

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

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

Public Consultation Draft



PLANNING AUTHORITY

February 2017

Table of Contents

	Page
1.0 Scope and Objectives	3
2.0 Public Consultation	4
3.0 Site & Context	5
4.0 Current Scheme Layout	6
5.0 Proposed Amended Alignment	8
6.0 Recommendation	10
7.0 Conclusion	11
 Appendices	
Appendix 1 - Maps	12
Appendix 2 – Public Consultation Comments on Objectives	14

List of Figures

Figures

Fig. 1 – Aerial View of Site	5
Fig. 2 – Land-Use Designations	6
Fig. 3 – Height Limitation Designations	7

Maps

Map 1 – Site Plan	12
Map 2 – Current Scheme Layout	13
Map 3 – Proposed Scheme Layout	13

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).

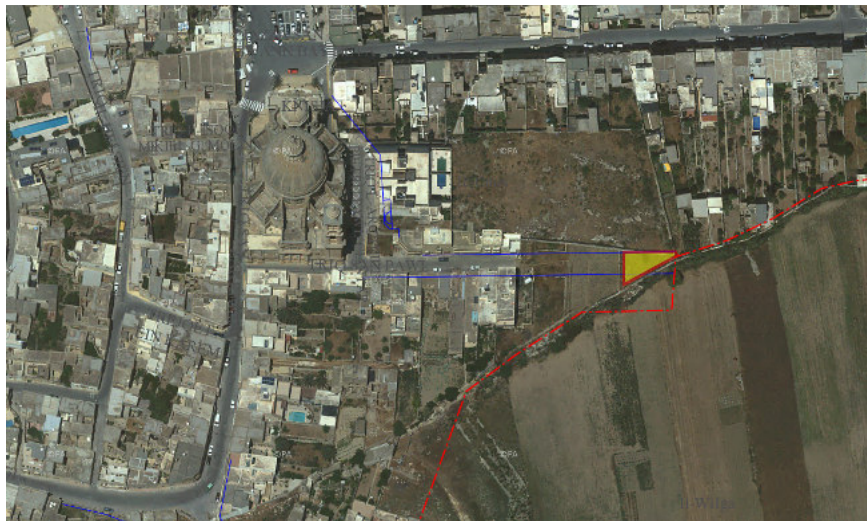


Fig 1: Aerial View of Site & Site Context

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.

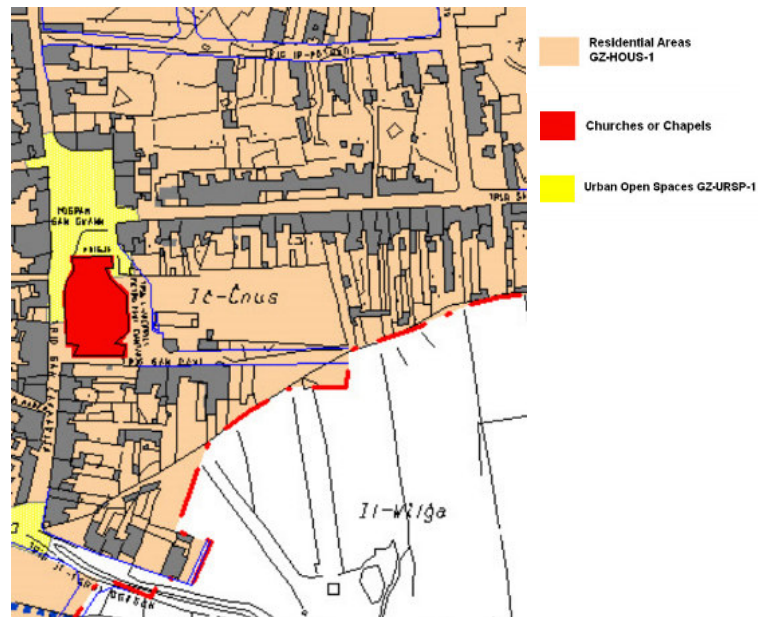


Fig. 2: Land-Use Designations (Extract of LP Map 14.13-A)



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

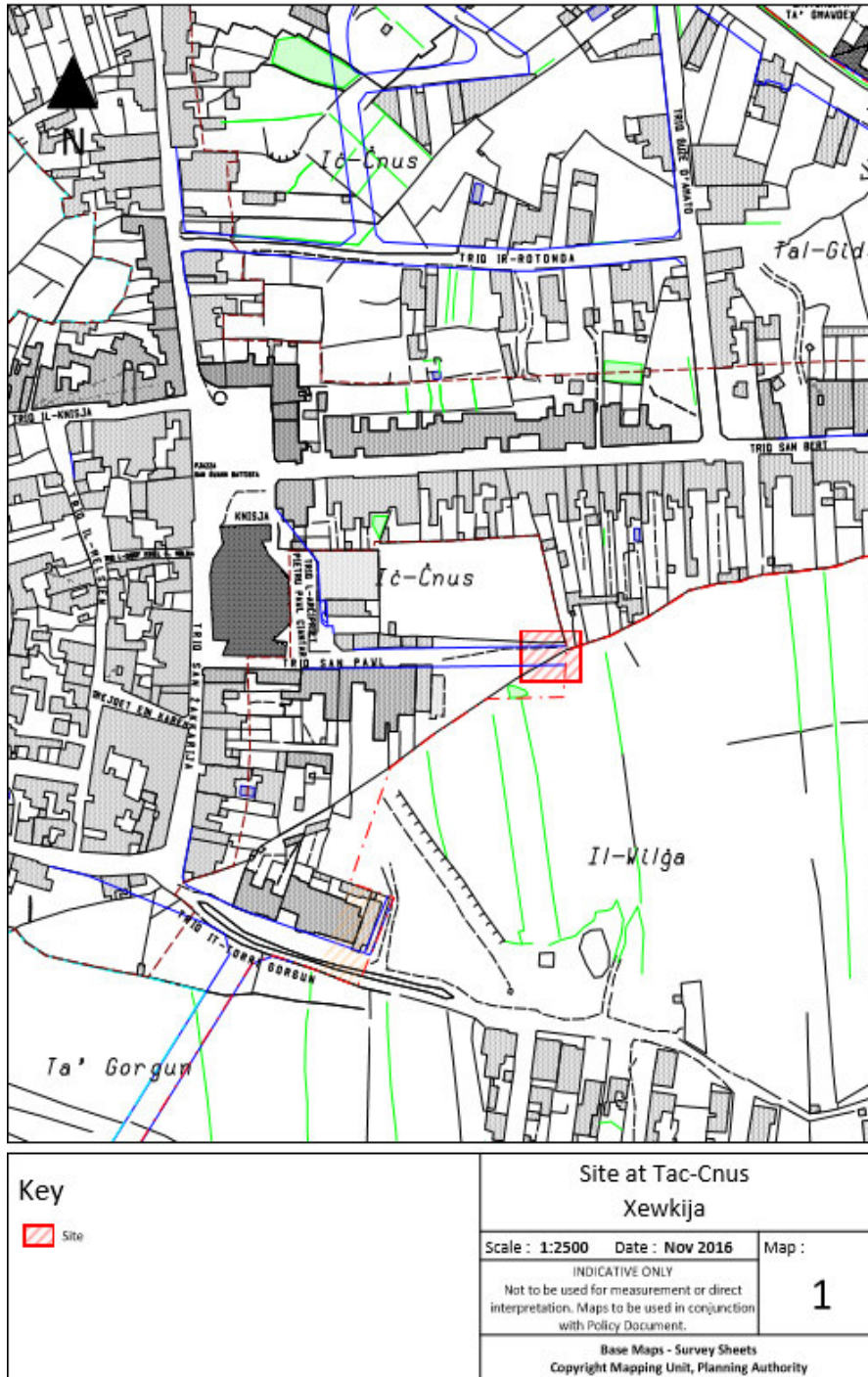
Or

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

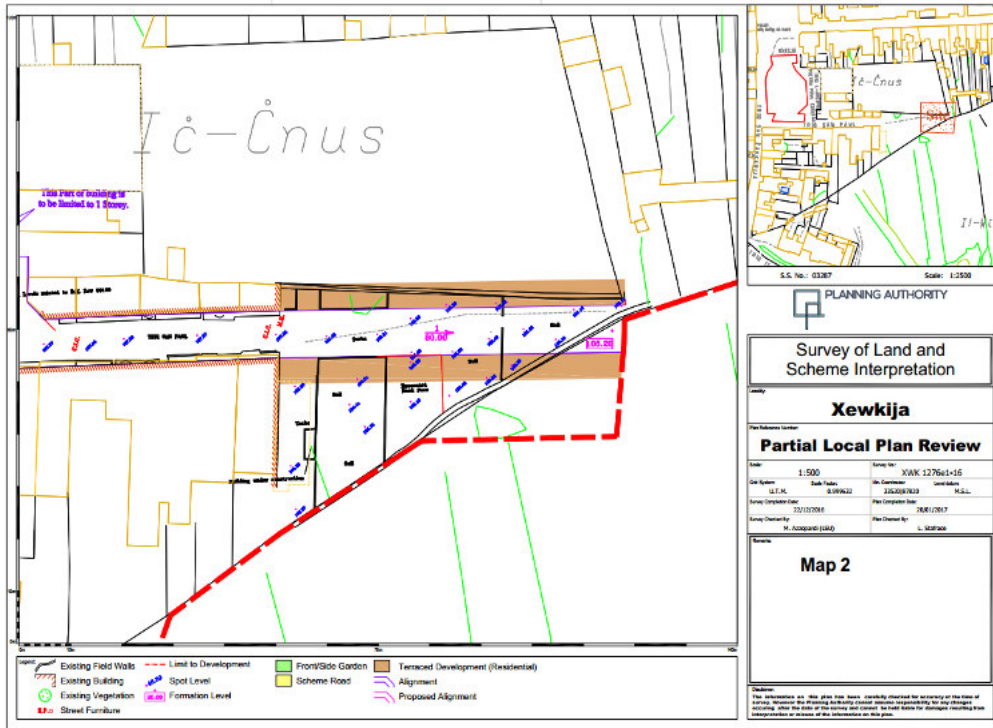
The Gozo & Comino Local Plan may be viewed on the Authority's website
www.pa.org.mt

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

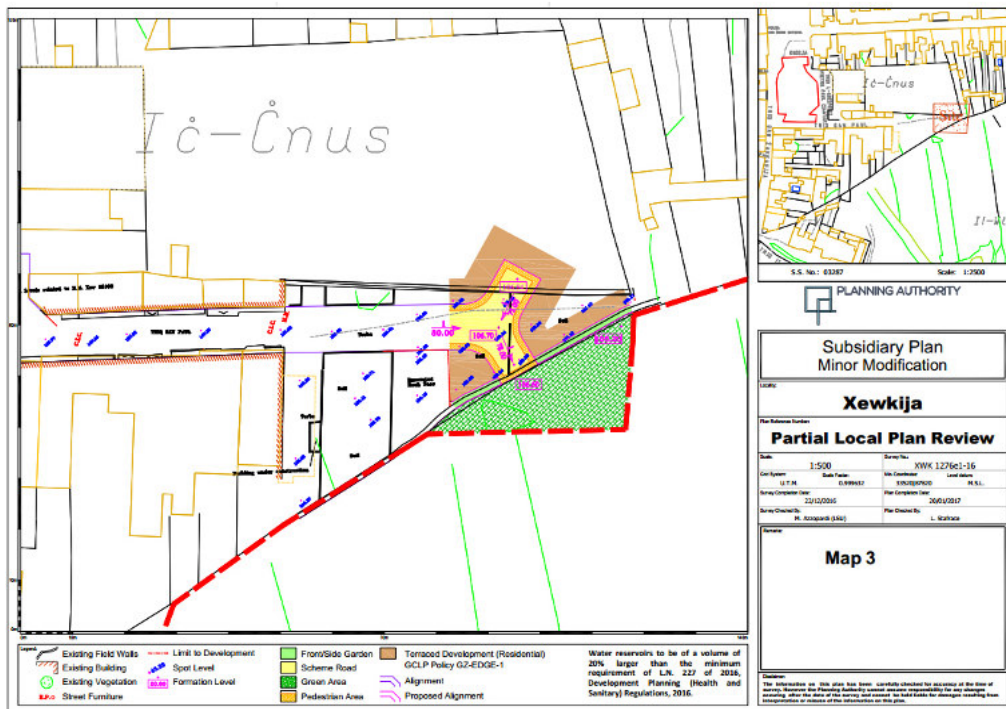
Appendix 1: Maps



Map 1 - Site Plan



Map 2 – Current Scheme Layout



Map 3 – Proposed Scheme Layout

Appendix 2:
Public Consultation Comments on Objectives

Ref	Name/Company	Date	Comments Received	Remarks
Cnus 001	Perit Godwin Sultana godwin.sultana@gmail.com	13/12/2016	I would like to take the opportunity during the first phase of the public consultation of the partial local plan review of the Gozo and Comino Local Plan (2006) for Xewkija, site at Tac-Cnus, to highlight some key considerations. The edge design overlooking Il-Wilga from Triq San Pawl to Mgarr Rd is a crucial area that divides the built and natural landscape. With proper attention this interface could be utilized as a passive water management and infrastructure whilst adding aesthetic and environmental value. The area directly adjacent to disturbed land and the settlements can easily facilitate access which will also act to distribute storm water efficiently and potentially harvest water for agriculture use.	Comments noted. It is made clear that the proposal only concerns a realignment of the present schemed road. No extension to this road, nor an extension to the development scheme is proposed.
Cnus 002	Perit Josmar Cassar josmarcassar@gmail.com	12/12/2016	I am an owner of one of the plots in the area marked in red as <i>Site</i> in the propose realignment plan as indicated in the attached site plan. Could you kindly provide any further details on the proposal? Furthermore can I be kept updated on any board meeting dates and any relative information on the site. Cnus_002_1.pdf	The proposal is limited to an objective, being ‘To amend the alignment of Triq San Pawl’. Details of this amendment are being issued for public consultation in line with Section 53(2)(b) of Act VII of 2016.

Ref	Name/Company	Date	Comments Received	Remarks
Cnus 003	Frankline Zammit franklinez@yahoo.com	12/12/2016	<p>Naprezza jekk tinfurmana jekk il-propjeta taghna hix affetwata mill-proposti tal Public Consultation ta-Ċnus ta' San Gwann fix-Xewkija u ghaliex qed issir din il-konsultazzjoni.</p> <p>Min-nahha tal-familja taghna jien Frankline Zammit Galea 2574G u ohti M.Anne Caruana 9368G (eredi ta' Anthony Zammit) ma rcivejna l-ebda notifika fuq din il-konsultazzjoni pubblika. Sirt naf b'kumbinazzjoni. Anness ma' din l-emejl qed nibghat 3 pjanti biex naghtik idea u tkun tista' taghtina l-informazzjoni necessarja:</p> <ul style="list-style-type: none"> - site plan ta' meta saret il-qasma tal-ahwa Zammit (Anthony u Joseph Zammit), sehem Joseph Zammit ghadda bejgh lil familja Mizzi. - pjanta tal-qatghat datata 1968 (taghna nofs dik immarkata Anthony Zammit, dik li tmiss min-nahha tax-xellug mal-ahwa Haber) - l-ahhar site plan <p>Jekk joghgbok ikkonferma li rcivejt din l-emejl u naprezza jekk tghaddilna l-informazzjoni li qed nitlobu.</p> <p>Cnus_003_1.pdf Cnus_003_2.pdf Cnus_003_3.pdf</p>	<p>Id-dettalji tal-proposta qeghdin jigu ippubblikati ghall-konsultazzjoni pubblika, u b'hekk wiehed ikun jista jivverifika jekk il-propjeta' tieghu mhijiex qed tigi affetwata mill-proposta biex tinbidel il-linja ta' Triq San Pawl.</p>
Cnus 004	Alexander Bonanno (o.b.o. ERA) alexander.bonanno@era.org.mt	16/12/2016	<p>Environment & Resources Authority (ERA) welcomes the opportunity to comment on the Partial Review to GCLP (2006) – Proposed amendment of alignment at Triq San Pawl (Site at Taċ-Ċnus, Xewkija, Gozo). The review of the proposed objective is being provided on the broad information that is available at this stage. In view of this,</p>	<p>Comments noted. It is being confirmed that the proposed amendment to the alignment does not</p>

Ref	Name/Company	Date	Comments Received	Remarks
			<p>these comments are provided without prejudice to ERA's review at project stage when more detailed environmental assessment will be required. The initial reactions on the proposed objective include the following:</p> <ul style="list-style-type: none"> • It should be ensured that the proposal does not result in the encroachment of any roads development, pavements and other ancillary works or physical interventions beyond the development zone boundary. The alignment of Triq San Pawl should be in a way such that it does not encourage further development Outside the Development Zone (ODZ); • Any development should dedicate sufficient space to provide adequate waste management facilities on site (e.g. for waste separation) to facilitate recycling and eliminate/reduce littering and provide adequate accessibility for transport services relating to waste collection trucks and services. This proposal should also be in line with the Waste Management Plan for the Maltese Islands 2014-2020, particularly with section 3.8.5 on Urban Design for Waste Management; and 	<p>extend beyond the development zone boundary.</p>

Ref	Name/Company	Date	Comments Received	Remarks
			<ul style="list-style-type: none"> The site in question is located within the development zone and there are no other environmental protection designations covering the site. Notwithstanding this, any development proposals that may arise from the amendment to alignment and which may have significant environmental impacts, would need to be assessed on a case by case basis. 	
Cnus 005	Ms Claudine Sciberras, OPM re e-mail sent from Mr Jonathan Camilleri – jonathan.camilleri@outlook.com	24/11/2016	<p>MSDC informed us that they have received feedback by Mr Jon Camilleri for the public consultations Partial review to the Central Malta Local Plan (2016) - Mosta Rationalisation Site (Sgħajtar Area) and Partial review to the Gozo and Comino Local Plan (2016) - Site at Taċ-Ċnus, Xewkija (Gozo).</p> <p>“Whilst hoping someone re-allocates access to myself [from IDPC or MyGov] in general my feedback is that adequate planning needs to take place to establish a balance between tourism, agri-tourism, appreciation of natural heritage and land that might be used for agriculture, and, measures taken to protect against natural and non-natural disasters. See http://seismic.research.um.edu.mt/.</p>	Comments noted.