



No: 04/2025

Open/Closed Session: Open Session

Subject: **DEVELOPMENT APPLICATION 2025/53:** Proposed Construction of a New Prison at Bottom Woods with ancillary Dojo, Service buildings, access road, parking area and sewerage treatment plant at Former Goat Pen, Bottom Woods, Longwood North

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

Decision Sought: Governor in Council is asked to consider and advise whether Full Development Permission should be granted, with Conditions, as recommended for Proposed Construction of a New Prison at Bottom Woods with ancillary Dojo, Service buildings, access road, parking area and sewerage treatment plant

Reason for Referral

The Development Application is being referred to Governor in Council in accordance with the Direction issued on 14 June 2022 under section 23(1) of the Land Development Control Ordinance 2013 which requires all applications for development of land which is to be used for the custody of persons sentenced or ordered by the court to be imprisoned or otherwise detained, whether for a fixed period or indefinitely or otherwise for purposes connected with the administration of justice or emergency services to be referred to the Governor in Council.

Comments of Land Development Control Authority (LDCA)

Following deferral of the Development Application from the LDCA meeting on 21st August 2025 to ensure that the proposed excavations (not part of this application) were acceptable, the 4th September 2025 meeting of the LDCA (the Authority) considered the Addendum Officer Report (together with the CPO's verbal update that the proposed excavations were considered acceptable as viewed by LDCA Members prior to their meeting), on the development application seeking FULL Development Permission. The Addendum report to the Authority is included as Annex A to this Report and sets out the relevant factors in relation to this proposal.

The Authority agreed with the Officer's recommendation to grant permission for the proposal which complies with the relevant policies in the Land Development Control Plan 2012: Coastal Zone, Social Infrastructure, Emergency and Public Services, Natural Heritage, Water Supplies, Energy and Sewage, storm and Drainage and Road and Transport. The Authority recommends Governor in Council grant development permission subject to conditions in the Planning Officer Addendum report.

Karl Thrower
ENRP & ED Minister