

The Planning Policy and Strategy for Gozo

Presentation to the Standing Committee on Gozo Affairs

11th March 2024

Contents

- Introduction
- SPED 2015 – Spatial Structure
- SPED 2015 – Strategic Proposals
- GCLP 2006
- Circulars

Introduction

Strategic Plan for the Environment and Development 2015

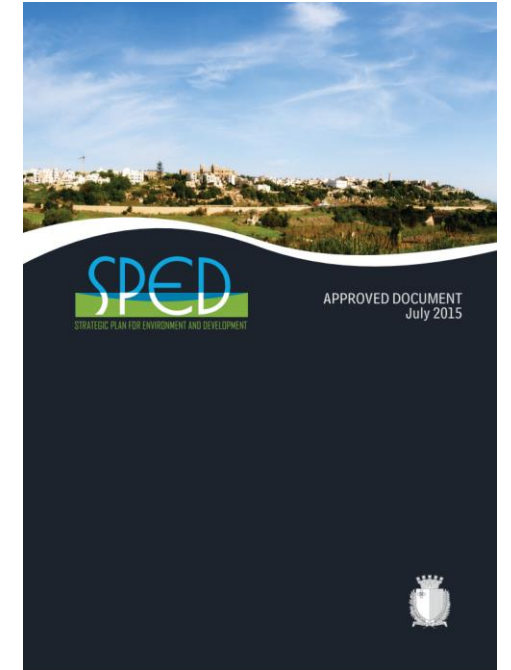
Approved by Parliament in July 2015

Strategic document encompassing the concept of spatial planning focused on translating economic, social, cultural and environmental policies in a geographical context

Guides the spatial aspect of Government sectoral policies

Forms the primary basis for decisions on all development applications

The SPED is Malta's Maritime Spatial Plan in terms of the MSP Directive and covers up to 25 nautical miles



Introduction

Subsidiary Plans and Policies

- **Gozo and Comino Local Plan 2006**
 - To deal with area planning on a specific and detailed basis, and to respond to local issues
- **18 Subsidiary Policies**
 - To deal with development of land and sea in a detailed manner on subject matters other than those already contained in the local plan e.g. Solar Farms Policy 2021, Retirement Homes Policy 2017, Cemeteries Policy 2015, DC15, RPDG2014, Hotels Policy 2014

Planning Regulations

- DNO, UCO, Health & Sanitary, Regularisation

Planning Circulars

- Circular 3/24 - Designing for Gozo's Distinctiveness

SPED – Vision for Gozo

- Gozo as an ecological island
- Protect Gozitan lifestyle and identity, its environment, resources, cultural heritage
- Attract more visitors and investors
- Employment opportunities especially for youths
- Enhanced accessibility
- Healthy and inclusive society

SPED – Spatial Structure

- Designation of **the Urban Area** (No changes to the DZ Rationalisation of 2006) to accommodate:
 - the bulk of jobs and homes
 - new social and community facilities
 - new formal recreation facilities
- Designation of **the Rural Area** (ODZ of 2006) to :
 - sustain agriculture (arable farming and animal husbandry)
 - support informal recreation and public access
 - accommodate new social and community facilities where no alternative exists
 - accommodate incompatible urban uses
- Designation of **the Coastal Zone and Marine Area** to :
 - accommodate legitimate urban/rural coastal uses
 - support informal coastal recreation and public access to the coast
 - sustain fishing and aquaculture
 - promote large scale RES at sea

SPED – Spatial Structure



Strategic Plan for Environment and Development

SPATIAL STRUCTURE AND COVERAGE OF THE SPED

-  Urban Area
-  Rural Area
-  Coastal Zone - Terrestrial Limit
-  Coastal Waters up to 1 Nautical Mile
-  Coastal Zone up to 12 Nautical Miles
-  Marine Area up to 24 Nautical Miles
-  Marine Area up to 25 Nautical Miles

MAP 1

REMARKS:

- Without prejudice to the management of the continental shelf by Malta under the Continental Shelf Act of 1968
- Without prejudice to the provisions of the United Nations Convention on the Law of the Sea.

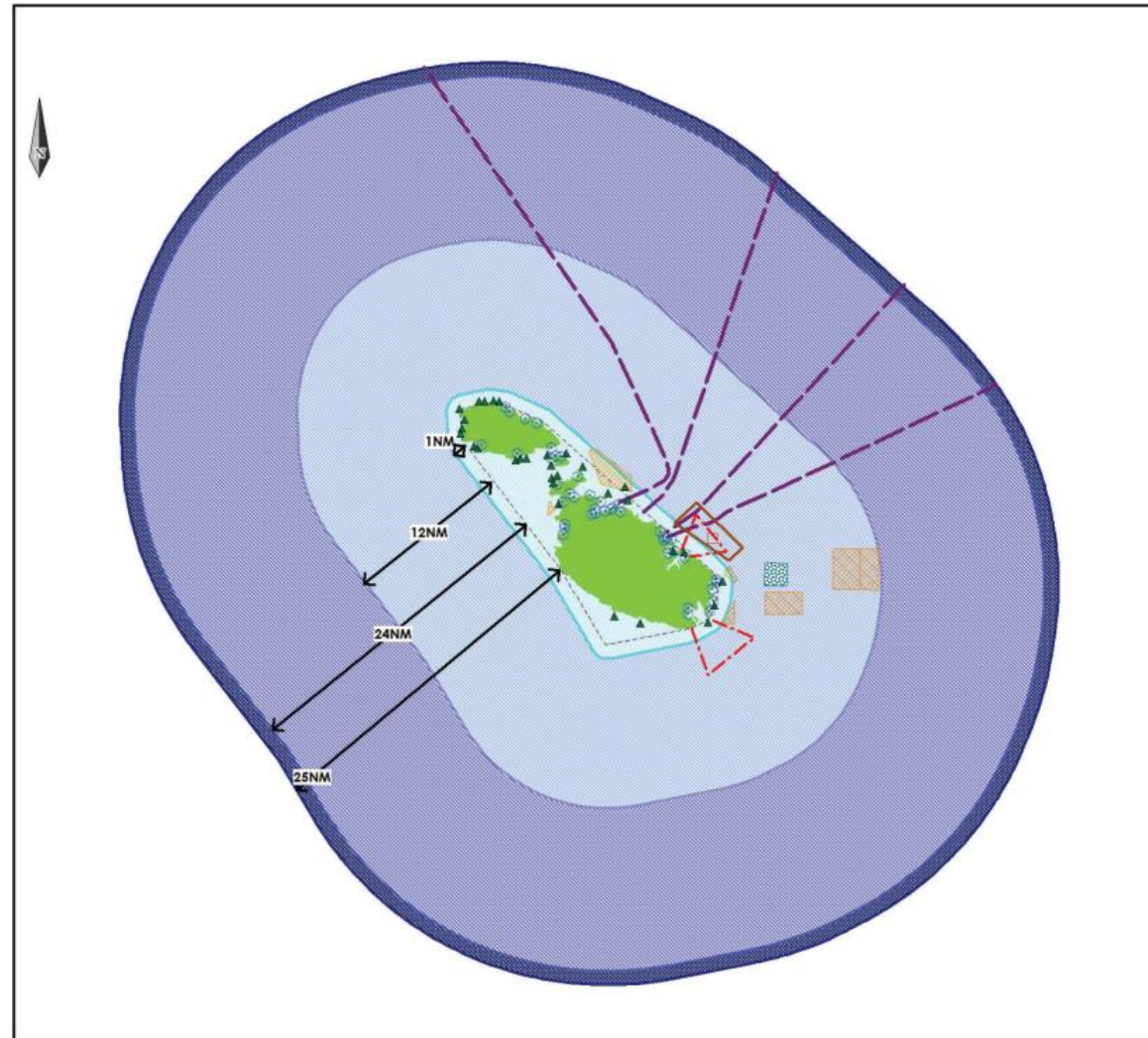
IMPORTANT :


1. Indicative Only. Not to be used for direct interpretation.
2. Maps to be used only in conjunction with the Strategic Plan for Environment and Development.
3. Built Areas based on 2009 Maps.

1. Overall Planning Forward Planning (PAP) Structure Plan
SPED: National SPED: Maps: (Non-Spatial) Approved Maps

July 2015

SPED – Marine Strategy




 Strategic Plan for Environment and Development

MARINE STRATEGIC OBJECTIVES

Baseline for Coastal/ Marine Areas
 Coastal Waters up to 1 Nautical Mile
 Coastal Zone up to 12 Nautical Miles
 Marine Area up to 24 Nautical Miles
 Marine Area up to 25 Nautical Miles

| Environmental Objectives | Applicable within these Zones |
|---|---|
| - Favourable Conservation Status of SPAs & SACs | |
| - Good Ecological Status | |
| - Good Chemical Status | |
| - Good Environmental Status | |
| - Protection of Cultural Heritage | |

| Maritime Uses | Applicable within these Zones |
|-------------------------|---|
| - Small Scale Fisheries | |
| - Trawling | |
| - Navigation | |
| - Bunkering | |
| - Infrastructure | |
| - Oil Exploration | |
| - Renewable Energy | |

Existing Major Infrastructure

- Spoil Ground
- Harbour Approach Routes
- Bunkering Sites
- Aquaculture Zones
- ▲ Dive Sites
- Swimming Zones
- Communications Infrastructure

MAP 3

REMARKS:

- 1. Without prejudice to the management of the continental shelf by 300m under the Continental Shelf Act of 1980.
- 2. Without prejudice to the provisions of the United Nations Convention on the Law of the Sea.

IMPORTANT:

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- 3. Bath Areas based on 2008 Maps.

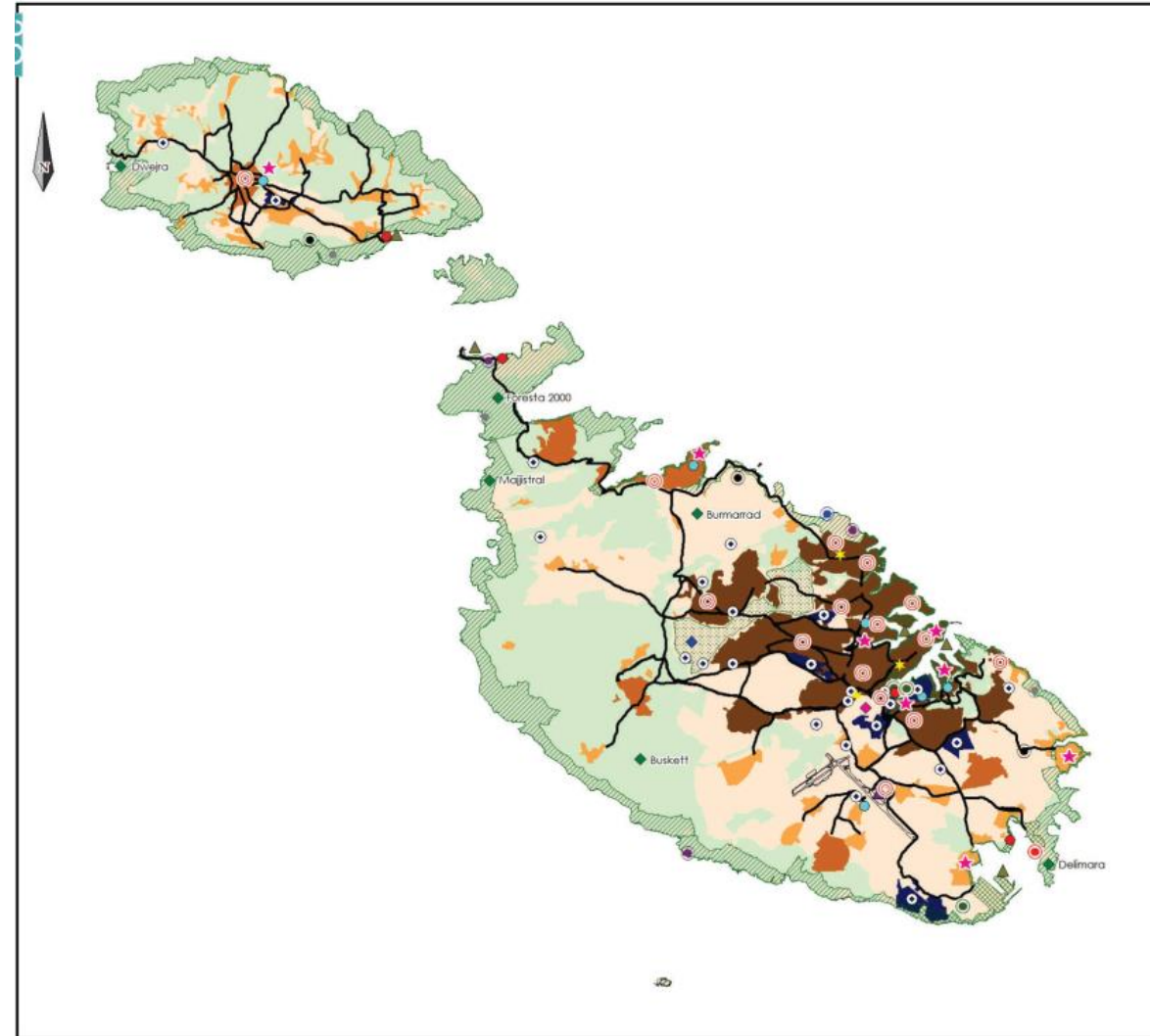
1. Data Planning/Forward Planning/2008/2009/Structure Plan
 SPED/Map/SPED/Map/Work Space
 Marine Strategic Objectives Nov 2013

July 2015

SPED 2015 – Strategic Proposals

1. Hierarchy of Urban Areas – Rabat as a Regional Settlement
2. Designates **Business Hubs** for retail, offices, tourism, culture and leisure – Rabat, Marsalforn, Xlendi, Mgarr - **Enterprise Hubs** for industry and crafts – Xewkija and Dbiegi
3. Gozo as a priority area for social facilities
4. Safeguards the Rabat Sports Complex
5. Safeguards the TEN-T Network
6. Better transport and ICT links between Malta and Gozo
7. Mgarr as a Fishing Harbour
8. Supports agro-tourism, afforestation and country parks
9. Protects the cultural landscape, the coast and biodiversity
10. Strategic Projects – cruise liner terminal, yacht marina, airfield, reverse osmosis plant, Mgarr Harbour expansion, tourism on developed land in Comino

SPED 2015 – Strategic Proposals




Strategic Plan for Environment and Development

STRATEGIC PROPOSALS

Urban Area Policies

Hierarchy of Urban Areas

- Principal Urban Area
- Regional Urban Settlements
- Small Urban Settlements

Power Station

Electricity Interconnection

Reverse Osmosis Plants

Sewerage Treatment Plants

Waste Management Facilities

Business Hubs

Enterprise Hubs

Social and Community Facilities

- Priority Areas
- Strategic Road Network
- Park and Ride
- Sports Complexes

Rural Area Policies

Strategic Areas for Recreation

- Country Parks
- Ta' Qal National Recreation Centre
- Marsa Sports Complex

Hierarchy of Landscapes

- Areas of High Landscape Protection
- Areas of Landscape Protection

Strategic Open Gaps

- Strategic Open Gap to be Retained
- Luqa Aviation Hub

Coastal Zone and Marine Area Policies

Terrestrial Coastal Zone

- Predominantly Urban Coast
- Predominantly Rural Coast

Integrated Harbour Mgmt

Infrastructure on the Coast

- Industry/ Freeport
- Fishing Harbours

MAP 2A

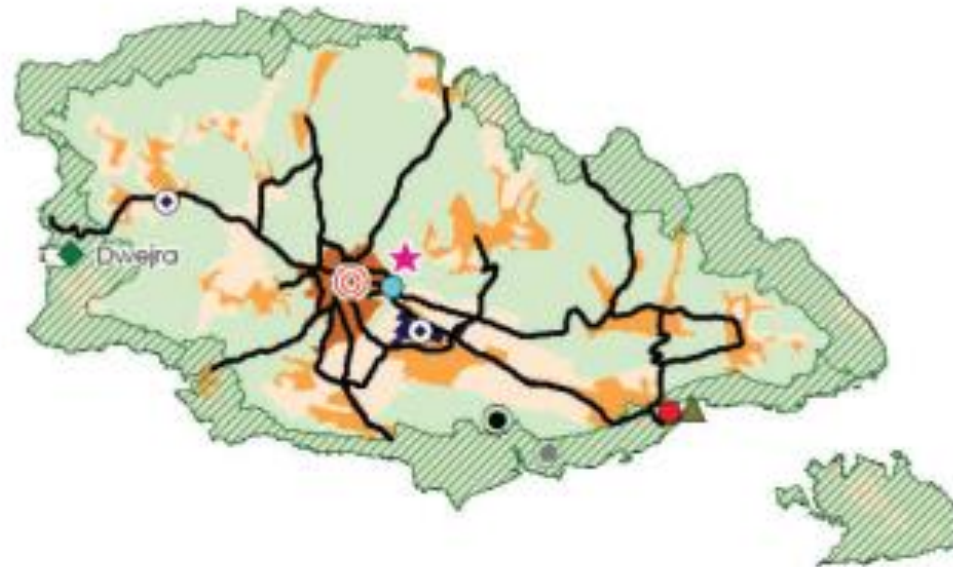
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3. Built Areas based on 1988 Maps.

Base Maps - 1988 Survey Sheets (Cylindrical), Copyright MEPA
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July 2015

SPED 2015 – Strategic Proposals





Strategic Plan for Environment and Development

STRATEGIC PROPOSALS

Urban Area Policies

Hierarchy of Urban Areas

- Principal Urban Area
- Regional Urban Settlements
- Small Urban Settlements
- Power Station
- Electricity Interconnection
- Reverse Osmosis Plants
- Sewerage Treatment Plants
- Waste Management Facilities
- Business Hubs
- Enterprise Hubs

Social and Community Facilities

- Priority Areas
- Strategic Road Network
- Park and Ride
- Sports Complexes

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Coastal Zone and Marine Area Policies

Terrestrial Coastal Zone

- Predominantly Urban Coast
- Predominantly Rural Coast
- Integrated Harbour Mgmt

Infrastructure on the Coast

- Industry/Resort
- Fishing Harbours

MAP 2A

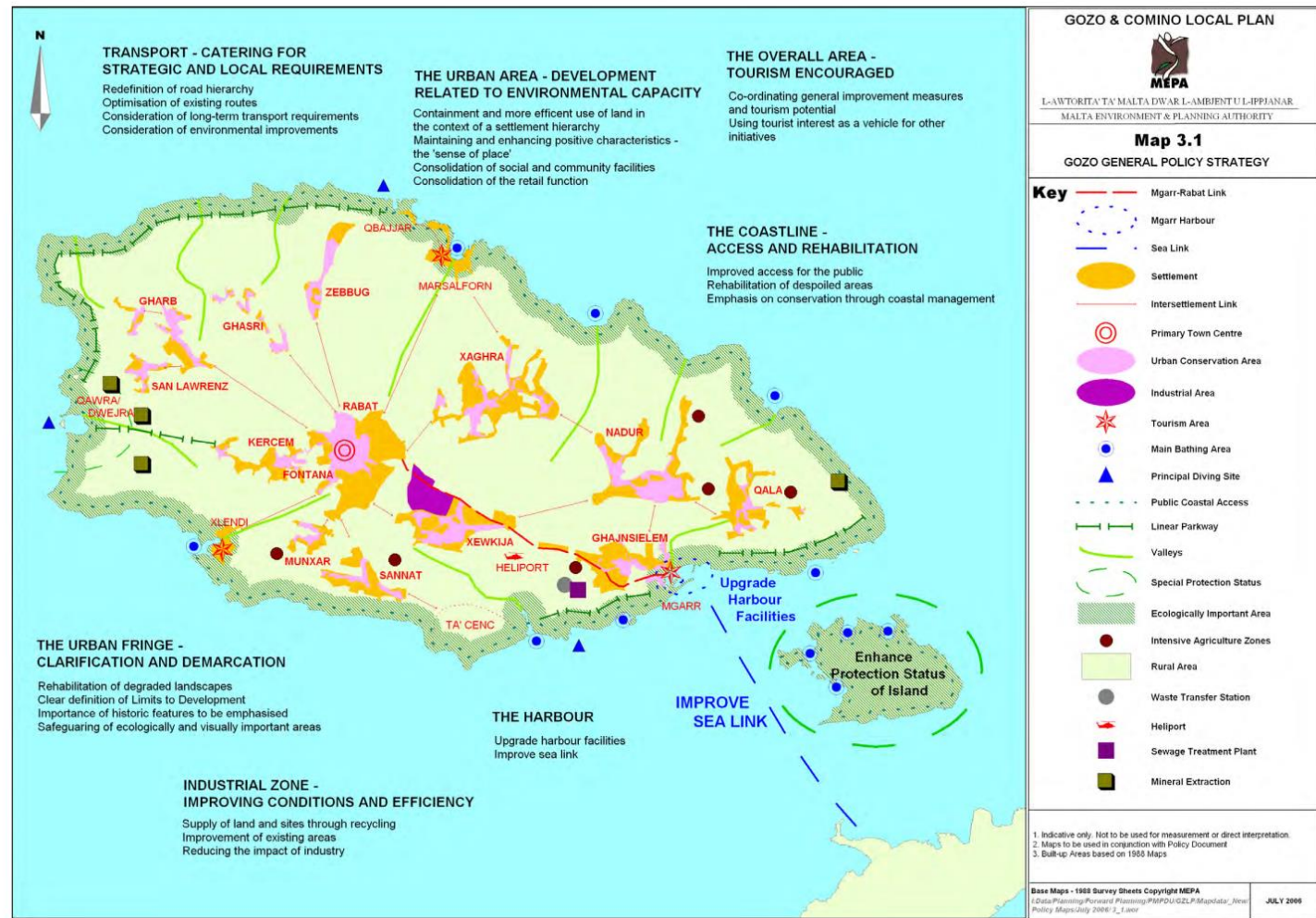
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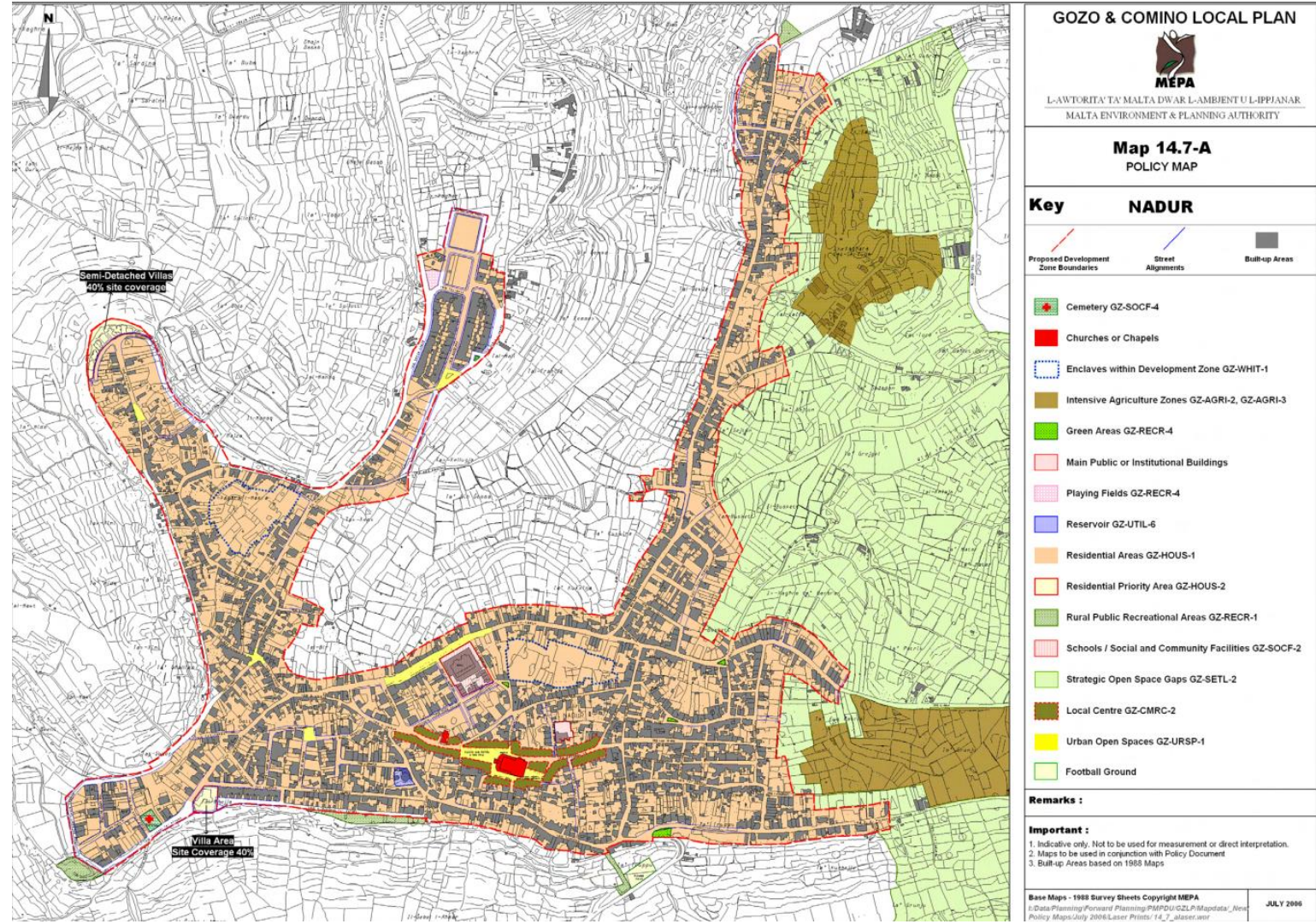
Base Map: © 2010 National Institute of Statistics, Copyright 2010
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 2015-2020

July 2015

Subsidiary Plan – GCLP 2006



Subsidiary Plan – GCLP 2006



Subsidiary Plan – DZ 2006



L-Awtorita' ta' Malta Dwar l-Ambjent u l-ippjanar
Malta Environment & Planning Authority

Key

- Existing Development Zone Boundary (Temporary Provision Scheme)
- Proposed Development Zone Boundary in Draft Gozo and Comino Local Plan
- Proposed Sites Qualifying by Cabinet Memo
- Proposed Sites adopted from Approved/Draft Local Plans
- Proposed Sites Qualifying by Cabinet Memo but to be included within Development Zone only if a specific condition is satisfied
- Proposed to be Excluded from Development Zone
- Sites not conforming with Cabinet Criteria but proposed by MEPA Board
- Sites included by Standing Committee on Development Planning
- + Sites Submitted by Government for inclusion within the development zone
- ★ Includes Requests Submitted by Lands Department
- ▲ Post Public Consultation Draft Proposal

Important

The areas being proposed to be included within development boundaries do not indicate permitted uses, buildings heights, road layouts, green spaces, densities or other development parameters which will be subsequently determined as per Local Plan General Policies.

Where relevant, reference should be made to the corresponding local plan

Nadur

Maps following Standing Committee on Development Planning Process

Date: **July 2006**

Map:

INDICATIVE ONLY
Not to be used for measurement or direct interpretation.

61

Orthophotos - 2004
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Circular 3/24

GENERAL DESIGN PRINCIPLES – MATERIALS

1. In all the Urban Area of Gozo as designated by SPED 2015, the Planning Authority shall require the use of unpainted and unrendered lower globigerina limestone (franka softstone) on the street façade
2. In areas indicated in the GCLP of 2006 where policies GZ-Edge-1 and GZ-Edge-2 apply, the Planning Authority shall also require the use of unpainted and unrendered franka stone on all façades which are visible from the ODZ.
3. In locations outside Urban Conservation Areas and Design Priority Areas designated in the GCLP of 2006, particularly in locations subject to erosive/corrosive climatic conditions such as seafronts, the Authority may consider alternative natural materials with similar visual and sensory properties to franka stone
4. The materials used in apertures and balconies must fully integrate with unpainted and unrendered franka stone or alternative natural materials as the primary building material for street facades and other facades where applicable

Circular 3/24

DESIGNING FOR COLOUR

1. In all the Urban Area of Gozo as designated by SPED 2015, the Planning Authority will ensure that the colour scheme for the building, apertures, balconies and elements shall integrate with the use of unpainted and unrendered franka stone as a building material for street and other facades.
2. Blank party walls shall be rendered and painted in stone colour.

END