 21st August 2014.

Minutes have been confirmed and signed.

16.2 Update on Rupert's Development.

The Head of Planning and Development Control (HP&DC) Mr Martin Hannah was invited to give an update on Rupert's Development.

He told members that the draft Plan published by his predecessor, Mr David Taylor had commenced a public consultation process late last year which finished in January 2014. Mr Taylor had then collated the representations received and had intended to publish a report on the consultation and forward a Development Plan to ExCo with LDCA recommendations but he departed the island before the works were completed. Mr Hannah told members he intended to present his report and recommended response to consultations and plan changes to the LDCA on 5 November depending on his workload and other demands and also the resources of the drawing office.

He indicated that he has drafted his response as Chief Planning Officer to the various contributions received taking into account material changes since the Draft Plan was published and will recommend some adjustments to the LDCA before it is presented to Governor-in-Council.

As a result of the response received and other available information he will recommend the following changes to the Draft Development Plan:-

Allocate more land to accommodate container storage and provide for fishing boat maintenance and marine services.

Due to the alignment of the wharf service road and the siting of the sea rescue facility being changed and also the previous provision for sewerage treatment works which might not be easy to accommodate he has asked Connect ST Helena Ltd to look at options available and provide a design. He has also identified possible storm water drainage with a prospective developer. He also told members that objections to the realigned road have been received from an affected occupier which are being addressed by other arms of SHG. These concerns are primarily commercial and have practical land use and design implications.

There is need to take into account requirements for port security to observe International Ship and Port Security (ISPS) requirements. Port Security is of high priority but access for the general public must also be considered.

Land should be allocated for the re-interment of human remains of slaves which cannot be buried in a previously identified location due to requirements for Air Access.

Uncertainty remains about use of the upper valley with some early exploratory discussions underway between Basil Read (BR) and Enterprise St Helena (ESH) regarding the batching plant and other assets when BR demobilises. The HP&DC stated it is doubtful other land will become available for storage so a few of the alterations he proposes may result in reduced land allocation for commercial and distribution space.

The HP&DC recommended against allocation of additional housing land at Rupert's due to scarcity of land for this purpose. There are also other concerns about new housing development within the proximity of the Bulk Fuel Installation and associated pipelines.

A member asked why was no land being allocated for housing and was told that land is needed for commercial operations such as warehousing and storage when the new Wharf is in operation.

He also recommended that the road servicing Rupert's valley is so constructed to be able to accept heavy traffic. At this time there is some uncertainty about the specific design of the road which is being undertaken by Air Access led by Halcrow. It is imperative that the design of the road is engineered to allow for heavy traffic such as the container stacker and must also have adequate provision for storm water runoff.

The question was raised why was Air Access involved and the reply was that Air Access is playing a leading role in the development of the new Wharf in Rupert's as the access road and sea rescue facility is being funded from Airport Development.

Another member asked about changes for boat owners as the current area earmarked for the repair and maintenance of boats is inadequate. There had been discussions with stakeholders with strong objections from the Fisherman's Association and the Chamber of Commerce with no feedback. It was suggested that discussion take place with the fishing industry to find a workable solution.

Mr Hannah stated he will suggest a number of development management policies, proposals and recommendations relating to the delivery of infrastructure, allocation, phasing and development of land including design standards.

The Rupert's Development Plan shall also specify which LDGP policies will continue to apply to new development proposed for Rupert's and may include new policies specific to Rupert's.

The rockfall risk report should be submitted to Governor-in-Council (GiC) and this may also have design and operational implications.

The sea rescue facility is critical to the accreditation of the Airport and a new design application is anticipated for this facility as neither the siting or the design of the building has been approved previously. This is being considered by Air Access.

The final plan will be considered by the Land Development and Control Agency (LDCA) and then forwarded to Governor-in-Council. The GiC could make further modification and also request further consultation.

Action: Head of P & D C

Rockfall protection recommendations.

Committee was asked to endorse the recommendations from the High Point Rendell (HPR) Jamestown Rockfall Protection St Helena Evaluation report of May 2009 and consider prioritising implementation in conjunction with future rockfall protection work.

Following a rockfall in the Upper Jamestown area in June 2014, research was done into previous reports made on rockfall protection to establish what recommendations were made and how they were being followed up.

Three reports were examined namely Rockfall Protection Study, Jamestown, High Point Rendell 2002, DFID/SHG Jamestown, St Helena, Rockfall Risk Assessment, W.A. Fairhurst & Partners, September 2008 and Jamestown Rockfall October Protection, St Helena Evaluation Report, High Point Rendell, May , 2009.

The 2002 HPR report recommended that a rock catch fence is constructed below the vertical upper cliff escarpment in the China Lane to Maldivia area, within a five year time frame.

The Roads Manger took members through the Executive Summary and outlined the recommendations made and how he intends to fulfil the requirement of these recommendations.

Recommendations include the implementation of a slope management strategy, development of same with full regard to emergency planning..

A more rigorous quantitative risk assessment together with a hazard plan for future development of Jamestown.

An improved system of rock slope monitoring and inspection and interim rockfall preventative works to be undertaken by the rock guards.

Undertaking an Environmental Impact Assessment (EIA) and application for development permissions in good time before future works and also regular visits to the island by a rockfall specialist.

It was also recommended to install catch fencing, containment netting and rock reinforcement.

The slope management strategy would include the appointment of a SHG Officer responsible for implementing the strategy, provision of monthly reports on rock falls occurred and potential rockfalls monitored by the Rock Guards and Chief Engineer.

Provision of monthly briefings to the Disaster Management Committee (DMC).

Development of contingency plans with the DMC to implement safe stabilisation measures and immediate response to both small and large scale failures.

Development of a systematic location system for the whole of Jamestown Valley together with regular slope inspections with monitoring and recording of the data.

A five yearly review of the management strategy and extra funding is needed to be able to implement all of these recommendations.

Areas in Rupert's such as above the Power Station and Bulk Fuel Installation have been assessed. A member stated that the area in Upper Rupert's needs to be addressed. The Roads Manager told members he needs to undertake a review of the frequency of inspections, however, he commended the work of the present rockguards.

It was also suggested that there is a need for full time rockguards.

It was concluded that extra funding is needed so that these recommendations can be prioritised.

Action: Roads Manager

16.5

Matters arising.

Solar lights.

The Deputy Director told members that a condition report had been received from Connect St Helena last Friday. There is now a contact in Johannesburg who will liaise on behalf of SHG with the manufacturer of the solar lights and a meeting will take place on the 6th October to address the issue.

The Roads Manager informed members that the quality of the metals used in the construction of the fittings is the probable cause of the failure of the solar lights.

Roundabout near Canister.

As a result of a query from a member, the Deputy Director was able to reassure the Committee that there were no plans to remove the roundabout from near the Canister. He indicated that there were plans for further development in this area such as the provision of a designated Bus Stop and an extension of the paving up into part of Market Street.

Retaining wall at Scotland.

It was reiterated that work is ongoing by the Technical Services Team to provide an effective design to rebuild the retaining wall.

Fuel leak in Rupert's.

A member asked for an update on the recent fuel leak in Rupert's. The Director of ENRD responded by telling members that this is a political management issue based around storm water, land slip and liability.

He suggested that an informal workshop should be held to discuss planning and development issues.

A member stated that SHG should be compliant with the Land Development & Control Plan (LDCP) which is required for all development on the island.

Action: Director

Barracks Square.

The Roads Manager has carried out a survey of the area and said that Double Yellow Lines cannot be enforced but work is ongoing to find a solution. A member told Committee that the designated parking area in Barracks Square is being abused and the matter needs to be addressed.

Action: Roads Manager

Community & District Roads.

The Roads Manager told members that work is ongoing in producing a criteria and associated application forms for those who have applied for Community/District road assistance. A survey of street lighting island wide is also ongoing.

Action: Roads Manager

Street lights.

A member enquired about installing a street light at the junction of the Briars road. The Roads Manager told the member that this is on his programme of work.

Action: Roads Manager

Any other urgent business.

A member expressed concern about a bill from Connect St Helena Ltd which appeared excessive for minor works carried out on a Government Landlord House (GLH). The Director felt that this should have been a GLH issue but undertook to follow up on the matter.

Action: Director

Parking in Napoleon Street.

A member expressed concern about parking in Upper Napoleon Street which is still being abused with no sign of improvement. A discussion was held with the Chief of Police and an undertaking has been made to gather information relating to residential parking schemes in the UK which will be shared with Committee when it is available.

Land Disposal Policy.

The Director invited members to have an informal discussion on the proposals and recommendations of the Land Disposal Policy. Meeting is provisionally set for October 8th with a venue still to be confirmed. He also stated that he would like to engage with Enterprise St Helena (ESH) prior to this. It was anticipated that a formal proposal would be brought to ENRC the following week.

Action: Chairman/Secretary

Scott's Mill Complex.

The Chairman asked the Director about future plans for the Scott's Mill Complex. He was told that there have been Expressions of Interest and the interested parties have been requested to prepare Business Cases. The Chairman expressed his wish that priority be given to farmers.

Solar Farm.

A member asked if consideration had been given for future expansion of the proposed Solar Farm. The reply was that a Planning Permission application had been submitted for the phased development of a 2MWp Solar Farm. At this time funding is available for Phase 1 which will have a capacity of 0.5MWp. There is scope for expansion to 2MWp should further funding become available. The Director told members that there have been meetings with local businesses and the Rifle Association and a Public meeting is planned for Monday 22nd September at 7.30pm at the Godfather's Rock Club.

Dairy Complex at Longwood.

A member asked if there were any developments at the Longwood Dairy Complex. The Chairman declared that this matter was within his remit and he will update members accordingly.

Action: Chairman

Safety Rails at Seaview¹

The Roads Manager confirmed that this matter is on his programme of works.

Action: Roads Manager

Mule Yard.²

The Roads Manager has visited the area and confirmed that this is not part of the Roads Network. The Director informed members that this issue needs to be looked into further due to the fact that the operator also has some contractual obligations for the management, maintenance and safety issues of the Mule Yard.

Offloading in Market Square.³

Work is ongoing constructing a concreted area to the west of the Market to enable Thorpe's to offload goods there. The tarmacked area adjacent to the Wholesale Store will be repaired.

Parking in Castle Gardens.⁴

The Inspector of Police has agreed to monitor the parking situation in Castle Gardens.

Action: Inspector of Police

1,2,3,4

Items transferred from HA Minutes.

16.7

Confirmation of date for next meeting – 16th October 2014.

There being no further business the Chairman closed the meeting at 10.40hrs.

Confirmed..........Date 7/10/2014.....