



St Helena
Government

St Helena Developments Limited
PO Box 78200
Sandton 2146
Republic of South Africa

Ref: 2020/35
Date: 20/12/2021

DECISION NOTICE

Dear Sirs,

**Land Planning and Development Control Ordinance 2013:
Development Application No. 2020/35
Development at Horse Pasture, Blue Hill**

On behalf of The Land Development Control Authority, under Section 27 of The Land Planning and Development Control Ordinance, 2013, I am pleased to advise that your application for **Full Development Permission for Development of Trade Winds Ocean Village, Comprehensive Development Area** has been **APPROVED** 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; Site Layout, Floor & Elevation Plans (DWG No. A000, A001, A001/1, A002, A002-2, A007, A100, T1827-A100-1, T1827-A100-3-A, T1827-A100-3-B, T1827-A100-3-C, T1827-A100-3-D, T1827-A100-4, B101-1 received and stamped 22nd April 2020 and supporting documents received stamped 8th March 2021 as stamped and approved by the Planning Officer, on behalf of the Land Development Control Authority, subject to the Condition of this Decision Notice and unless the prior written approval is obtained for an amendment to the approved details under Section 29 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.
- 3) 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.
Reason: to ensure development is carried out in accordance with the Building Control Ordinance 2013.

- 4) Notwithstanding the details already submitted, before construction works begin on the ground an Addendum Report supporting the Environmental Impact Assessment Report and the Environmental Management Plan dated 8th March 2021 is submitted to and approved in writing by the Chief Planning Officer on behalf of the Land Development Control Authority. The Addendum Report will provide a full detailed assessment of the ecological condition for the development site as set out the chief Planning Officer's letter dated with the Decision Notice. Furthermore, the Addendum Report should be submitted no later than the end of the fourth year from the date of the Decision Notice.

Reason: To ensure that the full detailed environmental assessment of the development site is undertaken in compliance with Land Planning and Development Control Ordinance, 2013 and the Land Planning and Development Control (Environmental Impact Assessment) Regulations, 2013.
- 5) Notwithstanding the details already submitted with the development application and the Addendum Report as required by Condition 4, before land excavation works are carried out a walk-over with a specialist nature conversation professional to assess the impact on any endemic invertebrate and other environmental conditions in line with EIA report and the Addendum Report to ensure that ecology of the area will not be adversely affected by the development at the point of ground disturbance for construction and any findings will be submitted to and approved in writing by the Chief Planning Officer on behalf of the Land Development Control Authority.

Reason: To ensure all possible effort is made to protect the endemic invertebrates and reduce the adverse impact on the natural and historic environment.
- 6) Notwithstanding the details submitted herewith for the construct of the community facilities, further information on the ground levels of this area (cross-section), access across the site and full detail of the facilities will submitted to and approved in writing by the Chief Planning Officer on behalf of the Land Development Control Authority.

Reason: to ensure the area to be laid out for community facilities is accessible, useable and has the provision of facilities that will of benefit to the users.
- 7) Notwithstanding the details submitted herewith for the phasing of the development, the construction of the community facilities will constructed and be fully operational for the local community to use before further development commences for other phases of the development on this site.

Reason: to ensure that the community facilities approved herewith are delivered and that community is not in any way disadvantaged through the loss of the existing facilities on this development site.
- 8) Notwithstanding the details submitted herewith, full assessment of the water needs of this development and the provision of future supply will be submitted to and approved by Chief Planning Officer in writing on behalf of the Land Development Control Authority before commencement for any construction in respect of this development.

Reason: to ensure the full needs for the water requirement for this development and provision of water is sourced and secured.

- 9) Notwithstanding the detail already submitted for the provision sewage and discharge of grey water, before the development commences full details of the sewage system and discharge of grey-water required to support this development will be submitted to and approved by Chief Planning Officer in writing on behalf of the Land Development Control Authority.
Reason: to ensure that fully workable and environmentally friendly system is delivered to support the development and meet all environmental standards.
- 10) Notwithstanding the details already submitted for the lay out of the site and the road network, a detailed design and construction details, cross-sectional level across the length of the access road and service road will be submitted to and approved by Chief Planning Officer in writing on behalf of the Land Development Control Authority before commencement of construction on site. The main access and service roads will be designed to be accessible by emergency services and will meet the Highway Authority's design guidance for roads, including road gradient.
Reason: to ensure that the road network within the development is in accordance with Highway Authority road design.
- 11) Notwithstanding the details already submitted for the off-site road improvement along the road from White Gate to the development site, details of the road alignment will be submitted to and approved by Chief Planning Officer in writing on behalf of the Land Development Control Authority before these improvement works are carried out.
Reason: to ensure that the road improvement works are in accordance with Highway Authority road design when they are undertaken.
- 12) Before the commence of each Phase of development as set out in this development application, full details of the layout of the development phase, setting out the plot access, land assembly, residential development type, service access will be submitted to and approved by Chief Planning Officer in writing on behalf of the Land Development Control Authority.
Reason: to ensure that the detailed site assessment is undertaken and the development is carried in accordance with the approved plans.
- 13) Full details of the supporting development for the Club House, Sport Facilities, service accommodation and manger's house will be submitted to and approved by Chief Planning Officer in writing on behalf of the Land Development Control Authority.
Reason: to ensure that these developments are undertaken in accordance with development layout proposed and that the building are design to fit in the surrounding landscape.
- 14) Full details of the restoration of the dry stone wall on the periphery of the development site will be submitted to and approved by Chief Planning Officer in writing on behalf of the Land Development Control Authority.
Reason: to ensure that the method construction and restoration is accordance with best practice historic structures.
- 15) **Construction Practices:** During construction of the development, no obstruction shall be caused on any public road and prior to occupation of the development the developer shall reinstate damage

to any public road and other public or private infrastructure arising from implementation of the development permission.

Reason: To ensure safe vehicular access and reinstate damage to public infrastructure arising directly from the approved development in accordance with LDCP IZ1 (g).

- 16) Occupation of the development is not permitted until it is adequately served by a potable water supply, adequate energy supply as well as a foul drainage system, as approved by the Building Inspectors in consultation with the Chief Planning Officer.

Reason: To accord with LDCP IZ1, SD1, RT7 and W3.

- 17) **Roof Water Practices:** No Roof Water or other Surface Water shall be connected to or directed to any foul drain. Roof water shall be piped to storage tank of minimum capacity 450 litres with overflow piped to the sea.

Reason: to conserve rainwater and to avoid overloading the Septic Tank, in accordance with LDCP SD1.

- 18) All external lights attached to the building shall be designed and sited such that they do not emit light at or above the horizontal and the light source (lamp, bulb or LED) shall not be visible beyond the site boundaries.

Reason: to avoid light pollution and to protect the dark skies status of the island in accordance with LDCP policy E8.

- 19) The Colour of Roof shall be dark slate grey.

Reason: to blend the building into the landscape, in accordance with the Adopted Policy on Colour of Roofing Materials.

- 20) Prior to development commencing, The applicant will be required to enter into a Legal Agreement for the all off-site improvement works to the road network as set out in the development application, to ensure that these works are carried as agreed and in accordance with the design requirement of the Highway Authority

Reason: to ensure that all off-site road improvement and upgrade works are appropriately undertaken by the developer to enable safe vehicular movement along the stretch of highway likely to see increase in volume of traffic.

INFORMATIVE:

The applicant is advised that due the volume of development and its distance from Saint Helena Fire Rescue Service Depot, that a Fire Rescue appliance Vehicles is provided on the development site in case of emergency.

Please note that the LDCA, Planning and Building Control Division nor any of its employees warrant the accuracy of the information or accept any liability whatsoever neither for any error or omission nor for any loss or damage arising from interpretation or use of the information supplied by your Designer/Contractor.

Right of Appeal: If you are aggrieved by this decision you may, within 28 days of the date of this Notice, appeal to the Land Development Appeals Tribunal, with payment of a fee of £150, addressed to the Clerk of the Tribunal, using the prescribed form which is available from this office.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Shane Williams', is positioned above the printed name.

Shane Williams

Acting Chief Planning Officer, ENR&P Portfolio
On behalf of the Land Development Control Authority