



PLANNING AUTHORITY

Our Ref : CPA/GOM/001/17

12<sup>th</sup> September 2019

Hon. Alex Muscat  
Chairperson  
Standing Committee on the Environment and Development Planning  
House of Representatives  
Valletta

Dear Hon. Muscat,

**Re: 2019 Partial Review of the Ta' Qali Action Plan (2006)**

In terms of Article 53(b)(iii) of the Development Planning Act (2016), the Executive Council of the Planning Authority has commenced the process of public consultation of the 2019 Partial Review of the Ta' Qali Action Plan (2006).

The Standing Committee may wish to draw up a report on this public consultation of the 2019 Partial Review of the Ta' Qali Action Plan (2006) within the consultation period that is ending on Friday 25<sup>th</sup> October 2019, as indicated in the same article.

Regards,

**Dr. Anita Giordimaina LL.D**  
**Executive-Council Secretary**



2019 Partial Review of the  
Ta' Qali Action Plan (2006)

**Change in designation for land in  
Vjal I-Istadium Nazzjonali**

**Public Consultation Draft**



PLANNING AUTHORITY

**September 2019**

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## **1.0 Introduction**

- 1.1 This 2019 Partial Review of the Ta' Qali Action Plan (2006) is necessary to carry forward Government's request to amend the Plan's Policies NWTQ32, NWTQ33 and the maps that relate to the area depicted in Figure 1. This area is being referred to in this Review as the Ta' Qali Commercial Area.
- 1.2 The Action Plan Revision is required to address changes that have taken place and to update the planning parameters of the area, including the zoning, building heights and road alignment. The Revision is intended to upgrade this area from a primarily industrial site with related impacts, to a predominantly commercial area more compatible with the surrounding recreational uses.
- 1.3 The proposed revisions will affect Policy NWTQ32 and Policy NWTQ33 in the 2006 version of the Ta' Qali Action Plan:
- (i) NWTQ 32 – Industry and Storage
  - (ii) NWTQ 33 – Service Parking
- and the following maps:
- (i) Map 3 – Existing Land Use
  - (ii) Map 5 – Policy Map
  - (iii) Map 6 – Strategy Map
  - (iv) Map 9 – Revisions Map
  - (v) Map 10 – Building Heights
- 1.6 The draft revised Policy NWTQ32 and Policy NWTQ33 are included in the following Section 5.0. Map A (Policy & Building Height Map) is attached to this document. The respective revisions shall also replace the part of the Maps 3, 5, 6, 9 and 10 which relate to this area. All other parts of the existing 2006 Ta' Qali Action Plan (text and maps) are proposed to remain unchanged by this 2019 Revision and will remain applicable as per Ta' Qali Action Plan, 2006 and the subsequent 2012 Revisions.

## 2.0 Proposed Objectives

### 2.1 Government objectives of the review as published were:

- a) To designate the site currently covered by policy NWTQ 32 of the Ta' Qali Action Plan into a Commercial Area;
- b) To ensure that the designation of policy NWTQ 33 as a parking area is retained and a requirement for landscaping included;
- c) To replace the currently allowable land uses with those allowed by Category D of the Use Classes Order (SL552.15) and prohibit any further intensification of the current uses;
- d) To formulate a development framework which seeks to mitigate any adverse impacts from the re-designation of the site provided that the overall height of buildings shall not exceed 17.5m and shall be terraced to the heights of the existing embassy for buildings located on the perimeter of the site facing the same embassy. Upper recess shall also be taken into consideration when planning the opposite side facing Mdina. In this area (facing Mdina), heights of buildings contiguous/first in line to the ODZ area shall be kept as stipulated in the Ta' Qali Action Plan 2000 policies with a stepping effect to 17.5m;
- e) To amend or delete all other provision in the current policies which are deemed to run counter to the overall objectives set out in (a) to (c) above;
- f) Additional blank party walls are not accepted.

### 2.2 Following public submissions during the consultation on the Government Objectives, the Executive Council and Minister acceded to public requests to include the following uses or allow intensification thereof, in conjunction to the Category D uses previously listed:

- Article 4 (s) supermarkets;
- Category B: Class 2A (c) medical clinic, Class 2C education;
- Category F: Class 6A storage and distribution.

as these additional uses were deemed compatible with the long-term goal of creating a commercial area on this site.

### 3.0 Site and Context

- 3.1 The site of the 2019 Ta' Qali Action Plan Review lies to the west of the Diplomatic Mission Site, forming a contiguous urban zone with the locality of Attard; and thus, with the Principal Urban Area as defined in the SPED, 2015 (Strategic Plan for the Environment and Development).
- 3.2 Immediately to the north of the site, Ta' Qali National Park is a designated National Recreation Centre. To the south, east and west the site is surrounded by agricultural land forming part of the Area of High Landscape Value that extends towards the historic hilltop town of Mdina.
- 3.3 The site is accessed directly from Vjal L-Istadjum Nazzjonali and Triq L-Idwart. The site itself contains a mix of land uses from retail warehouses, industrial plants, open storage, parking/services areas and areas related to the logistics industry. There is also a car parking area zoned directly to the north of the site.
- 3.4 The Ta' Qali Action Plan (2006) subsidiary plan had designated this area predominantly for Industry with commercial and storage land uses as per Maps 3, 5, 6 and 9 of the plan.



Figure 1 Aerial photograph with superimposed site boundary

#### **4.0 Strategic and Action Plan Guidance**

- 4.1 In line with **Thematic Objective 1** of the SPED which seeks to manage available potential space sustainably with the scope of promoting socio-economic development, the revisions aim to promote socio-economic development in the area in line with currently non-deleterious uses. The boundary of the Partial Review (Figure 1) will not depart from the land previously zoned for industry, storage and parking, thereby limiting land take-up within the rural area, as specified in this Objective.
- 4.2 **Thematic Objective 8** requires the minimisation and mitigation of the impact on cultural heritage landscapes. The Partial Review requires development to mitigate any possible impact on such landscapes through the increase in building heights being proposed; making the requirement for views and vistas analysis on potential impacts on the iconic skyline, of utmost importance in the development permit application process.
- 4.3 **Urban Objective 1** safeguards identified Enterprise Hubs for core economic development sectors. The current industrial and storage area is considered to be incompatible with the contiguous Ta' Qali National Park. To this extent the shift to a commercial area is considered favourable to ensure compatibility of use.
- 4.4 The redevelopment of previous industrial enterprises into commercial entities will provide the opportunity for the development of energy-efficient buildings, in line with **Urban Objective 4**. These new establishments must conform to current regulations and will therefore serve to mitigate the impact on energy resources.

## **5.0 Proposed Revisions**

- 5.1 Policy NWTQ 32 is being replaced by the following amended Policy NWTQ 32 Ta' Qali Commercial Area.

### **NWTQ 32 Area**

### **Ta' Qali Commercial**

**The site indicated on Policy Map A is designated as the Ta' Qali Commercial Area. Development applications in the Ta' Qali Commercial Area shall comply with the provisions of this policy and shall contribute towards the creation of a quality commercial destination through sustainable architectural and urban design with adequate infrastructure provision.**

#### **Acceptable Land Uses:**

**The following land-uses falling within the Use Classes Order (SL552.15) will be considered favourably:**

- a. **Article 4 (s) supermarkets;**
- b. **Category B: Class 2A (c) medical clinic, Class 2C education;**
- c. **Category D: Class 4A offices, Class 4B retail, Class 4C and Class 4D food and drink; and**
- d. **Category F: Class 6A storage and distribution**

**The intensification of existing uses which do not fall within the list identified by this policy will not be permitted.**

#### **Urban Design**

##### *Building Heights*

**Development on the perimeter of the Policy Area facing the ODZ shall have a facade height of 8m. Development on the perimeter of the Policy Area facing the embassy and the carpark shall have a facade height of 11m.**

**The overall height for all the Policy Area shall be 17.5m and shall be subject to a Visual Impact Assessment in relation to the impact of the building profile resulting from these height limitations on views to and from the Mdina promontory, the Area of High Landscape Value and the embassy site. Mitigation measures identified in these assessments may require limitations on the provisions of this policy in terms of allowable heights of buildings.**

##### *Site layout and architectural treatment*

Site fragmentation which inhibits a balance between built up development and high-quality open spaces will not be supported since any scheme within the Policy Area is to be in keeping with the open-space amenities found in the National Park adjacent to the site.

Built elements are to generate interest in the massing and architectural treatment of projects within the site. Blank party walls arising from new development shall not be permitted and facades are to be treated innovatively both in form and in the application of materials. Details of any buildings within the commercial area, such as signage and lighting, are not to create visual elements which are not in keeping with the Area of High Landscape Value surrounding the site; and are to feature in the Visual Impact Assessment for the development.

#### *Landscaping*

A landscape buffer, consisting of green belt and a perimeter road, with a minimum width of 13m is to be incorporated along the southern and western perimeter of the Policy Area in order to mitigate the visual impact of any development abutting the Outside Development Zone and the view of such development from Mdina. Such mitigation is not to be limited to this buffer and other measures such as green walls and green roofs are encouraged. To this end, a hard and soft landscaping scheme is to be submitted and approved as part of development applications and must include a programme for implementation and maintenance of the scheme.

#### Transport

Redevelopment is to provide for the continuation of the incomplete road within the southern boundary of Policy Area perimeter (Triq l-Idwart) towards the western boundary of the Policy Area perimeter, incorporated within the landscape buffer. This will be part of a ring-road around the Policy Area, facilitating ease of access for service providers and visitors alike. This road is to connect to the parking area specified by Policy NWTQ 33 and any road widening to accommodate the road should be strictly within the policy area boundary. Adequate access and off-street parking shall be provided in accordance with the applicable parking standards.

### **Sustainability**

The introduction of Green Infrastructure measures is strongly encouraged to improve the environmental sustainability on the site. Such measures are to be intrinsic to any built redevelopment as well as incorporated into the open spaces within the site. Essentially, they are to take into consideration the surrounding ambience of the site, particularly the ODZ areas and the Ta' Qali National Park. Environmental sustainability is also to be addressed in the design and function of redevelopments. Matters such as the use of sustainable building materials, design which allows for passive environmental control and the integration of carbon-reduction measures during daily use of the buildings are to be favourably considered.

### **Planning Gain**

A planning gain contribution of Euro 25 per sqm of new gross developable floorspace (GDF) permitted within the Policy Area is to be made towards the provision or upgrading of recreational facilities and other environmental initiatives within the Ta' Qali National Park.

The Policy Area has been assessed for compatibility of use vis-à-vis both adjacent land-uses as well as the uses in the wider area of the Ta' Qali National Park. The re-zoning of the Policy Area to predominantly commercial land uses, seeks to address this factor by reducing the impacts of existing industrial activity and also to rehabilitate the area, whilst attracting users to Ta' Qali, thus providing incentives for the wider regeneration of the area. To this end, development proposals in line with commercial zoning such as supermarkets, medical clinics, education-related uses, offices, retail outlets, food and drink establishments, and storage and distribution establishments will be supported.

The principle of stepping down of building heights towards the perimeter of the policy boundary is being followed in view of the proximity to the Diplomatic Mission site to the east and also in view of site's location surrounded by an Area of High Landscape Value to the north, south and west. This is also important to protect views to and from Mdina, a significant landmark and skyline in the Maltese urban landscape. The development history of the site revealed that there are a number of permitted structures which exceed the height limitations stipulated by this policy. The building heights shall apply only to new development and for the re-development of the structures which currently exceed the height limitations.

The urban design of the site and architectural treatment of buildings within it are to consider a landscaped buffer between the site and the adjacent Outside Development Zone, which could serve as a visual mitigation of any development as well as an amenity to visitors to the area. The urban design within the site should ensure a balance in terms of built up to open space ratio and to this extent a piecemeal approach to the redevelopment of the site will not be favourably considered.

The installation of green walls and roofs will also be favourably considered since these would greatly mitigate against visual impacts as seen from Mdina. Together with other measures to increase the environmental sustainability of the site, the provision of measures to screen light pollution and reduce surface water runoff are considered necessary to mitigate significant deleterious impacts otherwise caused.

Transport considerations include the continuation of the schemed road (Triq I-Ildwart) to provide ease of access to any redevelopments as well as to improve traffic flows along the site. This road is to provide for pedestrian access along its entire length and measures to facilitate the use of sustainable modes of transport such as bicycles will be favourably considered.

- 5.2 Policy NWTQ 33 proposing service parking is being replaced by the following amended Policy NWTQ 33 Parking.

**NWTQ 33**

**Parking**

**The area covered by this policy is to be reserved for organised car parking and access for vehicles associated with the adjacent commercial uses, improved by means of a soft landscaping scheme to mitigate the appearance and amenity on the site. No new development will be permitted in the area identified for this parking in Policy Map A.**

The parking area is to be retained as a supporting amenity site for the Commercial Area outlined by the Policy Area NWTQ 32. Since the two areas are physically contiguous, it is considered optimal for the site to be allocated as parking amenity and for other transport related requirements including amenity for sustainable modes of transport, such as public transport and bicycles, amongst others. The area is to be screened with adequate indigenous soft landscaping.

## **6.0 Public Consultation**

- 6.1 The original Objectives were published on the 23<sup>rd</sup> November 2018 and representations from the public were invited until the 14<sup>th</sup> December 2018. The first stage consultation generated a total of 10 submissions which were considered in the drafting of the revised policies. Submissions with PA responses are included in Appendix 1.
- 6.2 The issues mentioned in the submissions referred to:
- a) Zoning of commercial uses outside the urban area is in breach of the sequential approach and will cause demand for further industrial land;
  - b) Increase in height is detrimental within a site abutting an Area of High Landscape Value, conversely increase is favoured in view of investments made and existing height of the Embassy buildings;
  - c) Long distance views from Mdina and the visual amenity from the National Park are to be protected through adequate massing and design;
  - d) Landscaping provision, light pollution screening and surface water runoff are to be comprehensively designed and provided for;
  - e) Provision of cycling infrastructure, public transport and upgrading of junctions is required due to proposed uses and height increase;
  - f) Industrial and storage uses should not be stymied by not allowing for intensification;
  - g) Inclusion of further uses to be considered, namely Classes 2A, 2C, 3A, 3C, 5A; Category F and sections of Article 4; and
  - h) The Action Plan Review should be extended to the area west of the policy site to justify operational management and transport measures.
- 6.3 Following consideration of the submissions, changes to the published policy objectives were carried out as detailed in Section 2.0 above.

## **7.0 Way Forward**

- 7.1 The Executive Council approves the 2019 Partial Review of the Ta' Qali Action Plan (2006) as described in this report and the related maps for a public consultation period of 6 weeks.
- 7.2 The Planning Authority invites individuals and organizations to send their representations pertaining to the 2019 Partial Review of the Ta' Qali Action Plan (2006), Public Consultation Draft. Representations are to be made in writing to

The Director of Planning,  
Planning Authority,  
2019 Partial Review of the Ta' Qali Action Plan (2006)  
P.O. Box 200, Marsa GPO 01

or on the email [nwlp.taqali@pa.org.mt](mailto:nwlp.taqali@pa.org.mt)

Submissions related to this review may be sent to the Planning Authority by  
Friday 25<sup>th</sup> October 2019

**Appendix 1**

**Public Submissions on Phase 1 Objectives**

Ref	Respondent	Date	Summary of Comments Received	PA Response
TAQ001	Filmkien Ghal Ambjent Ahjar (FAA)	12.12.2018	<p>Filmkien Ghal Ambjent Ahjar (FAA) is making the following representations regarding the above.</p> <p>A. The scope of this exercise is being deemed questionable when one notes that it pertains to changes to private land that will enable further development to an extent which cannot be considered to benefit the general public in anyway.</p> <p>B. The site is presently designated as an Industrial Area outside the Development Zone – the revision envisages a change of use from Industrial to Class D.</p> <p>a) Such a move is questionable when one notes that it is not necessary or desirable for Class D uses to be located outside of the urban area, as it would on the other hand be necessary for industry.</p> <p>b) This would also result in a reduction of land available for industry in turn necessitating the conversion of further sites in the rural areas for such use.</p> <p>c) In addition FAA questions how this radical change from industrial to professional/financial services would allow for the sustainable management of the area given that large extents of the site are already committed to industrial use through approval and execution of a number of development permits.</p> <p>C. FAA questions the viability or necessity of the proposed increase in height under article (d) of this proposed policy revision where an increase in building height from the presently established 10m (approx.. 13m incl. roof services) is being extended to 17.5m.</p> <p>D. At the present height, FAA maintains that the development is already highly visible and impinges on the natural visual amenity of the</p>	<p>The change of use from the existing industrial uses will consolidate the area to be fully commercial and thus benefit from improved operational management and a lesser impacting land use. Regarding building height and associated impacts, the massing of the site has been designed in a manner whereby maximum heights are stepped back from the frontage and blank party walls are not permitted to reduce visual impact. In addition, the Policy encourages that the visual impact of any development is mitigated for by the use of green walls and roofs.</p>

	<p>environs, detracting on the integrity of this Area of High Landscape Value. As such, any increases to the current height are being deemed excessive and unnecessary.</p> <p><i>Images show high visibility of site and uncharacteristic nature within rural landscape</i></p>	
	<p>E. Without prejudices to the above, FAA maintains that the setbacks at stated in the proposed review should be implemented and respected and that in addition, to ensure that no blank walls result from any development in this site, any development proposed along its perimeter should be adequately set back from the site boundary by at least the width of one carriageway such that the building has fenestrated facades on all fronts.</p>	
	<p>F. The required landscaping as shown in Policy Map 5 of the 2006 Ta Qali Action plan should also be respected</p>	
	<p>G. Part of the scope of this consultation under article (c) is to "prohibit any further intensification of the current uses". FAA questions how this aim could possibly be achieved through this exercise when through it the very intensification it is claiming to be against, would effectively result though increased floor space achieved through proposed increase in height.</p>	
	<p>H. The change in use, increase in floor area and volume and overall increase in density and users would necessitate an S.E.A. to ensure that these assumed changes would not have an adverse impact on the area. With regards to transport, this is particularly worrying when one notes that the area is not well linked to public transport services and limitation of nearby junctions to cope with increased trips and traffic loads.</p>	

		<p>I. FAA strongly objects to Objective f) "To revise or debate all other provisions in the current policies which are deemed to run counter to the overall objectives set out in (a) to (e) above". The Authority is obliged to observe the legal hierarchy established in other planning legislation, including, but not limited to Chapter 552 of the Laws of Malta, the Strategic Plan for the Environment (SPED) and other plans and policies. The laws which are applicable to all cannot be revised – on a piecemeal basis – because of this proposal.</p> <p>J. FAA underlines the fact that the proposed changes are in breach of several provisions of SPED, namely:</p> <p><b>1. Breach of the sequential approach listed in SPED:</b> The sequential approach is being adopted in order to ensure that land take up and their uses are compatible with the context, reserving urban/commercial uses for urban areas to ensure the Rural Areas character is preserved and protected and only considered as a last resort where it is essential for the achievement of sustainable development.</p> <p>Furthermore, (i) <i>the bulk of development is directed to the Urban Area with the aim of consolidating it within a spatial hierarchy whilst improving further the liveability for towns and settlements</i></p> <p><b>2. Breach of the directing of buildings towards the Urban Area and Thematic Objective 1 and 7 and 10:</b></p> <p><b>1. Socio-economic Development:</b> <i>Thematic Objective 1: To manage the available potential space and environmental resources on land and sea sustainably to ensure that socio-economic development needs are met whilst protecting the environment and limiting land take up within the Rural Area by:</i></p> <p><b>1. Guiding the location of the bulk of new jobs and homes within the Urban Area</b></p>	
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TAQ002	Dr Andrea Gera de Petri Testaferrata on behalf of Testaferrata Bonici Ltd	13.12.2018	<p>7. <i>Increasing green open space</i></p> <p>10. <i>Socio-economic development should ensure that rural areas are not exploited by uses which are not legitimate necessary.</i></p> <p>3. <b>Breach of Rural Objective 4 regarding the importance of enhancing the positive qualities of landscape in a strategic open gap:</b></p> <p>Rural Objective 4: To protect and enhance the positive qualities of the landscape and the traditional components of the rural landscape by</p> <ol style="list-style-type: none"> <li>1. Promoting integrated countryside management</li> <li>2. Carrying out a reappraisal of designated areas</li> <li>3. Identifying and classifying a hierarchy of landscapes to: <ol style="list-style-type: none"> <li>a. protect the most sensitive landscapes of cultural importance and natural beauty ;</li> <li>b. promote rehabilitation initiatives towards the enhancement of the degraded landscapes</li> <li>c. guide the control of location and design of development within the landscape; and</li> </ol> </li> <li>4. Carrying out a reappraisal of strategic open gaps identified in subsidiary plans to prevent coalescence of urban development and identifying further areas for designation.</li> </ol> <p>We trust the above will be noted by the competent Authority and reflect in the final approved review.</p>	
			<p>We are writing this letter as a submission following the opening of the public consultation period with relation to the "<b>Partial Review of the Ta' Qali Action Plan (2000)</b>", published on the 23rd November 2018, closing on the 14<sup>th</sup> December 2018.</p> <p>The undersigned together with Mr. Alfred Gera De Petri on behalf of "Testaferrata Bonici Ltd", would like to make the following comments:</p> <ol style="list-style-type: none"> <li>1. We are in favour of the designation of area NWTQ 32 into a commercial area. However, we are of the opinion <u>that Class</u></li> </ol>	<p>The request to allow Class 6A uses on the site has been acceded to. Massing of any development is however to follow the conditions outlined in the revised Policy NWTQ 32.</p>

			<p><b>6A (Storage and Distribution) is to be retained</b> [defined as use for storage (other than the storage, on land, or on water, of boats), or as a distribution centre]. TestaferrataBonici Ltd has invested in the area (since it was designated as Class 6A) and has a vision to expand similar operations from the same area. The site is already committed to an integral part of this existing use. We believe that Category F Class 6A is highly complementary with Category D and necessary for the better usage of this area.</p> <p>2. We also feel that Policy NWTQ 33 as the parking area is to be retained and landscaping is to be included.</p> <p>3. With regards to comment: <u>“shall be terraced to the heights of the existing embassy for buildings located on the perimeter of the site facing the same embassy.”</u> TestaferrataBonici Ltd is the owner of the property the subject matter of Permit PA/06114/16. As can be seen in PA/5191/06, the drawings showing the construction of the US Embassy indicate the height to be 15.0metres at its lowest point, and 18.0metres at the highest point. (this can be seen from the attached elevation – Document pdf US Embassy Elevation). We agree that the height of the periphery facing the embassy (the Triq l-Idwart side) should be as high as the embassy i.e. 15.0m stepping up to 17.5m as suggested in the draft.</p> <p>4. With regards to comment: <u>“In this area (facing Maina), heights of buildings contiguous/first in line to the ODZ area shall be kept as stipulated in the Ta’ Qali Action Plan 2000 policies with a stepping effect to 17.5m”</u>. We would like to point out that some buildings onsite found within the area NWTQ 32 were approved with only one course over highest roof and reach the height of 10metres. These were approved prior to the coming</p>
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TAQ003	Perit Joseph C. Grech obo owners of adjacent site	14.12.2018	<p>of force of DC2016, which proposes the parapet wall of 1m at the highest roof of the buildings. In our opinion, the minimum height limitation should therefore be 1.1metres including the masonry with the stepping up to the 17.5m as proposed.</p> <p><b>Comments and proposed changes / additions to the published objectives.</b></p> <p><b>1. Extent of exercise.</b></p> <p>It is clearly noted that this exercise focuses primarily on a limited area of the approved Action Plan.</p> <p>As owners of a site which is in the vicinity of the target site, and therefore as directly interested parties, it is our contention that for this re-planning exercise to simply focus on a few minor changes to the designation of the current developed site would be a missed opportunity to rationalise planning parameters on a much larger extent of potentially developable land. Reference is hereby being made to Figure 1 of this submission, particularly to the two sites lying at the Western boundary of the Policy Site, and indicated as Government Property and Respondent's Property. Whereas the Policy Site measures approx. 55,000 sq.m., these two sites together measure approx. 65,000 sq.m., which would bring the total area of the re-planning exercise to 12 hectares. The incorporation of these two sites in the current re-planning exercise would have the dual benefits of utilising Public Property and extending the provision of the proposed uses onto a much larger and more easily manageable commercial enclave.</p> <p><b>2. Planning Rationale</b></p> <p>The main material planning considerations for the extension of the Policy Area are:</p> <p>a) The proposed formulation of a new policy to allow all Use Classes in Category D, presents an opportunity to extend the policy area into a larger site which would be able to accommodate large retail warehouse</p>	The site boundary is to remain unchanged, as published in the stated Objectives of the Policy Review.
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TAQ004	Dr Andrea Gera de Petri Testaferrata on behalf of Testaferrata Bonici Ltd	13.12.2018	<p>units. This particular aspect of the retail business scenario has already been partially tested in Ta' Qali with great success, and it would therefore follow that there is scope to extend the potential provision of similar outlets.</p> <p>b) A larger policy area, part of which is owned by Government, would give the planner sufficient scope for expecting a considerable investment in the peripheral needs of such a re-planning zone. These are indicated in Figure 2 of this submission, and would consist mainly of a new access ring-road, strategic transportation junctions, and considerable extents of landscaping / forestation buffers.</p> <p>c) The re-planning site is too small to allow the development of a complex which has a national catchment capacity. Ta' Qali is the only region in Malta which should be planned to hold only complexes which have a national catchment potential. The inclusion of the two sites indicated in Figures 1 and 2 would allow the re-planning exercise to gain this capacity.</p> <p>We are writing this letter as a submission following the opening of the public consultation period with relation to the "Partial Review of the Ta' Qali Action Plan (2000)", published on the 23rd November 2018, closing on the 14<sup>th</sup> December 2018.</p> <p>The undersigned together with Mr. Alfred Gera De Petri on behalf of "TestaferrataBonici Ltd", would like to make the following comments:</p> <p>5. We are in favour of the designation of area NWTQ 32 into a commercial area. However, we are of the opinion <b>that Class 6A (Storage and Distribution) is to be retained</b> (defined as use for storage (other than the storage, on land, or on water, of boats), or as a distribution centre). TestaferrataBonici Ltd has invested in the area (since it was designated as Class 6A) and has a vision to expand similar operations from the same area. The site is already committed to an integral part of this existing use. We believe that Category F Class 6A is highly</p>	The request to allow Class 6A uses on the site has been acceded to. Massing of any development is however to follow the conditions outlined in the revised Policy NWTQ 32.
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TAQ005	Perit Joseph C. Grech	14.12.2018	<p>complementary with Category D and necessary for the better usage of this area.</p> <p>6. We also feel that Policy NWTQ 33 as the parking area is to be retained and landscaping is to be included.</p> <p>7. With regards to comment: <u>"shall be terraced to the heights of the existing embassy for buildings located on the perimeter of the site facing the same embassy."</u> TestaferrataBonici Ltd is the owner of the property the subject matter of Permit PA/06114/16. As can be seen in PA/5191/06, the drawings showing the construction of the US Embassy indicate the height to be 15.0metres at its lowest point, and 18.0metres at the highest point. (this can be seen from the attached elevation – Document pdf US Embassy Elevation). We agree that the height of the periphery facing the embassy (the Triq l-Idwart side) should be as high as the embassy i.e. 15.0m stepping up to 17.5m as suggested in the draft.</p> <p>8. With regards to comment: <u>"In this area (facing Mdina), heights of buildings contiguous/first in line to the ODZ area shall be kept as stipulated in the Ta' Qali Action Plan 2000 policies with a stepping effect to 17.5m"</u>. We would like to point out that some buildings onsite found within the area NWTQ 32 were approved with only one course over highest roof and reach the height of 10metres. These were approved prior to the coming of force of DC2016, which proposes the parapet wall of 1m at the highest roof of the buildings. In our opinion, the minimum height limitation should therefore be 11metres including the opra-morta with the stepping up to the 17.5m as proposed.</p>	The site boundary is to remain unchanged, as
			<b>Comments and proposed changes / additions to the published objectives.</b>	

	<p>obo owners of adjacent site</p>	<p><b>1. Extent of exercise.</b>  It is clearly noted that this exercise focuses primarily on a limited area of the approved Action Plan.  As owners of a site which is in the vicinity of the target site, and therefore as directly interested parties, it is our contention that for this re-planning exercise to simply focus on a few minor changes to the designation of the current developed site would be a missed opportunity to rationalise planning parameters on a much larger extent of potentially developable land. Reference is hereby being made to Figure 1 of this submission, particularly to the two sites lying at the Western boundary of the Policy Site, and indicated as Government Property and Respondent's Property. Whereas the Policy Site measures approx. 55,000 sq.m., these two sites together measure approx. 65,000 sq.m., which would bring the total area of the re-planning exercise to 12 hectares. The incorporation of these two sites in the current re-planning exercise would have the dual benefits of utilising Public Property and extending the provision of the proposed uses onto a much larger and more easily manageable commercial enclave.</p> <p><b>2. Planning Rationale</b>  The main material planning considerations for the extension of the Policy Area are:</p> <p>a) The proposed formulation of a new policy to allow all Use Classes in Category D, presents an opportunity to extend the policy area into a larger site which would be able to accommodate large retail warehouse units. This particular aspect of the retail business scenario has already been partially tested in Ta' Qali with great success, and it would therefore follow that there is scope to extend the potential provision of similar outlets.</p> <p>b) A larger policy area, part of which is owned by Government, would give the planner sufficient scope for expecting a considerable investment in the peripheral needs of such a re-planning zone. These</p>	<p>published in the stated Objectives of the Policy Review.</p>
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TAQ006	Perit George Tonna obo Nectar Ltd	14.12.2018	<p>are indicated in Figure 2 of this submission, and would consist mainly of a new access ring-road, strategic transportation junctions, and considerable extents of landscaping / forestation buffers.</p> <p>c) The re-planning site is too small to allow the development of a complex which has a national catchment capacity. Ta' Qali is the only region in Malta which should be planned to hold only complexes which have a national catchment potential. The inclusion of the two sites indicated in Figures 1 and 2 would allow the re-planning exercise to gain this capacity.</p> <p>We write on behalf of Nectar Ltd. and refer to the public consultation currently pending on the Ta' Qali Action Plan.</p> <p>The objectives of the said policy are agreeable in principle. Yet we would like to comment as follows:</p> <p>a) We agree to designate the site currently covered by policy NWTQ 32 of the Ta' Qali Action Plan into a Commercial Area;</p> <p>b) We agree to ensure that the designation of policy NWTQ 33 as a parking area is retained and a requirement for landscaping included;</p> <p>c) Whilst in principle we agree to replace the currently allowable land uses with those allowed by Category D of the Use Classes Order (SL552.15), we disagree to a blanket prohibition of the extension to all the current uses; In this regard we believe that certain current uses are compatible with the new designation of the area, and as such, we suggest that the land uses, including extensions, refer to the following: Class 2A paragraphs (b), (c) and (d); Class 2C; Class 3A (d); Class 3C; Class 5A; Category F Article 4 (a); (b); (d); (0); (1); (s) and (u)</p>	<p>The intensification of Class 6A uses on the site is being considered. In addition, uses falling in Classes 2A(c), 2C and Article 4(s) are also permitted, as requested in the submission.</p>
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	<p>We believe that the above listed uses are partly already existing on certain sites both within the area in question as well as in the vicinity, and also are very much compatible with other uses in the area.</p>	
	<p>d) We agree to formulate a development framework which seeks to mitigate any adverse impacts from the re-designation of the site provided that the overall height of buildings shall not exceed 17.5m and shall be terraced to the heights of the existing embassy for buildings ' located on the perimeter of the site facing the same embassy. Upper recess shall also be taken into consideration when planning the opposite side facing Mdina. In this area (facing Mdina), heights of buildings contiguous/first in line to the ODZ area shall be kept as stipulated in the Ta' Qali Action Plan 2000 policies with a stepping effect to 17.5m. However, it may be more appropriate to retain an element of flexibility to enable interventions by the properties which are subject to this restriction to mitigate such impacts in line with the provisions of DC 2015.</p>	
	<p>e) We agree to amend or delete all other provisions in the current policies which are deemed to run counter to the overall objectives set out in (a) to (d) above;</p>	
	<p>f) Blank party walls, would not, in principle be accepted. However, this is already addressed in point (d) above and furthermore, the provisions of DC 2015 already cater for such instances and hence should regulate this matter.</p>	
	<p>Kindly acknowledge this submission and include Nectar Ltd. as a registered submitter and look forward to being kept informed on future developments.</p>	

TAQ007	Perit Sebastian Grima (Raniolo & Associates Ltd) obo Mafimex Ltd	14.12.2018	<p>The representation being made is on behalf of my clients at Mafimex Ltd who are the sole owners of the site indicated in the attached site plan. The proposed objective as set out through the public consultation of the Partial Review of the Ta' Qali Action Plan (2000) have a direct impact on my clients property and require clarification and consultation. As an objective the Government has set out to 'to mitigate against the negative impact that the current uses are having on the character of the area, particularly the formal and informal recreational area.' An objective which is considered favourable and in keeping with the existing urban grain which characterises this area.</p> <p>In the opinion of the undersigned and whilst making reference to the points forming part of the Planning Authorities objective, namely point a) to f) and the intrinsic factors of the site at hand begin to deviate from the Government's main objective as quoted above.</p> <p>Points a) to c) relate to the change of use of the areas. It is needless to say that even though the uses are being proposed to change from Industry and storage to offices, retail and catering the current use of my client's site will not be hindered by such proposed changes and the permit PA 5518/05 will not be prejudiced by such proposed changes.</p> <p>Point d), if interpreted correctly is suggesting that the sites overlooking the Embassy should be terraced to the heights of the existing Embassy. Vide attached ii. The satellite image and mean sea levels obtained by Googleearth have been attached hereunder in order to capture the current situation vis-à-vis point d).</p> <p>The maximum height being proposed for the area shall be 17.5m, the new building heights will be terraced to the maximum building height of the embassy whilst the attached clearly shows that the maximum building height of the embassy is 18m which will make our site approximately 0.5m below that of the embassy. It is also important to</p>	<p>The massing of the site has to be designed in a manner which allows for the maximum height to be concentrated within the central areas and stepped back of the frontage in order to mitigate the effects of development on the Area of High Landscape Value and other important views and vistas.</p>
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TAQ008	Perit George Tonna obo Nectar Ltd and Attard Bros. Co Ltd	14.12.2018	<p>take into consideration that my clients site is at a considerable distance away from therecreational areas mentioned in the governments objectives for this partial review of the Ta' Qali Local Plan.</p> <p>Therefore through the information being provided by the PA at the time of writing and the salient points setout in this representation we would like to categorically agree that the height limitation for the site indicated in the attached site plan abides with the objectives of a) to f) whereby the maximum allowable height of 17.5m is considered suitable since:</p> <ul style="list-style-type: none"> <li>a) the site in caption will be lower than the maximum built up height of the existing embassy</li> <li>b) the site in caption is at a considerable distance from the recreational areas</li> <li>c) any development below 17.5m on this site will inevitably be the cause of blank third party walls</li> </ul> <p>We write on behalf of Nectar Ltd. and refer to the public consultation currently pending on the Ta' Qali Action Plan.</p> <p>The objectives of the said policy are agreeable in principle. Yet we would like to comment as follows:</p> <ul style="list-style-type: none"> <li>a) We agree to designate the site currently covered by policy NWTQ 32 of the Ta' Qali Action Plan into a Commercial Area;</li> <li>b) We agree to ensure that the designation of policy NWTQ 33 as a parking area is retained and a requirement for landscaping included;</li> <li>c) Whilst in principle we agree to replace the currently allowable land uses with those allowed by Category D of the Use Classes Order (SL552.15), we disagree to a blanket prohibition of the extension to all the current uses; In this regard we believe that certain current uses are compatible with the new</li> </ul>	
			<p>The intensification of Class 6A uses on the site is being considered. In addition, uses falling in Classes 2A(c), 2C and Article 4(s) are also to be permitted, as requested in the submission.</p>	

			<p>designation of the area, and as such, we suggest that the land uses, including extensions, refer to the following:  Class 2A paragraphs (b), (c) and (d); Class 2C;  Class 3A (d); Class 3C; Class 5A;  Category F  Article 4 (a); (b); (d); (0); (1); (s) and (u)</p> <p>We believe that the above listed uses are partly already existing on certain sites both within the area in question as well as in the vicinity, and also are very much compatible with other uses in the area.</p> <p>d) We agree to formulate a development framework which seeks to mitigate any adverse impacts from the re-designation of the site provided that the overall height of buildings shall not exceed 17.5m and shall be terraced to the heights of the existing embassy for buildings ' located on the perimeter of the site facing the same embassy. Upper recess shall also be taken into consideration when planning the opposite side facing Mdina. In this area (facing Mdina), heights of buildings contiguous/first in line to the ODZ area shall be kept as stipulated in the Ta' Qali Action Plan 2000 policies with a stepping effect to 17.5m. However, it may be more appropriate to retain an element of flexibility to enable interventions by the properties which are subject to this restriction to mitigate such impacts in line with the provisions of DC 2015.</p> <p>e) We agree to amend or delete all other provisions in the current policies which are deemed to run counter to the overall objectives set out in (a) to (d) above;</p> <p>f) Blank party walls, would not, in principle be accepted. However, this is already addressed in point (d) above and</p>
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TAQ009	Alexander Bonanno obo ERA	14.12.2018	<p>furthermore, the provisions of DC 2015 already cater for such instances and hence should regulate this matter.</p> <p>Kindly acknowledge this submission and include Nectar Ltd. as a registered submitter and look forward to being kept informed on future developments.</p> <p><b>1. Introduction</b> The Environment and Resources Authority (ERA) welcomes the opportunity to comment on the proposed objectives for the Partial Local Plan Review of the Ta' Qali Action Plan (2000). These comments are provided without prejudice to ERA's review and comments on the emerging draft policy revision and eventually at project stage when more detailed environmental assessment will be required. Depending on their nature, scale and context, proposed projects may also require different types of environmental assessments or other related screenings, including Environmental Impact Assessments (EIA).</p> <p>ERA is putting forward its recommendations with respect to the Partial Review Objectives for consideration in the public consultation stage.</p> <p><b>2. Main environmental issues</b> The site consists of a designated Industrial and Storage Area at Ta' Qali, hereafter referred to as the designated area. ERA considers that various environmentally relevant provisions in the current Policy NWTQ 32 of the Ta' Qali Action Plan (2000) are still relevant to the site and its context, and it is recommended that such criteria are either retained or suitably compensated for in the emerging replacement policy. An extract of relevant policy criteria from the current Policy NWTQ 32 is attached in Appendix 1.</p> <p>ERA notes that the considerable increase in the building height will multiply the site's capacity, with resulting surge in activity. This stance may result in environmental impacts due to increase in traffic and</p>	
				<p>The site boundary is to remain unchanged, as published in the stated Objectives of the Policy Review.</p> <p>The massing of the site has to be designed in a manner which allows for the maximum height to be concentrated within the central areas and stepped back from the frontage and blank party walls are not permitted. In addition, the Policy encourages that the visual impact of any development is mitigated for by the use of green walls and roofs.</p> <p>The stated considerations of urban water runoff, light pollution and provision of adequate infrastructure are valid and encouraged</p>

	<p>pressure on infrastructure. In addition, this area should remain to cater for uses that cannot be easily accommodated in other commercial areas, such that this review will not result in increased pressure for industrial development outside the development boundary. The Review of the Plan should therefore address these issues and include mitigation measures to control the increase in land use activities.</p> <p><b>2.1. Conservation of the rural environment</b></p> <p>(i) All future development and related interventions, including the entire width and extent of roads, pavements, parking areas/spaces, access, traffic management infrastructure, vehicle manoeuvring areas, bus stops, storage areas, landscaping, formal open spaces, boundary walls, as well as any supporting foundations, embankments and ancillary interventions, should be confined within the existing boundary of the designated Industrial Area. There should be no overspills of development, additional take-up or commitment of, or encroachment onto, adjacent fields or other rural land.</p> <p>(ii) The alignment, treatment and design of the outer walls/boundaries of development projects at the edge-of-scheme, including blank party walls, should avoid the introduction of direct or implied commitments affecting additional land beyond the existing boundary of the Industrial Area, including new or altered access routes onto rural land, formal open spaces, landscaping, back elevations that entail future entitlement for having a street frontage at the expense of rural land, as well as splays or other formalization at the entrances to rural land, open-ended or otherwise unclear modifications relative to the existing base map, etc.</p> <p>(iii) Any required infrastructure (e.g. substations, booster stations, sewer connections, pumping stations, waste management areas/facilities, etc.) should be factored into the advance planning</p>	<p>through the development control process. Factors related to sustainable modes of transport have been included as considerations of the revised Policy NWTQ 32.</p>
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		<p>of the site and located within the boundary of the designated area, such that direct or indirect pressures for take-up of additional rural land for the installation or retrofitting of such facilities is avoided at source.</p> <p>(iv) Proposals at the site should be evaluated in the context of the wider picture, in terms of capacity and suitability of existing infrastructure to support the proposed use, without necessitating further interventions that could lead to further impacts. Over-intensification of the site may affect the current vehicular traffic flows in the immediate and surrounding areas, thereby increasing risks of environmental impacts associated with further road congestion. These include air pollution and pressures for further take-up of undeveloped land to extend, upgrade or construct new infrastructure.</p> <p><b>2.2. Landscape, topography and visual impact</b></p> <p>(i) The current allowable building height at this site is planned to be increased from 8 m to 17.5 m above ground level. In view of this, ERA recommends that the design of buildings and space takes into account the surrounding rural context, the landscape and nearby recreational areas, in order to minimize potential visual impacts on long distance views, the rural character and other popular recreational areas at Ta' Qali.</p> <p>(ii) Edge-of-scheme development, including new/altered roads, should follow the natural topography of the site and immediate context such that the need for dominant or otherwise visually intrusive structures (embankments, exposed foundations or other similar substructure; boundary walls or parapets; etc.) is minimized at source.</p> <p>(iii) ERA recommends that boundary walls at the edge of the designated area are constructed in traditional random rubble (sejjeigh), avoiding ashlar walls and walls faced/ciad in rubble. The</p>
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		<p>height of edge-of-scheme walls should not be visually dominant in the surrounding rural landscape.</p> <p><b>2.3. Green space and landscaping</b></p> <p>(i) Development projects should make provision for the allocation of sufficient space for the implementation of adequate and suitable soft landscaping and green spaces within the site. Greening of the area, including soft landscaping, should seek to contribute to the enhancement and improvement of local biodiversity. Soft landscaping should only make use of indigenous and/or archaeophytic species. The use of invasive alien species is to be avoided, also noting that the use of certain such species is prohibited under the Control of Invasive Alien Species of European Union Concern Regulations (S.L. 549.119) and the Trees and Woodlands Protection Regulations (S.L. 549.123).</p>	
	<p><b>2.4. Light pollution</b></p> <p>(i) Development should not be a source of light pollution, especially at night. To this effect, development proposals at this site will be required to adhere to the following specifications and conditions:</p> <ul style="list-style-type: none"> <li>a) lighting should be limited to within the developed part of the site, and its height and orientation should be designed in a manner that does not cause illumination beyond the developed site;</li> <li>b) there should be no lighting of ancillary access roads, tracks and paths or other lighting beyond the site boundary;</li> <li>c) the exterior lighting fittings and their supports should be installed on the inner side of any peripheral landscaping, so as to be screened from the surrounding environment by means of landscaping itself;</li> </ul>		

		<p>d) all exterior lighting installed on site should be horizontally aligned, downward-pointing, fully-shielded and full cut-off. It is recommended that luminarie globes, uplighters and/or high-level floodlighting should not be allowed;</p> <p>e) all exterior lighting shall be of low-intensity 'warm light' colour with a temperature not exceeding 3000K; and</p> <p>f) intruder-triggered or motion-sensor lighting, should be installed so as to avoid continuous nocturnal lighting.</p> <p><b>2.5. Infrastructure</b></p> <p>(i) Roads and pavements should incorporate facilities whereby all services and ancillary infrastructure (including water, electricity, sewerage, runoff management and telecommunications) are located underground without overhead wiring, poles, above-ground pipework, etc. This should also include provisions for eventual replacement of existing overhead wiring and poles, with underground cabling, especially at edge of the designated area and at the urban-rural interface. It is recommended that the installation of overhead wiring, poles, and other visually intrusive interventions is prohibited.</p> <p>(ii) Unmitigated urban runoff (e.g. from car parks, open storage areas, etc.) should not be discharged directly onto surrounding fields or watercourses. The use of sustainable urban drainage systems is recommended in order to collect and treat local surface water, attenuate water runoff and minimise risks of localised flooding.</p> <p>(iii) Development should not result in any intended or unintended discharge of surface water (other than clean overflow from runoff-collection reservoirs), wash waters, operational overflows, spillages, seepages or leakages from the development site into the ground or onto any surrounding lands.</p> <p>(iv) ERA recommends that cycling parking and cycling infrastructure should be provided within the designated area and should be</p>	
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		<p>factored into the advance planning of the site, such that environmental impacts and practical difficulties that are often associated with the retrofitting of such facilities are pre-empted at source. This approach would enable the use of publicly-available cycling facilities (e.g. bicycle racks) in urban areas.</p> <p><b>2.6. Waste management</b></p> <p>(i) Uncontaminated, inert material resulting from excavation, demolition and/or construction should either:</p> <ul style="list-style-type: none"> <li>a) be used within the same site, as long as such use is in line with the approved plans and other conditions of this permit; or</li> <li>b) be transported in accordance with the relevant waste management regulations and deposited at sites duly authorised by ERA to accept such waste.</li> </ul> <p><b>3. Conclusion</b></p> <p>ERA looks forward towards additional consultations on the Partial review of the Ta' Qali Action Plan, and remains available for any clarification, or further consultations via: <a href="mailto:national.affairs.era@era.org.mt">national.affairs.era@era.org.mt</a></p> <p><b>Appendix 1: Extract from Policy NWTQ32 (Industry and Storage) of the Ta' Qali Action Plan of 2000</b></p> <p>"Within Policy Area NWTQ 32 of the Action Plan, permission will only be given for development proposals falling within Class 11 Business and Light Industry, Class 12, General Industrial, and Class 17 Storage and Distribution, as defined by the Development Planning (Use Classes) Order 1994, subject to the following criteria:-</p> <ul style="list-style-type: none"> <li>(iii) the proposal would not result in a significant build up of traffic, causing congestion within the Action Plan area and on the access road serving it;</li> </ul>
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TAQ010	Perit George Tonna obo Attard Bros. Co Ltd	14.12.2018	<p>(iv) noise and visual intrusion on neighbouring zones and other areas is minimised;</p> <p>(v) vi. a landscape scheme is submitted and approved to mitigate the visual impact of the existing development, together with a programme for implementation and maintenance.</p> <p>Reference is made to the Public Consultation currently ongoing by the Planning Authority on proposed revisions to the Ta' Qali Action Plan and Attard Bros. Co. Ltd. would like to comment as follows.</p> <p>a) In principle we agree with the Government's position to review the current policy for area NWTQ 32.</p> <p>b) We are in favour that the designation of policy NWTQ 33 as parking area be retained and embellished with landscaping;</p> <p>c) We agree to designate the area to uses allowable under Category D, however, although we understand that some of the current uses do not compliment the uses permissible under this category, we consider it essential that use Class 6A (Storage and Distribution) be retained to support the commercial uses.</p> <p>Furthermore, in addition, to the above we would like to propose other uses, found in similar commercial areas which we feel that will be of benefit to the area of the National park and the Ta' Qali Crafts Village. These include uses falling under the following classes: -</p> <p>Class 2A (b) Residential Institutions — hospital or nursing home;  Class 2A (c) Residential Institutions — medical clinic;  Class 2A (d) - Clinic for professionals complementary to medicine;  Class 2C — Education;</p>	
				<p>The intensification of Class 6A uses on the site is being considered. In addition, uses falling in Classes 2A(c), 2C and Article 4(s) are also to be permitted, as requested in the submission.</p>

		<p>Class 3A — Guest houses, Palazzini, Boutique Tourism Accommodation and Hostels;  Class 3C — Assembly and Leisure;  Article 4 (o) — conference or public assembly centre; Article 4 (s) — supermarkets; Article 4 (u) — bingo halls, casinos, gaming shops, betting shops or lotto offices</p> <p>We understand that with regards to existing uses which are currently permissible under the current Ta' Qali Action and have an approved permit, these shall remain allowable as they are.</p> <p>d) We agree with the proposal that new building heights that shall not exceed 17.5m and that these shall be terraced on the side facing Mdina.</p> <p>e) We propose that the 10-metre height currently permitted be stepped up to 11m to permit the construction of a 1 metre parapet now enforced through the Development Control Design Policy, Guidance and Standards 2015 on all new developments;</p> <p>f) We agree that the proposed revisions will delete any current policies which are deemed to run counter to the overall objectives proposed by the Government;</p> <p>g) We are in favour that there should be no blank party walls, and such would need to be designed to provide an acceptable appearance;</p> <p>Kindly acknowledge this submission and include Attard Bros. Co. Ltd. as a registered submitter and look forward to being kept informed of future developments.</p>	
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## Appendix 2

### Ta' Qali Action Plan 2006 Existing Policy Framework

#### NWTQ 32

#### Industry and Storage

Within Policy Area NWTQ 32 of the Action Plan, permission will only be given for development proposals falling within Class 11 Business and Light Industry, Class 12, General Industrial, and Class 17 Storage and Distribution, as defined by the Development Planning (Use Classes) Order 1994, subject to the following criteria:-

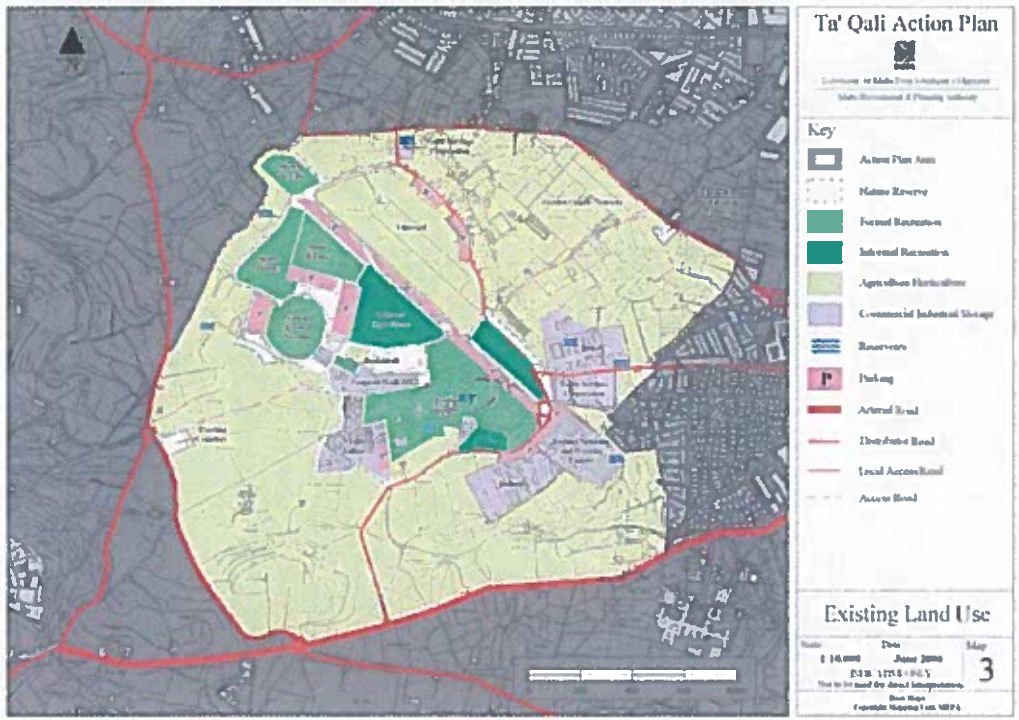
- i. Priority will be given to new development that is a “non conforming” use (industrial) currently existing within the National Recreation Centre which has been identified for relocation;
- ii. Adequate access and off-street parking is provided in accordance with Structure Plan Explanatory Memorandum Guidelines.
- iii. The proposal would not result in a significant build up of traffic, causing congestion within the Action Plan area and on the access road serving it;
- iv. Noise and visual intrusion on neighbouring zones and other areas is minimised;
- v. The development does not exceed a height of 8 metres; and
- vi. A landscape scheme is submitted and approved to mitigate the visual impact of the existing development, together with a programme for implementation and maintenance.

13.16 Existing commercial/industrial development will be contained in order to safeguard land for the optimisation of Ta' Qali for recreational developments and to safeguard the scenic value of the landscape.

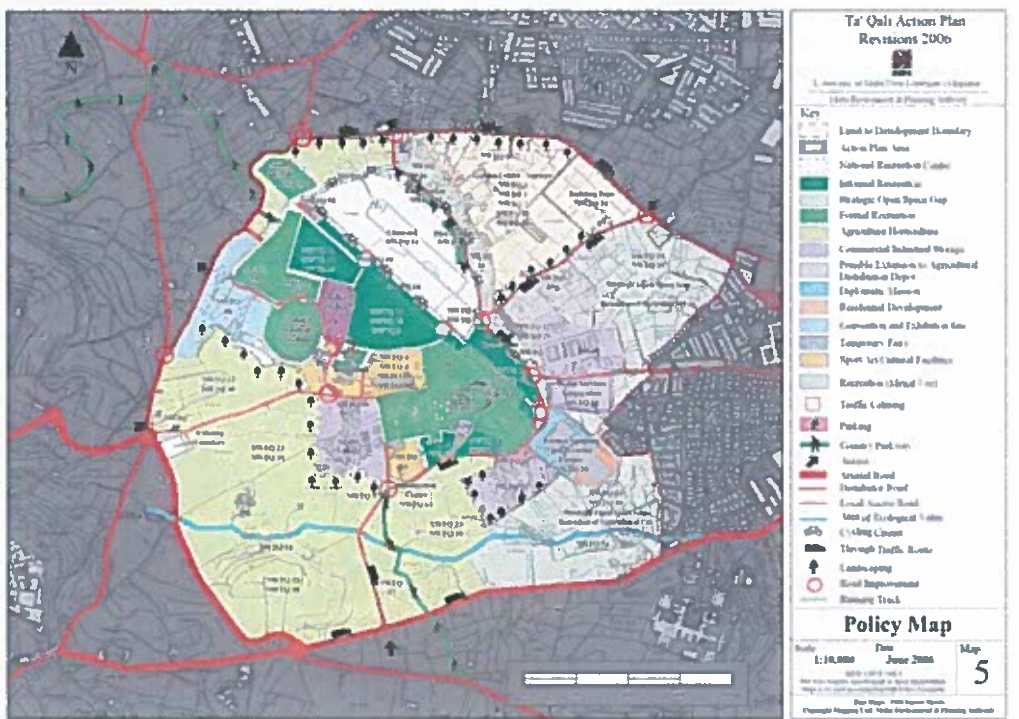
13.17 In order to mitigate the visual intrusion of the existing industrial development in the countryside, the existing boundary walling to the north, western and southern boundaries shall be reduced to 7 courses high. A strip of land not less than 7 metres in width, within the boundary of the site, shall be landscaped adjacent to the boundary to include shrubs and indigenous trees. The erection of new buildings will be restricted to a height of 8 metres.

**No new development will be permitted within Policy Area NWTQ 33. The zone will be safeguarded to provide organised car parking and turning facilities for vehicles associated with adjacent uses. The area should be enhanced through the removal of stored materials and a landscaping scheme to improve its general appearance.**

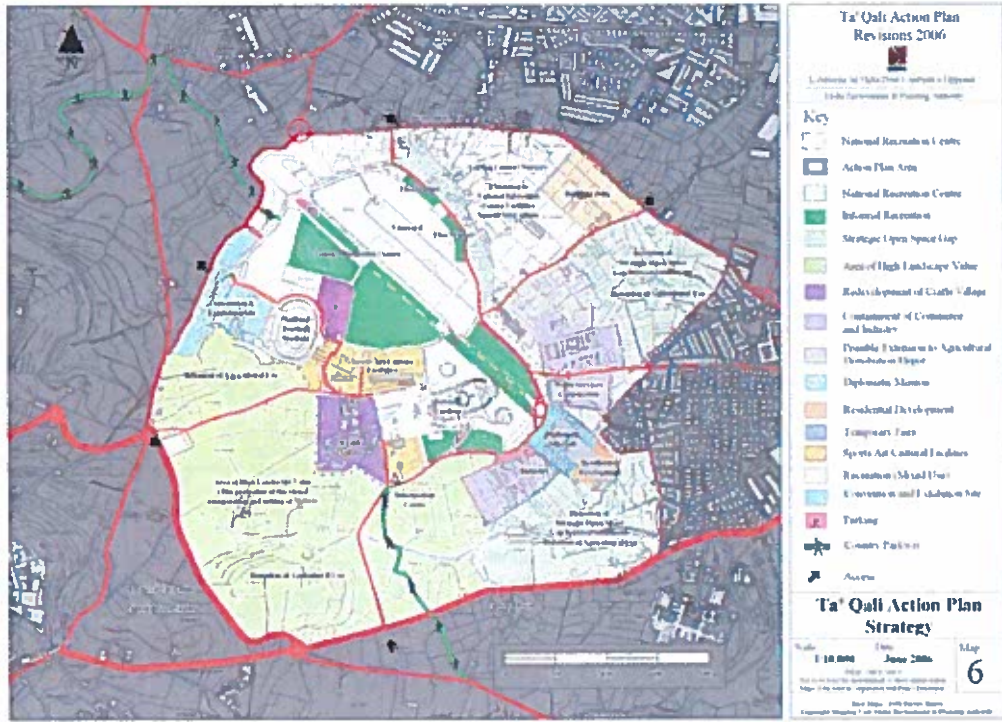
- 13.18 The area lying to the north of policy areas NWTQ 28 and NWTQ 32 is used as a parking area by employees and works vehicles including storage of materials associated with the land uses in these two policy areas. There is no regular parking structure with vehicles of all descriptions and size parked randomly. Unorganised parking and traffic circulation presents dangers in this area which when combined with poorly designed boundary fencing and walls using visually obtrusive materials, gives the area a poor visual amenity. Landscaping is needed to lessen the impact of such problems.
- 13.19 Policy Area NWTQ 33 will be zoned for car parking associated with land uses in Policy Areas NWTQ 28 and NWTQ 32. Parking will be organised and the area will incorporate Planning Authority standards defined in the Explanatory Memorandum ensuring adequate space is available for the safe manoeuvring and parking of vehicles within this zone. Access from this zone to the local access road will be via a single point designated in such a way as to ensure the passage of two way traffic, without conflicting with traffic using the nearby roundabout or the road network. The Planning Authority will as part of the proposed Landscape Master Plan, make specific reference for the need for the landscaping of this car parking area in order to reduce the visual impact of parked vehicles, boundary fences and walls.



Map 3 – Existing Land Use

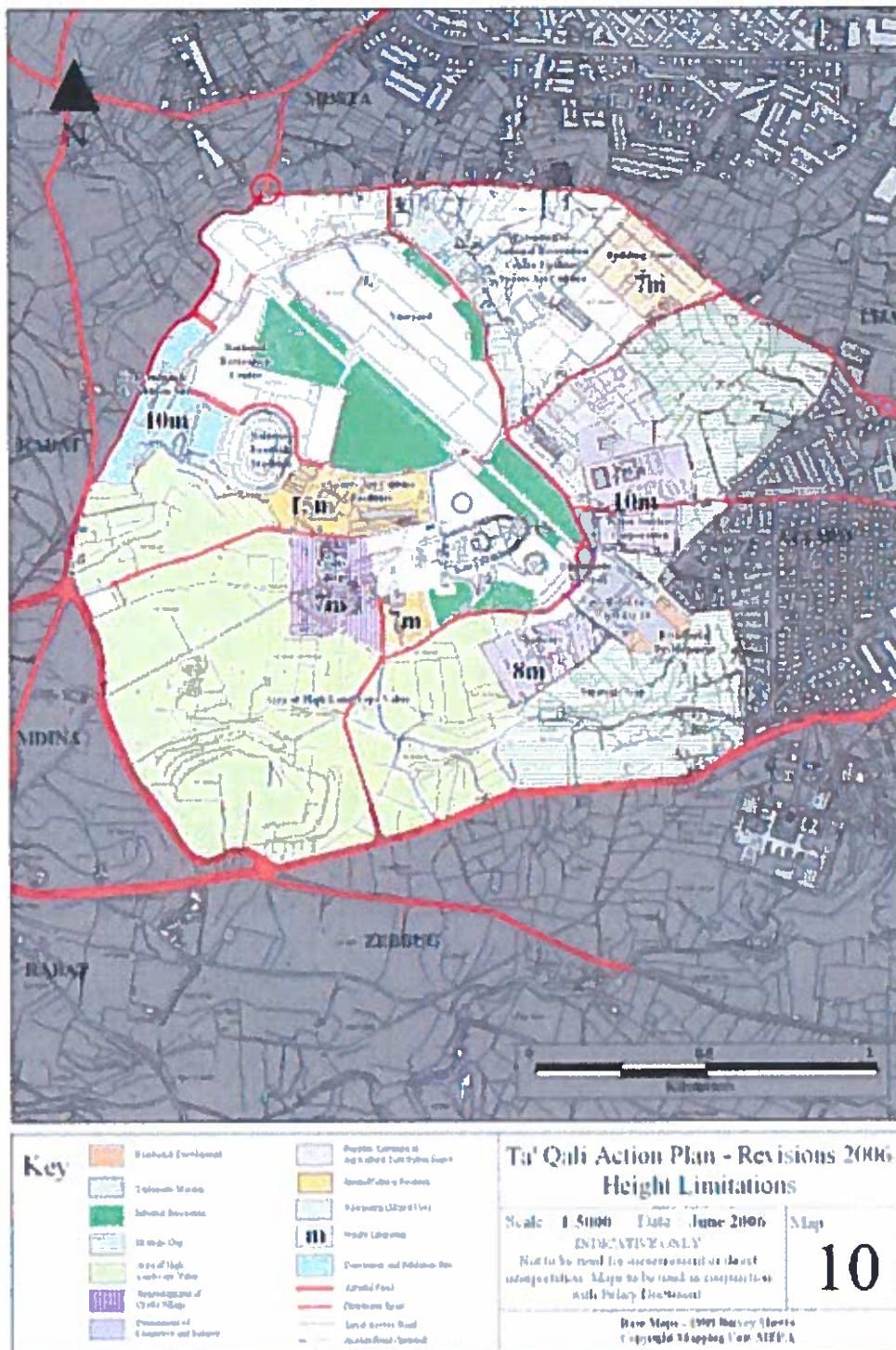


Map 5 – Policy Map



Map 6 – Ta' Qali Action Plan Strategy





Map 10 - Ta' Qali Action Plan – Revisions 2006 Height Limitations

### Appendix 3

### Ta' Qali Action Plan 2019 Revisions - Policy Map A

