

OPEN AGENDA – PUBLIC DOCUMENT

Copy No.:.....

No: 77/2017

Memorandum for Executive Council

SUBJECT

APPLICATION FOR OUTLINE DEVELOPMENT PERMISSION TO DEVELOP THE HALF TREE HOLLOW (HTH) COMPREHENSIVE DEVELOPMENT AREA (CDA)

Memorandum by Chief Secretary

ADVICE SOUGHT

1. Council is asked to consider and advise whether Outline Development Permission should be granted, with Conditions, to Develop the HTH CDA, as recommended by the LDCA in accordance with the Chief Planning Officer's Report dated 9 November 2017, attached.

BACKGROUND & CONSIDERATIONS

2. Application 2013/82 (ENRD for SHG) - Layout for 65 land parcels, including details for 14 dwellings approved by Governor-in-Council on the 24th of October 2013. Apart from the Spine Road traversing the site (which formed part of the Application), this proposal was not implemented in full and the Applicant is now desirous to alter the layout designs in order to make it more feasible and practical. The Spine Road is a Form-giving Element and as such defines the altered Development Layout Designs.
3. The proposed CDA layout design accommodates 33 demarcated (to be fully serviced) land parcels in addition to 25 Landlord Housing Units to be accommodated in three Apartments Blocks, four Semi-detached Houses and two Detached Houses. (*Note that Housing Officer dealing with Government Landlord Housing was intimately involved in establishing the needs in terms of unit sizes / number of bedrooms per family*).
4. It is proposed that the CDA will be developed in Three Phases, with Phase 1 (most southern and at higher elevation) consisting primarily of much needed Government Landlord Housing – and the location for siting of the latter such that it could be development as a first Phase (initial serviceability easier) and on land where the topography is generally steeper which would as a result be more complicated / costly to be developed by private land owners. This most southern part of the development thus also the most ideal in terms of the double storey Apartment Block design (details provided in the Handling Report and Plans attached).
5. The layout design, scale, densities (at approximately 20 units per

OPEN AGENDA – PUBLIC DOCUMENT

hectare (around 60 units) at average of 500m² / 0.12 acres sizes) are in accordance with LDCP Objectives for the HTH CDA (Table H4 LDCP) and the proposals towards serviceability of the land parcels aligns in overall with the objectives of the Intermediate Zone Policy and for these reasons can be supported.

6. In terms of Sewerage Handling however, the proposal does not accord with Policies **SD6 and SD2** of the LDCP and if approved would **deviate** from the LDCP Policy.
7. In addition to Point 6 above, it is noted that Connect St Helena objected to the Application on grounds of the existing facility in HTH being over-extended and if this development (due to its significant scale) is implemented, will further intensify the existing issues of odour and potential health and safety risks – due to poorly treated effluent being discharged through the Septic Tank into the receiving environment.
8. There is currently no proposal by the Applicant that satisfies the objectives of the LDCP Policy in terms of **Sustainable Sewage Handling** – however the Applicant may following further investigation propose a sustainable and practical solution to support a Full Planning Application.

Conclusion and Recommendation

9. Due to the Application meeting in principle all the objectives of the LDCP (apart from currently being able to demonstrate a solution towards Sustainable Sewage Handling) – the Land Development Control Authority supported the advice by the Chief Planning Officer that Outline Development Permission be granted with Conditions and thus their recommendation to Governor-in-Council as per the attached Letter of Recommendation (Annex A).

FINANCIAL IMPLICATIONS

10. The Executive Council sits as the Planning Authority in considering this memorandum and is therefore not concerned with the financial aspects of the proposed development.

ECONOMIC IMPLICATIONS

11. The proposed development will provide demand for construction services. Jobs would be available for the following trades for the duration of the GLH Contract: Groundworkers, Carpenters, Masons, Electricians, Plumbers, Plasterers, painters, etc. (20 -30 in total) Construction Materials, Plant Contract would be for 9 to 12 months to construct Government Landlord Housing. To develop the Private housing could take up to 5 years if not longer.
12. The site is earmarked as a Comprehensive Development Area by Land Development Control Plan. This development resolves the shortage of GLH in the HTH area.
13. Locally manufactured materials will be used predominately where possible. The current breakdown of imported to locally

OPEN AGENDA – PUBLIC DOCUMENT

produced materials is 75% to 25%

CONSISTENCY WITH INVESTMENT POLICY PRINCIPLES

14. Not applicable.

PUBLIC / SOCIAL IMPACT

15. **Advantage 1:** There will be Socioeconomic Benefits to the Island Community at large as this will open up much needed and sought after land for housing development (especially to first time land owners).

16. **Advantage 2:** The proposed development will also contribute 25 dwellings to the urgent need to supply Government Landlord Housing. This will enable the GLH housing stock to be reviewed and efficiencies found to go some way to addressing the 70 plus families on the GLH waiting list.

17. **Advantage 3:** This area will probably be one of very few which will have a high level and standard of infrastructure development in a well-designed residential area – and can be a model for future development across the Island. Infrastructure development includes a installed sewer pipeline network, storm water pipeline network, electricity network, water network, telephone network and road network to a higher standard than commonly implemented on Island.

18. **Disadvantage 1:** The CDA being located within a densely built-up area - will inevitably impact on surrounding residential land owners, whom for many years had the benefit of a green-field site, subsequently having had unhindered views over the horizon.

19. **Disadvantage 2:** In addition to this having to endure inevitable construction works over a period of time, which may become (due to the phased development and selling off of individual land parcels thus not necessarily simultaneous implementation) a number of years' worth of construction works.

20. **Disadvantage 3:** The continual and escalated problem of Sewage Handling and lack of appropriate facilities in the HTH Area will greatly increase if this development is implement on the basis of utilising the existing infrastructure.

ENVIRONMENTAL IMPACT

21. This is an earmarked Comprehensive Development Area within the Intermediate Zone and is not located within a highly sensitive natural area. An Environmental Screening was conducted for the development and the environmental issues of significance were noted as: potential impact on the wirebird (wirebirds are known to be present on the far-eastern part of the site along the ridge); potential for disturbance to the Round Tower and its surrounds; General construction impacts (noise, dust, vibrations and the generation of waste including green waste). Whilst it was determined that an Environment Impact Assessment (EIA) was

OPEN AGENDA – PUBLIC DOCUMENT

not required the environmental issues apparent should be considered during the detailed design phase and or development of a full planning application/s. This should include (for the relevant phases) an assessment of the impact on the wirebird population; an assessment of the impact on the Round Tower and it's surrounds; and the production of a Construction Management Plan (or equivalent) to include the management of dust, emissions, noise and waste.

22. To reduce the overall environmental impact of the CDA, the applicant intends to include green open spaces, landscaping, sustainable urban drainage systems (SUDS) and rainwater harvesting. Solar heating will also be incorporated into the design of the Government Landlord housing.

PREVIOUS CONSULTATION / COMMITTEE INPUT

23. A number of site visits were conducted and relevant stakeholders intimately involved in the development process. Council Members also conducted a Site Visit and preliminary discussions.

PUBLIC REACTION

24. The Application was duly advertised and Stakeholder Feedback obtained. One representation was received from a landowner located at the upper end (most southern point). Their concerns were addressed and discussed in the Handling Report attached. Concerns included impacts over views (which are in fact not regulated by the LDCP Policies) and over construction works – which are inevitable due to the type of development proposed. The Applicant however indicated that efforts could be made to further alleviate the concerns over views and an adequately approved Construction Management Plan can attempt to alleviate any unnecessary construction impacts.

PUBLICITY

25. A Decision Notice would be issued to the applicant. Planning determinations are not normally advertised by the Authority but coverage of this will be included in the ExCo report and associated broadcast.

SUPPORT TO STRATEGIC OBJECTIVES

26. The development proposal is submitted in support of delivery of work under the Airport contract. In addition the proposal is instrumental through providing key infrastructure to support economic development and becoming wealthier in line with the 10 year plan.

OPEN /CLOSED AGENDA ITEM

27. Executive Council acts as the Determining Planning Authority in this case. This should be an open agenda item.

Corporate Services
The Castle

RB

6th December 2017

OPEN AGENDA – PUBLIC DOCUMENT