



**St Helena  
Government**

## **REQUEST FOR PROPOSALS**

### **Development of Mundens and Surrounding Area (Approx. 20 Acres)**

**Issue Date:** 21.07.2025

#### **1. OVERVIEW**

The St Government (SHG) has received an investment proposal for the development of Mundens and the surrounding land, which comprises military fortifications, historic buildings, and approximately 20 acres of coastal terrain.

In the interest of ensuring best value and exploring all possible options, SHG is inviting serious investment proposals from suitably qualified developers or investors.

This Request for Proposals (RFP) is issued for the development and regeneration of Mundens, a historically and strategically significant area near Jamestown, the islands Capital.

SHG seeks innovative, sustainable, and economically viable development concepts that will unlock the site's value while respecting and enhancing its historical, environmental, and cultural significance.

It is proposed that the development will be initially structured using an option agreement between SHG and the successful applicant. SHG will grant the successful applicant an exclusive option to take a long-term lease of Mundens during an agreed option period to allow the successful applicant to assess the potential of the site for its proposed development. The grant of the option will be on the payment of an option fee and will be exercised after certain conditions are satisfied.

#### **2. BACKGROUND**

Mundens is a prominent coastal headland overlooking James Bay and Jamestown, featuring a mix of former military installations, buildings, open terrain, and commanding sea views. The site lies adjacent to existing tourism, port, and heritage assets.

SHG sees significant potential for development in areas such as:

- Tourism and hospitality
- Heritage restoration and reuse
- Recreational or eco-tourism initiatives

The area is part of a wider effort to support sustainable economic growth, protect heritage assets, and encourage private-sector investment on the island.

### 3. SITE DESCRIPTION

- **Location:** Mundens and surrounding areas as shown in Annex 1.
- **Area:** Approximately 20 acres
- **Land Ownership:** Crown land; development rights subject to planning approval
- **Topography:** Coastal ridge and sloped terrain with historic fortifications
- **Current Use:** Largely unused, with footpaths and informal public access
- **Constraints & Opportunities:**
  - Protected heritage sites and structures
  - Potential for tourism development and coastal access
  - Infrastructure limitations (roads, utilities)
  - Environmental and planning considerations

### 4. OBJECTIVES

SHG seeks development proposals that:

- Align with the Objectives of St Helena's Sustainable Economic Development Strategy 2023–2033 (SEDS):
  - **Objective 1 — An open and accessible island:** Open and accessible for people and culture, capital and finance
  - **Objective 2 — A productive island:** Increase productivity, labour force participation, and capital investment
  - **Objective 3 — A breath of fresh air:** Preserve and celebrate what makes us unique
- Create economic value and job opportunities
- Are environmentally sustainable and climate-resilient
- Are financially viable and attract private investment
- Demonstrate social, cultural, or community benefit

## 5. PROPOSAL REQUIREMENTS

Respondents should submit a proposal including the following:

1. **Business case, concept and vision showing how the proposal aligns with the Objectives**
  - Proposed land/building uses
  - Integration with local context and heritage features
2. **Technical & Financial Feasibility**
  - Preliminary cost estimates, funding strategy
  - Evidence of financial capacity
3. **Development Experience**
  - Details of relevant past projects
  - Team/stakeholder qualifications and experience
4. **Timeline**
  - Proposed development schedule and milestones

## 6. SUBMISSION GUIDELINES

- **Deadline for Submission:** 29 August 2025
- **Submission Format:** submitted electronically to: [tender.landsales@sainthelena.gov.sh](mailto:tender.landsales@sainthelena.gov.sh) referencing “MUNDENS” in the subject line, or placed in the tender box at the reception of Essex House, Jamestown in a sealed envelope marked “MUNDENS”
- **Enquiries & Site Visits:** Interested parties may request site visits and clarifications by contacting Gina Henry, Crown Estates Officer - [gina.henry@sainthelena.gov.sh](mailto:gina.henry@sainthelena.gov.sh)

## 7. EVALUATION CRITERIA

Proposals will be evaluated against the following criteria:

Evaluation Criterion	Weighting
<b>Alignment with SEDS Objectives</b> — Demonstrates strong alignment with SEDS	25%
<b>Financial Feasibility</b> — Realistic cost estimates, clear funding strategy,	25%
<b>Development Experience and Team Capability</b> — Relevant past projects and/or qualifications of team members/stakeholders	20%
<b>Social, Cultural, and Community Benefit</b> — Adds value to local culture, heritage, local work force participation	20%
<b>Environmental Sustainability and Climate Resilience</b>	10%

SHG reserves the right to negotiate with one or more shortlisted applicants and is not bound to accept any proposal, and any agreement will be subject to contract.

## 8. ADDITIONAL INFORMATION

- The Property Service may provide access to land ownership information by contacting: [Gina.Henry@sainthelena.gov.sh](mailto:Gina.Henry@sainthelena.gov.sh)
- Other key stakeholders:
  - **Planning:** Chief Planning Officer - [Patricia.Coyle@sainthelena.gov.sh](mailto:Patricia.Coyle@sainthelena.gov.sh)
  - **Heritage Information:** Adam Sizeland, Director, Museum of St Helena – [director@museum.sh](mailto:director@museum.sh)
  - **Mapping, Historic Environmental Record data and GIS:** GIS Manager — [Devlin.Yon@sainthelena.gov.sh](mailto:Devlin.Yon@sainthelena.gov.sh)
- SEDS 2023 - <https://www.sainthelena.gov.sh/wp-content/uploads/2024/04/Sustainable-Economic-Development-Strategy-2023-2033.pdf>

### Issued by:

Property Service

Essex House, Jamestown

Economic Development Portfolio