



Comprehensive Planning Area for Regeneration of the Urban Coast
Ex-Jerma Palace Hotel Site, Marsascala

Development Brief
Public Consultation Draft



June 2020

Contents

1. Introduction.....	3
2. Objectives of the Development Brief.....	4
3. Policy Context	8
4. Character Appraisal	13
5. Constraints	25
6. Land Designations	26
7. Urban Design Framework	27
8. Submission Requirements	34

Appendices

Appendix A: Maps pertaining to the Development Brief

1. Introduction

This Development Brief is intended to provide the basic framework for any future comprehensive development of the development brief area. Map 1 depicts the regional context of the development brief area.

This document is placed within the current planning context of the Strategic Plan for the Environment and Development (SPED), 2015, and the relevant Local Plan Policies from the South Malta Local Plan (SMLP), 2006. A brief overview of the history of the site and its immediate environs is also given to understand the phases of development which have led to the current situation across the promontory. The document outlines the characteristics of the precincts of the site and sets out several considerations through which any development is to be guided, such as visual, transport, infrastructural, environmental and social impacts.



Figure 1 View of the Ex-Jerma Palace Hotel from the tip of the promontory

2. Objectives of the Development Brief

The Minister responsible for Planning requested the Planning Authority to prepare a Development Brief for the now derelict Ex-Jerma Palace Hotel site and its surroundings. The following are the objectives that were published for public consultation:

South Malta Local Plan (2006) area policy SMMS 15, the Marsascala Policy Maps MS1 and MS2, and the Marsascala Building Heights Map MS 3, require any development proposals on the ex-Jerma Palace Hotel site to be subject to the submission of a Development Brief.

The objectives for the Development Brief are:

- a) To designate the site shown in Map [as attached with objectives] as a Comprehensive Planning Area for Regeneration of the Urban Coast;
- b) To promote the development of a mix of land uses which shall include:
 - Tourism accommodation which must include Class 3B (Use Classes Order (SL552.15) hotel/s which shall never be smaller, in terms of Gross Developable Floor space (GDF), than the ex-Jerma Palace Hotel;
 - Category A residential uses (Use Classes Order (SL552.15) which shall not exceed 40% of the total allowable GDF;
 - Category D commercial uses (Use Classes Order (SL552.15);
 - Other uses which the Authority deems can contribute to the regeneration of this part of the urban coast;
- c) To ensure that the overall development density does not exceed 100,000 sqm GDF, excluding spaces for car parks and services, irrespective of the position of the floor space in relation to any street level;
- d) To include an urban design framework providing guidelines on the site layout, architectural treatment, massing, colour, texture and materials of the buildings, circulation, road access, parking and landscaping requirements:
Providing that a dimension for the maximum allowable building height in metres and the maximum allowable site coverage with a clear indication of how these two criteria are measured must be included;
- e) To ensure that public access to the foreshore is protected and enhanced;
- f) To introduce all the necessary mitigation measures aimed at reducing any potential adverse impact from the development, particularly on scheduled buildings and the natural coast;
- g) To require a planning gain contribution for the benefit of the community of Marsascala.

The form and content of the development Brief shall be in line with the requirements of Article 51 of the Development Planning Act 2016 (Cap 552).

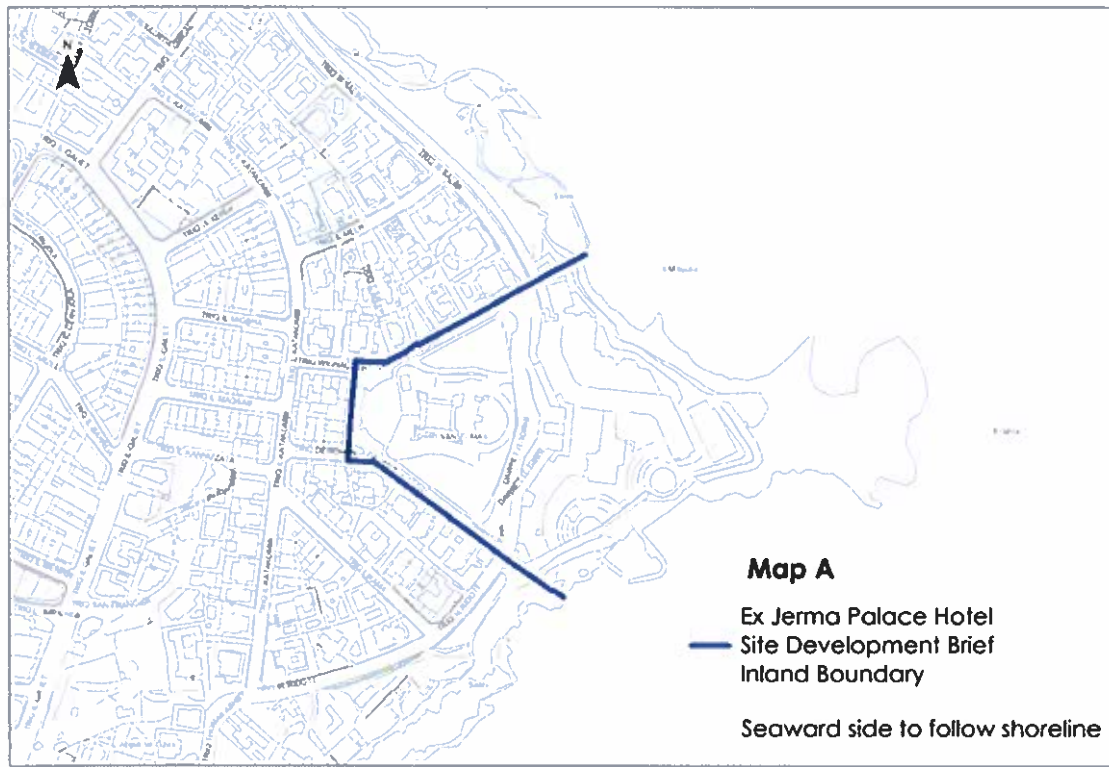


Figure 2. Map A – Objectives Map

Public Consultation on Objectives

The public consultation on the objectives pertaining to the first schedule of floorspaces took place between 18th October and 11th November 2019. The consultation generated 129 submissions of which two letters were forwarded separately by 21 and 76 individuals respectively. There was also a petition signed by 82 residents from Marsascala. Additionally, the following entities also sent their submission:

- Marsascala Local Council
- Wirt iz-Zejtun
- Moviment Graffiti
- Futur Ambjent Wiehed
- Din l-Art Helwa
- Alternattiva Demokratika
- Malta Developers Association
- Environment and Resources Authority
- Kummissjoni Interdjocesana Ambjent

Issues of Public Concern

Development Brief Boundary

Several submissions noted that the site of the Development Brief published with these objectives extends beyond the Development Brief area outlined by the SMLP policy SMMS 15, as it includes both the foreshore surrounding the ex-hotel and St. Thomas tower. The submissions request that both areas should be excluded from this Development Brief and that in no case should the existing public open spaces be used in the calculation of the new project's requirements of open space, but instead additional open space should be created by this new project.

Land-use

Several submissions argued that the derelict structures should be demolished, and the site rehabilitated to its original state as an informal public open space. Conversely, other submissions were in favour of the redevelopment of the ex-Jerma Palace Hotel since it is currently in a derelict state. Most of the submissions were however strongly against the inclusion of residential development in this new project. It was claimed that the inclusion of residential development goes against the grant of the site to Lafico Ltd. by the Government of the day, which was for tourism purposes only.

St. Thomas Tower

Several submissions gave a brief history of the tower and highlighted its importance as a coastal fortification in the South of Malta. It was noted that it is unfortunate that in the early 1980s the coastal area right in front of the tower was built and thus obstructed completely the sea views from the tower and the view of the tower from the sea. The submissions noted that it is important that the visual link between the tower and the sea is restored; and that no mitigation can resolve impacts from the proposed development unless the proposed GDF is downscaled drastically. Furthermore, the tower is not to be commercialized or put into private use, or form any part of, or extension to, any uses approved within the ex-Jerma Palace Hotel site.

Gross Developable Floorspace

Many of the submissions questioned the increase of the GDF from 61,000 sqm to 100,000 sqm, noting that this will negatively impact the infrastructure and the Residential Priority Area, will exacerbate traffic and parking problems, and lead to problems in the residential area. Furthermore, the maximum volume of the proposed building should be reduced drastically to allow for a low scale development not exceeding the height of the existing building.

Given the density and scale of the project, it was suggested that such a decision should not be taken prior to the carrying out of independent assessments which include:

- Social impact assessment
- Visual impact assessment
- Transport impact assessment
- Health impact assessment
- Environmental impact assessment

Building Height Limitations

It was highlighted that Marsascala is not one of the localities identified for high rise buildings. Any proposal should instead be scaled down to 10 stories or less and preferably not exceed the height of the St. Thomas Tower. High rise buildings will have a substantial shadowing effect on nearby residential properties, depriving residents from sunshine and having detrimental effects on solar infrastructure as solar water heaters and PV panels.

Access to Foreshore

This Development Brief was deemed as an ideal opportunity to implement the Public Domain Act. It was also mentioned that public access to the foreshore should be guaranteed and unencumbered.

Rezoning of the surrounding RPA

A submission requested that the villas and bungalows up to Triq il-Qaliet should be rezoned to a residential area with a building height of 22m. It was suggested that a more holistic approach should be taken through a Partial Review of the South Malta Local Plan, mainly for Marsascala.

Revised development density

Taking note of the public representations on the Objectives of the Development Brief, an overall development density of a maximum of 65,000sqm GDF was adopted as the revised objective for the formulation of the development brief.

3. Policy Context

Strategic Plan for the Environment and Development (SPED)

The following paragraphs provide a description of the most relevant SPED policies:

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:

4. Identifying degraded areas within the Urban Area for integrated regeneration particularly declining coastal resorts such as Marsascala, Qawra and Bugibba

Thematic Objective 8: To safeguard and enhance biodiversity, cultural heritage, geology and geomorphology by

7. Controlling activities which might have an impact on areas, buildings, structures, sites, spaces and species with a general presumption against the demolition of scheduled and vernacular buildings

Objective TO1.4 requires the identification of degraded areas within the urban areas for integrated regeneration, particularly regarding declining coastal resorts including Marsascala. Additionally, TO 8 promotes the safeguarding and enhancing of cultural heritage.

Coastal Objective 1: To prioritise uses that necessitate a location on the coastal zone and marine area in a manner which minimises user conflicts, does not accelerate coastal erosion, protects biodiversity, cultural heritage, landscapes and visual access to them, public access and use and increases resilience to climate change impacts by

1. Designating

a. a predominantly terrestrial urban coast to promote compatible urban coastal uses, safeguard legitimate coastal uses and visual access from promenades, and enhance public use of bathing areas;

The site is within the predominantly urban coast as per Map 2A of the SPED and is thus regulated by coastal objective CO1. This objective requires the promotion of compatible urban uses in predominantly terrestrial urban coastal areas, as well as safeguarding of legitimate coastal uses, public and visual access, while enhancing public use of bathing areas.

Urban Objective 3: To identify, protect and enhance the character and amenity of distinct urban areas by

4. Identifying sites which are derelict, in a state of abandonment, of poor quality or include incompatible uses and seek their upgrading through high quality development
6. Establishing appropriate building heights and development densities
7. Protecting and greening open spaces which contribute towards the character and amenity of urban areas, reduction of soil sealing and support biodiversity with a view of developing ecological corridors
8. Retaining and seeking to upgrade existing sports facilities, public gardens, playgrounds, promenades and other public open spaces in urban areas

Policy UO3.4 promotes the identification of derelict sites and seeks their upgrading through high quality development. Policy UO 3.6 requires the establishment of appropriate building heights and development densities. Policy UO 3.7 has the scope of protecting and greening open spaces which contribute towards the character and amenity of the urban area, while Policy UO3.8 promotes the upgrading of open space amenity in urban areas.

It is to be noted that the SPED did not change the provisions of the Structure Plan for the Maltese Islands (1990) specifying the grading hierarchy for scheduled buildings. In fact, paragraph 1.13 of the SPED indicates that the scheduling provisions indicated in policy UCO7 of the 1990 Structure Plan shall apply until the adoption of the new Local Plans.

Local Plan Policies

South Malta Local Plan (SMLP) general policy '**SMSE 03 Building Heights**' identifies Marsascala as a locality where medium-rise buildings can be considered. Policy '**SMSE 04 Public Urban Open Spaces, Squares and Green Areas**' designates the coastal zone which the Ex-Jerma Palace Hotel abuts as a green area whereby only low-key environmental improvements or upgrading of permitted buildings that are already present on site will be considered. Policy '**SMCO 05 Promote and safeguard public access along the coast**' encourages the rehabilitation of the coastal stretch between Xghajra and Marsascala. Additionally, it prohibits any development that would restrict public use of the coast.

SMLP area policy '**SMMS 13 St. Thomas Tower**' encourages the use of the historical tower as a cultural heritage attraction with ancillary visitor facilities, including a catering operation. '**SMMS 15 Development Brief for Jerma Palace Hotel Site**', requires the submission of a Development Brief following the drawing up of terms of reference by the Planning Authority. The primary focus for the development of the site is to be the provision of tourism accommodation. Other uses which include residential and commercial

development may however also be considered. This is if they form part of a comprehensive development of the area which should include sufficient public urban open space whilst also retaining access to the foreshore.

Map MS1 and MS2, the policy maps for Marsascala, zone the immediate surroundings of the Ex-Jerma Palace Hotel site as a Residential Priority Area (RPA); while the area at the back of the RPA is designated as a residential area (RA). Map MS3, the Marsascala building height map, indicates the part of the RPA area fronting the sea-front as a bungalow area with a building height of 1 floor and semi-basement. The remaining area of the RPA is designated as a villa area where a building height of 2 floors plus semi-basement applies. The building height map does not indicate a specific building height limitation for the site of policy SMMS 15.

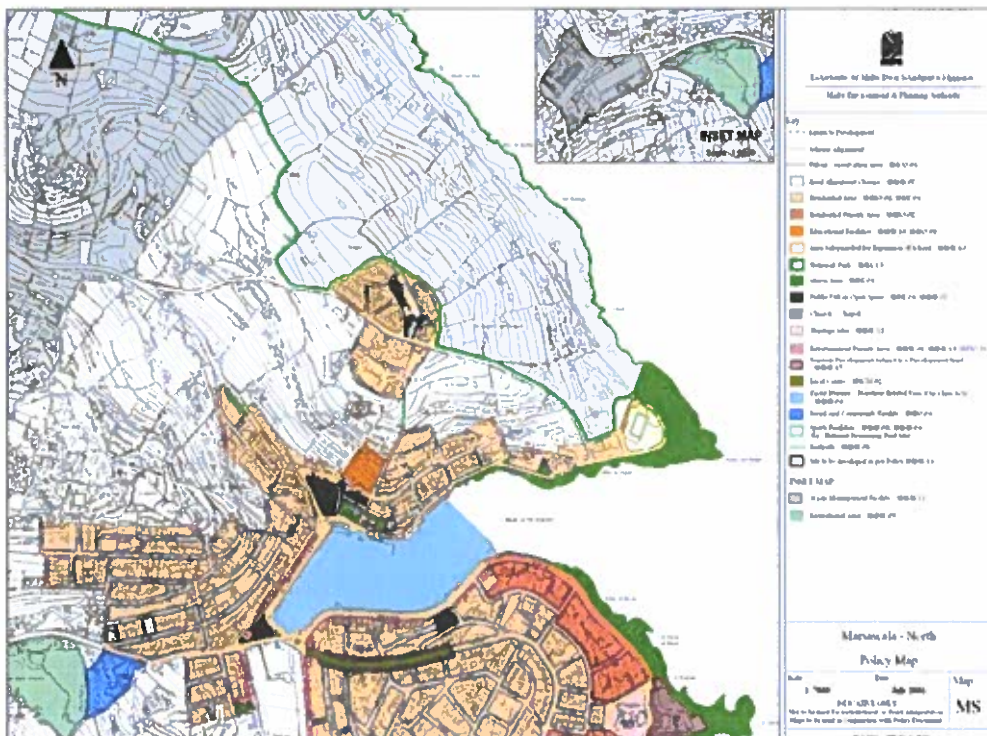


Figure 3 Policy Map MS1

Supplementary Planning Guidance

The **Height Limitation Adjustment Policy for Hotels, 2014**, which aims to provide guidance on the design of hotels which exceed the building height limitation as designated in the Local Plans, 2006, and the **Planning Policy Guide on the Use and Applicability Use and Applicability of the Floor Area Ratio (FAR), 2014**, which sets out search areas for medium-rise and tall buildings do not apply for this site due to the overall capping of the development density by the objectives for the development brief and the coastal location of the site.

4. Character Appraisal

Marsascala is a coastal town located on the eastern coast of Malta adjacent to Żabbar, Xgħajra and Żejtun. Marsascala has a fast-growing population of about 11,000 with a relatively young population arising from increasing young families. The locality has been associated with fishing and summer recreation in the past but is now a fully-fledged town with a growing community that lives in the town all year round. Although the locality is experiencing growth, parts of Marsascala are earmarked as an area for integrated regeneration, particularly the declining coastal resort area following a downturn in the hotel accommodation sector.

The town of Marsascala is predominantly residential and has grown rapidly over the last three decades. The growth of this town was planned since the early 1960s as a result of the designation of the town planning schemes. Marsascala was also a summer resort for residents living in localities in the South of the Island, particularly attracting people from adjacent localities. In addition, development grew steadily ever since more people set up residence permanently in this seaside location. The urban morphology of Marsascala has generally grown along the coast and the promontory between Marsascala Bay and St. Thomas Bay.

The locality is thus mostly hemmed in between the coast and other surrounding environmentally significant areas, including valleys and agricultural areas further inland between Marsascala and Żejtun, Żabbar and Xgħajra. The urban open spaces in Marsascala are concentrated mostly along the waterfront promenade. Such spaces are scarce within the residential areas which is densely built apart from the public garden area adjacent to the church. The built environment of Marsascala consists of a range of residential building forms ranging from bungalows, villas, terraced houses, maisonettes and apartments.

Development of the Settlement Pattern

An assessment of aerial photography from 1957 (Figure 6) to the present has been carried out. The earliest photos show small scale ribbon development along inner Marsascala Bay. The eastern periphery of Marsascala was undeveloped, except for St Thomas Tower. The development intensified along the inner harbour as shown in the photographs from 1967 (Figure 6), while the first bungalows and villas started being developed in the area to the north of the tower. By 1978 (Figure 7), much of the perimeter of the St Thomas promontory had been developed with the same typologies, incorporating the tower within an area of low-density development.

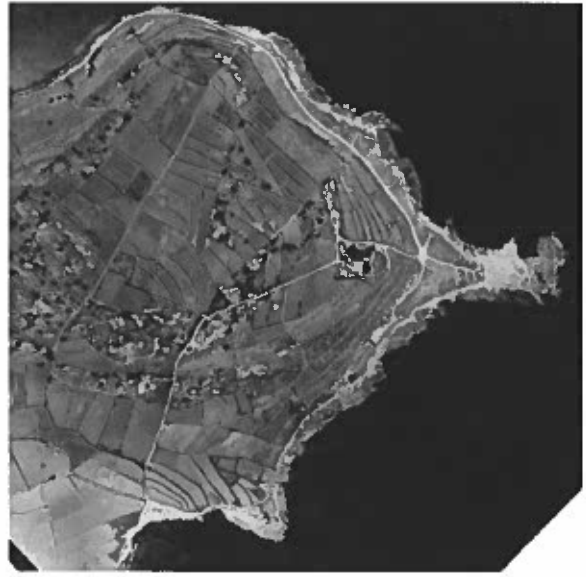


Figure 2 1957 aerial photographs (top) and 1967 aerial photographs (bottom) of Marsascala Bay and promontory



Figure 3 1978 aerial photograph

Major changes to the promontory happened in the years between 1978 (Figure 7) and 1988 (Figure 8), during which, much of the promontory was developed as a residential area with streets running parallel and perpendicular to the coast. It was at this time that the Ex-Jerma Palace Hotel started being built, as can be seen in the 1978 aerial photograph, and subsequently inaugurated in 1982.

Prior to the late 1980s, access to Marsascala was from Triq Haz-Zabbar and Triq id-Dahla ta' San Tumas through Zabbar and Zejtun respectively. The 1988 aerial photo shows the new bypass – Triq Sant' Antnin. The urban area was by 1988 contiguous with that along the inner harbour area. Aerial photos also show the now operational Jerma Palace Hotel at the tip of the promontory. Intensification of development continued with more terraced development within the inner parts of the promontory, as seen on the 1994, 2004 and 2016 aerial photographs. In recent years, older properties have been redeveloped in line with the latest planning policy, usually into higher density apartment blocks.



Figure 8 1988 aerial photograph



Figure 9 1994 aerial photograph



Figure 10 2004 aerial photograph



Figure 11 2016 aerial photograph

Tenure

The Government Property Department of the Lands Authority has provided information on the portions of the site in Government ownership (Figure 12). St Thomas Tower and its immediate precincts, including the ditch, are Government Property leased to the Superintendent of Cultural Heritage. The glacis of the tower, to its north and south, are marked as not being in Government ownership, as Streets/Open Areas which have never been acquired. The road between St Thomas Tower and the Ex-Jerma Palace Hotel is Government Property acquired for road formation and areas to the east of the road is also Government Property with Ownership of the Perpetual Directum. Other areas outside the above-mentioned areas, including the majority of the hotel and the entirety of the foreshore are within private ownership.

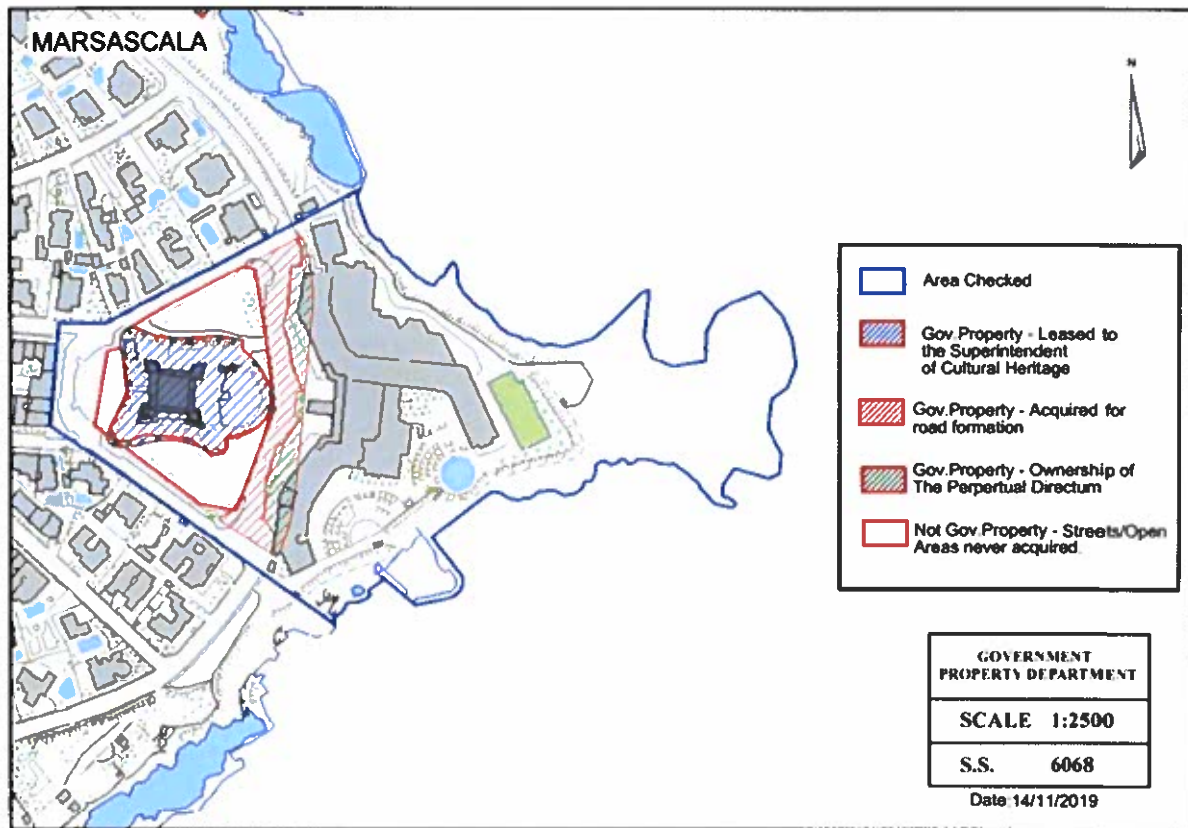


Figure 12 Tenure Map compiled by the Government Property Department

Character Areas

Following the description of the settlement pattern over time, this appraisal identifies the key features and attributes of the character areas within and surrounding the site of the Development Brief as shown on Map 2.

These include the:

- Ex-Jerma Palace Hotel
- Foreshore
- St. Thomas Tower
- Low Density Residential Area
- Residential Area

The following paragraphs provide a brief description of these five distinct character areas.

The ex-Jerma Palace Hotel

The former 4-star hotel (Figure 13) is built on the coastal area of Marsascala in an area known as il-Hamrija. The Libyan Foreign Investment Company built the hotel in 1982 and the Corinthia Hotel International managed the hotel until it was closed in 2007. The ex-hotel now lies in a dilapidated state.

The road level in front of the hotel stands at 7.8m above sea level. The hotel has two five-storey wings which consisted of the hotel rooms and which overlook the northern and southern coast of the headland and the historical coastal St. Thomas Tower. Joining these two wings is a three-storey building that formerly housed the reception, bar/lounge area and ancillary hotel offices, and a one-storey building that accommodated an indoor pool, gym and a restaurant. Attached to the northern wing is another one storey building that accommodated the main restaurant for guests and a hall. Additionally, the hotel had extensive landscaped open grounds, an outdoor pool area with surrounding deck area, a tennis court and a small open-air amphitheatre.

The site of the former hotel has a total area of 17,600 sqm of which 8,900 sqm is unbuilt, landscaping or open-air facilities. The remaining 8,700 sqm are built over a building height varying between one, three and five floors (maximum height of 25.5m above mean sea level (Refer to Map 3). The total floorspace of the hotel and ancillary built facilities is approximately 30,000 sqm.





Figure 13 A view of the hotel in the vicinity of St Thomas Tower (overleaf) and showing Zonqor point in the background (top), with the hotel from within the site in its dilapidated state (bottom)

Foreshore

The land side of the coastal zone (Figure 14) surrounding the ex-hotel development consists of low-lying rocky coast with an extensive network of rocky pools and salt pans which are disused and have been eroded over time. The coastal zone rises from a mean height of 1.15m above sea level closer to the foreshore, to 3m within the precinct of the ex-hotel's tennis courts. The seaward side of this rocky coast is designated as part of the coastal water body **MTC106 – Ix-Xaghjra sa Wied il-Ghajj** as per the 2nd Water Catchment Management Plan for the Malta Water Catchment District 2015 – 2021.

Public access was prohibited while the hotel was operational, as can be evidenced by a high boundary wall on the foreshore at either side of the hotel, between the hotel building and the sea. Once the hotel was no longer in operation, public access was allowed but restricted in later years due to public safety concerns related to the derelict state of the hotel buildings.



Figure 14 The tip of the promontory from the edge of the site (top) and a view of Il-Munxar from the site (bottom)

St. Thomas Tower

St. Thomas Tower (Figure 15) was built in 1614 by Grand Master Alof de Wignacourt to protect the southern harbours from potential attacks. It is built on spurs of land between the port of Marsascala and St Thomas Bay. The tower rises to a height of 23m above mean sea level, 15.3m above street level fronting the hotel site and 11m from the open space on the landward side. It was built as a fortification with thick walls and four pentagonal bastioned turrets projecting outwards on each corner. The tower's entrance was through a vaulted doorway with a wooden drawbridge. The tower is surrounded by a rock-hewn ditch. On the ex-hotel side of the tower, there is also a battery which is also surrounded by a ditch.

The tower has been scheduled as a Grade 1 building of architectural importance since 1995. It is leased to the Superintendent of Cultural Heritage and in 2008, the tower was transferred to the heritage foundation Fondazzjoni Wirt Artna who has cleared debris and accretions. The Restoration Directorate has since undertaken restoration works of the external fabric of the fort. The battery's gun platform was also restored, and its parapet and embrasures were rebuilt to a contemporary design. The Planning Authority granted permission for the rehabilitation and restoration of tower's internal and external fabric in August 2016. This includes the creation of a multi-sensory museum, audio-visual rooms, installation of panoramic lift, ditch rehabilitation and roof top viewing platform. Works related to this permit have not commenced to date.

It is to be noted that the development of the ex-Jerma Palace Hotel in 1982 effectively blocked the view of the tower to the sea and thus eradicated its coastal context, which was inherent to its *raison d'être* as a coastal fortification.



Figure 15 St Thomas Tower with the Ex-Jerma Palace Hotel in the background

Low Density Residential Area

Inland to the hotel, adjacent to St Thomas Tower is a low-density residential area designated as a Residential Priority Area (RPA) (Figure 16) whereby only residential uses are permitted. This RPA in Marsascala is designated for bungalow, villa and terraced development. The low-lying bungalows are located on the seaward frontage of the RPA. These consist of detached bungalows built on plots of land with a minimum area of 1000sqm, built up to a maximum site coverage of 40% of the total site area, a maximum height of one floor (4.75m) and with a minimum site curtilage of 3m. The villa area lies at the back of the bungalow area and consists detached or semi-detached villas built on plots of land with a minimum area of 500sqm, built up to a maximum site coverage of 40% of the total site area, a maximum height of two floor with semi basement (8.5m) and with a minimum site curtilage of 3m. The RPA terraced housing area consists of part of two blocks, one located between Triq il-Katakombi and Triq Likama and the second block located between Triq Likama, Triq il-Katakombi and Triq De Rohan. These part blocks are zoned for terraced development with a building height of 3 floors plus basement (16.30m).





Figure 16 Views of the Residential Priority Area

Residential Area

The residential area (RA) (Figure 17) abutting the RPA primarily consists of two storey terraced residential development. The South Malta Local Plan allows for a building height of three floors plus semi basement (17.50m), which is slowly changing the character of the area through increased residential densities and significantly higher buildings than those in parts of the RA which are still two stories high. Due to the incremental development of small plots, the difference in height limitations is resulting in large areas of blank walls dominating the streetscapes.



Figure 17 Views of the Residential Area

5. Constraints

Environmental Protection

The terrestrial part of the low-lying coast is proposed to be scheduled as an Area of Ecological Importance and Site of Scientific Importance by SMLP General Policy '**SMCO 03 Protection of AEIs and SSIs**'. The coastal water body **MTC106 – 'Ix-Xaghjra sa Wied il-Ghajn'**, is also home to Posidonia meadows as identified in the Posidonia Baseline Survey 2003 in the area around the promontory. According to the European Union's Water Framework Directive, Malta is to achieve and maintain Good Ecological Status in such coastal water bodies. The foreshore is low-lying and therefore vulnerable to future impacts of climate change through sea level change. In addition, the coastal perimeter is designated as part of the public domain by Act XXV of 2016, subject to private rights and subject to restrictions implied through its designation under any plan regulating development planning. In view of the requirements of policies SPED policy CO1a and SMLP policies SMCO05 and SMMS15, public access as well as its use must be safeguarded.

Heritage Scheduling

St. Thomas Tower and the surrounding ditch (Figure 18) is afforded Grade 1 scheduling due to its architectural and cultural value, with a proposed buffer zone around the tower. The listing is referenced in G.N. 0729 of 1995 as per Section 46 of the Development Planning Act, 1992.



Figure 18 St Thomas Tower from within the precincts of the Ex-Jerma Hotel

6. Land Designations

The site entitled Development Brief Area shown in Map 1 is designated as a Comprehensive Planning Area for Regeneration of the Urban Coast, incorporating four distinct Zones - A, B, C and D. On the basis of the character appraisal, policy context and environmental constraints, the Comprehensive Planning Area is subdivided as depicted in Map 4 and shown hereunder:

Table 1: Zoning of the Development Brief Area			
Zone	Primary Land Designation	Land Area (sqm)	% of total brief area
A	Developable site area which shall accommodate new uses and buildings	17,700	33%
B	Protected foreshore which shall be safeguarded for public access and use	18,600	35%
C	Scheduled building and its setting which shall be safeguarded for public use	13,700	26%
D	Public streets which shall ensure access to private property outside the brief area	2,900	5%
	Total	52,900	100%

7. Urban Design Framework

Allowable mix and scale of land uses

The objectives of the development brief have already set out the mix of land uses i.e. tourism, residential, commercial and other uses which the Authority deems can contribute to the regeneration of this part of the urban coast. The strategic policy direction for Marsascala does not encourage major employment growth and therefore the site is not suitable for large scale office development. Similarly, Marsascala is not identified as a locality which should accommodate large scale retail activities. On the other hand, the South Malta Local Plan promotes the site for major tourism development which supports the strategic direction to regenerate Marsascala for high quality tourism development.

The Development Brief has a determining role in establishing the scale of uses as thresholds were set in a flexible manner by the objectives. The revised schedule of floorspaces indicates a maximum allowable GDF of 65,000sqm, excluding parking and services, irrespective of the position of the floor space in relation to any street level, with a maximum floorspace for the residential use of 26,000sqm. The average floorspace of a residential unit shall be 150sqm. Since the predominant use is to be tourism-related, 33,000sqm is envisaged for tourism and ancillary uses which may include conference facilities, swimming pools, gyms and health clubs. The remaining 6,000sqm can be allocated to commercial development, with 4,200sqm food and drink, and 1,800sqm retail.

For the purpose of this policy, the gross developable floor area (GDF) is the total area which is internal and roofed over, including wall thickness (or in the case of party walls measured up to half the width of such walls) and also includes internal, completely enclosed, unroofed spaces. Service areas and parking areas are excluded from the GDF.

Table 2: GDF/Land-use for Ex-Jerma Palace Hotel, Marsascala (Zone A)	
Land-use	GDF
Tourism – including ancillary facilities, excluding parking and services	33,000sqm
Residential – excluding parking and services	26,000sqm
Commercial – Food and Drink, excluding parking and services	4,200sqm
Commercial – Retail, excluding parking and services	1,800sqm
Total	65,000sqm

Massing and Built Volumes

The objectives require the inclusion of dimensions for the maximum allowable building height in metres and the maximum allowable site coverage with a clear indication of how these two criteria are measured. Based on the land designations and mix and scale of uses, two policy provisions can be envisaged. Storey heights of 3.23m for residential development and 3.03m for non-residential development were considered as per PA Circular 1/17; where the higher of these two values was used in the height calculations for the scenarios below.

A base-point below which any development will be limited to services and parking and hence not included within the 65,000sqm GDF, has been set at 3m above sea level (x:461,674.094 y:3,968,818.500 z:3.000) shown by the green mark in Figure 19. The street level is taken from a point between St Thomas Tower and the Ex-Jerma Palace hotel site, set at 7.8m above mean sea level (x:461,528.250 y:3,968,832.000 z:7.800) shown by the yellow mark in Figure 19 and on Map 5.



Figure 19 Height profiles showing the lowest level of the hotel (green), street level (yellow) (Source: <http://www.um.edu.mt/projects/cloudisle>)

A building not exceeding 32m above mean sea level may be considered, where such a development would rise to a height of 9m above St Thomas Tower. The incorporation of a podium level is encouraged, whereby this will be entirely beneath the level of the road at 7.8m above mean sea level. Any development above the podium level shall have a maximum site coverage of 52%.

Circulation and road access

The traffic levels that are expected to be generated from the development alone are high in Triq is-Salini, and the forecast is that there will be a high volume generated in Triq il-Qaliet, especially between Triq il-Migbha and Triq il-Maqsab, where traffic entering the development meets traffic exiting the development. The links between junctions seem to be reaching capacity – this is not considering the amount of natural traffic increase that will occur over the years due to the increase of small and medium scale projects which will occur in Marsascala and the southern part of Zabbar. These road links can only be improved by drastic action taken on them, such as the removal of on-street parking. Nevertheless, the two ends of the Marsascala Bypass have already been committed with direct access onto the main road and therefore cannot be widened. The promenade in Marsascala will also see a high increase in traffic, with the likelihood that this pedestrian-friendly area becomes congested for long periods in the afternoons.

In the immediate precincts of St Thomas Tower, a public open space constituting the immediate setting of the tower as shown in Map 4, contiguous with the open spaces within the site of the Ex-Jerma Palace is to be created supported by possible re-routing of traffic from Triq is-Salini towards and from the site. Traffic may be re-routed from Triq is-Salini to Dawret it-Torri along the northern aspect of the tower towards Triq Wignacourt, Triq il-Katakombi, Triq de Rohan and then towards Dawret it-Torri along the southern aspect of the tower and then along Triq ir-Ridott. Access to the development on the site must not cause severance within the site but must retain continuous pedestrian access from St Thomas Tower to the other newly created open spaces within the site.

Capacity of utility infrastructure

Assessments would need to be required to calculate in detail the carrying capacity of the existing infrastructure and the projected increase in load, to determine the necessary infrastructure changes in the area. Such infrastructure includes provision of electricity, water, drainage utility, waste management, roads and communications. Preliminary assessment by utility providers have indicated the following requirements:

Electricity

Enemalta have indicated that the development will require the installation of new high voltage cables and a number of substations within the developments, utilities which any proposal must cater for and incorporate.

Water supply and wastewater

Water Services Corporation (WSC) have indicated that the development will also require the upgrading of the wastewater Pumping Station, with the possibility of moving it to another location to cater for the new loads. The rising main and pumps would also require upgrading. With regards to water supply, a dedicated main will need to be installed accordingly.



Figure 20 Proposal for new rising main to cater for additional load (Source: WSC)

Any required infrastructural upgrades or new infrastructural developments will be undertaken at the expense of the developer, this including all permit application processes, site work and installation as necessary.

Design Guidance by zone

Ex-Jerma Palace Hotel (Zone A)

Site layout, massing and scale, architectural treatment

The site layout should seek to create a series of building blocks lying on a podium embracing a central plaza, interspersed by landscaped public open spaces allowing permeability and public access through and around the site and re-introducing visual access towards the water from the plaza and a strong visual link between the historic tower and the sea. The primary goal of the design should be to achieve the right balance between landscaping and opening the site for public access and public use through reduced site coverage and the necessary increase of the height of buildings above the level of the tower.

The architectural treatment and urban design of the development is to be of the highest quality and is to take into account the prominence of the development in the landscape, especially when seen from well-known views at Zonqor Point and il-Ponta tal-Munxar. Elements such as colour, texture and materials of the buildings can be used innovatively in this regard. Use of podium floors and terracing of development is encouraged, with tapering down towards the eastern perimeter of the site being the preferred option. The design of the development can incorporate gardens above the podium floors to create a series of interconnected public open spaces.

Parking and services are to be integrated within the building envelope and within the maximum allowable building height in relation to St Thomas Tower; and are to be screened from view both from land and from sea. Use of indigenous soft landscaping is encouraged, and its design is to mitigate the effect of the development using green roofs and green walls. Light pollution from the development is to be restricted particularly with respect to the adjacent Residential Priority Area and nearby Residential Area and the coastal and marine environment.

Design of residential, commercial and tourism areas

Ease of access to residential units is to be considered, both from outside the site and within it, with respect to the other uses being incorporated. Also, the privacy of residents is to be respected in relation to views to and from adjacent units or units with apertures facing each other.

A variety of commercial typologies below podium level is encouraged, especially in relation to the provision of amenities to the residential areas within and outside the development. Ancillary services to the commercial units are to be provided e.g. sanitary facilities for staff and visitors, staff facilities such as canteens, changing rooms and so on.

Within the hotel, international standard ancillary uses are to be provided, such as conference facilities, sports facilities and recreational facilities. Parking and vehicular access standards are also to be adhered to; and the entire development is to conform to Access for All guidelines.

Environmental considerations

Environmentally sustainable measures are to be incorporated in the development, including but not restricted to indoor temperature control, recycling of wastewater, use of passive systems through environmental design and installation of renewable energy infrastructure.

The impact on the existing infrastructure must be mitigated by upgrades as necessary, considering the effects of the use-intensification on urban stormwater runoff, potable water provision, solid waste management and disposal, electricity provision, telecommunications and so on. Upgrades to the infrastructure are to be an integral part of the design and are to have no adverse impact on St Thomas Tower, the surrounding residential area or the foreshore.

The opportunity to consider how to incorporate Green Infrastructure in the overall design of the project can contribute to achieve the aims of environmental sustainability. In addition, there should be no adverse environmental impact on the foreshore and surrounding sea during the construction phase or the operational phase of the development including the avoidance of light pollution onto these areas. Specification is to be made for the use or disposal of construction waste arising from site clearance and excavation.

Foreshore (Zone B)

Development is not to encroach upon the foreshore but is to be restricted strictly to the extents of the ex-hotel in Zone A as per Maps 2, 3 and 4. Uninterrupted public access across the site to the foreshore is to be provided through adequate public pathways within the site, while leaving the foreshore in its natural state with no development whatsoever in this area. The stretch of foreshore within Zone B must link directly to the foreshore outside the site, without inhibition to public access whatsoever. The development shall not prejudice the designation of an Area of Ecological Importance and Special Area of Scientific Importance on the site. The provisions of Policies SMSE 04, SMCO 03 and SMCO 05 in the South Malta Local Plan shall continue to apply.

St Thomas Tower (Grade 1) (Zone C)

Creation of view corridors to and from St Thomas Tower from other promontories around the site, as well as from the sea shall be a primary consideration of the design. Environmentally, the performance of the development and its immediate context is not to adversely affect St Thomas Tower e.g. through wind tunnelling effects.

, the Superintendent for Cultural Heritage shall issue terms of reference for the restoration of the internal and external fabric of the tower, towards its future public use; and the rehabilitation of the ditch and the glacis utilising the monetary contribution as planning gain from the development. The glacis (open space within this zone) shall be rehabilitated and made accessible to the public. The placement and type of any soft landscaping should frame the views of the historic tower without dominating its distinct features and profiles.

The diversion of the public road between the Tower and the Ex-Jerma Palace Hotel to create a continuous public open space extending from the glacis towards the foreshore, complementing the creation of the view corridor by forming pedestrian routes through the site is a requirement of the brief. The stretch of Dawret it-Torri to the west of the site directly in front of the main entrance to the Tower is also to form part of this public open space by being designated as a pedestrian priority area with vehicular access permitted only to existing properties along this space.

The provisions of Policy SMMS13 in the South Malta Local Plan shall continue to apply.

Planning Gain

A contribution of Euro25 per sqm of GDF is also to be made to the Development Planning Fund as planning gain. The funds shall be allocated towards the costs of the restoration of St Thomas Tower, internally and externally; including the rehabilitation of the ditch and the glacis.

The developer is also to fund the rehabilitation of the foreshore, including the removal of all concrete accretions.

8. Submission Requirements

Submissions are to comply with the provisions of Schedule 1 and any other relevant provisions within the **Development Planning (Procedure for Applications and their Determination) Regulations, 2016 - LN 162/16**.

It is compulsory that a single development application shall cover the whole of the development brief area and would include the submission of the following information:

- Project Description Statement to enable the screening of the project in accordance with the Environmental Impact Assessment Regulations of 2007 (LN 412/17);
- Visual Impact Assessment (unless required as part of an EIA);
- Conservation Management Plan regarding the restoration and rehabilitation of the foreshore;
- Restoration Method Statement for the restoration and rehabilitation of St. Thomas Tower and its glacis;
- Traffic Impact Statement;
- Construction Management Plan; and
- Utilities Plan including means of incorporating Green Infrastructure.

These studies are without prejudice to any further studies or information which may be required for compliance with other plans, policies and regulations of the Planning Authority or any other requirement by another Government agency.

Appendices

Appendix A: Maps pertaining to the Development Brief

EX JERMA HOTEL SITE
DEVELOPMENT BRIEF

PLANNING AUTHORITY



Legend



Development Brief Area

Regional Context

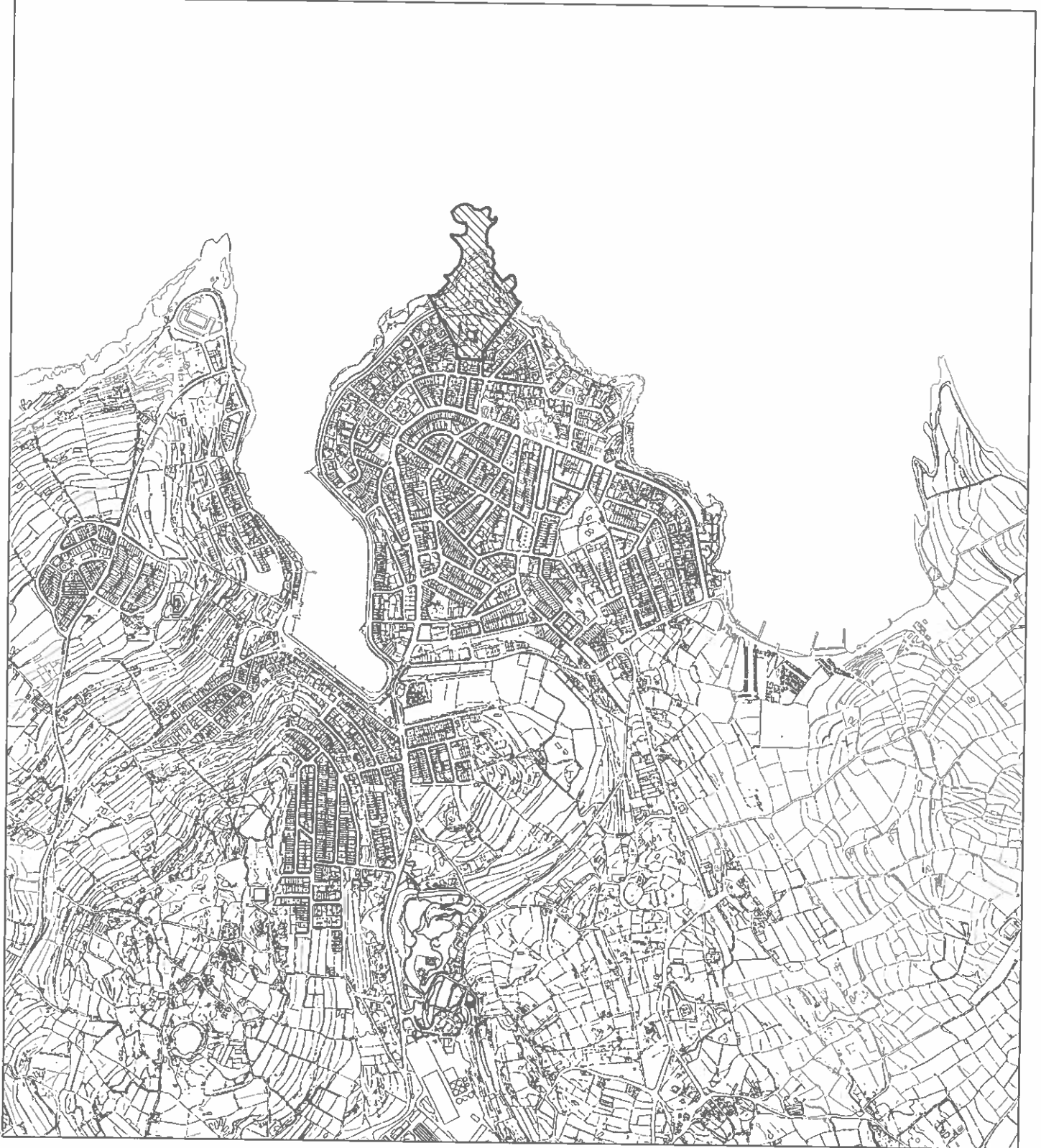
1:10,000 Date: June 2020

Map

1

INDICATIVE ONLY
Not to be used for measurement or direct
interpretation. Maps to be used in conjunction
with Policy Document.

Base Maps - Copyright Mapping Unit, Planning Authority









EX JERMA HOTEL SITE
DEVELOPMENT BRIEF

PLANNING AUTHORITY



Legend

-  Study Area
-  Ex-Jerma Palace Hotel
-  Foreshore
-  St. Thomas Tower
-  Residential Area
-  Low Density Residential Area

Character Areas

1:2,500 Date: June 2020

Map

INDICATIVE ONLY
Not to be used for measurement or direct
interpretation. Maps to be used in conjunction
with Policy Document.

2

Base Maps - Copyright Mapping Unit, Planning Authority



© 2020 Mapping Unit

EX JERMA HOTEL SITE
DEVELOPMENT BRIEF

PLANNING AUTHORITY



Legend



Ex-Jerma Palace Hotel Site
Area - 17,600 sqm



Built Up Area - 8,700sqm



Unbuilt Area - 8,900 sqm

Ex-Jerma Palace Hotel
Site Area

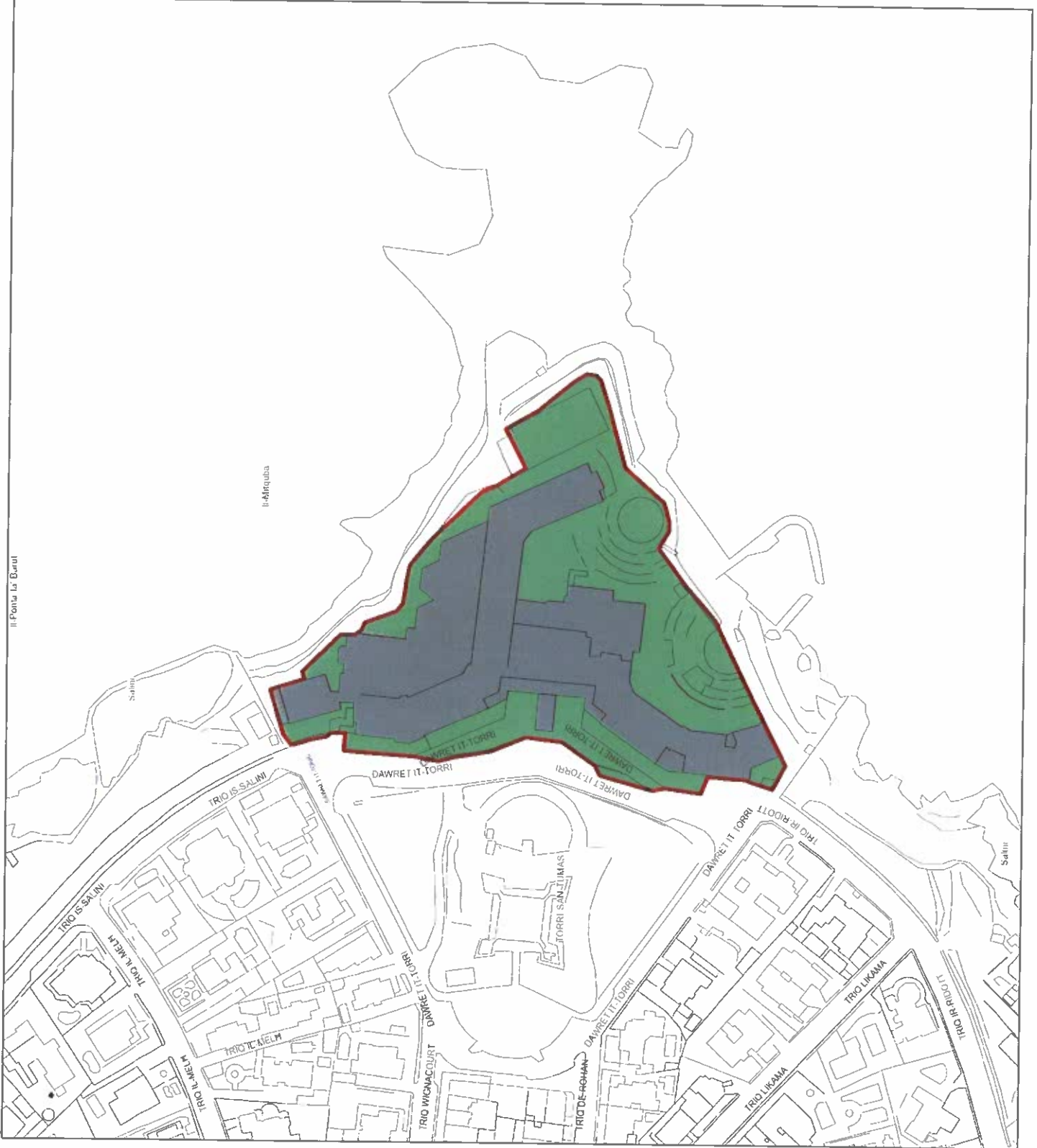
1:1,500 Date: June 2020

Map

INDICATIVE ONLY
Not to be used for measurement or direct
interpretation. Maps to be used in conjunction
with Policy Document.

3

Base Maps - Copyright Mapping Unit, Planning Authority



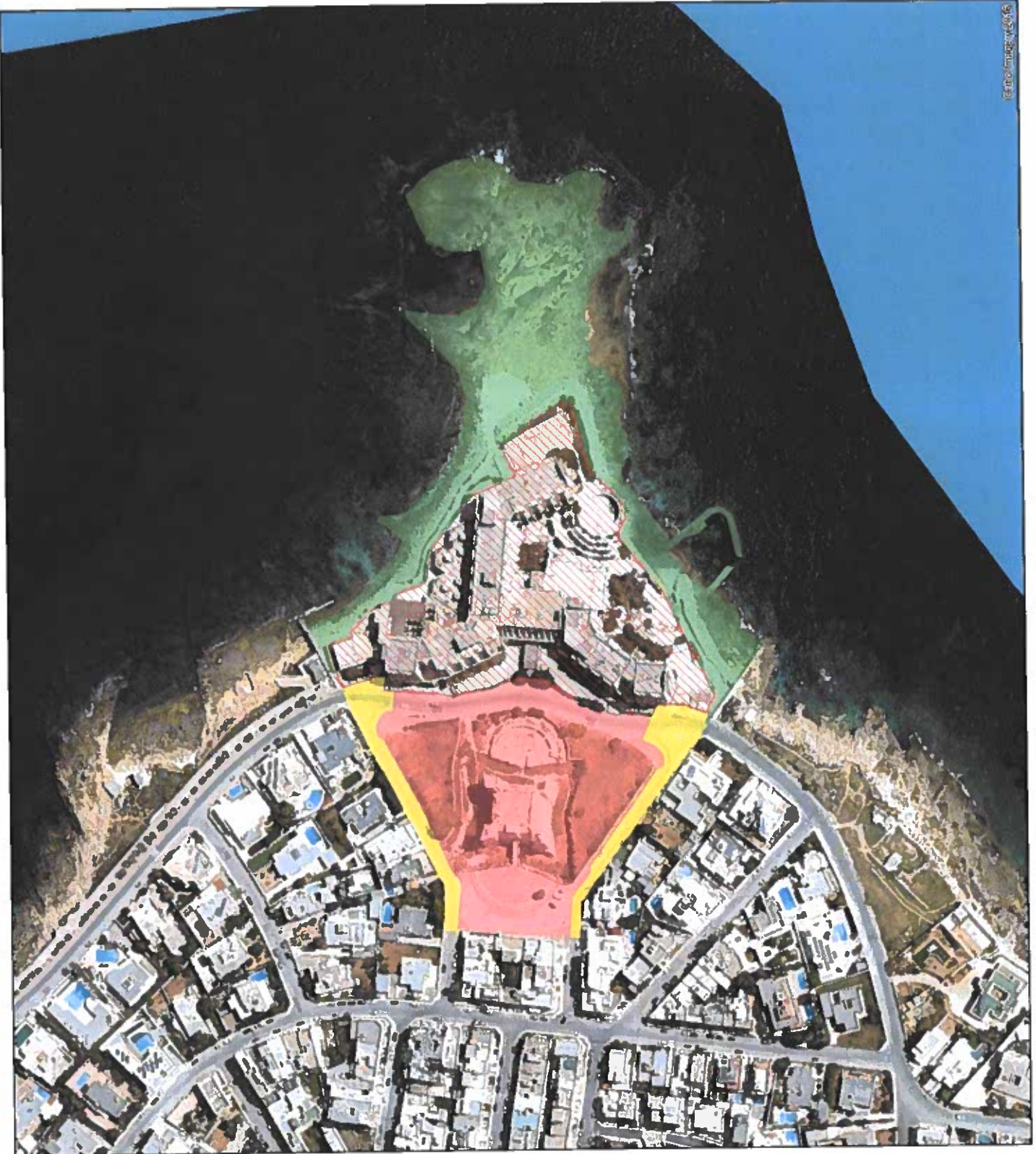
EX JERMA HOTEL SITE
DEVELOPMENT BRIEF

PLANNING AUTHORITY



Legend

-  Zone A - Developable Site Area
-  Zone B - Protected Foreshore
-  Zone C - Scheduled Building and its setting
-  Zone D - Public Streets



Geo-Imagery Ltd

Zoning Map

1:2,000	Date: June 2020	Map
INDICATIVE ONLY Not to be used for measurement or direct interpretation. Maps to be used in conjunction with Policy Document.		
		4
Base Maps - Copyright Mapping Unit, Planning Authority		

EX JERMA HOTEL SITE
DEVELOPMENT BRIEF

PLANNING AUTHORITY



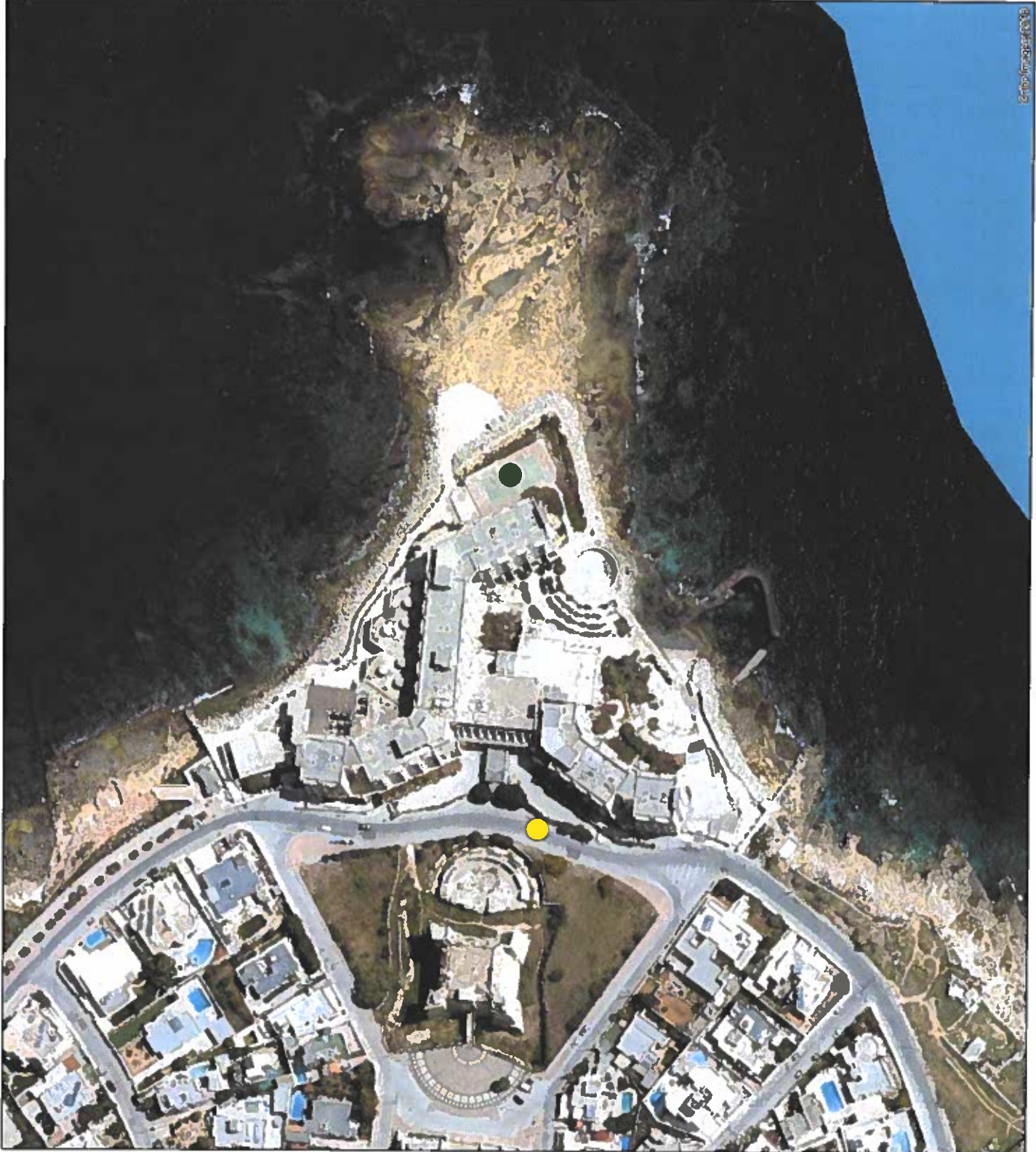
Legend

- Lower Site Level - 3m above mean seal level
- Street Level - 7.8m above mean sea level

Site Levels

1:1,500	Date: June 2020	Map
INDICATIVE ONLY Not to be used for measurement or direct interpretation. Maps to be used in conjunction with Policy Document.		
		5

Base Maps - Copyright Mapping Unit, Planning Authority



**Comprehensive Planning Area for Regeneration of the Urban Coast
Ex-Jerma Palace Hotel Site, Marsasкала**

Development Brief

**Public Submissions on Objectives for
Development Brief
Phase 1**

Ref	Name/Company	Date	Comments Received	Remarks
SMJ 0001	malta.savethedate@gmail.com	22/10/2019	<p>The plan for Jerma it's just disgusting. Looks something in between a worm and a sausage, completely killing the fort. Malta could have been the diamond of the Mediterranean, being built fully in the 20th century, someone would have expected stunning developments, respectful for the environment and the people, something that would have exalted the beauties of the country, making Malta a sort of garden of Eden. See Capri for example, no developments allowed, but it's a gold cave, the island makes so much money and it will never stop making them. It's crazy that in Malta the policy is just allowing developers' interests approving developments which are so obviously letting this piece of rock to fall in pieces (litterally), and everywhere looks pretty ugly. Soon everyone will run away from here, actually people already started to leave.</p>	<p>A Development Brief for the site of the Ex-Jerma Palace Hotel was a requirement of Policy SMMS 15 - Development Brief for Jerma Palace Hotel Site. Government's objective to rehabilitate the current derelict site is in line with this policy and the scope of the Development Brief is to set out an urban design framework which will result in a high quality development by guiding its eventual design in matters of site layout, architectural treatment, massing, colour, texture and materials of the buildings, circulation, road access, parking and landscaping requirements.</p>
SMJ 0002	Dr. Michael Briguglio	21/10/2019	<p>Reference is made to public consultation in caption. I am hereby appealing to PA to conduct a social impact assessment (SIA) on this. You may find further information regarding SIAs in following link: https://mikes-</p>	<p>The Submission Requirements for any development on the site include the documentation necessary to enable screening for an Environmental Impact Assessment, a Visual Impact Assessment and a Traffic Impact Statement amongst</p>

Ref	Name/Company	Date	Comments Received	Remarks
SMJ 0003	Mr. Mario Sammut	18/10/2019	<p>beat.blogspot.com/2019/05/feedback-re-social-impact-assessment.html</p> <p>Jerma site in Marsaskala</p> <p>I strongly object to the proposed development of the Jerma Palace site at Marsaskala.</p> <p>The site had been stolen from the public to build a white elephant hotel that has now been in ruins for a many years, depriving locals and visitors from a prime area of public beach.</p> <p>The ruins should be demolished and the land and beach returned to the public by creating a seaside park for everyone, like the one at Birzebbuga.</p> <p>Mario Sammut 10948M</p> <p>P.S. I had to send this message here because the one in the Public Consultations site is fake and rejects incoming messages.</p>	<p>other studies and without prejudice to any further studies such as a Social Impact Assessment and a Health Impact Assessment.</p> <p>It is an objective of this Development Brief to ensure that public access to the foreshore is protected and enhanced. The Brief makes provision for all the necessary mitigation measures aimed at reducing any potential adverse impact from the development, particularly on scheduled buildings and the natural coast are in place. The provisions of Policies SMSE 04, SMCO 03 and SMCO 05 in the South Malta Local Plan shall continue to apply.</p>
SMJ 0004	Ms. M. Attard	23/10/2019	<p>Jerma land was originally a public tract of seashore which was granted to LAFICO to develop a tourist orientated property to bring</p>	<p>Policy SMMS 15 - Development Brief for Jerma Palace Hotel Site identifies residential use amongst the other uses which may be</p>

Ref	Name/Company	Date	Comments Received	Remarks
SMJ 0005	Perit Sergio De Gabriele	23/10/2019	<p>tourists to the area and to generate employment in the area. By granting more residential buildings the already chaotic parking and traffic situation in the locality would be escalated and make a mockery of the original land grant.</p> <p>Furthermore the historic St Thomas Tower would continue to lose its majestic position and not be visible from the sea.</p> <p>Therefore no apartments or residential buildings should be granted but ONLY an upmarket Hotel to generate tourism and employment as was the original brief when this land was granted.</p>	<p>considered on the site. Government's objective to promote a mix of land uses in order to achieve the regeneration of this site is therefore in line with this policy.</p> <p>The maximisation of development below the level of the street is being encouraged, to enable the creation of a public open space which will allow for views of the sea from St Thomas Tower and for continuous pedestrian access from the entrance to the tower towards the foreshore.</p>
			<p>I would hereby like to express my opinion regarding the proposed development brief for the ex-Jerma palace hotel site.</p> <p>Any development should:</p> <ul style="list-style-type: none"> • Be primarily tourist accommodation/recreational use • Limit residential uses to a bear minimum. 40% of the site is way too much. 	<p>Policy SMIMS 15 - Development Brief for Jerma Palace Hotel Site identifies residential use amongst the other uses which may be considered on the site. Government's objective to promote a mix of land uses in order to achieve the regeneration of this site is therefore in line with this policy.</p> <p>It is an objective of this Development Brief to ensure that public access to the foreshore is protected and enhanced. The</p>

Ref	Name/Company	Date	Comments Received	Remarks
SMJ 0006	Ms. Bridget Mifsud Pavia	24/10/2019	<ul style="list-style-type: none"> • Guarantee full and unencumbered access to the foreshore for all. • The Permissible height should not be more than is currently built so as not to overshadow the historic St. Thomas Tower. • Allow and promote access by walking, cycling and green personal mobility. 	<p>Brief makes provision for all the necessary mitigation measures aimed at reducing any potential adverse impact from the development, particularly on scheduled buildings and the natural coast are in place. The provisions of Policies SMSE 04, SMCO 03 and SMCO 05 in the South Malta Local Plan shall continue to apply.</p> <p>The maximisation of development below the level of the street is being encouraged, to enable the creation of a public open space which will allow for views of the sea from St Thomas Tower and for continuous pedestrian access from the entrance to the tower towards the foreshore.</p>
SMJ 0007	Mr. Paul Calleja	03/11/2019	<p>I would like to propose that any building would not be taller but lower than the historical tower found behind the ex Jerma. This would enhance the coastline landscape. The new buildings have to incorporate the style of the tower and not jarr with it and the coast should be left available for the public to enjoy. Green areas and roof top gardens are also a must in this climate.</p> <p>Whilst welcoming the delayed demolition of the existing dangerous structure, and expressing</p>	<p>The maximisation of development below the level of the street is being encouraged, to enable the creation of a public open space which will allow for views of the sea from St Thomas Tower and for continuous pedestrian access from the entrance to the tower towards the foreshore.</p> <p>The GDF of the development has been reduced from 100,000sqm to 65,000sqm</p>

SMJ 0008	Ms. Ruth Inguanez ruthrokku@gmail.com	04/11/2019	concern at the lack of enforcement, I would like to register my concerns regarding the new site development brief for Jerma Palace Hotel. I object to the proposed development brief, for the following reasons:	following the public consultation exercise; and the Height Limitation Adjustment Policy for Hotels shall not apply to this site.
SMJ 0009	Mr. Mark Camilleri mark.camilleri@yahoo.com	03/11/2011		
SMJ 0010	Ms. Vivian Duff vivduff@hotmail.com	03/11/2019		A Development Brief for the site of the Ex-Jerma Palace Hotel site was a requirement of Policy SMMS 15 - Development Brief for Jerma Palace Hotel Site. This policy identifies residential and commercial use amongst the other uses which may be considered on the site. Government's objective to promote a mix of land uses in order to achieve the regeneration of this site is therefore in line with this policy. It is also an objective of this Development Brief to ensure that public access to the foreshore is protected and enhanced; and the Brief makes provision for all the necessary mitigation measures aimed at reducing any potential adverse impact from the development, particularly on scheduled buildings and the natural coast are in place.
SMJ 0011	Mr. Mario Guido Friggieri mario.friggieri@hotmail.com	03/11/2019	The increase in GDF from 92,000 sqm to 100,000sqm is unacceptable, and should not be permitted. Furthermore, St. Thomas Tower will effectively be incorporated into the development; among other conditions, the <u>Height Limitation Adjustment Policy</u> for <u>Hotels</u> states that permission for an additional 2 floors over the statutory building height limitation should only be given if:	The maximisation of development below the level of the street is being encouraged to reduce the overall height of the development in consideration of the views towards the development and the potential effects of overshadowing. In relation to
SMJ 0012	Mr. Anthony Wathen ajwathen@gmail.com	03/11/2019		
SMJ 0013	Mr. Thomas Camilleri tomcamilleri@gmail.com	03/11/2019		
SMJ 0014	Mr. Paul Micallef paulmicallef2000@yahoo.co.uk	03/11/2019		
SMJ 0015	Dr. Marija Cauchi marijacauchi@gmail.com	03/11/2019		
SMJ 0016	Mr. Jean Paul Micallef Scicluna jpl.scic187@gmail.com	03/11/2019	<i>"Site responds positively to its context including natural topography, scale, height, streetscape, built form and the skyline"</i>	
SMJ 0017	Mr. Daniel Cauchi dcauchi@gmail.com	03/11/2019	&	
SMJ 0018	Ms. Margaret Quintano margaret.quintano@yahoo.com	04/11/2019	<i>"Proposals should be sited where visual impact within their context and on sensitive historic environments and their settings such as World Heritage Sites, conservation areas and scheduled buildings is minimised, and should retain and enhance key strategic, long distant views and important vistas at a national and at the local level."</i>	
SMJ 0019	Ms. Vincenza Apap Christine1957@outlook.com	04/11/2019		
SMJ 0021	Mr. James Baldacchino jam35bal@gmail.com	04/11/2019		
SJM 0022	Ms. Patricia Debono pat.debono73@gmail.com	04/11/2019		
SMJ 0023	Cyrus Engerer cyrus.engerer@gmail.com	04/11/2019		
SMJ 0024	Mr. Ethelbert Perini periniethelbert@gmail.com	04/11/2019		

SMJ 0025	Ms. Elizabeth Grech Scicluna egrechscicluna@gmail.com	04/11/2019	<i>and bad neighbourliness;</i>	traffic, there is scope for junction improvements to partially mitigate the impact of the traffic potentially generated by the development, despite commitments on the sites which would have been required for such interventions.
SMJ 0026	Ms. Stefania Zammit Cesare stefy-1993@hotmail.com	04/11/2019	None of these conditions apply given the proximity of the development to St. Thomas Tower.	The Submission Requirements for any development on the site include the documentation necessary to enable screening for an Environmental Impact Assessment, a Visual Impact Assessment and a Traffic Impact Statement amongst other studies and without prejudice to any further studies such as a Social Impact Assessment and a Health Impact Assessment.
SMJ 0027	Ms. Serena Santangelo serena.santangelo85@gmail.com	04/11/2019	Impact assessments: given the density and scale of the project, such a decision should not be taken without having adequate data at hand to highlight the issues and problems that such a large development might create for decades to come. At the very least, independent experts should be commissioned to conduct a thorough:	
SMJ 0028	Mr. Bernard Bezzina bernardbezzina@hotmail.com	04/11/2019		
SMJ 0029	Ms. Marianne Theuma info@mariannetheuma.com	05/11/2019		
SMJ 0030	Mr. Ian Hamilton nzmsr@hotmail.com	05/11/2019		
SMJ 0031	Dr. Bernice Buttigieg bgaucci@gmail.com	05/11/2019	(1) Social impact assessment	
SMJ 0032	Mr. Francesco Caruana ceskosvinyl@gmail.com	05/11/2019	(2) Visual impact assessment	
SMJ 0033	Ms. Connie Fenech mcfenech@gmail.com	05/11/2019	(3) Transport impact assessment	
SMJ 0034	Mr. Michael Farrugia mifarrugia37@gmail.com	05/11/2019	(4) Health impact assessment	
SMJ 0035	Ms. Marie Louise Borg marialouiseborg@gmail.com	05/11/2019	(5) Environmental impact assessment	
SMJ 0036	Ms. Catherine Spiteri catherinespiteri66@gmail.com	06/11/2019	These should be urgently carried out before taking any decision regarding the new site development brief, and residents informed about the potential impact so as to be able to make an informed contribution to the decision-making process.	
SMJ 0037	Ms. Rosemarie Zahra zarosma@gmail.com	06/11/2019	Residential units: The Jerma site was granted by the Government to Lafico through an act of parliament tourism purposes only. The inclusion of residential units, although permitted in the South Malta Local Plan of 2006, is a betrayal of the original agreement. Including residences in	
SMJ 0038	Nadya Coleiro nadya.coleiro@gmail.com	05/11/2019		
SMJ 0039	Dr. Anthony Charles charlesatognina@gmail.com	06/11/2019		
SMJ 0040	Mr. Christopher Mifsud	06/11/2019		

SMJ 0041	achilles_3887@hotmail.com Ms. Karen Buttigieg Barun karen.barun@gmail.com	07/11/2019	<p>the plan will irrevocably harm the area and further strain the social and urban fabric of Marsaskala.</p> <p>Ideally, the site should be rehabilitated to its original natural state – the land should be given back to the public to enjoy, the tower restored and rehabilitated to continue generating sustainable economic activity, and the Jerma area embellished so that it can be enjoyed by generations to come. Alternatively, only tourist accommodation should be permitted, keeping to the GDF currently occupied by the Jerma Palace Hotel</p> <p>Marsaskala was not among the localities identified in the policy regulating high buildings of over 10 storeys. The development should be scaled down to 10 stories or less.</p> <p>No real consultation with residents in the area has been carried out. The Local Council gave its approval to an earlier application (PA/04710/18) which is now being superseded, and with no real understanding of the impact that such a huge development will have on the fabric of the area, and on Marsaskala as a whole. Most residents are against the inclusion of residential units.</p> <p>Increase in traffic and pollution in the area: this development will severely exacerbate residential traffic in the area, to the detriment of Marsaskala as a whole.</p>
SMJ 0042	Mr. Josef Grech josef.grech@gov.mt	07/11/2019	
SMJ 0044	Mr. Wayne Bond WBLBOND@msn.com	07/11/2019	
SMJ 0045	Mr. Emanuel Ciappara icchappy@gmail.com	08/11/2019	
SMJ 0046	Mr. Daniel Desira desiradaniel2007@gmail.com	07/11/2019	
SMJ 0051	Mr. Glen Bonnici glen.bonnici@hotmail.co.uk	08/11/2019	
SMJ 0052	Mr. Arnold Cassola arnoldcassola@gmail.com	08/11/2019	
SMJ 0053	Mr. Tyron Zerafa tyron.zerafa@gmail.com	08/11/2019	
SMJ 0054	Mr. Joe Morana joemorana34@gmail.com	08/11/2019	
SMJ 0055	Mr. Ruben Collins collins.ruben@gmail.com	08/11/2019	
SMJ 0056	Mr. Paul Vella pablo_chip@hotmail.com	08/11/2019	
SMJ 0057	Ms. Joanne Benecke J.Benecke@lia.com.mt	08/11/2019	
SMJ 0058	Dr. Dorianne Caruana Bonnici doriannecaruanabonnici@gmail.com	08/11/2019	
SMJ 0059	Mr. Triston Caruana triston.caruana@gmail.com	08/11/2019	
SMJ 0060	Mr. Nicholas Zammit nzammit@diapsl.com	08/11/2019	

SMJ 0061	Mr. Konrad Azzopardi k.azzopardi@eib.org	08/11/2019	<p>There will be a substantial shadowing effect on nearby residential properties, depriving residents of sunshine during the morning, affecting mental health. This may also have an economic impact as investments in solar PV panels or solar heaters will no longer be worthwhile.</p> <p>I hope you will take note of these concerns and reduce, rather than expand, the scope of the development brief.</p>
SMJ 0062	Mr. Anthony Formosa aformosa@gmail.com	09/11/2019	
SMJ 0063	Ms. Alexandra Formosa safor25@gmail.com	09/11/2019	
SMJ 0064	Mr. John Robinson johnramonrobinson@gmail.com	08/11/2019	
SMJ 0068	Mr. Mario Psaila Obo The Camping World mario@thecampingworld.com	08/11/2019	
SMJ 0069	Ms. Mary A. Smith maryasmith98@hotmail.com	08/11/2019	
SMJ 0070	Mr. Thomas Bugeja thomasbugeja@gmail.com	08/11/2019	
SMJ 0071	Mr. Michael Buttigieg michaelbuttigieg@gmail.com	08/11/2019	
SMJ 0072	Ms. Daniela Xuereb mattiana@gmail.com	08/11/2019	
SMJ 0073	Ms. Suzanne Marie Psaila Obo Maltgate Services Limited admin@maltgate.net	10/11/2019	
SMJ 0074	Mr. Malcolm Caruana malcar78@gmail.com	10/11/2019	
SMJ 0075	Mr. Simon Bartolo simon.bartolo@gmail.com	10/11/2019	
SMJ 0076	Keti Glonti keti.glonti@gmail.com	10/11/2019	
SMJ 0077	Mr. Samuel Ciantar samuelciantar@gmail.com	10/11/2019	
SMJ 0078	Mr. Arthur Taliana castillesurveys@onvol.net	10/11/2019	

SMJ 0079	Mr. Bernard Bugeja bernard.bugeja@gmail.com	10/11/2019	
SMJ 0080	Mr. Silvano Pullicino pullicino1158@gmail.com	10/11/2019	
SMJ 0082	Mr. Patrick Sammut sammutpatrick@yahoo.com	09/11/2019	
SMJ 0083	Mr. Nicholas Caruana nicholas_caruana@yahoo.co.uk	09/11/2019	
SMJ 0084	Mr. Francesco Bianco magermalta@gmail.com	09/11/2019	
SMJ 0085	Mr. Andre Despott andre.despott@gmail.com	09/11/2019	
SMJ 0086	Mr. David Coleiro david.coleiro@gmail.com	09/11/2019	
SMJ 0087	Ms. Grace Buttigieg gracebuttigieg@gmail.com	09/11/2019	
SMJ 0088	Mr. Steven Psaila stevepsaila6@gmail.com	09/11/2019	
SMJ 0089	Mr. Neville Schembri n.schembri@mail.com	09/11/2019	
SMJ 0090	Ms. Andrea Fenech andrealfenech@gmail.com	09/11/2019	
SMJ 0091	Mr. Steve Philip Borg steve.p.borg.17@um.edu.mt	09/11/2019	
SMJ 0092	Ms. Caroline Caruana carol_caruana@hotmail.com	09/11/2019	
SMJ 0093	Miriam Refalo mir_refaa01@hotmail.com	09/11/2019	
SMJ 0094	Mr. Michael Caruana michaelcaruana63@gmail.com	09/11/2019	
SMJ 0095	Mr. Matthew Abela abela5matthew@gmail.com	09/11/2019	

SMJ 0096	Ms. Elaine Zammit laney577@gmail.com	09/11/2019	
SMJ 0097	Prof Godfrey Baldacchino abaldacchino59@gmail.com gbaldacchino60@gmail.com	09/11/2019	
SMJ 0098	Dr. Anna Baldacchino abaldacchino59@gmail.com	09/11/2019	
SMJ 0100	Ms. Sue Adam sciappara28@hotmail.com	09/11/2019	
SMJ 0101	Ms. Melania Formosa melaniaformosa@gmail.com	09/11/2019	
SMJ 0102	Ms. Sharon Sultana ssultana@hotmail.com	09/11/2019	
SMJ 0103	Ms. Allison Martyn allisonamartyn@gmail.com	09/11/2019	
SMJ 0105	Ms. Michelle Ford mrsfordie@ymail.com	09/11/2019	
SMJ 0106	Caruana Kristina Obo Health- SAMOC kristina.caruana@gov.mt	09/11/2019	
SMJ 0107	Ms. Cheryl Ann Coleiro cherylcol@hotmail.com	09/11/2019	
SMJ 0108	Ms. Fiona Saliba fiona.saliba30@gmail.com	09/11/2019	
SMJ 0109	Mr. Charles Galea Bonavia bcg@onvol.net	09/11/2019	
SMJ 0110	Ms. Joane Camilleri kcproperties25@gmail.com	09/11/2019	
SMJ 0111	Mr. Kenneth Camilleri kenleecamilleri@gmail.com	09/11/2019	
SMJ 0112	Dr. Alfred Quintano aquintano51@gmail.com	11/11/2019	

SMJ 0113	Ms. Lia Farrugia lia.farrugia@gmail.com	11/11/2019	<p>It is important that St Thomas Tower and its ditches shall be in corporate in the Plan and protected as a 1 Grade Schedule. The developers are to be bound to make good for the Restoration and up keeping of this historic building, even if it is not included as part of the direct development. Heritage Malta, Marsaskala Local Council and any other NGO which might be looking after this Tower should be consulted throughout of the drafting of the final Brief and Plans.</p>	<p>Any monies contributed to the Development Planning Fund as planning gain shall be allocated towards the costs of the restoration of St Thomas Tower, internally and externally; including the rehabilitation of the ditch and the glacis.</p>
SMJ 0114	Mr. William Azzopardi william.azzopardi@melita.com	11/11/2019		
SMJ 0115	Ms. Josephine Cauchi joyce.cauchi@gmail.com	10/11/2019		
SMJ 0118	Ms. Frida Vento frd.vento@gmail.com	11/11/2019		
SMJ 0126	Mr. Albert Gambina algambina@gmail.com	11/11/2019		
SMJ 0020	Mr. Tony Abela ninton22@gmail.com	04/11/2019		
SMJ 0042	Mr. Josef Grech josef.grech@gov.mt	07/11/2019		

			<p>Tourism accommodation which must include Class 3B(use Classes Order(SL552.15) hotel/s which shall never be smaller, in terms of Gross Developable Floor space (GDF) than the ex Jerma Palace Hotel. - Marsaskala Local council fully agrees with this statement.</p> <p>Category A residential uses (Use Classes Order (SL 552.15) which shall not exceed 40 % of the total allowable GDF. Marsaskala Local council is totally against residential apartments within the ex Jerma site as this would lead to parking problems apart from traffic management problems and would contribute further to overdevelopment in Marsaskala.</p> <p>Category D commercial uses. Marsaskala Local council is not against the idea of having commercial uses incorporated within this development.</p> <p>Other uses which the authority deems can contribute to the regeneration of this part of the Urban coast. – As long as this falls within public domain and the foreshore is protected, Marsaskala Local council finds no objection but have to await to see exactly what will be included in the planning application itself and</p>	<p>Brief makes provision for all the necessary mitigation measures aimed at reducing any potential adverse impact from the development, particularly on scheduled buildings and the natural coast are in place. The provisions of Policies SMSE 04, SMCO 03 and SMCO 05 in the South Malta Local Plan shall continue to apply.</p> <p>The maximisation of development below the level of the street is being encouraged, to enable the creation of a public open space which will allow for views of the sea from St Thomas Tower and for continuous pedestrian access from the entrance to the tower towards the foreshore.</p>
--	--	--	--	--

SMJ 0043	Ms. Daniela Attard daniattard23@gmail.com	07/11/2019	<p>reserves the right to comment according to the type of use proposed.</p> <p>Marsaskala Local council wishes to emphasize as is stipulated in the objectives that public access to the foreshore is protected and enhanced and that St Thomas Tower remains visible from the sea.</p> <p>Nevertheless, Marsaskala local Council will have to wait and see exactly what will be included in the planning application itself and reserves the right to comment accordingly and this in view of the planning policies that might be applicable.</p>	
			<p>To whom it may concern,</p> <p>Whilst welcoming the delayed demolition of the existing dangerous structure, and expressing concern at the lack of enforcement, I would like to register my concerns regarding the new site development brief for Jerma Palace Hotel. I object to the proposed development brief for the following reasons:</p> <p><u>The site should be rehabilitated to its original natural state – the land should be given back to the public to enjoy, the tower restored and</u></p>	<p>A Development Brief for the site of the Ex-Jerma Palace Hotel was a requirement of Policy SMMS 15 - Development Brief for Jerma Palace Hotel Site. Government's objective to rehabilitate the current derelict site is in line with this policy and the scope of the Development Brief is to set out an urban design framework which will result in a high quality development by guiding its eventual design in matters of site layout, architectural treatment, massing, colour, texture and materials of the buildings, circulation, road access, parking and landscaping requirements.</p>

SMJ 0047	Mr. Geoffrey Webster geoffreymwebster@gmail.com	07/11/2019	<p><u>rehabilitated to continue generating sustainable economic activity, and the Jerma area embellished so that it can be enjoyed by generations to come.</u></p> <p><u>Increase in traffic and pollution in the area: this development will severely exacerbate residential traffic in the area, to the detriment of Marsaskala as a whole.</u></p>	<p>A Development Brief for the site of the Ex-Jerma Palace Hotel was a requirement of Policy SMMS 15 - Development Brief for Jerma Palace Hotel Site. Government's objective to rehabilitate the current derelict site is in line with this policy and the scope of the Development Brief is to set out an urban design framework which will result in a high quality development by guiding its eventual design in matters of site layout, architectural treatment, massing, colour, texture and materials of the buildings, circulation, road access, parking and landscaping requirements.</p>
			<p>To whom it may concern,</p> <p>Whilst welcoming the delayed demolition of the existing dangerous structure, and expressing concern at the lack of enforcement, as a resident of Marsaskala I would like to register my concerns regarding the new site development brief for Jerma Palace Hotel. I object to the proposed development brief, for the following reasons:</p> <p>The height of the proposed structure would be totally out of proportion with the buildings in the surrounding area</p>	

SMJ 0048	Dr. Claire Bonello drcbonello@gmail.com	07/11/2019	<p>The roads to and from the proposed building are inadequate for the additional vehicular traffic that would be accessing the area.</p> <p>The additional traffic would have a severe and unacceptable environmental impact on the residents and their property on all access roads to the area.</p> <p>In short the entire project would be totally out of keeping with the character of Marsaskala.</p> <p>I trust that you will take these points into consideration and modify the plan so that its scale is in keeping with the rest of Marsaskala.</p>	<p>The GDF of the development has been reduced from 100,000sqm to 65,000sqm following the public consultation exercise. The Height Limitation Adjustment Policy for Hotels and the Floor Area Ratio policy shall not apply to this site.</p> <p>Policy SMMS 15 - Development Brief for Jerma Palace Hotel Site identifies residential use amongst the other uses which may be considered on the site. Government's objective to promote a mix of land uses in</p>
----------	--	------------	---	---

		<p>The increase in GDF from 61,000 sqm to 100,000sqm is unacceptable, and should not be permitted. It cannot be understood how this excessive figure was arrived at. Any development encompassing 100,000 square metres will necessarily be massive, extensive and intensive, dwarfing the whole area. There are no reasonable and justifiable grounds for this excessive GDF.</p> <p>Engulfment of St Thomas Tower Furthermore, St. Thomas Tower will effectively be incorporated into the development, therefore rendering it less accessible to the public - just like the one swallowed up by the Corinthia Hotel at St George's Bay - the public is consequently being deprived of yet another constituent cultural heritage element.</p> <p><u>Potential Deleterious Effects of the Height Limitation Adjustment Policy for Hotels</u></p> <p>Although this policy states that permission for an additional 2 floors over the statutory building height limitation should only be given if:</p> <p><i>"Site responds positively to its context including natural topography, scale, height, streetscape, built form and the skyline"</i></p> <p>&</p> <p><i>"Proposals should be sited where visual impact within their context and on sensitive historic</i></p>	<p>order to achieve the regeneration of this site is therefore in line with this policy. It is an objective of this Development Brief to ensure that public access to the foreshore is protected and enhanced. The Brief makes provision for all the necessary mitigation measures aimed at reducing any potential adverse impact from the development, particularly on scheduled buildings and the natural coast are in place. The provisions of Policies SMSE 04, SMCO 03 and SMCO 05 in the South Malta Local Plan shall continue to apply.</p> <p>The maximisation of development below the level of the street is being encouraged to reduce the overall height of the development in consideration of the views towards the development and the potential effects of overshadowing. This will also enable the creation of a public open space which will allow for views of the sea from St Thomas Tower and for continuous pedestrian access from the entrance to the tower towards the foreshore.</p> <p>In relation to traffic, there is scope for junction improvements to partially mitigate the impact of the traffic potentially</p>
--	--	--	---

			<p><i>environments and their settings such as World Heritage Sites, conservation areas and scheduled buildings is minimised, and should retain and enhance key strategic, long distant views and important vistas at a national and at the local level."</i></p> <p>&</p> <p><i>The development shall not cause a detrimental impact on the local community as a result of unacceptable levels of increased traffic, noise and bad neighbourliness;</i></p> <p>The policy has been interpreted laxly in practically all cases as providing carte blanche for any type of high, hotel development as long as it is sited within a Tourism and /or Entertainment Zone. It is envisaged that this will be the case here as well.</p> <p>Lack of Impact assessments and mitigation measures: given the density and scale of the project, such a decision should not be taken without having adequate data at hand to highlight the issues and problems that such a large development might create for decades to come. At the very least, independent experts should be commissioned to conduct a thorough:</p> <ol style="list-style-type: none"> (1) Social impact assessment (2) Visual impact assessment (3) Transport impact assessment 	<p>generated by the development, despite commitments on the sites which would have been required for such interventions. The Submission Requirements for any development on the site include the documentation necessary to enable screening for an Environmental Impact Assessment, a Visual Impact Assessment and a Traffic Impact Statement amongst other studies and without prejudice to any further studies such as a Social Impact Assessment and a Health Impact Assessment.</p>
--	--	--	--	--

(4) Health impact assessment

(5) Environmental impact assessment

- (6) A study on the carrying capacity of the Area
- (7) Effective, specific and enforceable mitigation measures (not vague green wash ones such as Green Travel Plans)

These should be urgently carried out before taking any decision regarding the new site development brief, and residents informed about the potential impact so as to be able to make an informed contribution to the decision-making process.

Residential units: The Jerma site was granted by the Government to Lafico through an act of parliament tourism purposes only. The inclusion of residential units, although permitted in the South Malta Local Plan of 2006, is a betrayal of the original agreement. Including residences in the plan will irrevocably harm the area and further strain the social and urban fabric of Marsascala.

Building Height Limitations

Marsaskala was not among the localities identified in the Floor to Area Ratio policy as being suitable for high-rise buildings of 10 storeys or more. However the excessive amount of GDF being proposed will allow for gargantuan and high developments. The development should be scaled down to 10

stories or less. This is also being stated in regards to the Residential Priority Areas indicated in SMH02 - areas which are characterised by distinct building types such as villas and bungalows, lower densities. The relevant policy aims to protect the quality aspect of these RPAs by not permitting uses which may significantly affect the residential nature of such areas. It is being submitted that having such an intensive development as that resultant from 100,000 square metres will necessarily impinge upon the amenity of the RPAs. This is turn will detract and/or obliterate another distinct housing type from another part of Malta.

Solar Rights Access of surrounding residences should be protected by means of Setbacks and Permits.

Adequate solar setback provisions should be designed to ensure that shadows at a northern property line don't exceed beyond a certain height.

Mandatory standards should be imposed in this regard to ensure that the resultant development does not shade neighbouring solar energy systems or prejudice the potential installation of these solar systems. If the above is not done there will be a substantial shadowing effect on nearby residential properties, depriving residents of sunshine during the morning, affecting mental health. This may also have an economic impact

as investments in solar PV panels or solar heaters will no longer be worthwhile. This is especially pertinent in view of the EU's Statistics on Income and Living Conditions, which states that over 10% of Maltese people report on unsatisfactory light and ventilation levels in their homes

<https://timesofmalta.com/articles/view/malta-tops-the-list-for-those-living-in-dark-dwellings.747699?fbclid=IwAR1uupuNDfNrtvOKjY58ig3jbMUJumr5sLLH33cei9SSaVA-qboRLFmM7UCA#XcOfPalCUjg.facebook>

Lack of effective consultation

No real consultation with residents in the area has been carried out. The Local Council gave its approval to an earlier application (PA/04710/18) which is now being superseded, and with no real understanding of the impact that such a huge development will have on the fabric of the area, and on Marsaskala as a whole. Most residents are against the inclusion of residential units.

Traffic and pollution

Increase in traffic and pollution in the area: this development will severely exacerbate residential traffic in the area, to the detriment of Marsaskala as a whole.

The site should be rehabilitated to its original natural state – the land should be given back to the public to enjoy, the tower restored and

			<p>rehabilitated to continue generating sustainable economic activity, and the Jerma area embellished so that it can be enjoyed by generations to come. Alternatively, only tourist accommodation should be permitted, keeping to the GDF currently occupied by the Jerma Palace Hotel</p> <p>It is hoped that these representations will be taken into consideration, and not ignored as is usually the case with representations filed with regarded to proposed planning policy reviews</p>	
SMJ 0049	<p>Ms. Marthese Micallef Marthese@sparkleimage.com <u>mt</u> Petition signed by 82 residents from Marsascala</p>	08/11/2019	<p>Re: Public Consultation – Ex Jerma Palace Hotel Site Development Brief – Phase 1</p> <p>We are a group of people, mostly from Marsascala, who are taking favourably the Government's initiative for Jerma Palace Hotel. For this reason we are hereby writing our wishes to PA, the authority responsible to provide the Government with a brief for development of this site.</p> <p>Concerned with the shabby area, and the long years of inconveniences this derelict building inflicted on us, we hereby encourage initiatives that aim to renovate this beautiful area. Furthermore, we strongly believe that our opinions, as to what is acceptable or not, should</p>	<p>Policy SMMS 15 - Development Brief for Jerma Palace Hotel Site identifies residential use amongst the other uses which may be considered on the site. Government's objective to promote a mix of land uses in order to achieve the regeneration of this site is therefore in line with this policy.</p> <p>It is an objective of this Development Brief to ensure that public access to the foreshore is protected and enhanced. The Brief makes provision for all the necessary mitigation measures aimed at reducing any potential adverse impact from the development, particularly on scheduled buildings and the natural coast are in place. The provisions of Policies SMSE 04, SMCO</p>

		<p>be taken into consideration in shaping this 'brief' for a better South.</p> <p>We are in agreement that the new development should prominently include a luxurious Hotel with the same existing height. Primarily, to fulfil the purpose of the original transfer of land, that is, to be used mainly for Touristic Economic activity. Secondly, to revive a venue, for recreation and corporate activities. This is because, we were all so proud of our old Hotel formerly known as a unique gem of the South. In addition to this, we agree that the new development should be designed in a way to compliment this prestigious area and keep St Thomas Tower as the main focal point.</p> <p>We also favour areas allocated to Touristic commercial activities which can be enjoyed equally by the general public. The list include restaurants, cafeterias, retail outlets, gardens, Marina, or Open Theatre.</p> <p>Realising this new development demands for an upgrade to the current infrastructure in particular sewer and main water pipes, which are as old as the existing building. Therefore, we hope that the competent authorities, eventually, would include this in the list of permit conditions. Additionally, as we believe</p>	<p>03 and SMCO 05 in the South Malta Local Plan shall continue to apply.</p> <p>Assessments would be required to determine the necessary infrastructure changes in the area, including that related to the provision of electricity, water, drainage utility, waste management, roads and communications.</p>
--	--	---	---

			<p>that this project will attract many visitors to the area, a car park would be essential.</p> <p>We are categorically against any type of residential units, and high rise buildings. Therefore, this development should not consist, partly or wholly, in any type of residential units, such as apartments, flatlets, flatlets villas, bungalows and penthouses or any high rise buildings. These will create a precedent for other dwellers in the area to follow such model and convert their distinctive properties into block of apartments. Promenade pathway and Shoreline should left unobstructed.</p> <p>Finally we would like to remind all concerned that Marsasala is the village, favoured by many people especially those from the densely populated South. The leisure walk and a catch-up talk, for some is the only way to liberate from the daily stresses. It still provides a breath of fresh air, which to many localities, is becoming a rare essential. We hope that this development generates long term investment without impairing the interests of the general public.</p>	
SMJ 0050	Perit Ruben Abela o.b.o. Wirt iz-Zejtun	08/11/2019	<p>Re: Ex-Jerma Palace Hotel Site Development Brief - Phase 1</p> <p>Following the call for public consultation issued by the Planning Authority on a number of</p>	<p>The GDF of the development has been reduced from 100,000sqm to 65,000sqm following the public consultation exercise. The maximisation of development below</p>

wirtizzeitun@gmail.com

objectives published as guidance for the drafting of the development brief on the Ex-Jerma Palace Hotel site at Marsaskala, Wirt iz-Zejtun is submitting the following reaction for your consideration. We are making this submission based on historical and social ties between

the localities and communities of the Southeast region as we consider that our region still enjoys its authentic character which we have the duty to protect and enhance.

We acknowledge the fact that the need for this brief is a requirement through Policy SMMS 15 of the South Malta Local Plan (SMLP) and thus certain planning parameters for this site have already been identified through this policy. We are also in agreement that this site cannot be left in its current state as it is a source of nuisance to the neighbourhood and visitors and a clear cause of injury to amenity, and thus any initiative to improve the current situation is more than welcome.

Notwithstanding the above we would like to highlight the historical importance of this site, particularly as an important point of coastal defence originating soon after the last Turkish raid of 1615 through the construction of St Thomas Tower. It was unfortunate that in the early 1980s the coastal area right in front of the

the level of the street is being encouraged to reduce the overall height of the development in consideration of the views towards the development and the potential effects of overshadowing. Any development above this podium level shall have a maximum site coverage of 52%, thus achieving open space across half of Zone A.

This will also enable the creation of a public open space which will allow for views of the sea from St Thomas Tower and for continuous pedestrian access from the entrance to the tower towards the foreshore. It is an objective of this Development Brief to ensure that public access to the foreshore is protected and enhanced. The Brief makes provision for all the necessary mitigation measures aimed at reducing any potential adverse impact from the development, particularly on scheduled buildings and the natural coast are in place.

The provisions of Policies SMSE 04, SMCO 03 and SMCO 05 in the South Malta Local Plan shall continue to apply.

The inclusion in the Development Brief area of Zone B, Zone C and Zone D pertaining to the foreshore, St Thomas Tower and the

		<p>tower was built and thus obstructing completely the sea views from the tower and the view of the tower from the sea.</p> <p>We have noted that there is a discrepancy between the development brief boundary as outlined in the current call and the development brief boundary identified in the SMLP. The site area covered with the current call includes St Thomas Tower, its ditch and the surrounding streets and piazza in front of the tower entrance, while the development brief area shown on both maps (MS1 and MS2) of the SMLP includes only the area committed with the ex-Ierma Palace Hotel site, including its open areas. This is a serious point of concern since this brief will be taking into consideration the historic tower and its surrounding open public spaces as part of the site on which the parameters of the brief will apply. In simple terms, this would mean that the development brief area has almost doubled its original size. It would also mean that all the already public open spaces will be calculated as (an extensive) part of public open space which will be left through such brief. In other words, the brief will be capitalising from what is already public open space, rather than including additional public open space within the area identified in the SMLP. This matter is further aggravated when</p>	<p>surrounding streets respectively, aids in the formulation of a comprehensive plan. This has enabled the consideration of continuous pedestrianised spaces and the rehabilitation of the tower through planning gain funds arising from the new development, while retaining the overall vision of the South Malta Local plan for St Thomas Tower and the foreshore. Any built development is to be restricted to Zone A.</p>
--	--	---	---

one reads through the published objectives for the Development Brief.

The objectives include the premise that any tourism accommodation in the area shall never be smaller, in terms of Gross Developable Floor space (GDF), than the ex-Jerma Palace Hotel. It is also stated that any residential use shall not exceed 40% of the total allowable GDF. An additional parameter is that the overall development density does not exceed 100,000sqm GDF. When calculating roughly the area covered by the existing hotel, including all its outdoor facilities, this covers a foot print of approximately 18,000sqm. These parameters will mathematically lead to either a building occupying the whole site of the exJerma Palace Hotel, including all its external grounds, built at a height of five floors, or else buildings built at higher levels, possibly reaching even fifteen storeys. Having a development reaching such heights along the southeast Malta coastline will have a negative visual impact on the pristine landscape of this region which is characterised by cliffs protected for their high landscape value, particularly along the Delimara peninsula, starting from the Munxar Point on the opposite side of St Thomas Bay.

Another objective which has been included necessitates the introduction of mitigation measures aimed at reducing any potential

			<p>adverse impact from the development, particularly on scheduled buildings and the natural coast. Such objective cannot be reached if the areas issued as parameters to such development are retained. No mitigation can resolve such</p> <p>impacts unless these areas are downscaled drastically.</p> <p>We therefore recommend that:</p> <ol style="list-style-type: none"> 1. St Thomas Tower and the surrounding streets and piazza shall be excluded from the development brief area and restricted to the limits included in the SMLP 2. The maximum volume of the building be reduced drastically to allow for a low scale development not exceeding the height of the existing building 3. An open space shall be included between the tower and the coastline so that the important visual link between the tower and the sea is restored. 	
SMJ 0065	Ms. Valerie Zahra vzahra_6@outlook.com	08/11/2019	I am sending this email with regards to the Jerma site in Marsascala. This site has been like this for over 10 years now and apart from the	A Development Brief for the site of the Ex-Jerma Palace Hotel was a requirement of Policy SMMS 15 - Development Brief for

			<p>current state of the area, the worst issue is that since the closure of the Jerma Palace Hotel, the businesses within the locality have all suffered as less tourists have been visiting the area.</p> <p>The idea of having a proposal is already a huge step forward, however we need to push the developers to submit their ideas to the MEPA board so that something starts to be implemented. The reputation of Marsascala has deteriorated over the years and a project in this area, preferably with a hotel, commercial establishments, leisure activities and open spaces for the people will surely be of a great benefit, not just for Marsascala but also for the south of Malta</p>	<p>Jerma Palace Hotel Site. Government's objective to rehabilitate the current derelict site is in line with this policy and the scope of the Development Brief is to set out an urban design framework which will result in a high quality development by guiding its eventual design in matters of site layout, architectural treatment, massing, colour, texture and materials of the buildings, circulation, road access, parking and landscaping requirements.</p>
<p>SMJ 0066</p>	<p>Mr. Vincent Zahra vinc.zahra@gmail.com</p>	<p>08/11/2019</p>	<p>Following the public consultation related to the Jerma Palace site, I think that such a project in the south of Malta is a must.</p> <p>I used to live in Marsascala every summer and the environment during such a period was much nicer. You barely see someone in the area so a project in this area will bring back life on Marsascala.</p> <p>It's about time that a project in this site is approved.</p>	<p>A Development Brief for the site of the Ex-Jerma Palace Hotel was a requirement of Policy SMMS 15 - Development Brief for Jerma Palace Hotel Site. Government's objective to rehabilitate the current derelict site is in line with this policy and the scope of the Development Brief is to set out an urban design framework which will result in a high quality development by guiding its eventual design in matters of site layout, architectural treatment, massing, colour, texture and materials of the buildings,</p>

SMJ 0067	Mr. Wayne Flask obo Moviment Graffitti info@movimentgraffitti.org	08/11/2019	<p>Feedback to Ex-Jerma Palace Hotel Site Development Brief</p> <p>Introduction</p> <p>Following internal consultation and with Marsaskala residents, particularly those closest to the affected area, Moviment Graffitti is responding to the PA's call for consultation regarding the ex-Jerma Palace Hotel development brief.</p> <p>The Jerma Palace Hotel opened its doors in 1982, following an Act of Parliament which permitted development on the prime site specifically for tourism purposes. Being the largest and only luxury hotel in southern Malta, the Jerma Palace Hotel played a significant role in the transformation of a once quiet village into a bustling town with a relatively young population.</p> <p>After 25 years of operations, the Hotel was shut down in 2007.</p> <p>Over the years, the abandoned hotel has become a structurally unsafe site, with a number of recorded accidents occurring, and</p>	<p>circulation, road access, parking and landscaping requirements.</p> <p>In view of the Government's objective to rehabilitate the current derelict site of the Ex-Jerma Palace Hotel, the scope of the Development Brief is to set out an urban design framework which will result in a high quality development by guiding its eventual design in matters of site layout, architectural treatment, massing, colour, texture and materials of the buildings, circulation, road access, parking and landscaping requirements.</p> <p>Policy SMMS 15 - Development Brief for Jerma Palace Hotel Site identifies residential use amongst the other uses which may be considered on the site. Government's objective to promote a mix of land uses in order to achieve the regeneration of this site is therefore in line with this policy. The maximisation of development below the level of the street is being encouraged to reduce the overall height of the development in consideration of the views towards the development and the potential effects of overshadowing. This will also enable the creation of a public open space</p>
----------	---	------------	--	---

		<p>effectively depriving the general population from the full enjoyment of the coastline surrounding it.</p> <p>The closure of the hotel had a considerable initial negative effect on Marsaskala, both in terms of employment as well as economic activity. Over the years, however, Marsaskala has rebuilt itself into a thriving hub in the south for tourism, entertainment and family-friendly outings, as well as an attractive locality for young couples to start their families in.</p> <p>The current rate of economic growth and property development has left residents concerned as to what the addition of a massive hotel, as well as even more residential and commercial units, could mean for their town. Marsaskala is already struggling with infrastructural issues relating to overdevelopment, public spaces are declining, and property prices are rapidly becoming unaffordable for the local community.</p> <p>While there is a strong general consensus that the current building needs to be demolished and the site needs to be rendered safe, with full access to the coast, there are considerable concerns that a large-scale development could</p>	<p>which will allow for views of the sea from St Thomas Tower and for continuous pedestrian access from the entrance to the tower towards the foreshore.</p> <p>The Submission Requirements for any development on the site include the documentation necessary to enable screening for an Environmental Impact Assessment, a Visual Impact Assessment and a Traffic Impact Statement amongst other studies and without prejudice to any further studies such as a Social Impact Assessment and a Health Impact Assessment.</p>
--	--	---	---

mean the tipping point towards an unlivable Marsaskala.

Our Submissions

After giving due consideration to the development as well as an application for development of the site (PA/04710/18), the following points emerge:

We agree with the proposed demolition of the current abandoned hotel and urge the PA to reissue an enforcement order in line with the applicable legislation;

- The Development Brief commits 100,00sqm for development, a size which is overly intensive, disproportionate and exaggerated;
- The 166 residential units mentioned in the former application (PA/04710/18) have been added so that this massive, large-scale project can be self-financed. This raises two major issues:
 - o The mere fact that residential units are required for the economic success of this project is of concern, and should send plans immediately back to the drawing board. In the 80s and 90s, the massive “five-star” development trend was successful because

			<p>mass tourism was on the rise. We are living in significantly different times, where mass tourism is being criticised for its environmental and social impact on its surroundings, and in a time where smaller investment is favoured.</p> <ul style="list-style-type: none">o Secondly, the inclusion of residential units is in direct breach of a Parliamentary Act signed between Government and the then-Libyan state company Lafico in 1982. This agreement declared that the area in question could only be developed for touristic purposes;● The above point has also been reiterated in the 2006 South of Malta Local Plan. We also strongly agree that this area should not be used for residential purposes, but only for touristic purposes while maintaining public open spaces, as well as access to both St Thomas Tower and the Jerma shore, which is popular among many bathers;● As many residents have pointed out, Marsaskala was not among the localities earmarked for tall buildings of more than 10 storeys. The proposed development brief addresses a 13-storey high-building, well above the original 5-storey building of 38,745sqm. This would permanently alter the town's skyline and	
--	--	--	---	--

give precedent to other buildings being raised to similar heights;

- Simple 'public access to the foreshore' is not a sufficient guarantee. The brief needs to affirm that the foreshore remains untouched, with absolutely no alterations or interventions made to the natural rocky coast, and that access is not hindered in practice;

- The development brief ignores the social and environmental impacts of such massive projects;

- The proposed development will have negative shadowing effects over a large part of the town, and will dwarf the historical St. Thomas Tower, making it invisible from sea level;

- The general public can never be compensated adequately for the loss of public space resulting from this project;

We also question the need for this project, considering the recent warnings about oversaturation in tourist accommodations from the MHRA

1. As well as the lack of interest in large high-end projects flagged in an MDA-commissioned study

2. There is a very real risk that this massive project will be merely dumped onto the residents of Marsascala, without contributing in any manner to their wellbeing, to that of their town, and with very limited multiplier effects, especially if the project does not perform as per the current economic indicators.

Conclusion

In view of the above points, Moviment Graffitti and Marsaskala residents strongly feel that, while the redevelopment of the site in its original height and footprint is not in itself objectionable, we also think that this is an excellent opportunity to create an even larger open space to be enjoyed by the residents of the Marsascala and indeed all the Southern region, a demand that has been frequently echoed by the same residents.

We remain of the opinion that the development brief has been written to accommodate a specific development project, without any care for the wellbeing of the residents, the burden on the locality's infrastructure, the historical

SMJ 0081	Ms. Anna Lia annalia1950@icloud.com	10/11/2019	sights and the town's heritage, as well as its social impacts. Movement Graffitti firmly believes this development brief is a non-starter, and any development should be exclusively used for touristic purposes, without increasing heights, footprints or reclaiming land from the sea. https://www.marsaskala.org/blog/general/resp-ond-to-the-public-consultation-ex-jerma-palace-hotel-sitedevelopment-brief/	Website could not be accessed
SMJ 0099	Mr. Ryan Sammut ryanfordsammut@gmail.com	09/11/2019	I'm writing this email since I'm in favour of this upcoming project. This project is very important for Marsascala and also for the south of Malta.	The Development Brief sets out an urban design framework for any development on the site to proceed accordingly in line with such guidance.
SMJ 0104	Mr. Aaron Abela aaronabela424@gmail.com	09/11/2019	The Jerma Palace Hotel Site. A Master Plan for a project of this scale should be set in context and cannot be taken in isolation. A Master plan should take into consideration and forecast all the possible impacts on all level. In the past years the urban fabric of Marsascala has been stretched to accommodate development with little care of what is happening to the actual Urban Fabric. Marsascala, was originally a small fisherman	A Development Brief for the site of the Ex-Jerma Palace Hotel was a requirement of Policy SMMS 15 - Development Brief for Jerma Palace Hotel Site. Government's objective to rehabilitate the current derelict site is in line with this policy and the scope of the Development Brief is to set out an urban design framework which will result in a high quality development by guiding its eventual design in matters of site layout,

		<p>village which has been urbanized and become what we see today through a process which started in the Sixties with the bungalows and villas in the "Siberia" area together with the Ta' Monita Touristic Complex, followed by the urban sprawl of the Eighties with the Zonqor Housing Estate and other residential developments, the Jerma Palace hotel which opened its doors in 1982 and eventually the continuous building in the last three decades of a private residential developments. In the late nineties there was an attempt of Urban Regeneration with the Upgrading of the promenade and the Local Plan which set polices to be implemented but a holistic Master Plan never materialized.</p> <p>At this point it is useless looking back as we cannot change none of the decisions of the past personally I think it is time to seriously gear up to make Marsascala a better place. The Government should take the opportunity to make a proper Master Plan for Marsascala to create a locality which caters for modern residential needs and at the same time be a relaxation area for visitors. There is much that can be done and with creative thought and proper investment in the infrastructure there would be a proper upgrading of the Urban</p>	<p>architectural treatment, massing, colour, texture and materials of the buildings, circulation, road access, parking and landscaping requirements.</p> <p>The maximisation of development below the level of the street is being encouraged, to enable the creation of a public open space which will allow for views of the sea from St Thomas Tower and for continuous pedestrian access from the entrance to the tower towards the foreshore.</p>
--	--	---	--

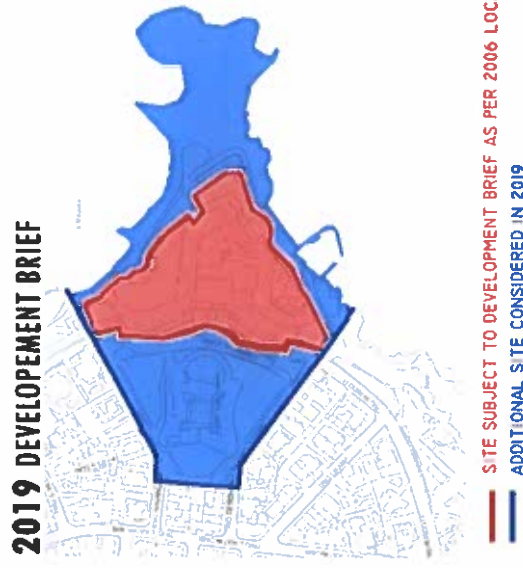
Fabric which is rapidly deteriorating. There are needs to be addressed immediately and opportunities to be taken on both in short and long term. The public areas should be upgraded by introducing more greenery and pedestrian areas. Private developments should be more homogeneous in their aesthetic qualities and developments which invest in the quality rather than the quantity should be somehow awarded.

The re-development of the Jerma Palace Site is a challenging one as it occupies a predominant location in Marsascalea. The redevelopment should be a sensitive one, taking into consideration all aspects especially the quality if the design in terms of massing. The development brief should not put emphasis on the developable floor areas but rather take into consideration of design and massing of the proposal. Although it is important to set parameters as in which a development should take place, it is important that the design is done in a three dimensional way and not on the number of floors and foot print. There could be instances where a bigger footprint would result in a better aesthetic qualities and visual continuity if carefully and professionally done. It is to be envisaged that the built up areas should be counter balanced with open spaces and

SMJ 0116	Dr. Claire Bonello drcbonello@gmail.com	11/11/2019	<p>sight-lines both from land and from the sea, this primarily to the benefit of the end users and owners of the actual project. Contours, topography and other site related properties together with St Thomas Tower should be respected and taken into account in the design proposal. With these ingredients together with a pinch of good taste and less greed should be the recipe to turn an eye sore to a beauty spot.</p> <p>I am filing these representations on behalf of FUTUR AMBIENT WIEHED and on my own behalf.</p> <p>These representations are further to the representations filed (and acknowledged last Friday)</p> <p>Irregular and ultra vires procedure</p> <p>It is submitted that the procedure being followed by the Planning Authority in the formulation of this Development Brief is irregular and ultra vires of the parent Act and empowering legislation.</p> <p>This is because the South Malta Local Plan (2006) area policy SMMS 15, the Marsascalea Policy Maps MS1 and MS2 and the Marsascalea</p>		<p>The inclusion in the Development Brief area of Zone B, Zone C and Zone D pertaining to the foreshore, St Thomas Tower and the surrounding streets respectively, aids in the formulation of a comprehensive plan. This has enabled the consideration of continuous pedestrianised spaces and the rehabilitation of the tower through planning gain funds arising from the new development, while retaining the overall vision of the South Malta Local plan for St Thomas Tower and the foreshore. Any built development is to be restricted to Zone A.</p>
----------	--	------------	--	--	---

			<p>Building Heights Map MS3, require any development proposals on the ex-Jerma Palace Hotel site to be subject to the submission of a Development Brief.</p> <p>The Development Brief requirement is restricted to the Areas denoted to the Maps referred to. Other Areas do not necessitate the submission of a Development Brief as they are regulated by other policies.</p> <p>Despite this crystal clear definition, the Planning Authority has included <u>other</u> areas for inclusion in the Development Brief depicted in blue below)- leading to a much vaster site. The Areas being included (contrary to SMMS 15) are the Green Area and the Heritage Site as shown below.</p> <p>This is totally irregular and goes beyond the remit of the Planning Authority in this instance. The Planning Authority is only legally authorised to include the areas listed in the law for the submission of a Development Brief and not to chuck in other areas which are differently zoned. A Development Brief should not be a purely arbitrary process - the delineation of which depends solely on the unfettered discretion of whoever is proposing them.</p> <p>Besides the total irregularity of this process, there is absolutely no information available to</p>	
--	--	--	---	--

public as to what studies have prompted this sudden huge extension of the Jerma Development Brief outlines and areas.



SMJ 0117

Perit Tara Cassar
Obo Din I-Art Helwa
tara.cassar@gmail.com

10/11/2019

Submission on behalf of Din I-Art Helwa in response to the 'Request by the Government for the preparation of a Development Brief for the site of the ex-Jerma Palace Hotel, Marsascula' Public Consultation on objectives – Phase 1

A Development Brief for the site of the Ex-Jerma Palace Hotel was a requirement of Policy SMMS 15 - Development Brief for Jerma Palace Hotel Site. Government's objective to rehabilitate the current derelict site is in line with this policy and the scope of the Development Brief is to set out an

			<p>1.0 EXTENT OF SITE PERTAINING TO DEVELOPMENT BRIEF</p> <p>The document published by the Planning Authority on the proposed objectives opens as follows;</p> <p>South Malta Local Plan (2006) area policy SMMS 15, the Marsasala Policy Maps MS1 and MS2, and the Marsasala Building Heights Map MS 3, require any development proposals on the ex-Jerma Palace Hotel site to be subject to the submission of a Development Brief.</p> <p>Extracts from all the plans referred to here, depicting the site subject to the development brief and policy SMMS15, as per 2006 Local Plans, have been provided below.</p>	<p>urban design framework which will result in a high quality development by guiding its eventual design in matters of site layout, architectural treatment, massing, colour, texture and materials of the buildings, circulation, road access, parking and landscaping requirements.</p> <p>Policy SMMS 15 - Development Brief for Jerma Palace Hotel Site identifies residential use amongst the other uses which may be considered on the site. Government's objective to promote a mix of land uses in order to achieve the regeneration of this site is therefore in line with this policy.</p> <p>The maximisation of development below the level of the street is being encouraged, to enable the creation of a public open space which will allow for views of the sea from St Thomas Tower and for continuous pedestrian access from the entrance to the tower towards the foreshore.</p> <p>The inclusion in the Development Brief area of Zone B, Zone C and Zone D pertaining to the foreshore, St Thomas Tower and the surrounding streets respectively, aids in the formulation of a comprehensive plan. This has enabled the consideration of</p>
--	--	--	--	--

continuous pedestrianised spaces and the rehabilitation of the tower through replanning gain funds arising from the new development, while retaining the overall vision of the South Malta Local plan for St Thomas Tower and the foreshore. Any built development is to be restricted to Zone A.

— OUTLINE OF EX-JERMA SITE SUBJECT TO DEVELOPMENT BRIEF AS PER MAP MS1

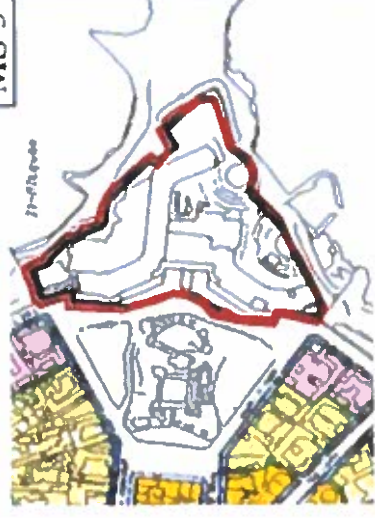


— OUTLINE OF EX-JERMA SITE SUBJECT TO DEVELOPMENT BRIEF AS PER MAP MS2



Map :
MS 3

— OUTLINE OF EX-JERMA SITE SUBJECT TO DEVELOPMENT BRIEF AS PER MAP MS2



The outline of the area designated under SIVMS 15, which the Authority is demarcated in all relative Local Plan Maps MS1, MS2 and MS3.

2019 DEVELOPMENT BRIEF



— SITE SUBJECT TO DEVELOPMENT BRIEF AS PER 2006 LOCAL PLAN
— ADDITIONAL SITE CONSIDERED IN 2019

The demarcation of the site which is subject to this review and provided as part of this public consultation exercise, far exceeds these

			<p>contours. There is absolutely no justification for this massive increase in site area. Such a move is not supported by any recognized administrative mechanism and goes against planning law regulating such policies.</p> <p>The land included as part of this development brief, is already covered by other planning policies via the 2006 Local Plans, namely;</p> <p>SMSE 04 – Green Area</p> <p>SMMS 13 – Heritage Site</p> <p>On SMSE 04 - Under this policy, the demarcated 'green area' must be safeguarded as a public open space. These open spaces are existing and public and must remain so. Furthermore, the existing public open space within these sites must in no shape or form be used to compensate for the amount of public open space that must be provided by the developer as part of any obligations that may be imposed through this brief.</p> <p>SMSE 04 - Public urban open spaces, squares and Green areas- At sites zoned as public urban open spaces, as indicated in the relevant Policy Maps, MEPA encourages the development or upgrading, as may be the case, of these sites for public recreational facilities in the form of</p>
--	--	--	--

			<p>children play areas or landscaped seating areas for use by the general public.</p> <p>Reference is being made to Article 52 of the Development Planning Act CHP 552 which reads as follows;</p> <p>52. In the circumstances where multiple plans and policies apply to the same matter or area and there is a material conflict between any of them, precedence should be afforded in the following order: the Spatial Strategy over the subject plan; the subject plan over the local plan, the local plan over the action plan or management plan, the action plan or the management plans over the development brief and the development brief over other policies mentioned in article 50.</p> <p>As is evident, these Local Plan policies cannot be superseded by this Development Brief. Such an attempt would be counter to the Development Planning Act governing all such policies and procedures. It is being maintained that the site being considered through this Development Brief must not exceed the original site as delineated in the 2006 Locals Plan Maps MS1, MS2, and MS3, as referred to also by the Authority itself.</p>	
--	--	--	--	--

2.0 COMMENTS ON OBJECTIVES

a) As stated above, the site subject to this Development Brief must not exceed the area delineated for such brief in Local Plan Maps MS1, MS2 and MS3. Contrary to this would render the process in breach of the Development Planning Act.

b) The proposed inclusion of residential use is being deemed objectionable. The provision for 'other uses' is also being strongly objected to given that such an open term can pave the way for creative interpretations that may adversely impact the quality of life of the existing community living within the environs of the ex-Jerma site.

c) The value of 100,000sqm of Gross Developable Floorspace is being deemed highly questionable.

Firstly, on what considerations was this sum reached? Were any studies commissioned? Was there any regard for the area's carry-capacity? Is it in anyway linked to projected trends in the tourism sector? Were any considerations of the impact of such a developed density on the environmental or community at all considered? What planning parameters guided this sum, if any? It is being maintained that a GDF cannot be the starting point on which to base this

			<p>consultation process without any adequate studies in hand to analyse the implications of such.</p> <p>Furthermore, critical data needed to evaluate the implications of this figure should have been provided.</p> <p>These include,</p> <ul style="list-style-type: none">i) Area of ex-Jerma Siteii) Existing Gross Floor Areaiii) Existing Maximum heightiv) Existing Built Footprint <p>Even without this data, it is clear that 100,000sqm will result in a major high-density development, which will inevitably be built over multiple floors, resulting in at least one high-rise development.</p> <p>High-rise structures are being deemed completely out of scale and unrelated to the character and low lying nature of the immediate environs and Marsaskala itself. In fact, there are no high-rise developments in the</p>
--	--	--	--

South, except for the A3 towers which turned out to be a total flop.

High-rise structures should simply not be permitted in this part of the island, be it on the ex-Jerma site or any other in Marsaskala. Such structures will impinge on the existing skyline and completely distort the nature and character of this town. Any high-rise structure on this site will be visible from surrounding towns and jar with the distinct Maltese identity that these towns have retained.

Given the above, the objective of the brief runs counter to the following SPED objective;

Urban Objective 3: To identify, protect and enhance the character and amenity of distinct urban areas by

6. Establishing appropriate building heights and development densities

d) In addition to the parameters noted in terms of urban design, a further provision on impact of

shadowing must also be included. The assessment of sun paths should not be limited to merely an overview of the proposed shadows but also include a breakdown of the existing

sunlight available in surrounding properties vs resultant sunlight available in the surrounding properties following implementation of project. Developments that lead to a significant reduction of sunlight available to surrounding third-party properties should not be permitted.

It is being maintained that the GDF must be revised and reduced considerably such that it reflects a development that would be in-keeping with the surroundings, not impinge on the locality, and not dominate, overshadow and impose itself on the community. A contemporary building of architectural value serving as a new destination, a landmark within the community and the whole of the South of Malta, as the site deserves, most certainly need not be a high-rise development.

3.0 ADDITIONAL CONSIDERATIONS

Further to the above it is being maintained that the heritage building, namely the St Thomas Tower, must be safeguarded, such that the planning failures of the past are not repeated by ensuring that strategic views from the tower are not obstructed. Furthermore, the site must not be commercialized or put into private use, or form any part of, or extension to, any uses approved within the ex-Jerma site.

SMJ 0119	Mr. Ryan Borg Obo Signetix office@signetixmalta.com	11/11/2019	<p>It is also being stressed that under no circumstances should the reduction of the existing open space be accepted by the Authority. To the contrary, any new development on the ex-Jerma site must aim to considerably increase the amount of public open space available such that any eventual development realised truly serves to benefit the community and improve the pleasantness and liveability of the area.</p> <p>On behalf of my company mainly providing services in the southern part of Malta would like to submit our feedback towards the brief being presented for the ex-Jerma site.</p> <p>We highly believe that the site should be reconstructed and provide the same environment and opportunities of the previous operations undertaken by Jerma. This will not only improve the economy especially of the locality in question but would certainly generate more business and jobs for the southern population. If the area is revived again, this will only put a stop to the criminal activity going on in the area and also increase the value of the property in the area. Rental properties will also balance out</p>	The Development Brief sets out an urban design framework for any development on the site to proceed accordingly in line with such guidance.
----------	---	------------	--	---

SMJ 0120	Mr. Ishmael Borg ishmaelborg@me.com	11/11/2019	<p>the demand and see more turnover in a economic aspects of the region.</p> <p>Every change brings an amount of objections especially from the residents in the vicinity sue to the inconveniences but ultimately we will all benefit from such high level commercial projects in the long term.</p> <p>I hope my feedback will be put forward.</p>	
<p>I am in favour of this project, the south need to be on the touristic map once again, taking in consideration that Marsaskala was already ruined in the 80's with a vast amount of apartments.</p> <p>Please make sure the the general public gets access to this project and sea.</p>			<p>The Development Brief sets out an urban design framework for any developing on the site to proceed accordingly in line with such guidance.</p> <p>It is an objective of this Development Brief to ensure that public access to the foreshore is protected and enhanced. The Brief makes provision for all the necessary mitigation measures aimed at reducing any potential adverse impact from the development, particularly on scheduled buildings and the natural coast are in place. The provisions of Policies SMSE 04, SMCO</p>	

SMJ 0121	Mr. Carmel Cacopardo Mr. Daniel Desira o.b.o. Alternattiva Demokratika alternattiva.demokratika@gmail.com	11/11/2019	<p>Alternattiva Demokratika considers it inappropriate to consider any substantial development on the Jerma site.</p> <p>The availability of this site is the perfect opportunity for the implementation of the Public Domain Act.</p> <p>It is useless, maybe even hypocritical to speak in colourful language of the enactment of the Public Domain Act and then not to take any significant initiative to protect the coastal areas and increase public access to same. This is a unique opportunity to translate words into action.</p> <p>Do we really want to protect the coast from damaging exploitation? This public consultation may be the opportunity to give an answer underlining the national priorities. Coastal protection is a must. Likewise it is essential to increase public access.</p> <p>Priorities:</p> <p>1. Implementation of the Public Domain Act.</p>	03 and SMCO 05 in the South Malta Local Plan shall continue to apply.
<p>A Development Brief for the site of the Ex-Jerma Palace Hotel was a requirement of Policy SMMS 15 - Development Brief for Jerma Palace Hotel Site. Government's objective to rehabilitate the current derelict site is in line with this policy and the scope of the Development Brief is to set out an urban design framework which will result in a high quality development by guiding its eventual design in matters of site layout, architectural treatment, massing, colour, texture and materials of the buildings, circulation, road access, parking and landscaping requirements.</p> <p>It is an objective of this Development Brief to ensure that public access to the foreshore is protected and enhanced. The Brief makes provision for all the necessary mitigation measures aimed at reducing any potential adverse impact from the development, particularly on scheduled buildings and the natural coast are in place. The provisions of Policies SMSE 04, SMCO 03 and SMCO 05 in the South Malta Local Plan shall continue to apply.</p>				

	<p>2. Substantial development is unacceptable.</p> <p>3. Coastal protection should be a priority in the brief.</p> <p>4. Public access should be prioritized.</p>	<p>The areas surrounding the site of the Development Brief are not subject to the Brief and therefore any considerations on these areas extend beyond Government's objectives for this Brief.</p>	
<p>SMJ 0122</p> <p>Mr. Marvic Cordina cordinam@gmail.com</p>	<p>To whom it may concern,</p> <p>I am writing this email with regards to the development and renovation of the ex-Jerma Hotel.</p> <p>For the time being, this site consists of a number of abandoned and vacant houses. In correlation to this, an increase in the rates of the crimes (drug abuses) has put a taboo on Wied il-Ghajj; since the area is simply not safe to wonder in and is also an eye sore. I was thus extremely happy to see such proposal to develop such site, to not only reduce the number of abandoned and vacant houses but also to enhance safety and appearance of our community.</p> <p>I strongly recommend such a project to be approved.</p>	<p>The Development Brief sets out an urban design framework for any development on the site to proceed accordingly in line with such guidance.</p>	
<p>SMJ 0123</p> <p>Mr. Laurence Cachia</p>	<p>Jerma site has been neglected and left like this for long years now. This has become a drug</p>	<p>It is an objective of this Development Brief to ensure that public access to the</p>	

	<p>cachia.laurence@gmail.com</p>		<p>abuse place now and even dangerous to walk around the place due to youths and people coming in and out the place.</p> <p>Due to this, it is of imperative importance that this site is regenerated in a new luxurious project and it has to include a nice hotel because the south of Malta has been missing this since the closing up of Jerma.</p> <p>Due to the high demand of tourists and people looking for apartment rentals and knowing that this area is a high demanding place, blocks of luxurious apartments should be also included in this site.</p> <p>It is of utmost importance that the shore line will remain public and accessible to everyone.</p> <p>Looking forward to see this marvelous site in the south one of the best locations of Malta.</p>	<p>foreshore is protected and enhanced. The Brief makes provision for all the necessary mitigation measures aimed at reducing any potential adverse impact from the development, particularly on scheduled buildings and the natural coast are in place. The provisions of Policies SMSE 04, SMCO 03 and SMCO 05 in the South Malta Local Plan shall continue to apply.</p> <p>The Development Brief sets out an urban design framework for any development on the site to proceed accordingly in line with such guidance.</p>
<p>SMJ 0124</p>	<p>Ms. Sylvia Gauci obo MDA sgauci@mda.com.mt</p>	<p>11/11/2019</p>	<p>MDA Comments Development Brief for the site of the Ex-Jerma Palace Hotel, Marsascula</p> <p>The Malta Developers Association notes the issuance of Phase 1 public consultation document with regards to the Development Brief for the re development of the ex-Jerma Palace Hotel site. MDA is, in principle, in favour of the development of the ex-Jerma site as long</p>	<p>The areas surrounding the site of the Development Brief are not subject to the Brief and therefore any considerations on these areas extend beyond Government's objectives for this Brief.</p>

SMJ 0125	Mr. Eman Castagna ecastagna@soundmachine.com .mt	11/11/2019	<p>as it is according to the Parameters set in the South Malta Local Plan.</p> <p>MDA is of the opinion that should the proposed Development Brief depart from the South Malta Local Plan parameters then a more holistic approach should be taken through a partial review of the South Local Plan, mainly M'Scala. Such review should take in consideration the various effects the new proposed development parameters will have on M'Scala residents in general and in particular on the residential priority area (detached bungalows) in the proximity of the newly proposed Development Brief area, which will surely need to be reassessed and rezoned.</p> <p>MDA will support and actively participate to all initiatives that will lead to a balanced solution and reiterates that, should the development affect the quality of life of the M'Scala residents, then the necessary mitigation measures need to be implemented.</p>		The areas surrounding the site of the Development Brief are not subject to the Brief and therefore any considerations on
----------	--	------------	---	--	--

SMJ 0127	Mr. Alexander Bonanno alexander.bonanno@era.org.mt	11/11/2019	<p>In general, I agree with the development of the Jerma area which could be turned into a great project but the project must include a holistic review of the local plan for the area as I cannot see a 15 story Building next to a 1 story bungalow.</p> <p>I suggest the Local plan review for the villas and bungalows up to triq il Qaliet for the development of apartments to the height limitation between 22 mtrs to be in sync with the remaining front of Marsascala, which in its majority comprises of apartments and penthouses of this height.</p> <p>The area has been going through changes having a bungalow with 5 floors overlooking it causing privacy issues. With the local plan review the whole area will have high end apartments and penthouses which will Complement the rest of the Marsascala seafront and the new proposed brief.</p>	these areas extend beyond Government's objectives for this Brief.
			<p>1. Introduction The Environment and Resources Authority (ERA) welcomes the opportunity to comment on the proposed objectives for the drafting of a</p>	<p>The GDF of the development has been reduced from 100,000sqm to 65,000sqm following the public consultation exercise. The maximisation of development below the level of the street is being encouraged,</p>

			<p>development brief for the ex-Jerma Palace Hotel Site at Marsascala.</p> <p>These comments are provided without prejudice to ERA's review and comments on the emerging draft development brief 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 proposed Development Brief Objectives for consideration in the public consultation stage.</p> <p>2. Main environmental issues</p> <p>ERA positively acknowledges that: (i) the proposed site will be designated as a Comprehensive Planning Area; therefore, future development proposals at this site will be holistically planned, and (ii) all necessary mitigation measures are to be taken, in order to reduce adverse impacts from development on scheduled buildings and the natural coast.</p> <p>ERA has major concerns on the proposed maximum floor space of 100,000 sqm (excluding spaces for car parks and services). Such overdevelopment may affect vehicular</p>	<p>to enable the creation of a public open space which will allow for views of the sea from St Thomas Tower and for continuous pedestrian access from the entrance to the tower towards the foreshore.</p> <p>Assessments would be required to determine the necessary infrastructural changes in the area, including that related to the provision of electricity, water, drainage utility, waste management, roads and communications. In relation to traffic, there is scope for junction improvements to partially mitigate the impact of the traffic potentially generated by the development, despite commitments on the sites which would have been required for such interventions.</p> <p>The inclusion in the Development Brief area of Zone B, Zone C and Zone D pertaining to the foreshore, St Thomas Tower and the surrounding streets respectively, aids in the formulation of a comprehensive plan. This has enabled the consideration of continuous pedestrianised spaces and the rehabilitation of the tower through planning gain funds arising from the new development, while retaining the overall</p>
--	--	--	--	--

		<p>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. The site, as shown in Map A, includes the remnants of the ex-Jerma Palace Hotel and the coastal natural shore, as well as St. Thomas Tower. The shoreline mostly consists of a rocky shore that is still in its natural state, and is designated as a Green Area. Since it is understood that the Development Brief applies to the area indicated for Policy SMMS 15 (mapped in Policy Map MS 1), ERA has concerns regarding the inclusion of the natural coast within the proposed Development Brief boundary. In this regard, ERA recommends that the Development Brief boundary along the seaward side is amended to exclude overlaps onto the natural coast, so as to pre-empt pressures for encroachment of development onto this part of the site, whilst also ensuring that public access to the foreshore is retained. Furthermore, ERA requires that no part of the development encroach beyond the rocky coastal defence that is already present on the coast. It is understood that the Development</p>	<p>vision of the South Malta Local plan for St Thomas Tower and the foreshore. Any built development is to be restricted to Zone A.</p>
--	--	--	---

Brief cannot change any of the 'Green Area' zoning to any form of developable status. In this regard, the provisions of Policy SMSE 04 will still apply for the current Green Area zoning. Furthermore, Map A also includes St. Thomas tower, an important cultural heritage resource (policy SMMS 13), with its surrounding public open space. ERA also envisages that the present green areas around the tower are retained and further enhanced through the implementation of suitable soft landscaping with indigenous species, thus providing a public open green space for recreation. In this regard, it is recommended that Map A is revised accordingly.

Any proposed landscaping requirements in these Green Areas should be limited to what can be reasonably accommodated without encroaching onto the natural coast, and should be predominantly soft landscaping that uses local species. Invasive alien species are not to be used. The provision of green space should be effective and commensurate with the scale, height and configuration of the proposed development at this site.

Draft Development Brief objective 'b' is proposing that the area shall include a mix of land uses, including tourism accommodation, residential and commercial. Any proposals at

the site should take into account the site constraints and the context of the wider surrounding area, in terms of carrying capacity, physical limitations and suitability of existing infrastructure to support the proposed uses, without necessitating additional interventions that could lead to negative environmental impacts.

The development brief should set clear parameters to avoid unsustainable development at this location, which may increase vehicular traffic flows in the immediate and surrounding areas, thereby increasing risks of environmental impacts associated with further road congestion and air pollution. Further take-up of undeveloped land for new infrastructure such as roads and car parks and encroachment of development onto the coast (e.g. for the development of beach facilities or new/altered coastal defences) is to be strictly avoided.

With reference to objective 'd', ERA recommends that the design and height of buildings in this area must take into consideration the openness of the whole area, particularly buildings overlooking the coast, in order to minimize potential visual impacts on short and long distance views. Furthermore, ERA recommends the incorporation of

multifunctional Green Infrastructure features, such as green roofs and green walls utilising native species compatible with the local and coastal environment.

3. Other Comments ERA recommends that the following environmental issues are considered in the Development Brief:

All services and ancillary infrastructure (including water, electricity, sewerage, runoff management and telecommunications) should be located underground without overhead wiring, poles, above-ground pipework, etc. The development brief should also take the opportunity to improve the current situation, through the replacement of any currently existing poles and overhead wiring with services laid in underground ducts.

- Drainage systems, including sewerage and storm water pipes, and other related infrastructure in the area of influence, should be adequate to serve the additional demand of any proposed development, to prevent risks of sewer overflows, particularly during/after heavy rainfall.

- Urban runoff (e.g. from roads, car parks, etc.) should not be discharged directly/unmitigated onto any surroundings lands, including the coast and the sea. The use

of sustainable urban drainage systems and sediment traps is recommended in order to collect and treat local surface water, attenuate water runoff and mitigate risks of localised flooding.

- The development shall 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 or into the sea. Should the new hotel have discharges to sea and/or have more than 400 bed spaces, an environmental permit would be required covering hotel operations.
- Any required infrastructure (e.g. substations, booster stations, sewer connections, pumping stations, waste management areas/facilities, runoff-collection reservoirs, interceptors, etc.) are to be factored into the advance planning of the scheme and integrated into the development, such that direct or indirect pressures for take-up of additional land for the installation or retrofitting of such facilities is avoided at source.

- The Development Brief is to clearly indicate how any of the resulting excavated material from the project will be used and/or disposed.

- Should any combustion plants be envisaged on site, the requirements of S.L. 549.122 are to be followed.
- The development should not be a source of light pollution, especially at night. To this effect, the following specifications shall be adhered to:
 - o lighting should be strictly 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;
 - o there should be no lighting beyond the development zone boundary;
 - o the exterior lighting fittings and their supports shall be installed on the inner side of any peripheral landscaping (i.e. not on the side abutting the natural coast), so as to be screened from the sea by means of landscaping itself;
 - o exterior lighting installed on site should be horizontally aligned, downward pointing, fully-shielded and full cut-off. Uplighters and/or high-level floodlighting should not be allowed;
 - o exterior lighting should be of low-intensity 'warm light' colour with a temperature not exceeding 3000K; and
 - o where appropriate, intruder-triggered or motion-sensor lighting, should be installed so as to avoid continuous nocturnal lighting.

SMJ 0128	Marie-Therese Camenzuli obo Kummissjoni Interdjoesana Ambjent ambient@maltadiocese.org	11/11/2019	<p>4. Conclusion</p> <p>ERA looks forward towards additional consultations on the Development Brief for the exJerma Palace Hotel, Marsascala Site, and remains available for any clarification, or further consultations via: era.policy@era.org.mt</p> <p>Comments on the objectives of a Development Brief for the site of the ex-Jerma Palace Hotel, Marsascala</p> <p>The Inter-Diocesan Environment Commission (KA) believes that the Planning Authority is going beyond the provisions of the local plan in proposing the objectives for a development brief for the site of the ex-Jerma Palace Hotel. This is because the development brief has to be in line with the local plan; and while the local plan designates the area as one of "Tourism development subject to a Development Brief" the objectives seek to change the designation of the site into a "Comprehensive Planning Area for the Regeneration of the Urban Coast". This means that while originally the primary focus was on tourism development, this is now being diluted by giving more importance to residential uses than the plan originally intended. A maximum residential use of 40% of the total allowable Gross Developable Floor Space is very significant. The area for commercial development is not set out. This omission may</p>	
			<p>The GDF of the development has been reduced from 100,000sqm to 65,000sqm following the public consultation exercise. Policy SMMS 15 - Development Brief for Jerma Palace Hotel Site identifies residential use amongst the other uses which may be considered on the site. Government's objective to promote a mix of land uses in order to achieve the regeneration of this site is therefore in line with this policy. Any monies contributed to the Development Planning Fund as planning gain shall be allocated towards the costs of the restoration of St Thomas Tower, internally and externally; including the rehabilitation of the ditch and the glacia.</p> <p>It is an objective of this Development Brief to ensure that public access to the foreshore is protected and enhanced. In addition, the maximisation of development below the level of the street is being encouraged, to enable the creation of a</p>	

			<p>result to another significant portion of the area taken up by such commercial uses.</p> <p>Moreover, the area of the development brief includes the heritage site of Torri San Tumas which is outside the development brief area designated by the local plan.</p> <p>A development brief or a plan should not in itself request a planning gain contribution for the benefit of the local community as one of the objectives proposes. The planning gain should be the development brief itself which, through proper public consultation with the community, will result in the realisation of a project which ultimately not only benefits the developers but also the community itself. The inclusion of this planning gain in the development brief itself gives one the impression that this exercise in "planning" is a transposition of developers' plans into the wording of a development brief.</p> <p>The Planning Authority should look first at the public interest and then see how this would be served by a properly-worded terms of reference for a development brief.</p> <p>The KA therefore proposes that:</p> <ol style="list-style-type: none"> 1. The Planning Authority should justify its suggested overall development density of 100,000sq.m (which excludes spaces for car parks and services) since this is just too large for the area. The KA asks: what studies has the 	<p>public open space which will allow for views of the sea from St Thomas Tower and for continuous pedestrian access from the entrance to the tower towards the foreshore. The Submission Requirements for any development on the site include the documentation necessary to enable screening for an Environmental Impact Assessment, a Visual Impact Assessment and a Traffic Impact Statement amongst other studies and without prejudice to any further studies such as a Social Impact Assessment and a Health Impact Assessment.</p>
--	--	--	--	--

Planning Authority carried out to justify such a density? How high will the buildings be as a result of such density? The Planning Authority cannot issue terms of reference with such a proposed density without explaining to the public, and especially the Marsascala community, the effect that this would have on such community and the surrounding environment. If this overall development density is approved in the development brief, then the Planning Authority would be taking the role of a developer instead of an institution that is meant to safeguard the public interest. The KA therefore requests the PA to review this objective so as not to allow an overly dense development in the area.

2. One of the objectives should be to ensure the provision of public open spaces as the local plan already requires in the preparation of a development brief for this site. Such an objective is missing in the published objectives.
3. The development brief should be kept within the parameters of the local plan and not go beyond its requirements which would amount to another piecemeal review of a local plan, as has become the custom in the planning process in Malta.
4. Giving that historical sites and the natural environment in the Maltese Islands are being

continually compromised by insensitive

developments, the objective of the

development brief should not just be "to

introduce all the necessary mitigation measures

aimed at reducing any potential adverse impact

from the development, particularly on

scheduled buildings and the natural coast".

Rather the objective should be one ensuring

that "the development shall not adversely

impact scheduled buildings and the natural

coast".

5. The green area already designated as such in

the local plan should be

safeguarded and every effort should be made to

increase rather than decrease it.