



**St Helena  
Government**

No: 03/2025

**Open/Closed Session:** Open Session

**Subject: DEVELOPMENT APPLICATION 2022/21:**

Siting of a Desalination Plant, Water Storage Tanks, Laying of Water feed & Brine Pipe, Installation of Beach Well and Construction of a Timber Cabin.

**Presented by:** Minister for Environment, Natural Resources and Planning Portfolio

**Decision Sought:**

Governor in Council is asked to consider and advise whether Full Development Permission should be granted, with Conditions, as recommended for the Proposed Development of a Desalination Plant, Water Storage Tanks, Laying of Water feed & Brine Pipe, Installation of Beach Well and Construction of a Timber Cabin.

**Reason for Referral**

The Development Application is being referred to Governor in Council in accordance with Section 23(2)(b)(i) of the Land Planning and Development Control Ordinance 2013 as the grant of development permission must be considered a departure from the Land Development Control Plan Built Heritage Policy. The proposed development is within the Moat (Near Donny's) which forms part of a Grade I listed monument. The development therefore conflicts with Policy BH6 which seeks to preserve historic monuments by restricting development which has an adverse effect on them.

The Development Application is also being referred to Governor in Council because the Direction issued under section 23(1) of the Ordinance 2013 requires all applications within fifty metres of the sea to be referred to Governor in Council (unless specific exclusions apply).

**Comments of Land Development Control Authority**

At the 1 June 2022 meeting of the Land Development Control Authority (the Authority), considered the Officer Report on the development application seeking FULL Development Permission. The report to the Authority is included as an Annex to this Report.

The Authority agreed with the Officers recommendation to grant permission which recognised the conflict with Built Heritage Policy BH6 that seeks to preserve historic monuments (such as the Moat) by restricting development which has an adverse effect on them. Given the scale and location for the development the conflict and harm caused was considered minor. There are also other material considerations which support the proposal in this case, including potential environmental and economic benefits in reducing the number of plastic bottles imported to the island (and disposed at landfill), tidying up this area of the Moat and increased investment to the island. This is also supported by other Government policies such as the St Helena Government Economic Development Plan 2018-2028.

However the Authority raised concerns about the potential harm the proposed staircase may cause if it was fixed or anchored to the Moat wall itself. The authority therefore requested a condition be added to mitigate this harm. There was also a concern about what may happen if development could not legally sell water on the island (e.g. because the product didn't receive approval from other regulatory body) or ceased to operate after a period of time. The Authority therefore requested conditions be added to help ensure the development is removed in either event.

The Authority therefore recommends Governor in Council grant development permission subject to conditions in the annexed report and the addition of the following conditions:

- The staircase must not be fixed or anchored to the Moat Wall  
**Reason:** to preserve the Historic Monument in accordance LDCP Policy BH6
- If for any reason the operation of the development results in a product that cannot legally be sold for human consumption on St Helena, the development will be removed and the land returned to a tidy state.  
**Reason:** to preserve the Historic Monument and it's setting in accordance with LDCP Policy BH6, should the production of water for sale not be able to start for any reason.
- If once operational the development ceases to produce a product that is legally sold for human consumption on St Helena for a period of 12 months or more, the development will be removed and the land returned to a tidy state.  
**Reason:** to preserve the Historic Monument and it's setting in accordance with LDCP Policy BH6 should the production of water for sale stop for a reasonable period of time.

Christine Scipio  
ENRP Minister