



Policy and Design Guidance – ODZ Policies

Avviz skont l-Att dwar l-Ambjent u l-Ippjanar għall-Iżvilupp – Kapitolu 504 tal-Ligijiet ta' Malta

KONSULTAZZJONI PUBBLIKA

L-Awtorità ta' Malta dwar l-Ambjent u l-Ippjanar (MEPA) tixtieq tavża li għandha l-intenzjoni li tagħmel reviżjoni tal-Policy and Design Guidance – Agriculture, Farm Diversification and Stables (AFDS), 2008, id-Development Control Guidance: Development Outside Built-Up Areas (PLP 20), 1995 u id-Development Control Guidance: Swimming Pools Outside Development Zone, 2000.

L-Ogġettivi ta' din ir-reviżjoni huma:

1. Biex jiġu konsolidati dawn it-tliet policies f' dokument wieħed konċiż.
2. Biex jiġi żgurat bilanċ bejn il-protezzjoni tal-ambjent u l-iżvilupp f'oqsma barra miż-zona tal-iżvilupp (ODZ).
3. Li jttejbu il-policies u jiġi simplifikat il-proċess tal-ippjanar marbut mal-agrikoltura sabiex iġihnu lill-bidwi ġenwin.
4. Biex jiġi nkoraggjat il-konservazzjoni tal-ilma u biex jiġi żgurat l-mmangijar sostenibbli tar-riżorsi tal-ilma.
5. Biex jiġu pprovduti opportunitajiet ta' diversifikazzjoni tal-agrikoltura b' farm gate sales, attrazzjonijiet għal viżitaturi u akkomodazzjoni agro-turistika.
6. Biex jiġu żviluppjati mill-ġdid / jiġi rriabilitat bini bil-permess (inkluż bini ta' qabel l-1967) bl-iskop li tiġi eliminata l-intrużjoni viżwal fuq ix-xena rurali.
7. Biex isir użu tajjeb tal-bini storiku skodat li jinsab barra miż-zona tal-iżvilupp.

Individwi u organizzazzjonijiet huma mistiedna li jibagħtu s-sottomissjonijiet tagħhom dwar dawn l-ogġettivi. Rappreżentazzjonijiet għandhom jintbagħtu bil-miktub lill-:

ODZpolicies@mepa.org.mt

Id-Direttur tal-Ippjanar

ODZ Policies

MEPA

St Francis Revelin

Floriana

jew permezz tal-email: ODZpolicies@mepa.org.mt

Is-sottomissjonijiet għandhom jintbagħtu lill-Awtorità sa mhux aktar tard mis-16 ta' Settembru 2013.

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Policy and Design Guidance – ODZ Policies

Notice under the Environment and Development Planning Act (Chapter 504 of the Laws of Malta)

PUBLIC CONSULTATION

The Malta Environment and Planning Authority (MEPA) gives notice that it intends to revise the Policy and Design Guidance – Agriculture, Farm Diversification and Stables (AFDS), 2008, the Development Control Guidance: Development Outside Built-Up Areas (PLP 20), 1995 and the Development Control Guidance: Swimming Pools Outside Development Zone, 2000.

The objectives of the review are:

1. to consolidate these three policies into one concise document;
2. to ensure a balance between the protection of the environment and development in areas Outside Development Zone (ODZ);
3. to improve upon the policies and simplify the planning process related to agriculture in order to assist the genuine farmer;
4. to encourage water conservation and to ensure the sustainable management of water resources;
5. to provide new opportunities for agriculture diversification by farm gate sales, visitor attractions and agro-tourism accommodation;
6. to redevelop / rehabilitate permitted buildings (including pre 1967 buildings) with the scope of eliminating the damaging visual intrusion on the rural scene;
7. to make good use of scheduled historic buildings Outside Development Zone.

Individuals and organisations are being invited to send their submissions on these objectives. Representations are to be made in writing to the:

**Director of Planning,
ODZ Policies
MEPA
St Francis Revelin
Floriana**

or through e-mail: ODZpolicies@mepa.org.mt

Submissions are to be received by the Authority by not later than 16th September 2013

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Act No. X of 2010 Art 58(2)

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5. to provide new opportunities for agriculture diversification by farm gate sales, visitor attractions and agro-tourism accommodation;
6. to redevelop / rehabilitate permitted buildings (including pre 1967 buildings) with the scope of eliminating the damaging visual intrusion on the rural scene;
7. to make good use of listed/scheduled historic buildings Outside Development Zone.

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ODZ OBJECTIVES – PUBLIC CONSULTATION

31st August 2013 – 16th September 2013



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ODZ POLICY OBJECTIVES - PUBLIC CONSULTATION EXERCISE (31st August - 16th September 2013)

Date of correspondence	Respondent	Summary of proposals	MEPA Comments
03/09/2013	Paul Spagnol	Applicant of TRN: 151854 proposing the conversion of an abandoned livestock farm into a horse riding facility with stables, paddock and farm dwelling.	This is an individual application which does not merit inclusion in the draft policy.
06/09/2013	Perit Patrick Calleja	Applications for swimming pools should be assessed on their own merits. An application for the demolishing and reconstruction of a building in ODZ with the same footprint should be positively considered if it is surrounded by extensive industrial development.	Swimming pools addressed in draft policy. Policy PLP 20 has been revised in the draft.
08/09/2013	Thomas Briffa	Stop issuing permits in ODZ and reject further applications in ODZ to avoid the destruction of what remains of Malta's countryside.	Draft policy objective is to reach a balance between development and the environment ODZ.
09/09/2013	Perit Alexei Pace (obo) Light Pollution Awareness Group	The LPAG are suggesting the adoption of a policy whereby only full cutoff external lighting in ODZ areas is permitted and in selected areas, no external lighting should be allowed.	The draft policy does not include light pollution, although this is a condition in permits issued ODZ. Subsequent to the public consultation of the actual policy, this shall be considered.
10/09/2013	Alessandro Bajada	The light pollution emanating from urban areas is negatively impacting the hobby of amateur astronomers.	The draft policy does not include light pollution, although this is a condition in permits issued ODZ. Subsequent to the public consultation of the actual policy, this shall be considered.
10/09/2013	Simon Mizzi (obo) Din I-Art Helwa	Din I-Art Helwa are proposing a revision and extension of the timeframe for the comments to be submitted since the proposed timeframe for submissions is deemed to short.	The public consultation was a two week period limited to the objectives of the review of the policy document and had been advertised since 31st August 2013. After the finalization and publishing of the proposed Policy and Design Guidance for ODZ areas, the public will be given 6 weeks to submit comments.
11/09/2013	Ben	In agro-tourism, the emphasis should be on the enjoyment of the	The draft policy has a section on farm

	Azzopardi	'rural experience' and not further exploitation of the rural environment to create leisure activities.	diversification which includes agro-tourism.
11/09/2013	Perit Kenneth Camilleri	The settlement boundary of the Category 1 rural settlement (Triq Salvu Pulis, Zabbar) in the South Malta Local Plan (demarkated in blue) extends beyond the 25m limit.	This is a Local Planning issue and comments shall be forwarded to this unit.
11/09/2013	Perit Richard Borg	A particular parcel of land in 'Triq il-Qalbiena Mostin c/w Triq l-ewwel ta' Novembru 1950' designated as a Strategic Open Gap is being suggested for development consideration in the revision of the ODZ policies	This is a Local Planning issue and comments shall be forwarded to this unit.
13/09/2013	Prof. Vincent M. Buhagiar	Malta's Energy targets for 2020 should address solar rights with the formulation of a policy related to the overshadowing of roofs from neighbouring developments and the setting up of micro-wind turbines on rooftops. Specific, planning applications related to large scale PV installations in non-residential areas including ODZ.	The objectives of the ODZ Policy are the revision of the 3 documents: AFDS, PLP 20 and Swimming Pools Policy. Issues related to photo voltaics shall be addressed in separate policies.
13/09/2013	Mary Mallia	Policies should be formulated specifically to allow farmers to switch to organic farming practices to benefit the environment at large.	Organic farming is included in the draft policy.
13/09/2013	Giovanni Zammit (obo) Wirt Ghawdex	Extension to the consultation deadline.	The public consultation was a two week period limited to the objectives of the review of the policy document and had been advertised since 31 st August 2013. After the finalization and publishing of the proposed Policy and Design Guidance for ODZ areas, the public will be given 6 weeks to submit comments.
13/09/2013	Dame Marie Angeliq Caruana	The owners of the Castello dei Baroni in Wardija have expressed their intention to develop the land that surrounds the Castello on the merits of the revised policy.	New development ODZ allows development related to agriculture activity.
13/09/2013	Anthony Hili, Marisa Cauchi Hili.	The applicant of PA 1555/13 proposing the sanctioning of small variations to reservoir and change of use from reservoir to visitor's centre as ancillary to a winery, discussed the issues hindering the processing of his proposal. Illegal hunting structures and hunting towers have to be removed so as not to jar with agro-tourism.	This is an individual application which does not merit inclusion in the draft policy. This is an enforcement issue.

		Accessibility for the disabled in agro-tourism facilities should be allowed through minor applications.	Consultations are carried out with the National Commission for persons with Disability on a case by case basis, for buildings used by the public.
13/09/2013	David Mailla	Organic farming to be given more weighting	Organic farming is included in the draft policy, while issues of individual applications have not been considered. This is an individual application which does not merit inclusion in the draft policy.
		An application by this applicant was refused and is awaiting appeals	Organic farming is included in the draft policy.
		Organic farming to be integrated with agriculture and ecological tourism	
14/09/2013	Euchar Vella (obo) Karkanja Ltd.	The present size restrictions for swimming pools and deck areas in ODZ should be reconsidered to reflect the building volume and not the number of units. The parking of commercial vehicles and the construction of batching plants, scrap yards, open storage facilities, boat storage uses and farms where possible should be relocated underground to allow for the land to be used for agricultural purposes.	A policy on swimming pools including paving and ancillary facilities is included in the draft document. The use of basements in ODZ developments has been included in the draft policy document.
15/09/2013	Perit Carmel Cacopardo (obo) Alternattiva Demokratika	Issues of biodiversity and environment protection, light pollution, acoustic pollution should be given specific attention in all matters concerning rural development.	The draft policy does not include light pollution, although this is a condition in permits issued ODZ. Subsequent to the public consultation of the actual policy, this shall be considered. The same applies to acoustic pollution.
		Activities which heavily contaminate the water table should be dealt with.	Consultations with the relative departments / authorities shall have a large weighting on the proposed developments, and detailed reports submitted by the consultees are expected on a case by case basis.
		Agro-tourism accommodation should be proposed within the footprint of existing legitimate agricultural holdings.	The draft policy has a section on farm diversification which includes agro-tourism in detail.

		<p>Term of reference no.5 should be amended to read as follows: "To provide new opportunities for agricultural diversification by farm gate sales, visitor attractions and agro-tourism. This should be done within the existing footprint of validly built agricultural holdings."</p>	<p>The draft document deals with farm diversification in some detail and a number of draft policies subject to public consultation have been produced.</p>
15/09/2013	Victor Zarb	<p>Prospective applicant seeking to acquire a permit for change of use of current farm zone as farmhouse currently run as a farm with quotas and permits for cows, pigs and chickens; to acquire a permit for change of adjoining field on the current farm for recreation and entertainment use for agro-tourism accommodation.</p>	<p>Draft policy document deals with permitted farms, farmhouses and agro-tourism.</p>
15/09/2013	Hermann Mallia	<p>Applicant of PA 2988/08 requesting permission for the development of a subterranean boutique estate winery in the limits of Rabat providing details of the pending application.</p>	<p>This is an individual application which does not merit inclusion in the draft policy.</p>
15/09/2013	Vincent Gauci (obo) The Malta Water Association	<p>It should be mandatory for applicants of ODZ developments to state the source of water.</p>	<p>Consultations with the relative departments/ authorities have a substantial weighting in the assessment of ODZ developments.</p>
		<p>The Water Services Community and the Malta Resources Authority should be consulted.</p>	<p>Consultations with the relative departments/ authorities have a substantial weighting in the assessment of ODZ developments.</p>
		<p>Swimming pools should be filled from authorized and licensed water sources.</p>	<p>This issue has not been considered in the draft policy document. However it shall be considered after public consultation on the draft policy.</p>
		<p>No disposal of farm waste is to be directed to the public sewer unless made compliant by on-site treatment to the sewer discharge regulations currently in force.</p>	<p>Consultations with the relative departments/ authorities have a substantial weighting in the assessment of ODZ developments. Reports on developments on a case by case basis will be expected.</p>
		<p>Applicants should certify compliance to the water harvesting and re-use requirements of Document F- Conservation of Fuel, Energy and Natural Resources (Minimum requirements on the Energy Performance of Buildings Regulations, 2006).</p>	<p>Consultations with the relative departments/ authorities have a substantial weighting in the assessment of ODZ developments. Reports on developments on a case by case basis will be expected.</p>

	<p>case basis will be expected.</p> <p>One of the ODZ objectives is the conservation of water.</p> <p>The draft policy document encourages the conservation of water, especially underground wherever possible.</p> <p>This issue has not been considered in the draft policy document. However it shall be considered after public consultation on the draft policy.</p> <p>A policy on water reservoirs has been included with notification to Dept of Agriculture, MRA and MEPA only.</p> <p>The draft policy on greenhouses includes water reservoirs.</p>
<p>Rainwater from roofs is to be channelled to an (underground) cistern, and this water used for 'non-potable purposes' e.g. for toilet flushing, floor cleaning and irrigation, etc.</p> <p>Construction of reservoirs should take into account relevant site-specific land uses.</p> <p>The construction of upstream reservoirs in ecologically – sensitive valleys that are dependent on seasonal stream flows should be assessed accordingly.</p> <p>Consideration should be made to the waiving of permit requirement for the construction of reservoirs below a defined cut-off volume in non-sensitive ODZ areas.</p> <p>The catchments for reservoirs should be mapped as part of the application for the construction permit. 'Greenhouse' roofs where constructed can and should be included as part of the catchments.</p> <p>Appropriate records with all the relevant data of all reservoirs should be retained at MEPA as environmental data and made available to the public as appropriate.</p> <p>Persons who are not registered as farmers can also be eligible for the collection of surface runoff and use this water for defined purposes.</p> <p>Prompt and effective enforcement action should be taken against breaches of permit conditions and against reservoirs that encourage unauthorized groundwater abstraction and ODZ developments disguised as permission for agricultural reservoirs.</p> <p>Applications for agricultural stores on an arable farm of less than 5 tumoli should also be considered.</p> <p>The area of the deck of swimming pools in ODZ should not be linked with the size of the pool. The deck area is to be set to a maximum of 100sqm as long as this area does not exceed 50%</p>	<p>case basis will be expected.</p> <p>One of the ODZ objectives is the conservation of water.</p> <p>The draft policy document encourages the conservation of water, especially underground wherever possible.</p> <p>This issue has not been considered in the draft policy document. However it shall be considered after public consultation on the draft policy.</p> <p>A policy on water reservoirs has been included with notification to Dept of Agriculture, MRA and MEPA only.</p> <p>The draft policy on greenhouses includes water reservoirs.</p> <p>This issue has not been considered in the draft policy document. However it shall be considered after public consultation on the draft policy.</p> <p>There is no need to be a farmer to be eligible for a reservoir, according to the draft policy.</p> <p>This is an enforcement issue. The draft document includes enforcement by the Agriculture Dept. too but only in the case of storage rooms. This enforcement may be taken up also in the cases of reservoirs.</p> <p>The draft document includes a policy on storage rooms.</p> <p>The draft document includes a policy on swimming pools and ancillary facilities.</p>
16/09/2013	Perit William Lewis

		of the remaining landscaped area.	
		Existing residential units with an internal yard should be allowed for redevelopment (including the internal yard).	The draft document includes a revision of the existing policy PLP 20.
		A site should be developed according to sound planning principles as long as the building height remains of two floors and within the rural settlement boundary.	This is a Local Planning issue and comments shall be forwarded to this unit. Rural settlements are not part of this policy document.
16/09/2013	Perit Aaron Abela	The revised ODZ policies should also be temporarily applied to ODZ rural settlement categories until the relative Local Plans are revised and come into force.	This is a Local Planning issue and comments shall be forwarded to this unit. Rural settlements are not part of this policy document.
		A Master Plan for the Maltese Rural Areas including specific design solutions and design schemes for ODZ should be prepared.	This is a Local Planning issue and comments shall be forwarded to this unit.
		Rural tourism should be given more weighting as long as it enhances and complements the uses within the area.	A section dealing with farm diversification is included in the draft document.
		Rural structures especially rubble walls and retaining walls especially those abutting public roads and alleyways should be properly rebuilt.	A draft policy on rubble walls is included in the document.
		Concessions to sanction should be given to rural structures built without planning permission as long as these are mitigated and made to blend in the rural context with proper design. An environmental fine in terms of planting of indigenous trees and restoration of rural structures and alleyways should be formulated to counter for the negative impact of illegal structures.	Some type of concession has been included in the draft policy, always related to farming to help the genuine farmer. In fact storage facilities built before October 1994 are considered as permitted developments.
		Alien elements and structures which are covered by permit should be dealt with by mitigating measures to reduce visual impact.	This is a legal issue. However it shall be considered after public consultation on the draft policy.
		Unnecessary infrastructures related to the provision of services in the countryside should be removed.	A draft general policy related to utility services is included.
		More public spaces should be identified to be used as	This is a Local Planning issue and

16/09/2013	Ingram Bondin (obo) Rambler's Association of Malta	recreational areas. No new structures within rural areas should be permitted except where related to agriculture	comments shall be forwarded to this unit. One of the objectives in this draft is precisely to combine the 3 main policies ODZ (i.e. AFDS, PLP 20 and swimming pools policy) into a concise document.
		Modifications to an existing building should retain the existing footprint	The Draft policy includes a revision to the policy PLP 20
		Existing structures should not be demolished to accommodate new buildings which do not reflect the traditional rural character of the building.	The Draft policy includes a revision to the policy PLP 20
		Structures should be temporary and easy to dismantle and move	The use of recyclable material (eg timber) and the use of recycled stone is included in some of the draft policies.
		Changes to existing structures should include eco-friendly materials.	The use of recyclable material (eg timber) and the use of recycled stone is included in some of the draft policies
		Natural ventilation should be encouraged.	This is not a policy, but should be considered on a case by case basis in development applications.
		Landscaping should also be used to cover walls.	This is not a policy, but should be considered on a case by case basis in development applications.
		No alien species should be permitted.	A general draft policy deals with protected species and their habitats.
		Change of use of existing structures within ODZ should not be permitted	A draft policy has been made to allow certain changes of use of permitted structures.
		Rationalisation zone sites should not accommodate further development.	This is a Local Planning issue and comments shall be forwarded to this unit.
		Meter boreholes and monitor the use of irrigation water to ensure that this is not wasted	This is an issue which should be dealt with by MRA.
		Incentivise composting	A general draft policy deals with soil conservation and monitoring.
		Curb the expansion of quarries and encourage the efficient use	This is a Local Planning issue and

	of extractive resources.	comments shall be forwarded to this unit.
	Encouraging the construction of tourism accommodation ODZ undermines the very concept of agro-tourism. The take-up of land for parking should be halted.	New opportunities for agriculture diversification is one of the objectives listed. This issue has been mentioned in the revision of the PLP 20.
	Strengthen the Enforcement Directorate within MEPA	This is an issue of enforcement not policy. However developments related to agricultural stores shall be monitored by the Agric Dept also.
16/09/2013	Perit Joseph P. Dimech	This is an individual application which does not merit inclusion in the draft policy
16/09/2013	Peppi Gauci (obo) Permaculture Research Foundation Malta	One of the objectives is to assist the genuine farmer.
	Water should be a central subject educating tourists on its scarcity while reusing all grey water to further uses.	One of the objectives is to conserve water and to ensure the sustainable management of water resources.
	Degraded ecosystems and landscapes should be restored	This issue shall be considered after the public consultation on the draft policy.
	Engage permaculture education programs in wide spectrums	This issue shall be considered after the public consultation on the draft policy.
	Structures will need to be temporary and easy to dismantle and transport.	The use of recyclable material (eg timber) and the use of recycled stone is included in some of the draft policies
	Materials should be mostly renewable or recyclable/reusable	The use of recyclable material (eg timber) and the use of recycled stone is included in some of the draft policies
	Structures should be integrated in the whole landscape design and be as invisible as possible	The draft policy includes the revision of the PLP 20, and one of the objectives is to remove the damaging visual intrusion on

		the rural scene. The draft policy does not include light pollution, although this is a condition in permits issued ODZ. Subsequent to the public consultation of the actual policy, this shall be considered. Draft policy includes water conservation and sustainable management of water resources. Draft policy includes water conservation and sustainable management of water resources. This should not be a policy but can be included as a condition in development permits. Draft policy includes water conservation and sustainable management of water resources A general draft policy deals with soil conservation and monitoring. This issue shall be considered after the public consultation on the draft policy.
	Lighting should be as efficient and minimal as possible and no light pollutions should be emitted especially in places of ecological importance.	
	Water should not be wasted or used for unsustainable practices such as growing of turf.	
	Integrated reminders for users should be made visible to remind people of the importance of water conservation.	
	Water timers and calculators should be installed to help facilitate efficient use and provide figures for users to monitor their use.	
	Integrate rain water harvesting systems in new designs.	
	Composting and various soil conservation practices should be encouraged.	
	Ecological projects should mimic nature in the way they make use and choices of resources in order to minimize waste and re-use as much as possible.	
16/09/2013	John Azzopardi Vella and Associates	A report is attached which includes an agricultural tourism policy for a specific area at Triq Ramia l-Hamra Nadur, Gozo. Report also includes a report which promotes agriculture/employment opportunities in Gozo and agro-tourism
16/09/2013	George Camilleri (obo) Din l-Art Helwa	To safeguard the rural environment, no development except ones related to farming should be permitted (and site restored back to original state once this activity stops) and only in certain areas, vernacular rural architecture to be protected, land to be cultivated, landscape character to be respected, light pollution to be avoided.
		Site specific comments should be directed to the Local Plan Unit while agro tourism is included. The draft policy document deals with most of the issues mentioned in the comments for the ODZ objectives. Light pollution will be dealt after the public consultation of the draft policies.

		be avoided, illegal development to be removed, encouragement of afforestation projects, reuse and recycling of limestone, pv farms to be excluded, nature trails to be encouraged.	
16/09/2013	Perit Chris Cachia	Comments relate to the use of the traditional farmhouse in relation to visitor attractions and agro-tourism thus promoting economic development.	Farm diversification has been mentioned in the draft policies.
16/09/2013	Perit James Farrugia	Comments received on behalf of applicant for two particular development applications related to a particular site (Turris Placidus, Triq Hal-Gharghur, Iklin) which should be included in the policy document.	These are individual applications which do not merit inclusion in the draft policy.
LATE SUBMISSIONS			
17/09/2013	Perit James Farrugia	Comments received on behalf of applicant for a particular development applications related to a particular site (Compound 1, Triq Hal-Gharghur, Iklin) which should be included in the policy document	This is an individual application which does not merit inclusion in the draft policy.
17/09/2013	Joe Muscat (obo) Gozo Tourism Association	An agro-tourism policy should not form part of the Agriculture policy. A rural development policy for Gozo should be drafted in line with the Tourism Policy 2012-2016 published by the Ministry for Tourism.	Farm diversification including agro-tourism is one of the objectives of the policy. It shall be a policy for Malta and Gozo.
		The size of the swimming pool and the deck area should not be overly restrictive to reflect the present needs of the tourist sector. Swimming pools should be constructed within existing building boundaries without the 3metre restriction.	A policy on swimming pools including paving and ancillary facilities is included in the draft document.
20/09/2013	Jeanette Borg (obo) Merill Eco-tours	The company wishes to discuss a number of issues affecting the rural tourism services and the resultant loss of EU funding.	The public shall be given time to give contributions on the actual policies, including farm diversification.
25/09/2013	John Portelli (obo) Filmkien ghal Ambient Ahjar (FAA), Friends of the Earth, Malta Organic Agriculture Movement	The ENGOs call for incorporation of policies relating to ODZ areas and agricultural activities related to the rural areas in the five different local plans. Reference is made to the Settlement Design Statement (SDS) and Local Plan Policies CG 22-28 regarding the protection of areas of agricultural value, as well as the soil classification exercise which have never been completed and ratified.	This is a local plan issue and comments should be addressed to the unit dealing with local plan policies.

<p>to enforce these regulations. The Enforcement Directorate should be strengthened by giving it additional legal powers to support rapid action, rather than present laws that hamper enforcement.</p>	<p>storage rooms. This enforcement may be taken up also in the cases of reservoirs.</p>
<p>The ODZ policy should also seek to encourage sustainable agriculture such as organic farming. Above all the ENGOS call for a rescinding of the Rationalisation zones encroachment on open countryside.</p>	<p>Organic farming shall be included in the new policy, in relation to boutique wineries and olive groves.</p>

**Basic changes from the existing AFDS, PLP 20
and Swimming Pools Policies to the new
ODZ Policy Document**

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EXISTING POLICIES	NEW ODZ POLICY
<p>Introduction</p> <ul style="list-style-type: none"> • The Structure of this Document • Form and Use of the Policies • The Policy Justification or Explanation • Relationship to Other Planning Policies • Relationship to Environmental Regulations • Assessment of Proposed Developments <p>Review of this Document</p>	<p>Introduction - Removed sections which were a repetition of other guidelines found in other official documents</p> <ul style="list-style-type: none"> • The Structure of this Document • Form and Use of the Policies <p>Review of this Document</p> <p>Note – parts 0.16 and 0.17 of the existing policy (i.e. Relationship to Environmental Regulations) shall be included in the draft policy document prior to public consultation</p>
<p>Part 1 – Context and General Policies -- The policies in this section are a repetition of the policies in the other chapters (e.g. the visual impact of a development on the landscape) , while on the other hand if considered on their own some policies in this section would not allow any development at all (e.g. Policy 1.3B Amenity). Some of the policies in this chapter are already listed as constraints in the MEPA website, while some policies are not clear in what is permissible or not.</p>	<p>Part 1 General Policies and Objectives - General policies have been revised to include National Policy Projects, Research and Innovation, Prohibiting the Proliferation of Vacant Buildings, Soil conservation has been considered on its own merits while the Protection of Species and their habitats has been kept. The general policy related to the restoration of cultural heritage has been shifted to another section in this document.</p>
<p>Part 2 – Farm Dwellings and Agricultural buildings lengthy policies include issues related directly to the farmer (e.g. full/part time, how long he/she has been registered etc.) which are the remit of the Agric Dept., policies include submissions of licences from the VRD, and statements from other Departments. Example: Health Dept, MRA etc.</p>	<p>Part 2 Farm Dwellings and Agricultural Buildings It was considered that these lengthy processes could be reduced by giving more weighting to the relative Departments which have the required expertise and knowledge to assess the necessity of the development. They are to provide a standard report on the proposed development. The parts of the policies which deal with the “farmer” e.g. whether full/part time, how long has he/she been registered are considered “irrelevant” ” in this document, but should be part of the Agricultural Policy currently</p>

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<p>Some policies in this chapter distinguish between pre-1992 farms and present ones, between those livestock farms within 183m of the development zone and the farms outside the 183m.</p> <p>Sizes of stores for arable farming need specific conditions apart from the clearance from the Agriculture Department. Example: history of producing genuine crops for human consumption, or processing during the last 2 years prior to the application.</p> <p>Greenhouses – in this case the policy was not “helping” the crop production but was rather hindering this development. Example; screening the greenhouse by landscaping which was removing the scope of the greenhouse because it was not allowing sunlight through.</p> <p>Reservoirs – One has to be a farmer to be eligible for a reservoir. Licences from MRA, Agric Dept required and with specific conditions. Reservoirs are not permitted on level 1 and 2 AEI or level 1 and 2 SSI.</p> <p>Traditional wind driven pumps – allowed but with a number of restrictions, eg not allowed on level 1 and 2 AEI or level 1 and 2 SSI.</p>	<p>being developed by the Department of Agriculture.</p> <p>Again in this case, the onus has been given to the relative departments to give MEPA the clearance for relocation/change of use etc.</p> <p>Storage sizes have been amended to reflect the needs for farmers based on National statistical and data obtained from the Dept. of Agriculture. Full basements are allowable in all developments (unless land is scheduled) because they are considered as sustainable development without additional impact on the environment. Policy includes the use of recyclable material (previous policy did not include it).</p> <p>This policy was reconsidered by allowing landscaping on a case by case basis and allowing these structures on levels 2 and 3 Areas of Ecological Importance. Shallow tunnels would not require a permit and heights above the normal 3.5m shall be allowed in cases of new technology.</p> <p>Policy has been simplified to encourage water harvesting and conservation. Anyone can have an underground reservoir on his/her land which is not on scheduled level 1 AEI or level 1 SSI. Notification to MEPA, MRA and Dept of Agriculture will only be required.</p> <p>Use of wind driven pumps is encouraged, and only restricted on level 1 AEI and level 1 SSI. They are considered as part of our rural environment and are a form of green energy.</p>
<p>Developments related to wine, olive oil and honey are part of chapter 2. New developments, changes of use of buildings for these uses have very lengthy policies, which are very dependent on the external consultees and not related to</p>	<p>Part 3 Development Related to Value Added Activities - Wine, olive oil and honey production. These topics have a chapter dedicated to them. Policies related to these uses have been made more concise with clear directions to</p>

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<p>planning issues e.g. the type of wine and the vines to be grown.</p>	<p>what can be allowed. Consultations with the relative departments are again crucial for decisions on these developments.</p>
<p>Part 3 – Farm Diversification – this chapter included changes of use to Farm Retail Outlets, Visitor Attractions and Agro-tourism. In all cases the applicant has to be a registered farmer. In fact the number of applications in this farm diversification was very low, and only 1 application for agro-tourism was approved since this policy was adopted.</p> <p>Horse Riding Establishments and Slaughterhouses are included in this chapter. No new slaughterhouses are permitted but only changes of use.</p>	<p>Part 4 – Farm Diversification – new policy relates to New Farm Retail Outlets, Visitor Attractions and Agro-tourism. The main change in this policy is that there is the possibility of a legally-bound partnership between the farmer and entrepreneur. In the case of Agro-tourism new developments shall be considered on 60 tumoli of consolidated land.</p> <p>These policies are included in other chapters. One basic change is that New slaughterhouses are considered in an operational livestock farm (rabbits and poultry).</p>
<p>Part 4 – Stables – Policies allow rehabilitation, change of use into stables, and construction of new stables subject to conditions.</p>	<p>Part 5 – Sanctuaries, Stables and Horse Riding/Sports Establishments. A new policy for Animal sanctuaries at the peripheries of the development zones has been drafted. New stables shall be allowed only in natural timber. Equestrian sports is included.</p>
<p>Part 5 – Design Guidelines for Farm Dwellings and Agricultural Buildings. This chapter included siting, grouping and layout, materials which can be used, sketches of buildings. This part did not include any policies.</p>	<p>This chapter was eliminated because each part in the document dealt separately with design, visual impact etc.</p>
<p>Appendix 1 – European Union Environmental Policy for Agriculture and Land Use Planning – this included the Nature Directives, Water Directives, Waste Directives and Other Relevant EU Environmental Considerations.</p>	<p>These have been removed because there shall be reference to them in the introduction.</p>
<p>Appendix 2 – Distinct Characters and Landscapes of Local Rural Areas – this section consists of photos of the countryside.</p>	<p>These are removed because they are examples and not policies.</p>

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<p>Appendix 3 – Information Requirements for Applications – guidance on how to submit an application.</p>	<p>These guidelines are included in other MEPA guidance documents.</p>
<p>Policy PLP 20 – the part of this policy mostly used in applications is section 8 – Changes of use and extensions in rural areas. As its name implies, redevelopment is not considered in this policy</p>	<p>Part 6 - Other Forms of Development Outside Built-Up Areas. This section includes redevelopment and has been split into subsections as follows : rehabilitation/change of use of historic (but not listed) buildings, rehabilitation/change of use of listed buildings, redevelopment/change of use of existing blgs where one of the conditions in the new uses shall be a recommendation by a newly set-up Agriculture Advisory Committee, Extensions to Existing dwellings ODZ.</p>
<p>Policy regulating Swimming Pools ODZ which set out a limit of 50sq.m. pool (or 70sq.m. for multiple dwellings, hotels etc.) and 25sq.m.paving.</p>	<p>This policy is included in chapter 6. The basic change is that the 75sq.m.shall consist of the pool and the paving area. Distance between pool and dwelling has extended by 1m.</p>

The very basic changes made in this ODZ Policy document consist of the following:

1. To reduce the bureaucratic procedures for the “genuine” farmers and to speed up the planning process for them.
2. To allow redevelopment of permitted structures which can remain in the countryside in order to obtain better visually pleasing developments.
3. To give consultees, who are competent in their area, more weighting in the decision making process, and in turn these are expected to provide detailed reports.
4. To produce a less voluminous document which is more user friendly.

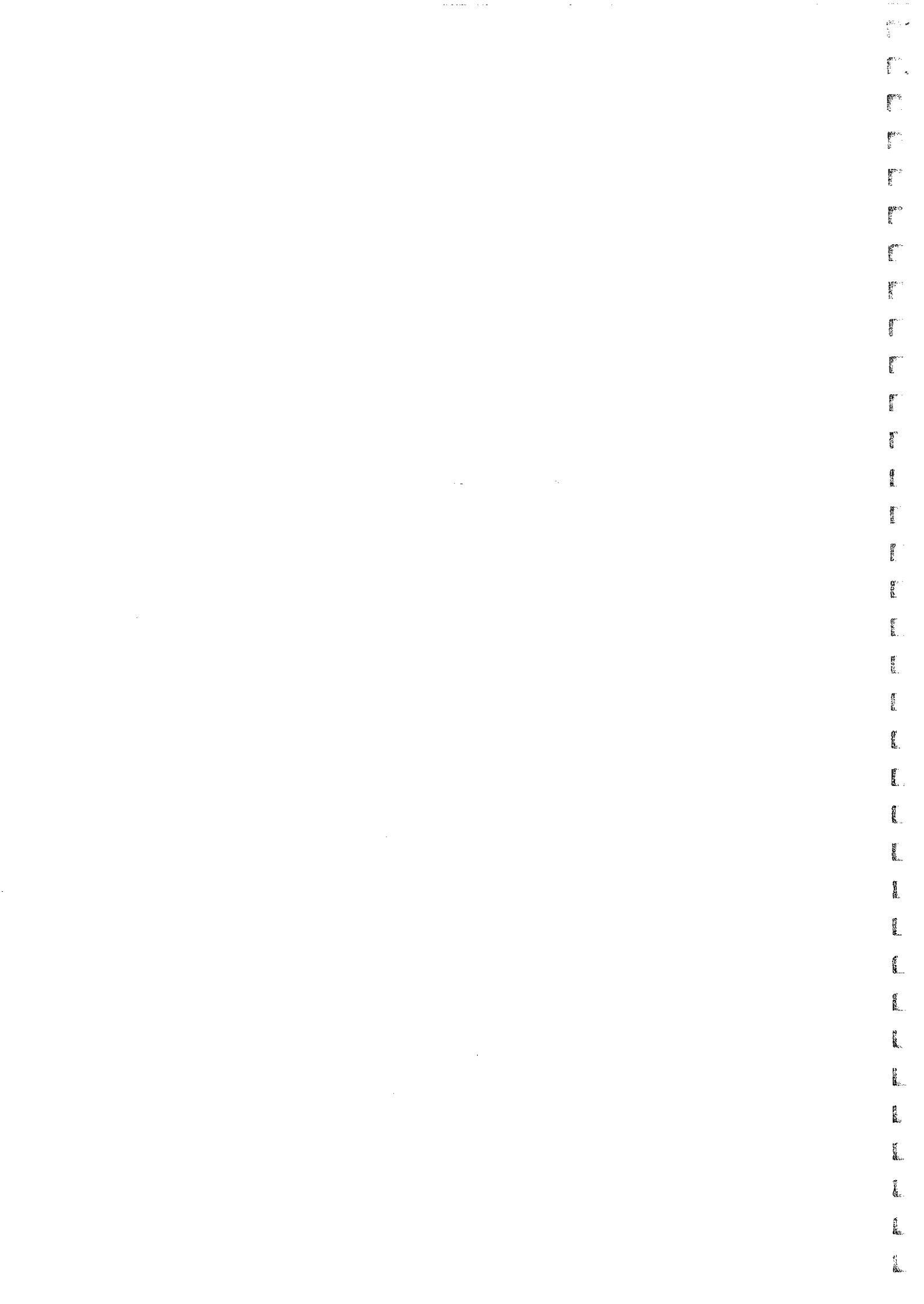
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**Basic changes from the existing AFDS, PLP 20
and Swimming Pools Policies to the new
ODZ Policy Document**

**This report includes each policy in each
document**

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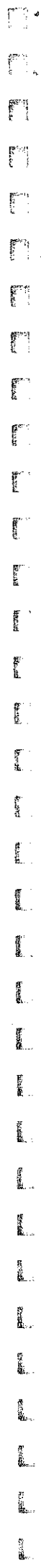
EXISTING POLICIES	NEW ODZ POLICY
<p>Introduction</p> <ul style="list-style-type: none"> • The Structure of this Document • Form and Use of the Policies • The Policy Justification or Explanation • Relationship to Other Planning Policies • Relationship to Environmental Regulations • Assessment of Proposed Developments • Review of this Document 	<p>Introduction - Removed sections which were a repetition of other guidelines found in other official documents</p> <ul style="list-style-type: none"> • The Structure of this Document • Form and Use of the Policies • Review of this document <p>Note – parts 0.16 and 0.17 of the existing policy (i.e. Relationship to Environmental Regulations) shall be included in the draft policy document prior to public consultation.</p>
<p>Part 1 – Context and General Policies –</p> <ul style="list-style-type: none"> • Policy 1.3A Rural character and landscape (Integrated within new policies 2.2A(6),2.3B(3),2.5A(4), 2.6(4), 3.2A,B 3.3A,B,3.4A,B, 4.4(4), 5.1,5.2) • Policy 1.3B Amenity (Removed because according to this policy document this is dependent on the Local Plan, however it is included in new 3.2B,3.3B, 3.4B,5.1, 5.2,6.4) • Policy 1.3C Valleys (According to this policy doc, these are considered as areas of ecological and landscape value so they are integrated with the relative polices as listed) • Policy 1.3D Protection of landscape features (Integrated within new policy 2.6(4b),2.11, 3.2A,3.3A,B, 3.4A,B, 4.4(4),5.1,5.2) • Policy 1.3E Cultural heritage (Integrated within new policies 2.3A(3), 2.7B, 2A,3.3A,3.4A,4.4(3), 6.2A,B, 6.3) • Policy 1.3F Restoration of cultural heritage (Integrated within new policy 3.2B, 3.3B, 3.4B,4.4(3), 6.2A, 6.2B,6.3) • Policy 1.3G Protected species and their habitats (Revised) • Policy 1.3H Protected areas (Integrated within New policy 1.2G) • Policy 1.3I Special Areas of Conservation and Special Protected Areas (Removed in view of their presence in other MEPA 	<p>Part 1 General Policies and Objectives -</p> <ul style="list-style-type: none"> • Policy 1.2A National Policy Projects (New) • Policy 1.2B Research and Innovation (New) • Policy 1.2C Prohibiting the proliferation of vacant buildings (New) • Policy 1.2D Redevelopment (New) • Policy 1.2E Soil Conservation and monitoring (New) • Policy 1.2F Utility Services (New) • Policy 1.2G Protected Species and their Habitats (Revised) • Policy 1.2H Country Pathways (Revised)



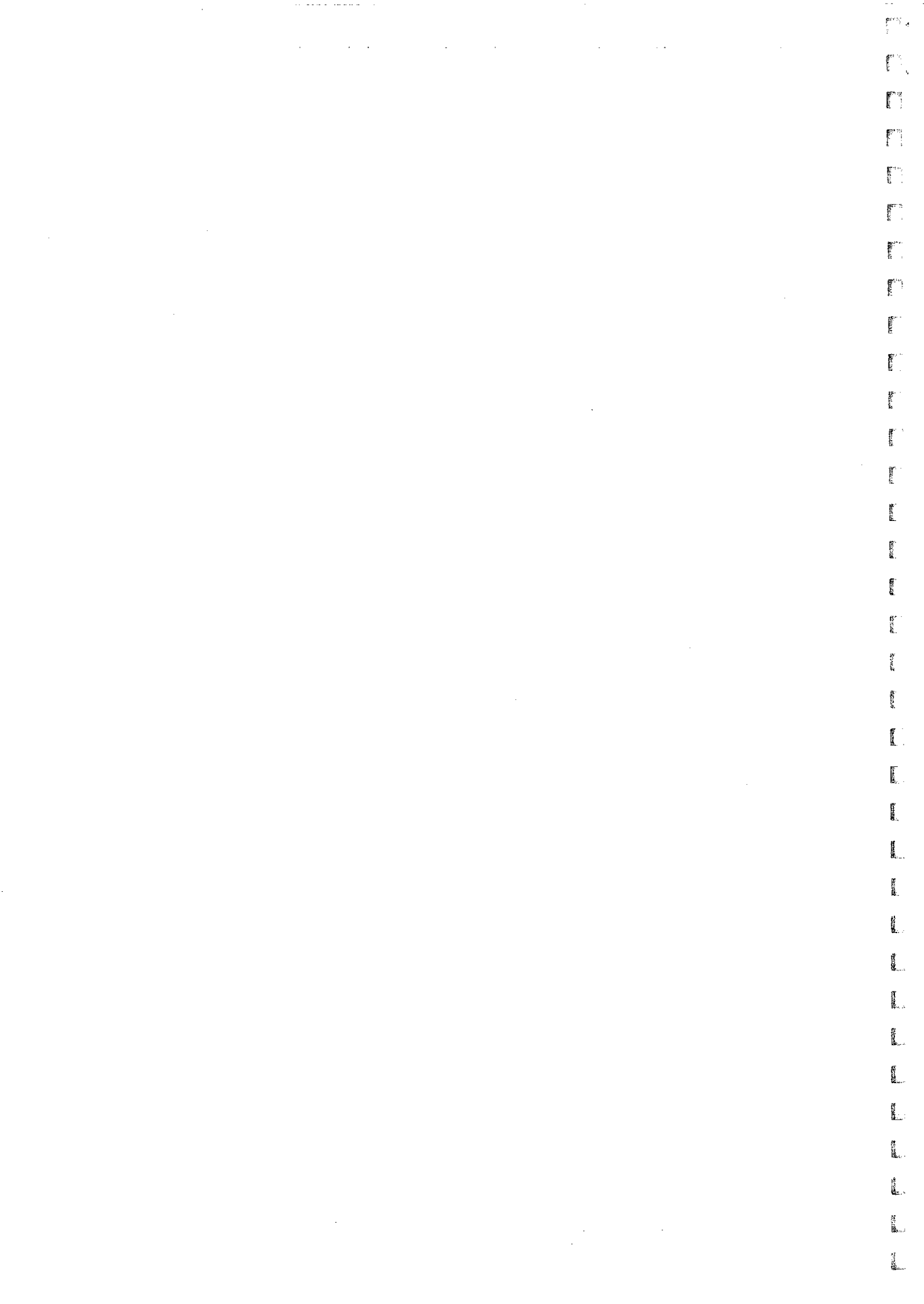
<p>policies for example Local Plans, AEI's and SSI's which are mentioned in the new document. Also, these are already considered as constraints in the MEPA Mapserver.</p> <ul style="list-style-type: none"> • Policy 1.3J Enhancement of the biodiversity and landscape value of protected natural areas (Removed because there already exists a restriction in AHLV) • Policy 1.3K Protection of agricultural land (incorporated within other policies) • Policy 1.3L Protection of water resources (Incorporated within other policies) • Policy 1.3M Country pathways (Revised) • Policy 1.3N Other policy requirements (Incorporated within other policies) 	
<p>Part 2 – Farm Dwellings and Agricultural buildings –</p> <ul style="list-style-type: none"> • Policy 2.2A Farm dwellings for livestock farmers (revised) • Policy 2.2B Farm dwellings for arable farmers and other growers (removed) • Policy 2.3A Existing livestock farm units (revised) • Policy 2.3B Upgrading of operational livestock farms located within or in the vicinity of inhabited areas, etc. (Incorporated within new policy 2.3A) • Policy 2.3C New or relocated livestock farms (revised) • Policy 2.3D Change of use or redevelopment of disused or abandoned livestock farm buildings (Incorporated within new policy 6.2C) • Policy 2.3E Operational livestock farms established before October 1992 (pre-October 1992 farms) Other planning considerations for livestock farms (Incorporated within new policy 2.3A) • Policy 2.4A New or extensions to agricultural buildings for storage for arable farming (revised) • Policy 2.4B Change of use of buildings for storage for arable farming (Incorporated in new policy 6.2C) • Policy 2.5 Greenhouses (revised) • Policy 2.6A Reservoirs and pump chambers (revised) • Policy 2.6B Traditional wind-driven pumps 	<p>Part 2 Farm Dwellings and Agricultural Buildings</p> <ul style="list-style-type: none"> • Policy 2.2A New farm dwellings for livestock farmers (revised) • Policy 2.2B Farm dwellings for arable farmers (revised – not permitted) • Policy 2.3A Existing livestock farm units (including pre-1992 farms) (revised) • Policy 2.3B New or relocated livestock farms (revised old policy 2.3) • Policy 2.4 Slaughterhouse development within operational livestock farms (rabbits and poultry only) (revised old policy 3.7A) • Policy 2.5A New or extensions to agricultural stores for arable farming (revised) • Policy 2.5B Agricultural stores for arable farming established before October 1992 (new) • Policy 2.6 Greenhouses (revised) • Policy 2.7A Reservoirs and pump chambers (revised) • Policy 2.7B Traditional wind-driven pumps (revised) • Policy 2.8 Land for agricultural use (revised policy 2.7) • Policy 2.9 Land demarcation and rubble walls (new) • Policy 2.10 Access to arable farm holdings (new) • Policy 2.11 Solar Panels and photo voltaic panels (new)

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<p>(revised)</p> <ul style="list-style-type: none"> • Policy 2.7 Land reclamation (incorporated in new policy 2.8) • Policy 2.8A Conversion of existing buildings for processing and production of wine (revised) • Policy 2.8B Construction of new buildings for processing and production of 'quality wine psr' (new wineries) (revised) • Policy 2.8C Change of use of winery buildings (incorporated in new policy 6.2C) • Policy 2.9A Conversion of buildings for olive oil production (revised) • Policy 2.9B New buildings for olive oil production (revised) • Policy 2.10A Development for beekeeping (revised) • Policy 2.10B New buildings for honey production (revised) • Policy 2.10C Change of use of storage buildings (beekeeping) and honey production units (revised) • Policy 2.11 Buildings and other forms of agriculture (incorporated in most new/revised policies because it makes reference to the use of basements). 	
<p>These are included in Policies 2.8 to 2.11</p>	<p>Part 3 Development Related to Value Added Activities</p> <ul style="list-style-type: none"> • Policy 3.2A New boutique wineries (revised) • Policy 3.2B Redevelopment/conversion of buildings for boutique wineries (revised) • Policy 3.3A New Buildings for Olive Oil production (revised) • Policy 3.3B Redevelopment / Conversion of buildings for olive oil production (revised) • Policy 3.4A New Buildings for bee keeping and honey production (revised) • Policy 3.4B Redevelopment/Conversion of buildings for beekeeping and honey processing (revised)
<p>Part 3 – Farm Diversification –</p> <ul style="list-style-type: none"> • Policy 3.3A Conversion to visitor attractions (revised) • Policy 3.3B New visitor attractions (integrated) • Policy 3.4A Agro-tourism accommodation (revised) 	<p>Part 4 – Farm Diversification –</p> <ul style="list-style-type: none"> • Policy 4.2 New farm retail outlets (revised) • Policy 4.3A Conversions to visitor attractions (revised) • Policy 4.3B New Visitor Attractions (same policy) • Policy 4.4 Agro-tourism accommodation



<ul style="list-style-type: none"> • Policy 3.4B New buildings for agro-tourism accommodation (revised) • Policy 3.5A Farm retail outlets (revised) • Policy 3.5B New farm retail outlets (revised) • Policy 3.6A Horse riding establishments (revised) • Policy 3.6B New horse riding establishments (revised) • Policy 3.7A Slaughterhouse development within operational livestock farms (revised) • Policy 3.7B Change of use of an abandoned livestock farm to a slaughterhouse (poultry and rabbit only) (revised) • Policy 3.7C Change of use and new buildings (slaughterhouses) (revised and new policy includes new slaughterhouses). 	(revised)
<p>Part 4 – Stables –</p> <ul style="list-style-type: none"> • Policy 4.3A Stables (revised) • Policy 4.3B Construction of New Stables (revised) 	<p>Part 5 – Sanctuaries, Stables and Horse Riding/Sports Establishments.</p> <ul style="list-style-type: none"> • Policy 5.1 Animal Sanctuaries (new policy) • Policy 5.2 Stables, Horse riding and Related Sports Facilities/Establishments (revised and partly new)
<p>Part 5 – Design Guidelines for Farm Dwellings and Agricultural Buildings. This chapter included siting, grouping and layout, materials which can be used, sketches of buildings. This part did not include any policies.</p>	This chapter was eliminated because each part in the document dealt separately with design, visual impact etc.
<p>Appendix 1 – European Union Environmental Policy for Agriculture and Land Use Planning – this included the Nature Directives, Water Directives, Waste Directives and Other Relevant EU Environmental Considerations.</p>	These have been removed because there shall be reference to them in the introduction.
<p>Appendix 2 – Distinct Characters and Landscapes of Local Rural Areas – this section consists of photos of the countryside.</p>	These are removed because they are examples and not policies.
<p>Appendix 3 – Information Requirements for Applications – guidance on how to submit an application.</p>	These guidelines are included in other MEPA guidances/ documents.
<p>Policy PLP 20 –</p> <ul style="list-style-type: none"> • 1. Introduction (revised) 	Part 6 - Other Forms of Development Outside Built-Up Areas.



<ul style="list-style-type: none"> • The building Permits (Temporary Provisions) Act, 1988 (removed in new policy document) • 3. The Structure Plan (removed in new policy document) • 4. Exceptions to Policy (revised in new Introduction 0.1) • 5. Primary Development Areas (removed because these are Local Plan issues) • 6. Local Plans and Development Briefs (removed) • 7. Agricultural, Horticultural & Fisheries Development (partly revised and partly Local Plan issues) • 8. Changes of use and extensions in rural areas (revised) • 9. Obnoxious Industries (removed because of other policy documents) • 10 Quarry development (removed) • 11. Social and Community Facilities (revised and included in new policy part 6) • Tourism and Recreation (revised and included in new policy Part 4; partly removed because it concerns Local Plan issues) 	<ul style="list-style-type: none"> • Policy 6.2A Rehabilitation and change of use of existing buildings of architectural, historical (not listed), vernacular or of other significance ODZ (revised from PLP 20 and 1.3F) • Policy 6.2B Rehabilitation and change of use of listed buildings ODZ (revised from PLP 20 and 1.3F) • Policy 6.2C Redevelopment and change of use of existing buildings ODZ (new policy) • Policy 6.3 Extensions to existing dwellings ODZ (revised) • Policy 6.4 Swimming Pools ODZ (revised)
<p>Swimming Pools ODZ</p> <ul style="list-style-type: none"> • 1. Introduction (removed) • 2. The need for a policy (removed) • 3. Policy Context (revised) • 4. General issues and considerations (revised) 	<p>This policy is included in part 6.</p>

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