

# Partial Review of the North Harbour Local Plan of 2006

## **Ta' Stronka, Madliena Public Consultation**



September 2016

## **1.0 Proposal:**

Government has directed the Planning Authority to initiate a partial local plan review of the North Harbour Malta Local Plan (2006) for Swieqi to amend Policy Map SW1. The objectives for this Partial Review are as follows;

- To amend the land-use designations, road alignments and detailed provisions of the development scheme as well as provide a policy framework in order to safeguard the existing buildings and other features which are worthy of conservation;
- To ensure that the residential amenity of the surrounding area is protected

The main scope of this partial review is to protect and retain the military complex at, Ta' Stronka – Madliena.

## **2.0 The Site:**

The site which has an area of 15,263 sq meters consists of a complex of military buildings and a series of underground tunnels, chambers and passageways. The site is located within the limits to development and the surrounding area is characterised by detached villas.



**Figure 1 - Site**

The Position Finding Station at Ta' Stronka was originally built by the British Military between 1898 and 1905. The Station was built to collect information on enemy positions in the case of an invasion on the north coast of Malta. The Station worked in tandem with the nearby coastal battery at Fort Madliena.

During the Twentieth Century the original precincts of the late Victorian complex were modified. Various buildings were gradually added within these precincts, including barracks, storage units and an underground complex of tunnels. The latest structures added to the Position Finding Station date to World War II and to the immediate post-war periods. The underground station was cut and devised to complement the Lascaris War Rooms and other related subterranean operations shelters.

### **3.0 Ownership**

The site is Government owned.

### **4.0 Site History**

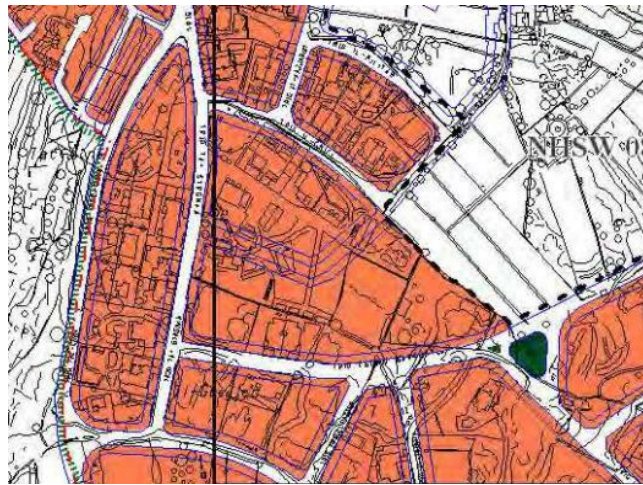
#### **4.1 Constraints**

The site is proposed for scheduling as a military architectural feature.

#### **4.2 Previous Applications**

No previous applications/permissions could be traced on site.

### **5.0 Current Scheme Layout**



**Figure 2 - Current Scheme**

The site is currently zoned as a residential priority area with the permitted land use of detached and semi-detached residential dwellings subject to the criteria established in DC2015 Policy P28;

1. minimum site area of 500 sq metres,
2. maximum site coverage of 40% and,
3. a minimum site curtilage of 6 metres.

A schemed road passes through the site linking Triq ta' Stronka with Triq il-Gmiel affecting the existing historical buildings.

## **6.0 Proposed Scheme Layout**



**Figure 3 - Proposed Scheme**

As stated above the main scope of this partial review is to protect and retain the military complex. The site was divided into 13 plots. The historic buildings that need to be protected, rehabilitated and restored are;

- The British military office block – Plot 1;
- The Victorian Gate House – Plot 11;
- The Victorian Coastal Position Finding complex – Plot 12.

Therefore, the current schemed road has been eliminated and instead a cul-de-sac introduced, which has access from Triq Ta' Stronka.

A pedestrian access to the military complex between plots 8 and 9 is also being proposed.

The proposed zoning to the other plots, other than plots 1, 11 and 12, is similar to the zoning regulated by Policy NHHO 02 that is a residential priority area with the permitted land use of detached and semi-detached residential dwellings subject to the criteria established in DC2015 Policy P28.

Moreover, conditions for the protection of all underground tunnels, chambers and passageways are being recommended.

## **7.0 Representations**

Twenty three submissions were received by the closing date of the public consultation exercise, which are listed in appendix 1.

The main comments received mainly relate to the fact that

1. the site should be retained as a detached and semi-detached villa area,
2. no commercial uses are permitted,
3. The site is designated as a park.

## **8.0 Consultations**

The objectives were published for consultation for three weeks with the consultation period ending 04th July, 2015.

## **9.0 Discussion**

### **9.1 Road Alignments:**

The changes to the road alignments are required in order to achieve objective 1, that is safeguarding the existing buildings and other features which are worthy of conservation.

### **9.2 Zoning:**

Except for plots 1, 11 and 12 on which specific conditions (below) are being recommended, the proposed scheme layout is to retain the existing zoning, that is as a residential priority area use regulated by Policy NHHO 02 and DC2015 Policies.

### **9.3 Height Limitation:**

No change to the height limitation is being proposed.

## **10.0 Way Forward:**

Following public consultation on objectives, the proposed layout (Map 1) and recommended conditions below are to be issued for phase 2 - a 6 week consultation period.

1. Development, including extensions and/or alterations, on plot 1 shall respect the character and appearance of the historic building (British military office block). Any extensions shall not exceed a site coverage of 40%. The restoration and rehabilitation of the historic building for residential use only shall be carried out in accordance with an approved Restoration Method Statement.
2. The collapsed vaulted chamber within plot 2 shall to be roofed over and shall be protected and conserved. Access to this vault shall be through the underground tunnel entered through Plot 11.

3. The historic Victorian Gate House within plot 11 shall be protected and retained in its entirety. No rock-cutting is allowed within plot 11. The underground military facilities, shafts and chambers are to be protected in their entirety. The restoration and rehabilitation of the historic building for a public use shall be carried out in accordance with an approved Restoration Method Statement. Plot 11 shall be made accessible to the public and serve as a cultural heritage asset.
4. Development, including any extensions or alterations, on plot 12 shall respect the character and appearance of the historic building (Victorian period Coastal Position Finding complex). The restoration and rehabilitation of the historic building for residential use only shall be carried out in accordance with the approved Restoration Method Statement.
5. All underground tunnels, chambers and passageways located within the entire site are to be protected and shall be accessible through plot 11. Development which shall prejudice the protection and public use of these tunnels shall not be permitted.
6. Development Planning Applications within the site covered by this Partial Local Plan Review are to be subject to archaeological monitoring of works as a permit condition and should include the following:
  - i. *Works shall not commence prior notification to the Superintendence of Cultural Heritage with the intent for start of works. This notification should be sent in writing at least two weeks prior to the start of works. Start of works is subject to a written authorisation and to specific Terms of Reference to be issued by the Superintendent of Cultural Heritage who may also impose monitoring by an archaeologist during the works, which cost is to be borne by the developer.*
7. Development on the site, other than on plots 1, 11 and 12, shall be subject to the provisions of this Partial Local Plan Review and to any additional relevant provisions of policy P28 for Madliena in the Development Control Design Policy, Guidance and Standards, 2015.

## **11.0 Conclusion:**

The Planning Authority invites individuals and organizations to send their representation pertaining to revised area policy. Representations are to be made in writing to the:

The Director of Planning

Planning Authority

Partial Review of of the North Harbour Local Plan (2006) – (Ta' Stronka, Madliena)

P.O. Box 200, Marsa GPO 01

or

on the email address: [swieqi.nhlp@pa.org.mt](mailto:swieqi.nhlp@pa.org.mt)

The North Harbour Local Plan may be viewed on the Authority's website [www.pa.org.mt](http://www.pa.org.mt)

Submissions must be sent to the Authority by the 11 November 2016.

**Appendix I - Submissions**

Ref	Resp	Date	Summary of Comments Received	PA Response
MAD- OBJ-1	Douglas Salt	01/07/16	Madliena is one of the few villa areas on the island. All efforts should be made to retain its villa characteristics and not have a repeat of the mistakes made in the triq il ward area. A maximum of 1 semi detached per half tumoli should be allowable with no revision to allow denser construction. Preferably since no such amenities exist in the area a part should contain a park for residents.	The Partial Review is retaining the zoning as a residential priority area.
MAD- OBJ-2	Godfrey Leone Ganado	02/07/16	<p>I would like to bring to your attention that I have been living in ta' Stronka with my family for the past 35 years, and I have been stopped and asked by tourists visiting Fort Madalena about the history of Fort Ta' Stronka which unfortunately, around 1995 had a historic archway leading into it, removed to widen Ta' Stronka Road.</p> <p>I have also seen this area of Madliena being substantially developed, although within strict regulations, and preserved as a semi-detached/detached villa area with a 30% building coverage.</p> <p>I have now heard that the area occupied by ta' Stronka Fort and its surrounds may be given by the Government for development outside strict villa development regulations</p>	The Partial Review is retaining the zoning as a residential priority area.

			<p>as has happened up to now.</p> <p>I would therefore like to appeal to the authorities to preserve this area as strictly for detached and semi-detached villas with 30% - 40% coverage, and I would also suggest that ideally this area should be developed as a nicely landscaped park for the benefit of the Madliena residents while restoring the Fort and developing it into a tourist attraction to make up for the lack of such attractions in Madliena except for Fort Madalena and the Madliena Chapel.</p>	
MAD-OBJ-3	Dr. Polina Bonello	03/07/16	<p>Following are our proposals for the site known as Ta'Stronka Medical Stores in Madliena and road alignments:</p> <ul style="list-style-type: none"> <li>- We would like this area be a recreational area for adults and children, with greenery.</li> <li>- No shops of any kind to be built on the area. And no business development.</li> <li>- Roads as wide as possible. Traffic island, providing so much needed greenery, to be constructed as approved on yet to be opened part of Triq Esprit Barthet and Majjistral Street, Madliena.</li> <li>- In our opinion, Madliena is being overdeveloped with high density dwellings.</li> </ul>	<p>The Partial Review is retaining the zoning as a residential priority area.</p> <p>This issue is a transport related matter which is not the competence of the PA.</p>

MAD- OBJ-4	Mary Anne Abela	04/07/16	<p>Madliena is one of the few residential areas that is situated in the countryside. Most of the properties in Madliena consists of detached or semi- detached residences surrounded by landscaped gardens that give the area a sence of tranquility. There is already a major problem in Swieqi with the overdevelopment taking place there. Development that is putting a strain on the traffic and also the infrastructure of the locality. Let us not let this happen to Madliena as another suburb of Swieqi. Therefore I suggest that the Planning Authority will respect the North Harbour Local a Plan as it is at present and allow only one residential unit on a plot of 500 sq mt, with a maximum built up area of 30% or 40%. Flatted dwellings and cluster villas should not be allowed. I would like to see this development system implemented all across Madliena. Further more I suggest that part or whole of the site in Ta Stronka Medical Stores will be reinstated as a public garden for the use of the residents.</p>	The Partial Review is retaining the zoning as a residential priority area.
MAD- OBJ-5	Andrew Mamo	04/07/16	<p>It is my considered opinion that the entire space of the ex DH Medical Stores at Ta Stronka in Madliena is incorporated into A NATIUONAL PARK this site along with the Madliena fortress and the whole valley</p>	The main intention of this Partial Review is to restore and rehabilitate the historic building in the area. Any extensions to these buildings will not

			<p>between Madliena and Gharghur and along the Victoria Lines.</p> <p>Our country is crying out for public outdoor space and a healthy option for the population to keep in shape and admire nature in one of our of the most Picturesque sites in the Maltese Islands what better contribution from and old fortress and the ex-Department of Health medical stores site?</p>	<p>exceed a site coverage of 40%. The rest of the site shall retain the current zoning.</p>
MAD- OBJ-6	Swieqi Local Council and by the Madliena Administrative Committee	04/07/16	<p>The SLC and the MAC agree with part of the objectives stated by the Planning Authority, namely “(to) provide a policy framework in order to safeguard the existing buildings and other features which are worthy of conservation; to ensure that the residential amenity of the surrounding area is protected”.</p> <p>In particular, we are aware of the probable presence of a tunnel accessible from the site, which may be worthy of protection and possibly of becoming accessible to the public, however do not possess details of this feature, or of any other historical elements on the site which may be worthy of conservation, since the site is fenced off and access to the site for inspection purposes was not allowed during its use as medical stores.</p> <p>The SLC and MAC cannot comment on the objective to “amend the land-use</p>	<p>Comments from SLC and MAC noted.</p>

		<p>designations, road alignments and detailed provisions of the development scheme” since the actual proposals have not been submitted by the PA.</p> <p>However we insist that the designation presently shown on the North Harbours Local Plan for this site, which is for a “Residential Priority Area – Detached and Semi-detached dwellings” should be kept. We cannot find any justification for altering this designation, and the PA have not submitted any.</p> <p>The SLC and the MAC demand that whatever measures may be proposed in this respect should faithfully abide by article 3.1.2 of the DC15 document, which requires that “...in villa and bungalow areas... the creation and preservation of a degree of spaciousness and detachment contributes towards the character of these areas ... their garden element characterised by soft landscaping, in terms of both amount and location”. Policy P31 states that a minimum of 20% of the site area is to be provided for soft landscaping, and this policy is to be enforced without reservation. Policy P28 requires a maximum building height of 8.5 metres, and this is to be retained at all costs. Indeed, if any amendment to the conditions given in Policy P28 are to be proposed, this should relate to the maximum site coverage, which from the</p>	
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		<p>present 40% should revert to the 30% previously applied; this is the only way in which the provisions of article 3.1.2 quoted above can be realistically satisfied.</p> <p>The amended Local Plan for this area should bar the possibility of “fully detached complexes of multiple units” contemplated in Policy P30. Once more, such a provision would act directly against the design philosophy contemplated by article 3.1.2, in terms of quality of the built environment, particularly due to increased density and height of development. The spirit behind Policy P29, which states that “the redevelopment of a semi-detached dwelling into two separate dwelling units will NOT be allowed” should be observed without fail.</p> <p>These are measures which would satisfy the PA’s stated objective of “ensuring that the residential amenity of the surrounding area is protected”.</p> <p>The Swieqi Local Council and the Madliena Administrative Committee are committed to retain and protect the physical and social quality of Madliena --- and a peaceful, green, civilised way of life which our residents have so far enjoyed. We will assiduously resist all threats to this identity from policymakers</p>	<p>The proposed map will be issued for public consultation.</p>
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			<p>or developers.</p> <p>We kindly ask to be consulted, and asked for our input, on any proposals for the Ta' Stronka site before these are submitted to the public.</p>	
MAD- OBJ-7	Anne Zammit Tabona	04/07/16	<p>I would like to bring to your attention my objection to the proposed plan for the former medical supplies building at Ta'Stronka Fort Madliena.</p> <p>We have been living in Madliena now for 30 years and have gradually seen the destruction of the area around us.</p> <p>Stronka Fort should be preserved as much as possible. It is an historical building much talked about by visitors to the area.</p> <p>Madliena should be kept as a detached and semi detached area with more green places for its residents to enjoy, not more unattractive and imposing constructions.</p>	The main purpose of this Partial Review is to restore and rehabilitate the historic building in the area. The rest of the site shall retain the current zoning.
MAD- OBJ-8	Georgina Parnis England	04/07/16	<p>As a local resident, I strongly object to any change in the use of this area. What was once a quiet residential area is already being ruined by the amount of building. I would like to propose, in order to maintain the integrity of the area, a park with perhaps some tennis courts which would enhance the locality.</p> <p>A truly forward thinking government would understand the value placed on open spaces. It brings value to property in the area</p>	The main intention of this Partial Review is to restore and rehabilitate the historic buildings, while retaining the current character of the area.

			<p>and value to the residents' lives. We are truly frustrated to see green space after green space built on to the detriment of those that call Malta home. It is a truly depressing situation and is ruining the lives of many.</p> <p>I sincerely hope you will listen to residents' concerns and understand the value in not developing but creating value through green areas and the addition of local trees and plants. This could be an opportunity to involve the community in coming together to help fund trees, plant trees, maintain the area and create a stronger community spirit.</p>	
MAD- OBJ-9	Dr. David Griscti	04/07/16	<p>In keeping with the style and character of the locality the site can only and should only be developed into either a garden/recreational area for residents or at worst into semidetached Villa units as the rest of the area, and strictly respecting the height tipogy of all the other villas in the area.</p> <p>Whoever bought properties/land in this area paid a massive premium because of the location and the villa tipoligy of the area. Anything that contravenes that tipology or residential use will be considered as an act of aggression against the property rights of the property owners in the area and will lead to claims against the authorities.</p>	The Partial Review is retaining the zoning as a residential priority area.

			<p>The area has to absolutely retain its quiet and serene residential character and no form of entertainment, commercial enterprise etc can or should be permitted for the area.</p>	
MAD- OBJ-10	Annette Coppini	04/07/16	<p>With the ever-increasing urbanisation of our environment, the need for safe, open spaces keeps increasing at the same pace.</p> <p>Madliena needs a large park &amp; activity area badly. Ta' Stronka should be converted into a family-friendly area, for all to enjoy.</p>	<p>The main intention of this Partial Review is to restore and rehabilitate the historic buildings, while retaining the current character of the area.</p>
MAD- OBJ-11	Robin Parnis England	04/07/16	<p>As a local resident, I strongly object to any change in the use of this area which will allow yet another large tract of open green land to be developed into more unnecessary housing. What was once a quiet residential area is already being affected negatively by the amount of building that is currently going on, and I would like to propose, in order to maintain the integrity of the area, a park which will act as a counter measure to the current explosion in building.</p> <p>Quality of life must not be overlooked by any planning body when determining the potential use of open spaces. A progressive government would understand the value placed on open spaces. It brings value to property in the area and value to the residents' lives and is also attractive to foreigners who</p>	<p>The main intention of this Partial Review is to restore and rehabilitate the historic buildings, while retaining the current character of the area.</p>

		<p>want the open spaces and tranquillity that comes with it. We are truly frustrated to see green space after green space built on to the detriment of residents and future generations who will grow up thinking that green areas do not exist in Malta. Maybe future generations will have no option but to leave the island if they think that a satisfactory quality of life in Malta is no longer feasible for them or their families.</p> <p>I sincerely hope you will listen to residents' concerns and understand the value in not developing but creating value through green areas and the addition of local indigenous trees and plants. This could be an opportunity to involve the community in coming together to help fund and plant trees, maintain the area and create a stronger community spirit.</p> <p>To borrow the words of Minister Jose Herrera from yesterday's Sunday Times - "Malta is crying out for trees," – so please consider this when making decisions on this important open space in the middle of what is fast becoming yet another concrete jungle.</p>	
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MAD- OBJ-12	Charles Borg	04/07/16	<p>I am a resident in TA Stronka road and seeing this ad makes me think really what is going on underneath I strongly think this area should be clean and restored to it's original state added more green area and left for the general public to enjoy This area lack a place where the family can go out for a walk Also alot of people come to this area for a walk on Sundays in winter We are hoping that this area will be preserved as a residential area and not given to developers just to make more money I hope that our ideas are really read and considered I hope this is not just a formality which has to be done so what is planned can go on to the next step which is the rich will become richer by stepping on everybody else Hoping that something will come out which is right</p>	<p>The main intention of this Partial Review is to restore and rehabilitate the historic buildings, while retaining the current character of the area.</p>
MAD- OBJ-13	Family Debono and Curmi	04/07/16	<p>Just a few minutes ago I received an email regarding a plan for future development just a few metres from my house at ta Stronka.</p> <p>I am totally against building more villa's whilst there are so many empty. My view is no longer as it was now I'm seeing 3 massive cranes. The little green Malta has, compared to many countries, has been cut. Just to make a buck or two. Something which people should be ashamed of.</p> <p>People who live in Madliena</p>	<p>Comment regarding the proposed park noted. The main intention of this Partial Review is to restore and rehabilitate the historic buildings, while retaining the current character of the area.</p>

			are privileged no doubt or shame about that. Let's keep it like that. A park with trees would be ideal. Since that is something Madliena does NOT have	
MAD- OBJ-14	Dianne Casolani	04/07/16	<p>Objective 1 states specifically that: the partial review is to “safeguard the existing buildings and other features which are worthy of conservation.” The site in question is in the heart of a high-end villa residential area and therefore the site in question i.e. Ta’ Stronka, should be designated as a high-end villa area retaining the same specifications and use of the surrounding areas with the same construction percentage per site. Any other designation will defeat the objective No 1. Objective 2 states that the residential amenity of the area is protected. Therefore any deviation from this Villa area of the Ta’ Stronka site will defeat objective 2. Any deviation from the main and predominant characteristics of the area will only serve to downgrade an existing residential area.</p> <p>It will also go against the main principle of of the Local plan which is Conservation. Furthermore projects for Housing, Recreational Facilities, Social and Community Facilities and Industrial and Commercial Uses will defeat the Objective.</p> <p>The site in question should</p>	The Partial Review is retaining the zoning as a residential priority area.

			therefore be retained as a detached or semi detached high end villa area on plots of one tumolo	
MAD- OBJ-15	AF	04/07/16	<p>1. The residential zoning should be preserved and therefore no commercial or industrial buildings should be allowed.</p> <p>2. Residential units should be retained as a villa area, NO maisonettes, or apartments should be allowed in line with the current area.</p> <p>3. Were possible historical buildings should be incorporated into the design.</p>	The main intention of this Partial Review is to restore and rehabilitate the historic buildings, while retaining the current character of the area.
MAD- OBJ-16	Christopher Selvagi	04/07/16	<p>I refer to the above captioned item for proposals for the development of the site in Ta' Stronka' known as 'The Medical Health Stores' and present my submissions as hereunder;</p> <p>Ever since development first commenced in this locality, Madliena has been designated strictly as an area for the construction of detached or semi-detached residences. Building permits for these units were issued according to stringent regulations as set out by the planning authority so as to ensure that the maximum constructed coverage per plot met specific criteria.</p> <p>The area is inhabited mainly by residents who built their own dwellings willingly binding themselves to these regulations after having paid a premium both in price and</p>	The Partial Review is retaining the zoning as a residential priority area.

		<p>the utilization of their site so as to be able to reside in an area having these very characteristics. This is why Madliena is what it is today.</p> <p>It has been rumored that the Health Stores site in question may be put forward for development purposes that fall outside those currently being purely residential under the long established building regulations. It would be a gross injustice and a disservice by the authorities to the residents if these regulations were now to be skewed and stretched simply to favor the strong arm of some property developer with a commercial proposal. Deviating from these parameters simply because there is now a sizable portion of government property up for grabs is unjustifiable, groundless and inappropriate.</p> <p>It is of utmost importance that this area's characteristics be retained. This is an area designated purely for residential purposes and devoid of any commercial activity whatsoever. Any shift from the current regulations even just for one development will open the flood gates that will lead to the ruin of the area's fabric. One has only to see the disaster that has ensued in neighboring Swieqi with many homes being gradually demolished to make way for apartment blocks and commercial establishments.</p>	
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			<p>This frenzy is now creeping up to Ta' Ibrag.</p> <p>Unfortunately, Madliena has been already marred with the highly controversial development of the former Busietta Gardens which is a horrendous scar overlooking picturesque valley of Wied id-Dis and is just a stone's throw away from the Health Stores site in question. Two wrongs do not make a right! The authorities simply have to wake up and smell the coffee. It would be far better if the authorities were to return this site to the locality as a recreational area for the benefit of the residents, cyclists, joggers and the many visitors from adjoining areas.</p> <p>Finally, the residents of Madliena should be consulted and must have a say on any proposals being put forward if these are other than for residential use under the current planning regulations.</p>	
MAD- OBJ-17	Suzannah & Lennart Depasqual e	04/07/16	<p>The particular site in question is a historical one, dating back to the second world war period, which houses historical overlying and underlying structures (built and used for the storage of military weapons and related training areas), the nature of which are unique to Malta, since the other existing ones, have unfortunately already been destroyed.</p>	<p>The main intention of this Partial Review is to restore and rehabilitate the historic buildings, while retaining the current character of the area.</p>

		<p>Furthermore, Madliena is one of the few areas in Malta which, to date, has been preserved as a detached/semidetached villa area and strict development policies (including those related to the designated use, building-footprint coverage and building height limitations), were specifically established and observed, to protect the qualities which distinguish the area.</p> <p>Any digression from the development restrictions previously established and which have been in place for so many decades, would obviously negatively impact the area, thereby causing a serious irreparable loss to the area and its distinguishing characteristics.</p> <p>I thus appeal to the authorities, to ensure the conservation and upkeep of the historical characteristics of the designated site in the Ta' Stronka Area (which site should be utilised to provide a recreational and heritage site, for the ultimate benefit of the general public) and to maintain the currently applicable development restrictions regarding the Madliena area, in order to protect the qualities and character of the area.</p>	
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MAD- OBJ-18	RSM Glass Constructi ons Ltd	04/07/16	<p>We were informed today that the area occupied by ta' Stronka Fort and its surrounds may be used for other development than strict villa developments. That even the Government has given permission for outside strict villa development regulations as has been the case till now.</p> <p>Our urgent request to the authorities is to preserve this area as strictly for detached and semidetached villas with 30% - 40% coverage. This area would be particularly suitable for a nicely landscaped park for the benefit of the Madliena residents.</p> <p>Restoring the Fort and developing it into a tourist attraction is not acceptable for us!</p> <p>We strongly hope you will reconsider this case as the Madliena area is the only green area of whole Malta, which we (read: all the people of Malta) should cherish.</p>	<p>The Partial Review is retaining the zoning as a residential priority area.</p> <p>The main intention of this Partial Review is to restore and rehabilitate the historic buildings, while retaining the current character of the area.</p>
MAD- OBJ-19	Matthew Galea	04/07/16	<p>what i suggest is not to raise the building height and to limit new development on fertile land. It would be a good idea to preserve fields or to 'convert' them into open gardens where minimal development is required.</p> <p>it should still remain a residential area. no commercial activities allowed</p>	<p>The Partial Review is retaining the zoning as a residential priority area.</p>

MAD- OBJ-20	Lino Chircop	04/07/16	<p>The area in question is presently designated as a Residential Priority Area for the construction of semi and fully-detached villas. The present designated use permitting a maximum of one semi-detached villa per half hectare of land should be maintained and under no circumstances should denser forms of dwellings be considered. A repeat of the mistake made in the Triq il-Ward area should be avoided.</p>	<p>The Partial Review is retaining the zoning as a residential priority area.</p>
MAD- OBJ-21	Ian Mizzi	04/07/16	<p>I wish to lodge my objection to this local plan review for the following reason: Commercial activity should not be allowed in residential areas as this infringes on the rights of residents in the immediate vicinity through;</p> <ul style="list-style-type: none"> <li>a. Increased noise levels especially at night, such as loud music and other noise</li> <li>b. Increased traffic flows</li> <li>c. Strain on infrastructure such as drainage, and electricity supply</li> <li>d. Possible increase in crime as the site would attract a large flow of non-residents</li> <li>e. Deterioration of the character of the area.</li> </ul> <p>I speak from personal experience when a wedding hall was allowed to open near my residence. We are now inundated with all the inconvenience mentioned above until the early hours of the morning. While it can be argued that this development is different to a wedding hall, the effects on the residents is likely to be same or worse as</p>	<p>Comment regarding a public garden noted. The main intention of this Partial Review is to restore and rehabilitate the historic buildings, while retaining the current character of the area.</p>

			it will be operating 24 hours a day seven days a week.	
MAD- OBJ-22	Kenneth Coleiro	04/07/16	<p>It has come to my knowledge that the site of the Medical Stores at Ta Stronka in Madliena is being proposed for development.</p> <p>I propose that the Residential Priority Area for the construction of semi detached and fully detached villas with 2 storeys and a semi basement be maintained at all costs. This to safeguard the existing residential dwellings in the area. I also propose a public garden which does not exist in our area.</p>	
MAD- OBJ-23	Paul Camilleri	04/07/16	<p>I wish to express my personal opinion and understanding that the designated area is a Residential Priority Area for the construction of semi and fully detached villas, for a maximum of one semi detached villa per half tumulo of land. This current policy should continue to be implemented and that proposals for other more denser forms of dwelling should be discarded altogether, thus maintaining the present standard of living enjoyed by the residents of Madliena. Instead, the PA should consider open spaces to be enjoyed by the residents of the Madliena hamlet, something that is still non-existent in our locality.</p>	<p>The Partial Review is retaining the zoning as a residential priority area.</p> <p>Comment re more open space noted. The main intention of this Partial Review is to restore and rehabilitate the historic buildings, while retaining the current character of the area.</p>

