Planning Officer's Report – LDCA OCTOBER 2026

APPLICATION	**2026/88 –** Proposed Installation of 2x 5000L Water Tanks
PERMISSION SOUGHT	Full Permission
REGISTERED	07 July 2026
APPLICANT	Merchants of the South Atlantic, C/o Alec Philp
PARCEL	SBE0242
LOCALITY	Green Hill, Sandy Bay
ZONE	Intermediate
CONSERVATION AREA	None
CURRENT USE	Vacant Land
PUBLICITY	The application was advertised as follows: ▪ *The Independent* Newspaper on 09 July 2026. ▪ A site notice displayed in accordance with Regulations.
EXPIRY	23 July 2026
REPRESENTATIONS	None
DECISION ROUTE	~~Delegated~~ / **LDCA** / ~~EXCO~~

A. CONSULTATION FEEDBACK

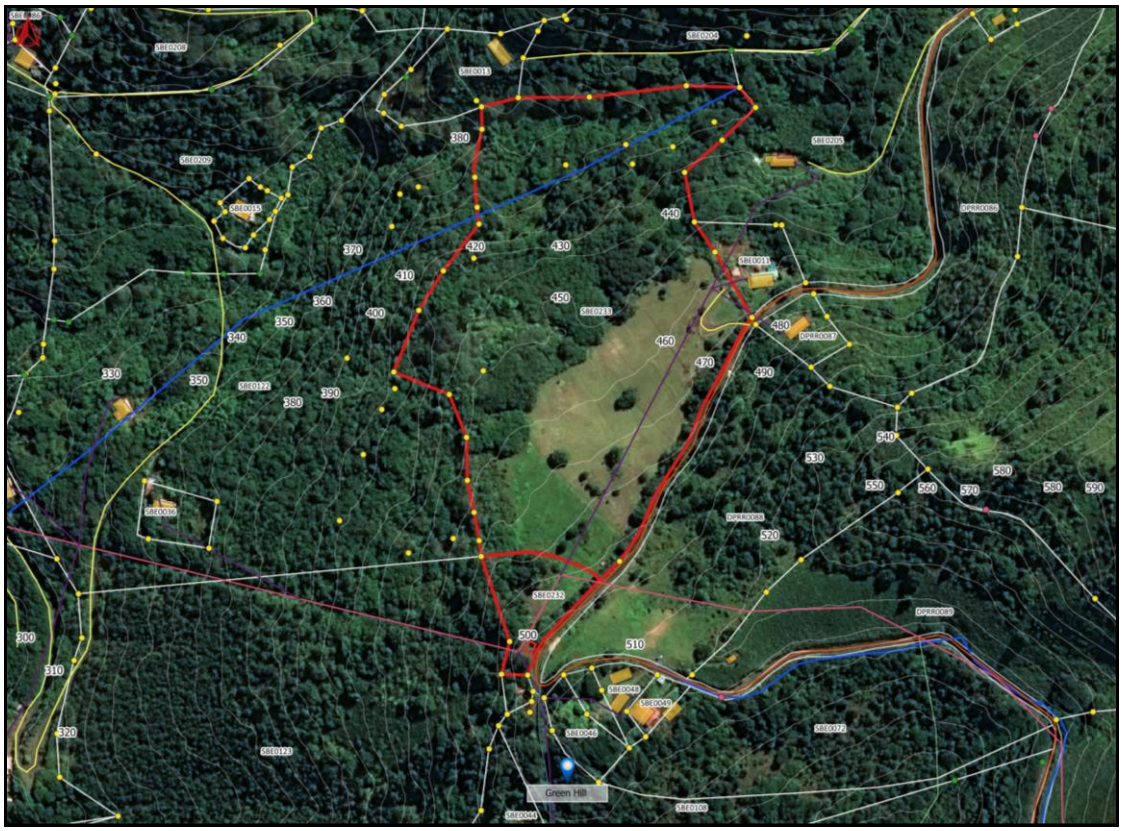
1.	Sewage & Water Division	No Objection
2.	Energy Division	No Response
3.	Fire & Rescue	No Objection
4.	Roads Section	No Objection
5.	Property Division	No Response
6.	Environmental Protection	No Objection
7.	Environmental Health	No Objection
8.	Agriculture & Natural Resources	No Response
9.	St Helena Police Services	No Response
10.	Aerodrome Safeguarding	No Response
11.	Economic Development	No Response
12.	National Trust	No Response
13.	Sure SA Ltd	No Objection
14.	Heritage Society	No Objection
15.	Maritime	Not Applicable

B. PLANNING OFFICER'S APPRAISAL

LOCALITY & ZONING

This plot is located at Green Hill, where it is primarily agricultural land, designated within the Intermediate Zone and has no conservation area restrictions.

Diagram 1: Location Plan



Enlarged view of the Development Site



PROPOSED DEVELOPMENT

This proposed development is for the siting of two, 5000-litre 'JoJo' water catchment tanks at Green Hill that will be orientated to the Northwest. The dimensions of each tank are; 1020 x 2255mm and will be sited side-by-side with a 900mm space in between. The tanks will be a shade of grey to blend with the surroundings (as can be seen in the last photograph in Diagram 4 below).

The purpose of the storage tanks is to serve the Applicant's 3-hectare coffee plantation that is being developed at Green Hill. The applicants indicate that the tanks will be filled with water sourced by from a Connect tank/ pipelines. The tanks will have two primary and complementary agricultural functions; a) drought insurance and backup irrigation, where the tank will function as a strategic water reserve to supplement irrigation during periods of insufficient rainfall, and b) fertigation; where the stored water will also be used as a delivery medium for fertigation, which is the controlled application of dissolved fertilisers and crop nutrients directly through the irrigation system to the root zone of the coffee trees.

The tanks will be positioned on to a prepared level base of compacted earth and will be connected to the drip/ micro-irrigation network that will serve the coffee plantation. There is an existing vehicle access to the site.

Diagram 2: Site Plan

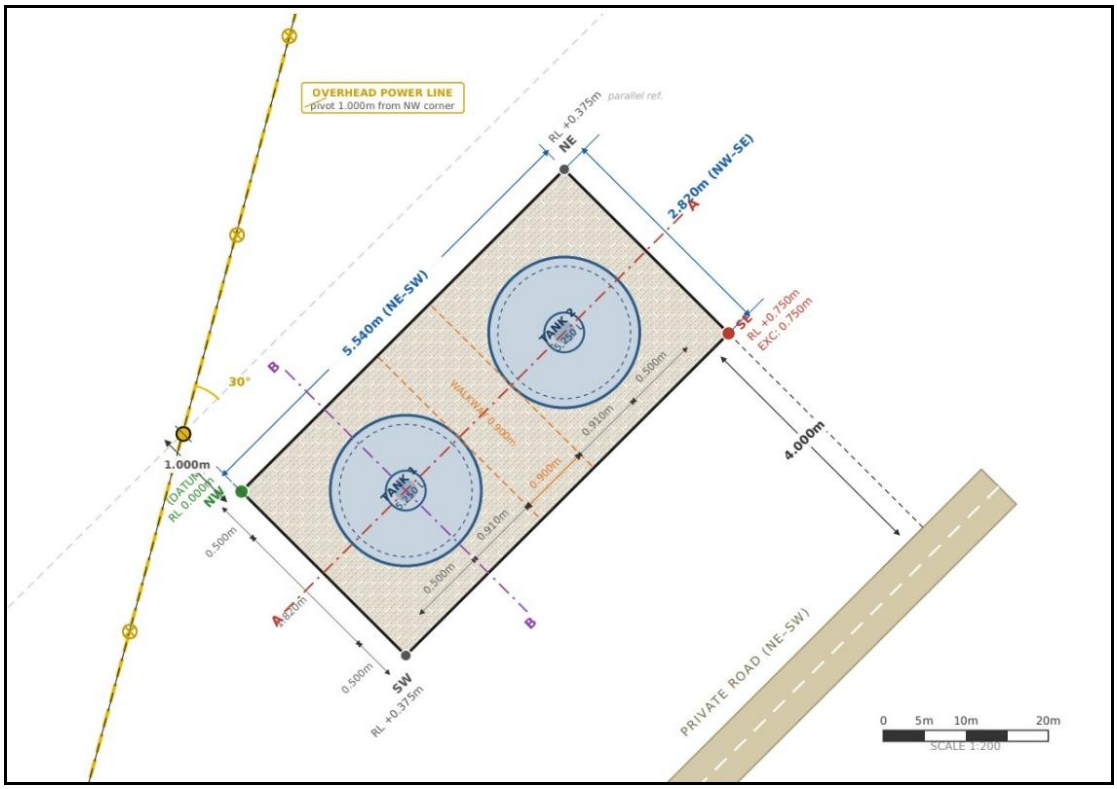
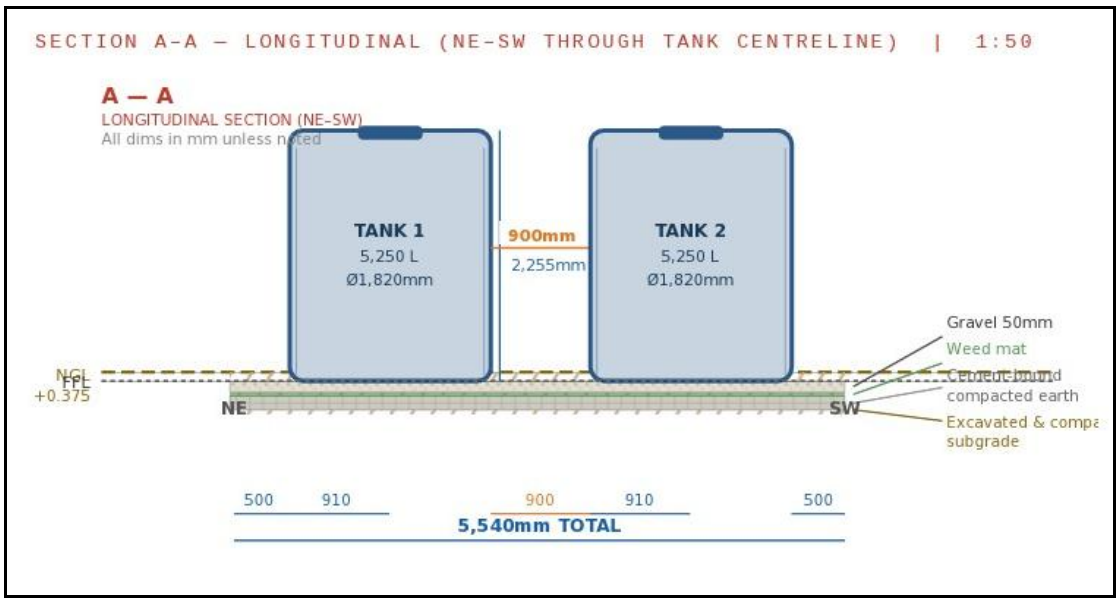


Diagram 3: Elevation Plans



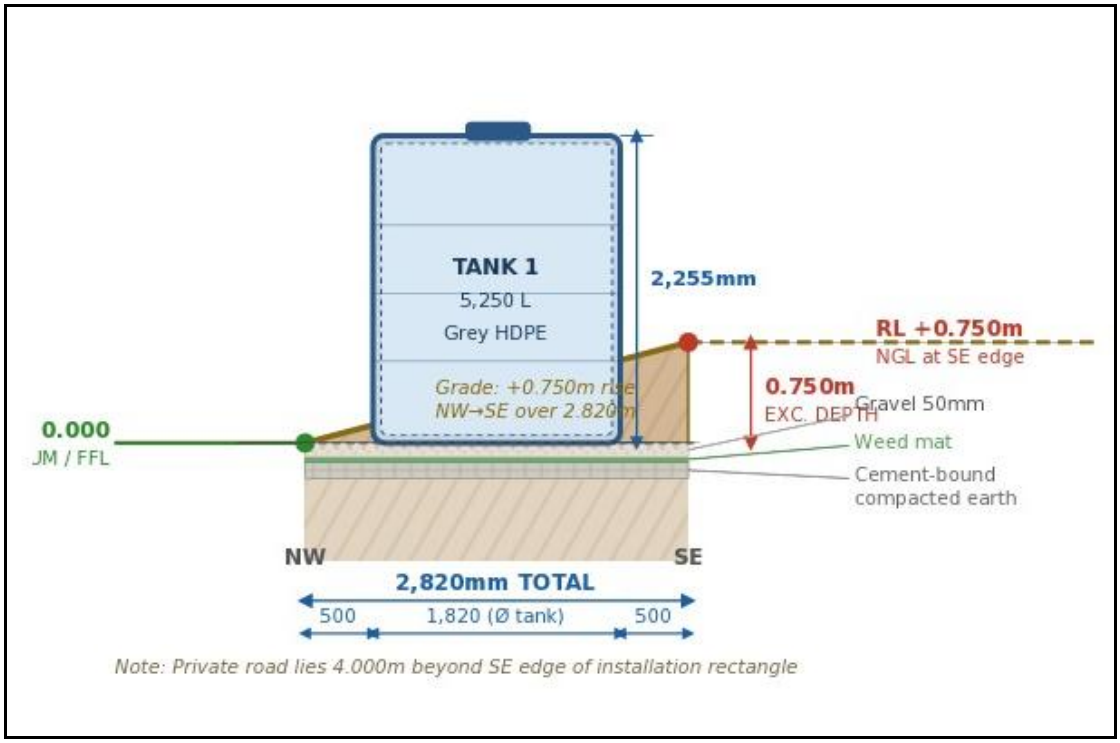


Diagram 4 – Photographs of the Development Site (Submitted by Applicant)



- From the roadside, the location is well covered and screened by foliage.



- Facing North West, blue line denotes the boundary of where we wish to site the tanks. Note position of Connect lines.



- Facing North East. Blue line denotes boundary of where we wish to site the tanks.



- Facing South East. Minimal excavation required. Note position of Connect lines. Tanks in grey colour intended to be discreet.

STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no objections or representations received from stakeholders or any members of the public.

LEGAL AND POLICY FRAMEWORK

The relevant policies of the Land Development Control Plan (LDCP 2012) that are applicable in the assessment of the proposed development are set out below:

- Intermediate Zone: Policies IZ1 (a, b, c, f and g) and IZ2 a) and d)
- Water Supplies: Policies W1 and W2
- Agriculture and Forestry: Policy AF1

OFFICER'S ASSESSMENT

In assessing this development proposal, the Intermediate Zone, Water Supplies and Agriculture and Forestry policies will apply as outlined above.

The proposal relates to the Applicant's business venture, which is to develop a 3-hectare coffee plantation on a plot of land at Green Hill, which is agricultural land. The purpose of the water storage tanks is to serve the coffee plantation and will provide drought insurance and backup irrigation, where the tank will function as a strategic water reserve to supplement irrigation during periods of insufficient rainfall. The stored water will also be used as a delivery medium for fertigation, which is the controlled application of dissolved fertilisers and crop nutrients directly through the irrigation system to the root zone of the coffee trees. Policy AF1 a) supports "…expansion of agricultural production to meet the island's development needs provided such expansion shall be sited to avoid areas of important biodiversity". As the land is located in the Intermediate Zone and there were no objections received, including from the *Environmental Protection* stakeholder, it can be considered that this proposal is in accordance with this policy.

The 5000-litre water storage tanks will be sited off the main road to Green Hill however it will be well hidden by roadside foliage as can be seen in the first photograph in Diagram 4 above. As can be seen in the last photograph, the tanks will be grey in colour, so as to blend in with the immediate environment, in compliance with Intermediate Zone policies detailed above.

It is proposed that the tanks will be positioned beside each other with a 900mm space/ walkway between and will be situated on a level base of compacted earth. Access is readily available via an existing track.

To conclude, the proposal is in compliance with the relevant Intermediate Zone, Water Supplies and Agriculture and Forestry policies. Therefore, this development proposal can be supported, as it has no detrimental effect on the amenity or aesthetic of the immediate area.

C. RECOMMENDATION: That Development Permission be **GRANTED** subject to the following Conditions:

1) This permission will lapse and cease to have effect on the day, 5 years from the date of this Decision Notice, unless the development has commenced by that date.
Reason: required by Section 31(2) of the Land Planning and Development Control Ordinance 2013.

2) The development shall be implemented in accordance with the details specified on the Application Form and the drawings as listed in the table below, registered 07 July 2026 on behalf of the Land Development Control Authority (LDCA), unless the prior written approval of the CPO (on behalf of the LDCA) is obtained for a minor amendment to the approved details under Section 29 'Minor Variations' of the Land Development Control Ordinance, 2013.
Reason: Standard condition to define the terms of the development and to ensure that the development is implemented in accordance with the approved details.

Drawing No.	Rev	Title	Date
-	-	Location Map	07-Jul-26
-	-	Site Plan	07-Jul-26
-	-	Elevation Plans	07-Jul-26
-	-	Photographs	07-Jul-26

3) The 5000-litre water storage tanks shall be maintained and, if no longer required or becomes dilapidated, shall be removed and either replaced, or disposed of appropriately.
Reason: to ensure that the water storage tanks are kept in good condition, in the interest of the material and visual amenity of the area in accordance with LDCP Policy IZ1 b).

Informative:
This Development Permission does not confer approval under the Building Control Ordinance. Please consult with the Building Inspector(s) to find out whether building regulations approval is required, prior to the development commencing. This is to ensure development is carried out in accordance with the Building Control Ordinance 2013.