



# MINUTES

## Of Land Development Control Authority Special Meeting

Date : Tuesday 9 May 2017  
Time : 12 noon  
Venue : SAMS Conference Room, Castle Gardens, Jamestown

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<b>Authority Members</b>	Mrs Ethel Yon	Chairperson
	Mr Paul Hickling	Member
	Mr Gavin George	Member
	Mr Raymond Williams	Member
	Mr Ralph Peters	Member (apologies from 11am)
	Mr Karl Thrower	Member
<b>Planning Division</b>	Mrs Riana de Wet	Chief Planning Officer ( <b>CPO</b> )
	Mr Shane Williams	Planning Assistant
	Mrs Karen Isaac	Secretary
<b>Representing the Applicant (Connect Saint Helena Ltd)</b>	Mr Barry Hubbard	Chief Executive Officer
	Mr Leon de Wet	Operations Director

### A. Attendance and Welcome

The Chairperson thanked the Members of the Authority and the Representatives of the Applicant (namely Connect Saint Helena Ltd) once again for their attendance following the earlier Site Visit and also welcomed the member of the Press (Saint FM) and three members of the public present during the deliberation session.

### B. Declarations of Interest

There were no Interests to Declarations as this was strictly a “brain storming meeting” with no decisions to be taken.

### C. LDCA Deliberation Session concerning Applications 2016/ 136 - 138

The Chairperson in her opening remarks, made clear that this deliberation session was in follow up of the Site Visit attended by the Authority along with the Applicant, which commenced earlier during the day from 8:30am until 11:00am.

She stated further that this deliberation session was not a forum where any recommendations will be made nor where the Authority will determine any of the three Submitted Applications - but that Members of the Authority were given further opportunity to pose questions to either the Representatives of Connect St Helena (hereafter referred to as “The Applicant”) or the CPO with regards to the said Planning Applications.

The Chairperson confirmed that the Site Visit to the areas under discussion (which included the areas around the Ladder Hill Guns, the top and the bottom of Jacob’s Ladder, the Parking Lot behind the New Horizons, the Sand Yard as well as the West Rocks Area) was “enlightening” as it aimed to ensure that the Authority fully understand what is being requested by the Applicant in the Outline Applications submitted.

The Chairperson encouraged Members of the Authority to request clarification on any matter that they still feel uncertain about (following the morning’s Site Visit), in order to ensure that they (the Authority) can make informed decisions at a later stage.

The Chairperson requested the CPO to lead the discussions in by providing a brief overview of the Applications under discussion. The CPO provided a PowerPoint Slideshow illustrating the areas of concern and the subject of discussion and then invited Members of the Authority to pose their additional questions.

<p><b>1)</b></p>	<p><b>Outline Planning Application 2016/136:</b> Proposed siting of a Sewage Treatment Plant (underground) in the vicinity of the Ladder Hill Guns Area to serve the higher lying areas of Half Tree Hollow and parts of Sapperway.</p> <p>The CPO briefly highlighted that the applicant has indicated an area in the vicinity of the Ladder Hill Guns Site for siting of the proposed Bio-reactor plant, proposing that the plant can be placed either in closer proximity of the existing tank (more towards the north of the site) or slightly higher up (more towards the south of the site). In her discussion, the CPO pointed out that these applications do not concern stormwater or any developments associated with the overall HTH and Jamestown Sewerage Networks <i>per se</i> as it only deals with the treatment plants and facilities directly associated with it.</p> <p>One Member requested and the Applicant confirmed again that the proposed system would have capacity to meet future development needs within the HTH Area where there is significant demand for densification through infilling. The Applicant confirmed that the proposed Plant will not only ensure increased capacity to support future growth in HTH, but will enable the inclusion of additional areas</p>	<p><b>CPO</b></p>
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such as the Sapperway Sewerage Network (eastern portion) as well as the networks currently connected to the various Communal Systems within HTH (such as the Nursery Communal System, etc.). They concluded that as explained on site, the plant will in the first instance be designed to accommodate current and immediate growth needs, but, as it is a modular system, the system can be enlarged as and when the need arises to accommodate even greater capacity in future.

The Applicant further on request by Members of the Authority, confirmed that the company (Connect St Helena Ltd) have had various complaints from public living within the HTH Area in regards the prominent and unpleasant odour as a result of the existing practice of discharging untreated effluent into the environment – and thus calls for an improved system (apart from various other reasons). The Applicant also confirmed that the effluent from the proposed treatment plant will be largely odourless, with it still to be discharged into the receiving environment along the same route as is currently done. They mentioned further, that although this effluent will then be treated to a high quality standard, it unfortunately will still not be entirely free of nutrients, thus continue to cause excessive vegetation growth downstream of its discharge point.

The Applicant further confirmed on request that although the Bio-reactor Plant is highly effective, it will consist of highly advanced technology, which in a sense could pose maintenance risks if problems are encountered mechanically. Expertise might not be available on-island and may need to be sourced off-shore (with obvious potential delays). Parts may also not be readily available on Island. It was also mentioned that should the system fail, effluent would then be diverted for a period of time – which would effectively mean that untreated effluent may be discharged into the environment for a period of time.

It was asked if the plant could be placed to the west of Break Neck Gut, but it was deliberated that this is effectively not feasible for a number of reasons, such as accessibility and the visual impact to be caused by a structure such as a suspended sewer bridge required across the Gut. Pumping raw sewage uphill is also not cost effective and would result in blockage risks.

Members at this point confirmed that they now fully understand

	<p>what is being requested in this instance and feel that they can make an informed decision going forward.</p> <p><b>Recommendation:</b> As there were no further clarifications needed at this time, the Chairperson noted that the Authority now feels well equipped to consider this Outline Planning Application and requested that the CPO to prepare a Final Report for consideration by the Authority for formal determination a later stage.</p>	
<p><b>2)</b></p>	<p><b>Outline Planning Application 2016/137</b> - Proposed siting of a Sewage Treatment Facility (Pump Station) in the north-western parts of Jamestown.</p> <p>The CPO in her initial presentation, illustrated by means of a PowerPoint Slideshow the areas that were visited during the Site Visit and which formed part of the request of the Outline Planning Application submitted in this instance. She started by highlighting the Status Quo elements, i.e. current sewer lines running through the parking area behind the Museum and New Horizons, including the outfall area at West Rocks where raw sewage is currently being discharged. This was followed by slides illustrating the three areas proposed by the Applicant as potential sites (alternatives / options) for siting of the proposed Pump Station ( to be approximately the size of a 20ft shipping container, which can be sited either under or above ground). The CPO mentioned that these were the sites that were visited by the Authority earlier that day. The CPO highlighted (by means of illustrations) that the three alternative sites proposed by the Applicant are either:</p> <ul style="list-style-type: none"> <li>– Siting of an underground Pump Station around the parking lot behind New Horizons; or</li> <li>– Siting of the Pump Station at the Sand Yard; or</li> <li>– As a third option, siting of an underground Pump Station at the access road towards West Rocks. She reiterated that the Applicant did indicate that this last option presents risks during high tide – as indicated by the Applicant earlier that day at the Site Visit.</li> </ul> <p>During her presentation, the CPO mentioned that the Pump Station is from what is understood in the application and confirmed by the Applicant during the Site Visit, aimed to pump effluent out to sea behind the surf zone (it is currently discharged in front of the surf zone) as a means to mitigate against the major health and safety risks and nuisance that currently exist where it will be broken down naturally</p>	<p><b>CPO</b></p>

	<p>(i.e. bio-treated). The Applicant at this point confirmed upon request by the Authority that the aim for this project is to meet the strict Environmental Protection Order requirements, to which Connect Saint Helena Ltd is now subject and may be held accountable.</p> <p>The Authority at this point confirmed that they fully understand the request in this Application and deliberated and considered the various implications that each of these identified areas may have from a land use planning perspective. No further clarifications were needed at this point in time.</p> <p><b>Recommendation:</b> The Chairperson requested that the CPO go ahead and prepare a Final Report for consideration by the Authority for determination at a later stage.</p>	
<p><b>3)</b></p>	<p><b>Outline Planning Application 2016/138:</b> Proposed Sewer Line along Jacobs Ladder to enable combining the Half Tree Hollow and Jamestown Sewerage Networks</p> <p>The CPO in her earlier slideshow, demonstrated the key elements at the Ladder (status quo) highlighting the existing infrastructure (steps, apron, etc.) as well as current utility infrastructure that are currently openly visible alongside the ladder as well as the location of an existing culvert (all aspects which were deliberated during the earlier Site Visit. She further demonstrated by means of simplified illustrations, which options (alternatives) the Applicant proposed for aligning a 200mm diameter sewer line, which the Authority will have to consider during their final determination of this Application. The illustrations indicated further the areas to be considered for erection of a screening facility near the top of the ladder as well as a number of alternative routes that can be followed along the length of Jacob's Ladder which could effectively influence the final / potential alternatives for siting of a stilling chamber below.</p> <p>Upon request from a member of the Authority, the Applicant reiterated that their preferred option for this combined sewer line would be in the direct proximity of Jacob's Ladder (thus their application submitted as such) as it was proven to be the area with the lowest risk of rock fall. The applicant further highlighted that there will be no solids (including foreign materials such as plastics, bottles, etc.) that will enter the sewer line as this will be the purpose of the screening facilities at the top of the ladder and that there is no risk of</p>	<p><b>CPO</b></p>

blocking of the sewer line simply due to the high velocity and the fact that it is only effluent (i.e. liquid).

The Authority mentioned that there are fears by public that “raw sewage” will come down the ladder and although this was discussed on site wished the applicant to elaborate again – on which they replied that as explained before no open sewer lines will run alongside the ladder and that the 200mm diameter pipe (made of a very high endurance material, such as stainless steel) can be located in a duct which can run alongside the ladder or underneath the ladder (therefore the various options presented) and that in all instances a Heritage Architect would be used to work closely with the Design Engineers (who will ensure that the system is as effective and durability as possible) thereby ensuring that the proposed sewer pipe be absolutely non-visible and non-obtrusive from any vantage point, whether from a distance or from close inspection. The Applicant further noted that as this will be a completely closed system – there will be no odour risks whatsoever.

It was noted that the sewer line could instead of going all the way to the bottom of the Ladder to a stilling chamber be diverted via the existing culvert and then taken directly towards the area of the Sand Yard, resulting that it will divert away from the Museum, however the Applicant confirmed that all measures of mitigation will be taken to protect structures and assets such as this.

The Applicant upon request also confirmed that they can, as part of the final design - consider incorporating the High Voltage overhead Power Cables (which are currently highly visible from the ladder and other significant vantage point) in the same service duct as the sewer line, thereby ensuring significant planning gain.

The Chairperson and Members of the Authority noted once again that the Site Visit was enlightening and the Authority now have a much better understanding of the proposals, the potential impacts and eventual outcomes.

She posed the final question to the Applicants that should these Applications not be approved “what would happen”, at which the Applicant replied that the existing deficiencies experienced in the system (resulting in health, safety and nuisance impacts) will continue without any tangible solutions and also reiterated that Connect Saint

	<p>Helena Ltd will effectively be held accountable for not meeting the strict EPO requirements.</p> <p><b>Recommendation:</b> Following no further clarifications were required, the Chairperson requested the CPO to in this instance also prepare a Final Report for consideration and determination by the Authority at a later stage.</p>	
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	<p>The Chairperson thanked all for attending and the meeting was adjourned at 12:45 hrs.</p>	
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**Signed by the Chairperson to the Authority, as a true reflection of the Meeting**

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**Chairperson to the LDCA**

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**Date**