

Partial Local Plan Review of the
Gozo & Comino Local Plan (2006)

**Triq San Pawl, Ic-Cnus
Xewkija**

Public Consultation Draft



PLANNING AUTHORITY

February 2017

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1.0 Scope and Objectives

- 1.1 Government has requested the Planning Authority (PA) to initiate a Partial Local Plan Review of the Gozo & Comino Local Plan (2006) for Triq San Pawl, known as the Ic-Cnus area in Xewkija. The Local Plan review is mainly intended to amend the present road alignment which stops abruptly at the Development Zone boundary line.
- 1.2 The objective of this review has been set as follows:
- *To amend the alignment of Triq San Pawl in Xewkija (Gozo).*
- 1.2 The main scope of this amended alignment is to enable efficient use of the developable land in the area, and to provide for a cul-de-sac which will enable better access and egress for this schemed road.

2.0 Public Consultation

2.1 This review follows the provisions of Section 53 of the Development Planning Act VII of 2016.

2.2 In line with Section 53(2)(a), the objective of this review, as set out by Government, has been issued for a public consultation period of not less than three (3) weeks, whereby the general public was invited to make presentations. The public consultation period was carried out from 24th November to 16th December 2016.

2.3 Comments on the objectives have been presented by five (5) entities/persons, and are listed in Appendix 2. The comments made mainly raise the following issues:

- *A suggestion that the area overlooking Il-Wilga from Triq San Pawl to Mgarr Road could be designed to provide for water management of the area.*
- *Requests for further details by land owners within the area, to confirm whether their property is being affected by the proposed amended alignment.*
- *A suggestion that the road does not extend beyond the development boundary line, and that proper waste management facilities are catered for in the area.*
- *A suggestion for adequate planning of the area so that a balance between tourism, agri-tourism, appreciation of natural heritage and land that may be used for agriculture, and measures are taken to protect against natural and non-natural disasters.*

2.4 The comments presented have been noted and taken into consideration in drafting the revised policy. Replies on these public consultation submissions are included in Appendix 2.

3.0 Site & Context

- 3.1 The site consists of a schemed road - Triq San Pawl, access to which is located behind the main village square and the Xewkija Rotunda church. The site is illustrated on a site plan as Map 1 in Appendix 1.
- 3.2 The part of Triq San Pawl that will be affected by the proposed amended alignment is presently an unformed road and consists of abandoned agricultural land (Fig. 1 refers). Both sides of the road are flanked by similar uncultivated agricultural land. This land is however zoned for residential development.
- 3.2 The area, including the schemed road, falls under private ownership (determined through PA development applications and from public submissions made on this review).



Fig 1: Aerial View of Site & Site Context

4.0 Current Scheme Layout

- 4.1 The site is zoned as a schemed road, which ends abruptly at the Development Zone boundary line. The present scheme and road alignment is illustrated on Map 2 in Appendix 1.
- 4.2 The surrounding area is designated as a Residential Area where uses permitted under Local Plan Policy GZ-HOUS-1 may be considered (Fig. 2 refers). The height limitation along the schemed road of Triq San Pawl varies; however that directly fronting the proposed scheme amendment is subject to LP Policy GZ-EDGE-1 (Fig. 3 refers), and hence where two floors and an overlying recessed floor may be considered.

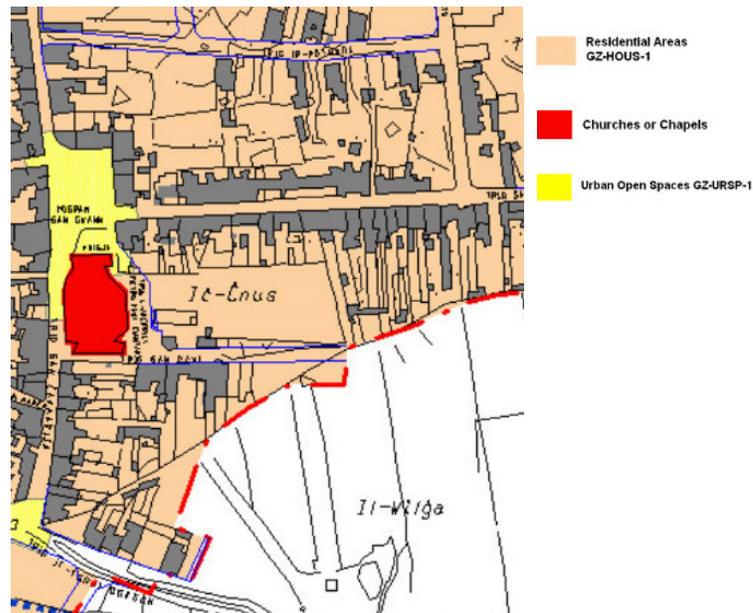


Fig. 2: Land-Use Designations (Extract of LP Map 14.13-A)



Fig. 3: Height Limitation Designations (Extract of LP Map 14.13-C)

5.0 Proposed Scheme Amendment

- 5.1 The proposed amended alignment is illustrated on Map 3 in Appendix 1. The amended alignment will provide an adequate end to Triq San Pawl, instead of the present situation, which causes the road to stop abruptly at the Development Zone boundary. The amendment will therefore provide for better access and egress for this schemed road. Furthermore, the new design will provide a frontage for the surrounding plots of land, hence enabling better and more efficient use of the developable land in the area.
- 5.2 The proposed cul-de-sac is designed with a hammerhead turnaround, and this design has facilitated the provision of a frontage for the surrounding plots of land. This will result in the taking up of additional private land to accommodate an appropriate turning circle for vehicle access and egress. Although the frontage of some plots of land would be receded back from the present alignment, the development potential of these sites would not be negatively affected since the northbound plots of land have a depth exceeding the maximum permitted building depth of 30 metres (refer to comparative diagrams between current and proposed schemes in Map 2 & Map 3 respectively in Appendix 1).
- 5.3 During the assessment of this review it was noted that the present road gradients fall towards the east, without proper water management systems. This has been addressed through a proposal that all new development along Triq San Pawl have a water reservoir of an area 20% larger than the minimum requirement of L.N. 227 of 2016, Development Planning (Health & Sanitary) Regulations, 2016. This measure will ensure that most of the rainwater is collected and does not contribute to excessive run-off. In addition, a triangular plot of land to the south is being designated as a Green Area, with the intention of it remaining in its natural state as soak-away land for any further rainwater run-off that may occur from Triq San Pawl.

5.4 There is also a drop of at least 5 metres between the terraced developable land to the south of the road and the proposed Green Area. Since the Green Area borders an ODZ area, and the terraced developable land may be prominent on higher ground, a mandatory minimum 1.5 metre back garden is proposed to mitigate any potential visual impact. In addition, in line with Local Plan Policy GZ-EDGE-1, the back facades of these plots of land may not be designed as blank party walls, and would hence need to be appropriately designed to mitigate any visual impact. Such mitigation may include the incorporation of apertures.

6.0 Recommendation

- 6.1 It is recommended that the present scheme alignment for Triq San Pawl in Xewkija is amended as per Map 3 in Appendix 1.
- 6.2 It is also recommended that the following specific conditions also apply for development along this road:

- a) The area of land designated as a Green Area is to remain in its natural state as a soak-away area for rainwater run-off. This land may be cultivated for arable agricultural purposes.
- b) A 1.5 metres wide green strip is to be kept free from building development adjacent to the Green Area. Any elevation fronting this green strip and the Green Area may not be designed as a blank party wall, but is to be appropriately treated to minimise its visual impact.
- c) All new development on Triq San Pawl is to include a reservoir with a capacity of 20% in excess of the minimum requirement of Part II of L.N. 227 of 2016 – Development Planning (Health and Sanitary) Regulations, 2016.
- d) The formation of Triq San Pawl is to include adequate drainage measures to ensure that rainwater run-off is diverted towards the Green Area.

7.0 Conclusion

7.1 The Planning Authority invites the public to submit representations on the proposed scheme amendments for Triq San Pawl, Ic-Cnus, Xewkija. Any such submissions are to be addressed to:

The Director of Planning
Planning Authority
Partial Review of the Gozo & Comino Local Plan (2006)
Triq San Pawl, Ic-Cnus, Xewkija

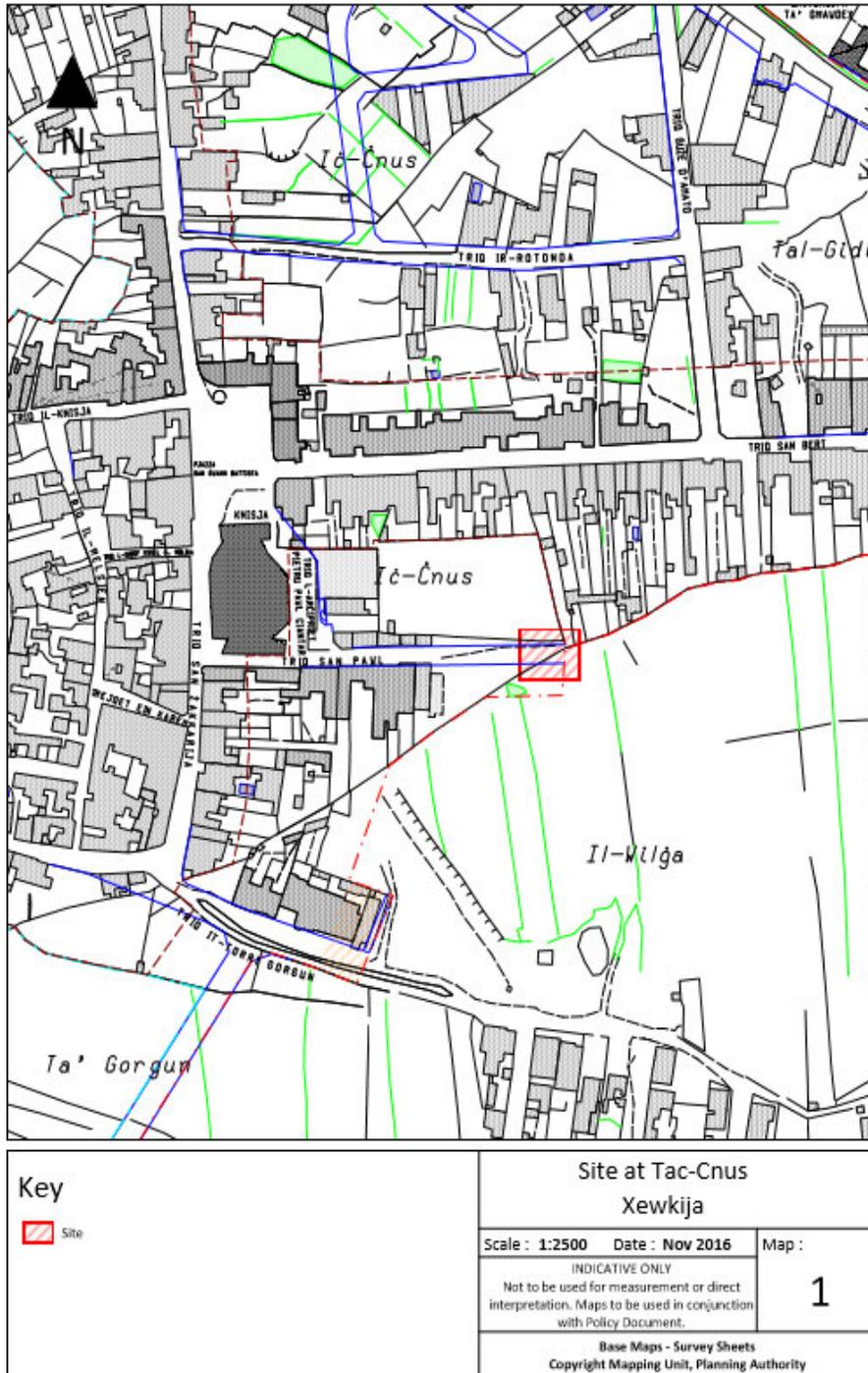
Or

To the email address: xewkija.cnus@pa.org.mt

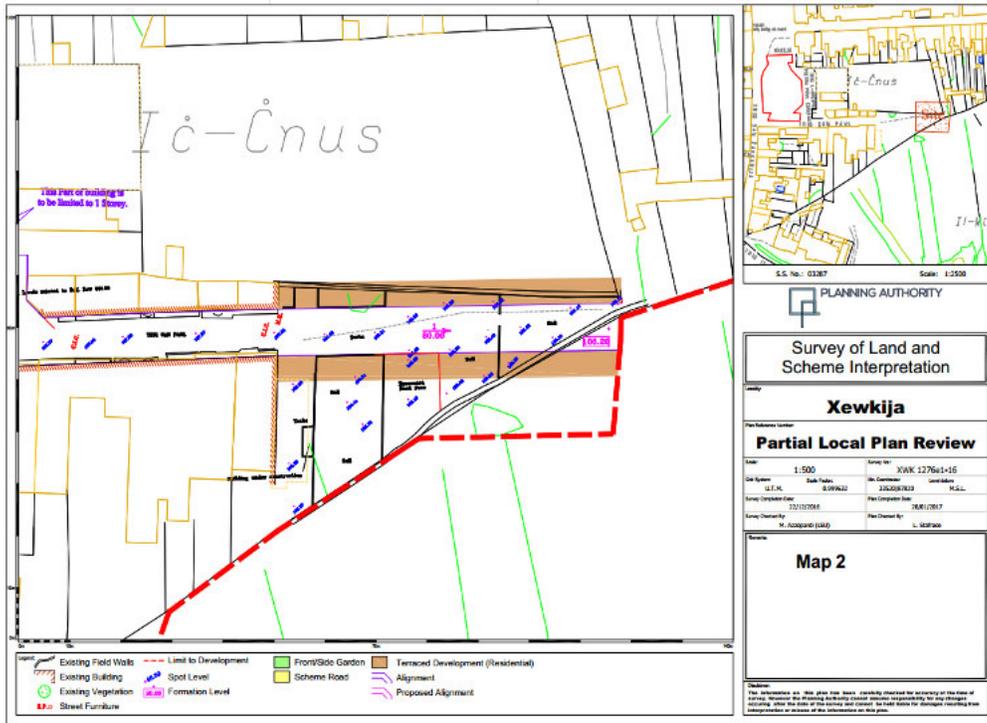
The Gozo & Comino Local Plan may be viewed on the Authority's website
www.pa.org.mt

Submissions must be sent to the Authority by Wednesday 5th April 2017

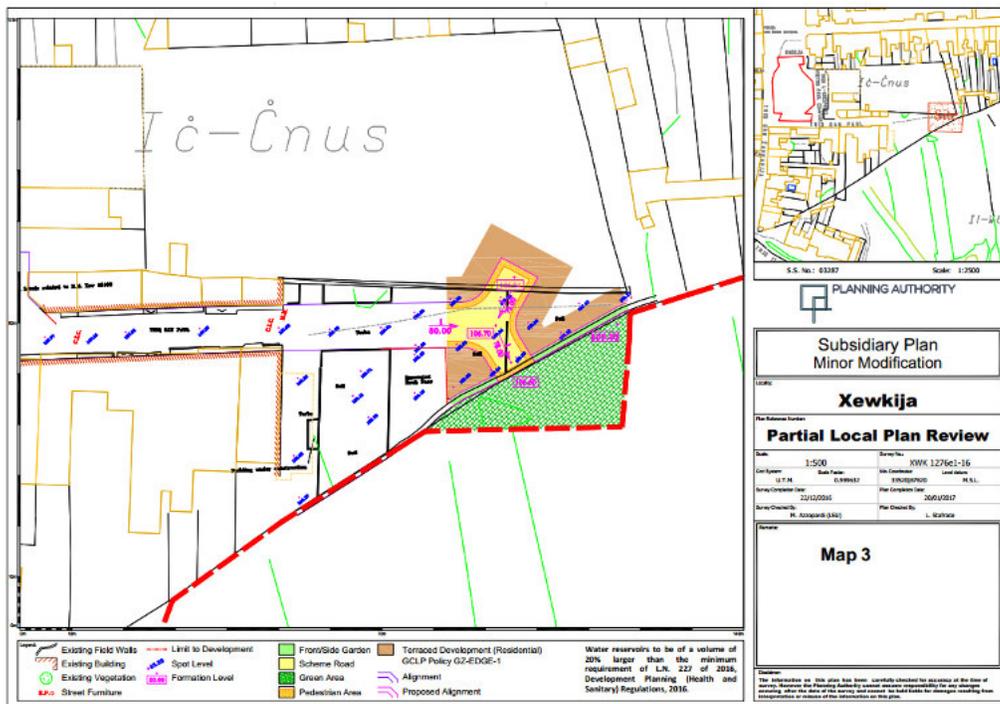
Appendix 1: Maps



Map 1 - Site Plan



Map 2 – Current Scheme Layout



Map 3 – Proposed Scheme Layout