

**Partial Local Plan Review of the  
South Malta Local Plan (2006)  
as amended**

**Area at Hal-Mula,  
Zebbug**



**Planning Authority  
February 2017**

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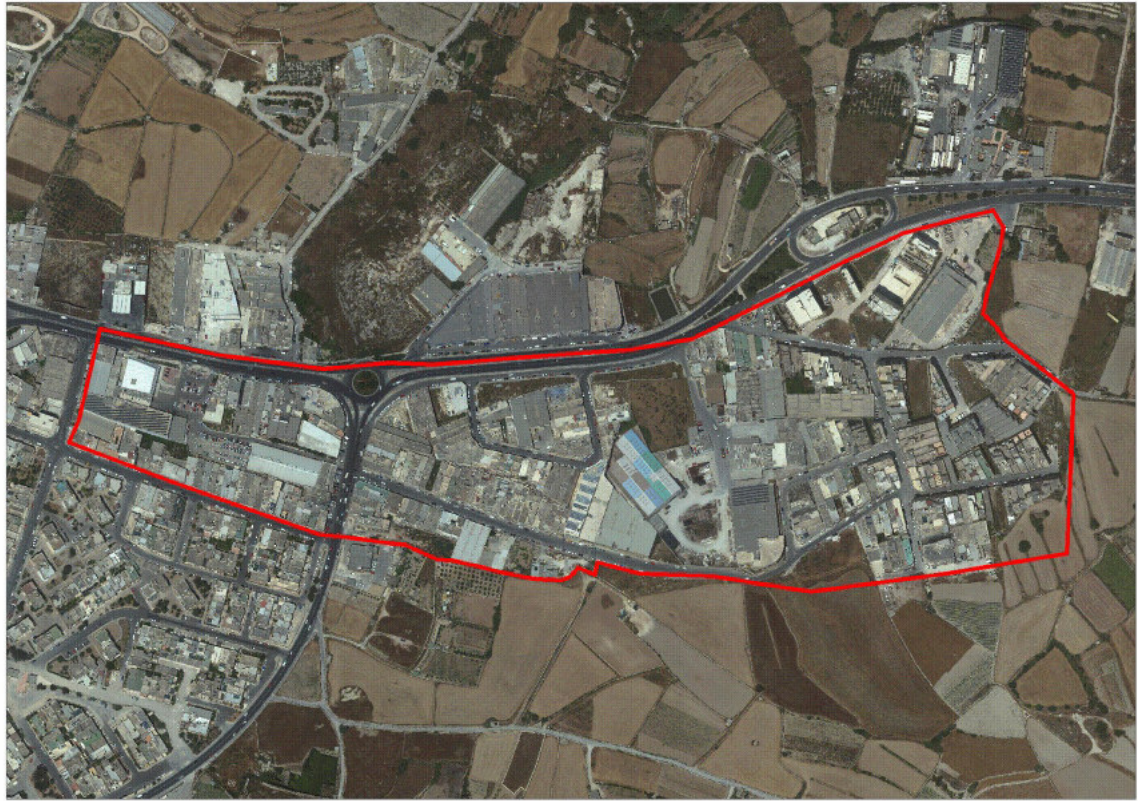
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## 1.0 Scope and Objectives

- 1.1. Following the request from Government to the Planning Authority, the Planning Directorate initiated a Partial Local Plan Review of the South Malta Local Plan (2006) for the Area at Hal-Mula in Zebbug (as shown in Map 1 below). The purpose of this review is to set the planning parameters (land use zoning, building heights and road alignments) for the development of the area. The Government Objectives listed below aim to address the conflicting development patterns and mix of land uses that currently exist leading to the deterioration of the quality of life of residents living within the area:
  - To establish the relevant planning parameters for the area shown on the attached map; and
  - To seek to reduce deleterious impacts on predominantly residential areas from other incompatible land uses.
- 1.2. In the Phase 1 Public Consultation on the Government Objectives, held between 16th August, 2016 and 19th September, 2016, 19 submissions were received from stakeholders in the area. These submissions included: 10 submissions from residents objecting to the impact of industrial activity and also requests to increase the residential zoning (Areas indicated as Area A in the partial local plan review of 2007 (PC 62/07)); 5 submissions that relate to retaining the area for industrial SME garages as originally zoned (Areas indicated as Area B in the partial local plan review of 2007 (PC 62/07)); 3 submissions that relate to as yet undeveloped large sites, indicating an interest in the future planning of this area; and 1 submission to increase the building height along Triq L-Imdina. The submissions and PA responses are included in Appendix 1 Public Submissions Phase 1 Objectives.
- 1.3. The Hal-Mula Area at Zebbug is located just south of Triq L-Imdina, a busy and major road network route, north of Triq Dun Luret Callus and Triq Luret Cutajar, east of Triq Ganni Bonnici and west of the Strategic Open Gap between Zebbug and Qormi, and has a total area of around 0.18km<sup>2</sup>.
- 1.4. The Hal-Mula area is mostly developed, consisting of industrial/warehousing/storage related buildings, commercial buildings mainly facing the main access roads including Triq l-Imdina and various residential land uses mostly located on the upper floors overlying other ground floor uses including both SMEs and private car garages. The road network in the area is also already in place. A limited number of sites are still vacant providing potential for further development. The area is characterised by a long history of mixed developments resulting in an interlocking of varying conflicting land uses. The nature of the area has changed substantially from the original Temporary

Provision Schemes, 1988 industrial land use zoning with a resultant growth in residential and commercial land uses in a number of streets. This originated mostly from the previous 'casa bottega' type of developments but increased over time with the development of upper floors as additional residential units and premises fronting the main road as commercial units.

- 1.5. The area in question currently has a poor quality environment with a dense mixed use, high activity urban area of incompatible land uses that needs to be addressed. The partial review attempts to improve the quality of this area by rezoning into more specific character areas aimed to reduce the mix of use in the longer term. In this respect, the previous mixed use zoning is not being recommended further as this is less likely to reduce deleterious activity from past experiences than the following of a separate zoning strategy based on clustered predominant land uses.
- 1.6. It is highlighted that although the planning tool of 'separate zoning' can be utilised to create more distinct clusters of uses, operating entities with older permits cannot legally be guided to cease operations or be relocated. These will therefore continue to operate as per permit conditions unless redeveloped in future where the latest approved zoning would legally be applicable. It is emphasised that the possession and existence of an approved permit does not imply that operational transgressions are acceptable and such land uses are required to operate sustainably in the interest of an improved street environment.
- 1.7. New public demands for a further review are once again requesting a departure from the present mixed use situation that has led to an increased complexity in the land use of the area and also the need to take into account the extent of increased residential development in certain parts of the area. This partial review acknowledges a number of predominantly dwelling areas as residential areas. Furthermore, the potential of zones facing the arterial road, Triq L-Imdina, for commercial development with retail and showroom land uses along the main road frontages is also being acknowledged in the rezoning exercise. A number of other areas are also being retained specifically as industrial areas as per original TPS 1988 zoning, rather than mixed use. This is to ensure the continuity of the industrial function in the area with the incentive to redevelop also as commercial, from industrial.



**Map 1: Hal-Mula Area, Zebbug**

## 2.0 Strategic and Local Planning Guidance

- 2.1. The ‘Strategic Plan for the Environment and Development’ (SPED, 2015) considers and guides developments within the Urban Area in line with the Vision in Section 1.27 as follows:

**‘The Urban Area shall become an attractive place for people to live, work, play and interact. It shall be a clean, pollution free, safe....’**

- 2.2. The SPED 2015 strategic guidance is to improve upon areas with existing deleterious impacts and attempts to ameliorate on their current situation by reducing conflict and incompatibility between existing land uses. This is a complex goal. However, through this partial review exercise, existing industrial operations with permit will continue to be supported in view of their economic importance, still, the need to protect amenity of adjacent uses and surrounding areas and improve upon the street environment of the area is also being prioritised by this re-planning exercise.
- 2.3. SPED Policy TO 6.1 in effect is applicable as it requires the safeguarding of environmental health from deleterious impacts as follows:

**‘Controlling the location, design and operation of development’.**

- 2.4. Furthermore under SPED Urban Objective 3, SPED Policy UO 3.4 and 3.5 call for the following, respectively:

**‘Identifying sites which are derelict, in a state of abandonment, of poor quality or include incompatible uses and seek their upgrading through high quality development.**

**‘Controlling the proximity of non-residential uses in urban areas.’**

- 2.5. This area was originally zoned in the Temporary Provision Schemes (TPS, 1988) as an industrial area. It was rezoned within the SMLP (2006) as a Mixed Use Area subdivided into two main zoning types ‘Area A’ and ‘Area B’ zoning through Area Policy SMZG01 and Map ZG2 Zebbug East. The Mixed Use Area zoning was introduced in view of a mix of industrial, commercial and residential land uses most of which are incompatible and with conflicting land uses and arising at different levels including also incompatible ground and upper floors, apart from adjacent properties.

- 2.6. Following the Local Plan rezoning of the area in 2006, the issues arising from differences in zoning led to an increase in public demands for a further review. This review was followed through a partial local plan review carried out in 2007 which rezoned the area once again, amending the coverage of the Areas A and B zoning to try to address the situation. The areas that were zoned as Area B which prohibited the intensification of residential land use were increased in this planning exercise. This led to public complaints from residents in the area, who demanded further change leading to the request of this latest planning review.
  
- 2.7. The Partial Review attempts to improve the quality of these areas by rezoning into more specific character areas, thereby reducing mixed use. In this respect, the previous mixed use zoning category is not being recommended to be sustained further as this is more likely to increase deleterious impacts.

### **3.0 Amended Policy Guidance for Hal-Mula Area, Zebbug**

3.1. The following Policy SMZG01 is to replace the previous approved policy for the Hal-Mula Area, Zebbug and its associated policy map. Development within this area is to conform to the following parameters:

#### **SMZG01**

#### **Hal-Mula Area, Zebbug**

**Within the Hal-Mula Area, Zebbug as indicated on the Map SMHM 1 the Planning Authority will consider development applications subject to the following parameters:**

##### **Land Use Framework**

- 1. Within the areas designated as Industrial (Small and Medium Enterprise) Areas, only the following land uses are permitted:**
  - (i) All Classes in Category D Commercial Uses - Development Planning (Use Classes) Order, 2014;**
  - (ii) Class 5A Light Industry and 5B General Industry - Development Planning (Use Classes) Order, 2014;**
  - (iii) Class 6A, Storage and Distribution - Development Planning (Use Classes) Order, 2014;**
  - (iv) Taxi Business, hire of motor vehicles or public service garage.**
- 2. Within the areas designated as Commercial Areas, all Classes in Category D Commercial Uses - Development Planning (Use Classes) Order, 2014.**
- 3. Within the areas designated as Residential Areas, the land uses listed under the General Policy SMHO02 are acceptable with the exception of supermarkets and business and light industry.**

##### **Development Parameters**

**Within all designated areas:**

**In the case of existing permitted developments that are not in line with the assigned land use for the area these will continue to operate as per existing permit conditions. When a development planning application which involves a redevelopment/intensification/change of use is submitted, the new land use parameters above will become applicable.**



**The building heights of this area, as indicated in Map SMHM 1, shall not exceed the maximum allowable height of 17.5 m as per Development Control Design Policy, Guidance and Standards 2015 (DC15).**

**New and/or redevelopment proposals shall lead to a general improvement in the appearance of the area, with form and treatment of the elevations that enhance through improved design the streetscape and the surrounding environment.**

### **Triq Dun Bartilmew Attard Environmental Improvements**

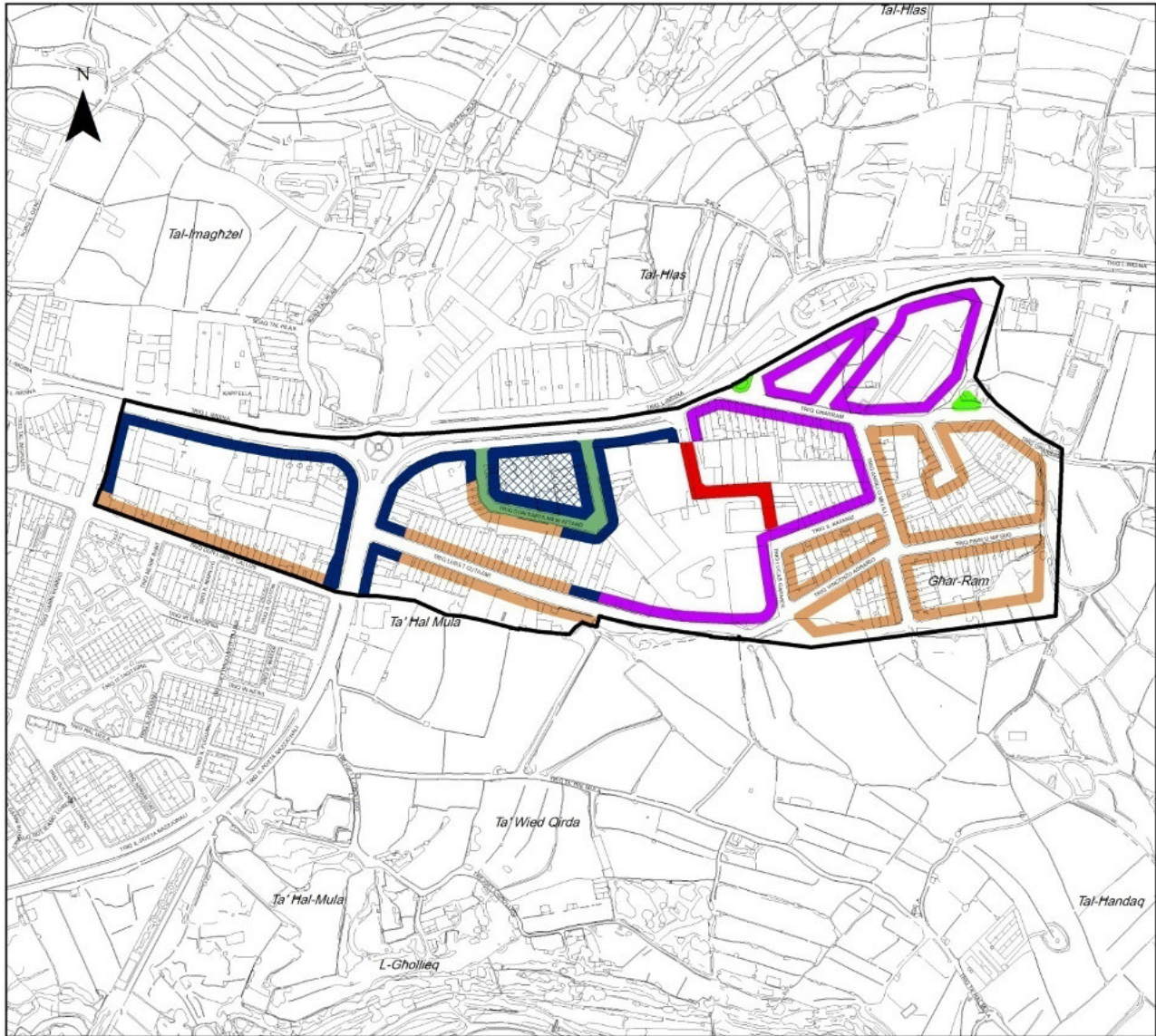
**In cases of new development or redevelopment of plots with a frontage onto Triq Dun Bartilmew Attard as shown on Map SMHM 1, environmental improvement measures will be encouraged by the Planning Authority that include:**

- 1. The the exclusion of Classes 4C and 4D - Development Planning (Use Classes) Order, 2014, within the Commercial Area;**
- 2. A minimum 6.5 m setback at street level from the existing building alignment for properties with a frontage within the block as identified on Map SMHM 1, for the provision of additional on-street parking or soft landscaped areas. The loss of gross developable floorspace (GDF) through this provision may be considered over and above the stipulated height limitation.**

### **Consideration of the Elimination of Schemed Road**

**The schemed road connecting Triq il-Kataniz to Triq L-Imdina as shown on Map SMHM 1 is to be considered for deletion provided that all the properties having frontage on the schemed road are under single ownership.**

- 3.2. Hal-Mula was designated as a mixed use area in the South Malta Local Plan in 2006, and reviewed in 2007, in view of the mix of land uses that include industrial, commercial and residential land uses, the latter overlying industrial or commercial concerns. The area was originally zoned as an industrial area in the Temporary Provision Schemes of 1988. However over time the number of permitted residential and commercial land uses increased, to the extent that the urban character and use-mix of the area has changed substantially from the previous zoning in a number of areas. This has led to the need to address the current situation. Much present activity is incompatible and conflicting, leading to a situation of increased public complaints ensuing from an urban environment declining in quality.
- 3.3. Despite the previous amendments the predominant operational issues have remained. The current mixed use area zoning has not been successful in addressing the incompatibility of uses faced in the area. The reviewed policy framework is therefore intended to ameliorate on the current situation by departing from the mixed use planning concept and controlling deleterious activity. This should lead to an improved quality of life and increased compatibility between the different land uses in the area, especially in the longer term. A poor quality urban environment is detrimental and unacceptable, regardless of whether the land use activity includes industrial, commercial or residential uses. In this respect, a separate zoning strategy is being followed that clearly defines the allowable land uses in the area subject to a continuation of present use for existing land uses with permit until redevelopment is proposed.
- 3.4. During the initial public consultation submissions related to issues within Triq Dun Bartilmew Attard were raised. This street is being specifically addressed in view of its particular narrow configuration coupled with the mix of land use activity in this area and the concentration of residential uses within a specific stretch of this road. The policy seeks to achieve environmental improvement by requiring a setback of 6.5m from current alignment to facilitate provision of additional space for public parking and soft landscaping subject to a consideration of retention of overall allowable Gross developable Floorspace (GDF). The additional space above height limitation will need to be assessed in terms of its visual impact on the surroundings.
- 3.5. The study area includes a schemed road which has been planned since 1985 but never implemented. This review has assessed the need for this road and when considering its irregular alignment, restricted width and permitted development which encroach on its alignment there is adequate justification for its elimination. However it needs to be ascertained that the elimination of this road does not affect third party development potential.



South Malta Local Plan



**Legend:**

-  Partial Review Boundary - SMZG01
-  Commercial - SMCM 06
-  Industrial (SMEs) - SMCM 08
-  Residential - SMHO 02
-  Triq Dun Bartlimew Attard Environmental Improvements
-  Triq Dun Bartlimew Attard Proposed Road Widening
-  Green Area - SMSE 04
-  Proposed Deletion of Schemed Road

Partial Review  
Hal-Mula Zebbug

Scale: 1:3,500 Date: February 2017

Map:  
SMHM1

INDICATIVE ONLY  
Not to be used for measurement or direct interpretation. Maps to be used in conjunction with Policy Document.

Base Maps - Copyright Mapping Unit, Planning Authority

## **4.0 Public Consultation**

- 4.1 The Planning Authority invites individuals and organizations to send their representations pertaining to the Partial Local Plan Review of the South Malta Local Plan (2006), as amended, for Hal-Mula, Zebbug.

Representations are to be made in writing to the:

The Director of Planning,

Planning Authority,

Partial Local Plan Review of the South Malta Local Plan (2006)

Hal-Mula, Zebbug

P.O. Box 200, Marsa GPO 01

or on the email address: [smlp.review@pa.org.mt](mailto:smlp.review@pa.org.mt)

Submissions are to be sent to the Authority by Monday 03rd April 2017.

## Appendix 1: Public Consultation Submissions Report Objectives Phase 1

### Public Submissions on Objectives Phase 1

Ref	Name/Company	Date	Comments Received	Remarks
PRZM 001	Mr. Joseph Debono	26/08/2016	<p>Here I am again being asked to submit my objections and proposals for the umpteenth time, about this long drawn saga,</p> <p>I repeat that this area was initially earmarked for limited commercial use, on a casa bottega principle, where budding artisans could set up a modest workshop while at the same time building their residence overlaying their business, and that was the modus operandi for the first decade, where we the first residents to occupy this area had to abide by strict rules as to what should be built and the activity to take place within, from the year 1992, a lot of abuses</p>	<p>The area in question was initially zoned for industrial use in the TPS (1988) and subsequently changed to mixed use development in the South Malta Local Plan (2006) under two categories Areas A and B. Although the concern of the resident is understandable, it is noted that issues relating to operational activity surpass the remit of the Planning Authority as the policy framework guides land use zoning and not operational matters. The Review is however proposing the re-introduction of separate zoning, rather than the present mixed use development strategy, to ameliorate on the current situation.</p>

Ref	Name/Company	Date	Comments Received	Remarks
			<p>started to be noticed in the area and it wasn't long before we residents came to the conclusion that if we are not going to do something about it, it won't be long before the area will be turned into a fully fledged industrial site. We started with a petition collected from residents who were already occupying their homes at the time, (today this number has surely doubled if not tripled) this petition was presented in Parliament by the Hon Charles Buhagiar Mp. who strived to defend our case,</p> <p>That we residents where being subjected to all sorts of abuse by the operators of abusively set up industrial operations not compatible with the area, which is rendering our hard gained efforts and investments to live in this area while peacefully carrying our artistic work without annoying our neighbours, to nothing.</p> <p>Prior to the election of 2007, an attempt was made by the authority to establish some sort of belated response to our continuous complaints, issuing a set of guidelines that left a lot to be desired, trying to accommodate both the devil and God to live peacefully together., nothing came out of this it turned out to be just a pre election gimmick, with abusive permits continuing to be issued for all kinds of enterprises, most notably the most who are</p>	

Ref	Name/Company	Date	Comments Received	Remarks
			<p>causing untold misery to residents are, vehicle panel beaters and spray painters, carpenters who unavoidably have to use spray solvents apart from the continuous din they cause with their machinery, mechanics who like their ilk the panel beaters think they own the surrounding streets, to leave their clients cars parked for ages, VRT stations with their constant revving of engines, well the list is endless, all these above mentioned activities must be made to relocate to more adequate areas where they pose no health hazard to surrounding communities.</p> <p>I think I have said enough, for further reference dig into your archives and have a look thru all the corresponding files with accompanying pictures we compiled thru out all these years, even the office of the Prime Minister, should have a set of them.</p>	
PRZM 002	Perit Maria Schembri Grima obo Pet Studio, Mdina Rd, Zebbug	22/08/2016	<p>Further to your correspondence by email notifying architects (including the below architect) that the Hal Mula area in Zebbug is under partial review with regards to Local Plan, kindly note my suggestions below.</p> <p>The undersigned is proposing that the building heights of the properties overlooking Mdina road in the area indicated in the attached local plan (Doc A and Doc B) and also on the</p>	Building heights are set as established by the SMLP (2006) Policy SMZG01 and are sufficient for current operations. No changes to heights are contemplated in this exercise apart from changes identified in the policy specifically to promote road widening onto Triq Dun Bartilmew Attard.

Ref	Name/Company	Date	Comments Received	Remarks
			<p>attached site plan (Doc C) is increased to act as a buffer to the residential units at the back and also to increase the height to the level of the properties already built behind same properties. The undersigned architect inspected the properties and surrounding area and noted that the showrooms at the back of the property in question are already a storey higher therefore it makes sense that these properties are equal with regards to building height.</p> <p>Further to this, kindly keep my client and myself updated regarding the matter. Email correspondence can be sent to <a href="mailto:maria@msgperiti.com">maria@msgperiti.com</a> and <a href="mailto:petgarden@onvol.net">petgarden@onvol.net</a></p> <p><a href="#">..\Zebbug Phase 1 Objectives Submissions\PRZM 002.pdf</a></p>	
PRZM 003	Mr. & Mrs. T. Cuschieri	04/09/2016	<p>After several meetings being held between the Zebbug local council and the Dun Bartlimew Attard str. residents, resulted that the inconvenience in this area is being worst every day. Sometimes even with illegalities. Here are some points that I wish to bring to your attention due to the review of the local plan at Hal Mula area;</p>	<p>The area in question was initially zoned for industrial use in the TPS (1988) and subsequently changed to mixed use development in the South Malta Local Plan (2006) under two categories Areas A and B. Although the concern of the resident is understandable, it is noted that issues relating to operational activity surpass the remit of the Planning Authority as the policy framework guides land use zoning and not operational matters.</p>



Ref	Name/Company	Date	Comments Received	Remarks
			<p>Change to AREA A again.</p> <p>Bring back this area to AREA A, as it was back in 1994. Other areas in the same zone remained the same eg. Dun Luret Callus str. which is a light industry area kept their same conditions. We are suffering from unsafe acts that some sprayers are doing in their backyards and even in the nominated street. We cannot tolerate more the smell of the thinners and the carbon coming out from their spray boot chimneys, which we found one day less than 10 meters away from our kitchen window. This never was a full industry area so it doesn't make any sense to become now, as more residents are living in this street. It never made any sense that industries are being advantaged more, when the street is being more residential.</p> <p>Permits for our effective buildings ( Our homes)</p> <p>We what the peace of mind that all our original permits that we bought with our homes get back into place. Eg. Dividing my duplex maisonette into two flats with their own electricity and water meter without any problems. We bought with these conditions.</p> <p>Working hours and noise pollution</p>	<p>The Review is however proposing the re-introduction of separate zoning, rather than the present mixed use development strategy, to ameliorate on the current situation.</p>

Ref	Name/Company	Date	Comments Received	Remarks
			<p>It has always been cleared that the time that every business in the nominated street was from 0700 - 1900. The majority of the businesses respect the time frames and the residents. They are respectful for the most of the time and work in a quit ambient. Only few of them can never have some respect to others with the noise, cars and vans parked for weeks with closed road licence, skips that block pavements for a whole day, large containers parked without any permits, vans in the middle of the road at 0300, 0400 and 0500 even on Sundays, smell of thinners coming out from the main entrance, parking area turned into a loaned garage, requesting to move our cars so large trailers can pass and load and unload large containers, unlicensed fork lifters etc.</p> <p>We are ready to discuss and move forward proposals so we can live and work in a peaceful ambient. Since 2008 we were like that. We only realized with the PA changes only after we were starting suffering these inconveniences. Even when the residents tried to check what was going on, never had cleared answers. Not even when we went to the authorities. It was only when we had a formal meeting between the residents and the local council including the mayor Sarah Agius that brought to us the attention of the several changes</p>	

Ref	Name/Company	Date	Comments Received	Remarks
			<p>where implemented without any notice to the residents.</p> <p>Please help us to get our rights back.</p>	
PRZM 004	Abbie Vella Camilleri	04/09/2016	<p>Qedha nikteb din l-ittra bhala residenti fi Triq Dun Bartilmew Attard, Haz-Zebbug.</p> <p>F'din it-triq hawn kemm residenti kif ukoll garaxxijiet li fihom jahdmu mastrudaxxi, sprayers, mekanik ecc. Qabel 2008/2009 din it-triq kienet 'Semi-Industrial Area' fejn is-sidien tal-garaxxijiet setghu jahdmu mis-7.00am sa 7.00pm. Minhabba t-tibdil li l-MEPA ghamlet, 2008/2009, din it-triq imsemmiha giet bhala wahda 'Full Industrial Area' (mixed use Area A). Minhabba f'hekk is-sidien tal-garaxxijiet jibqghu jahdmu sa tard bil-lejl (10.00pm) u jibdew kmieni filghodu (4.30am - 5.00am). Anki jahdmu l-Hadd. Dan qieghed johloq inkonvenjent kbir ghalina r-residenti.</p> <p>Aparti minn hekk il-MEPA ghandha tispezzjona l-garaxxijiet biex tara li s-sidien qedin jimxu skont il-permess, u li ghandhom magni adekwatti biex jahdmu. Hija inaccetabli li ma tistax tiftah tieqa minhabba r-rieha qawwija ta' spray u cana itir. Nahseb li meta johrog il-permess u l-licenzja, ghandu jkollhom ukoll</p>	<p>Din iz-zona kienet originalment mahsuba ghal uzu industrijali fit-TPS (1988) u wara nbidlet f'zona ghal 'mixed use development' fil Pjan Lokali ghan-Nofs in-Nhar ta' Malta (2006) b'zewg kategoriji Areas A u B. Ghalkemm wiehed jista' jifhem dak li qed jhoss ir-rezident, l-operat jmur aktar il-hinn mill-ippjanar ghaliex il-policies jiggwidaw l'uzu ta' l-art mhux l-operat. Din il-Partial Review xorta wahda qieghda tindroduci strategija mahsuba ghal 'zoning' separat minflok 'mixed use development' sabiex titjieb is-sitwazzjoni prezenti.</p> <p>Dwar Triq Dun Bartilmew Attard ir-review qieghda tirrakomanda titjieb ghar-rezidenzi f'din it triq dejqa. Dawn il-mizuri ghal titjieb ambjentali jinkludu li uzu ndustrijali jinqaleb f'dak kummercjali kif ukoll kunsiderazzjoni ta' twessieh tat-triq f'kas ta' zvilupp mill-gdid. Parti mit Triq qieghda ukoll tinqaleb ghal rezidenzjali.</p>

Ref	Name/Company	Date	Comments Received	Remarks
			<p>kundizzjonijiet li magghom ghandhom izommu.</p> <p>Ahna ilna residenti f'din it-triq mil-1993 u ghalhekk nahseb li mhux gust li l-MEPA ghamlet dan it-tibdil fl-2009 dwar din iz-zona u ma taghatx kaz il-konsegwenzi fuq ir-residenti. Ma jistax ikun li jibqa' ghaddej l-istorbju tal-magni li juzaw dawn is-sidien bil-lejl ukoll. Meta naghmlu r-rapporti mal-pulizija jghidulna li f'din iz-zona ma hawnx hinijiet minhabba li hija 'Full Industrial'.</p> <p>Aparti minn hekk, b'dan it-tibdil id-djar, li ilhom mibnija mil-1993, gew bla valur u insapportabli li toqghod fihom minhabba l-istorbju kontinwu ta' magni mixewlin bla hinijiet. Ghalhekk qedha nitlob lil MEPA biex terga' tikkonsidra z-zona u terga' tigi bhal ma kienet qabel fl-2008, fejn kienet 'Semi Industrial' bil-hinijiet tax-xoghol mis-7.00am sa 7.00pm B'hekk kemm is-sidien tal-garaxxijiet ikunu jistghu jahdmu, kif ukoll ir-residenti ikunu jistghu jistrieu bil-lejl wara gurnata xoghol.</p>	
PRZM 005	Diane Serra Caruana	02/09/2016	Qedha nikteb din l-ittra bhala residenti fi Triq Dun Bartilmew Attard, haz-Zebbug.	Din iz-zona kienet originalment mahsuba ghal uzu industrijali fit-TPS (1988) u wara nbidlet f'zona

Ref	Name/Company	Date	Comments Received	Remarks
			<p>F'din it-triq hawn kemm residenti kif ukoll garaxxijiet li fihom jahdmu mastrudaxxi, sprayers, mekanik ecc. Qabel 2008/2009 din it-triq kienet 'Semi-Industrial Area' fejn is-sidien tal-garaxxijiet setghu jahdmu mis-7.00am sa 7.00pm. Minhabba t-tibdil li l-MEPA ghamlet, 2008/2009, din it-triq imsemmiha giet bhala wahda 'Full Industrial Area' (mixed use Area A). Minhabba f'hekk is-sidien tal-garaxxijiet jibqghu jahdmu sa tard bil-lejl (10.00pm) u jibdew kmieni filghodu (4.30am - 5.00am). Anki jahdmu l-Hadd. Dan qieghed johloq inkonvenjent kbir ghalina r-residenti. Aparti minn hekk il-MEPA ghandha tispezzjona l-garaxxijiet biex tara li s-sidien qedin jimxu skont il-permess, u li ghandhom magni adekwatti biex jahdmu. Hija inaccetabli li ma tistax tiftah tieqa minhabba r-rieha qawwija ta' spray u cana itir. Nahseb li meta johrog il-permess u l-licenzja, ghandu jkollhom ukoll kundizzjonijiet li magghom ghandhom izommu. Ahna ilna residenti f'din it-triq mil-1993 u ghalhekk nahseb li mhux gust li l-MEPA ghamlet dan it-tibdil fl-2009 dwar din iz-zona u ma taghatx kaz il-konsegwenzi fuq ir-residenti. Ma jistax ikun li jibqa' ghaddej l-istorbju tal-magni li juzaw dawn is-sidien bil-lejl ukoll. Meta naghmlu r-rapporti mal-pulizija jghidulna li f'din iz-zona ma hawnx hinijiet minhabba li hija 'Full Industrial'. Aparti minn hekk, b'dan it-tibdil id-djar, li</p>	<p>ghal 'mixed use development' fil Pjan Lokali ghan-Nofs in-Nhar ta' Malta (2006) b'zewg kategoriji Areas A u B. Ghalkemm wiehed jista' jifhem dak li qed jhoss ir-rezident, l-operat jmur aktar il-hinn mill-ippjanar ghaliex il-policies jiggwidaw l'uzu ta' l-art mhux l-operat. Din il-Partial Review xorta wahda qieghda tindroduci strategija mahsuba ghal 'zoning' separat minflok 'mixed use development' sabiex titjeb is-sitwazzjoni prezenti.</p> <p>Dwar Triq Dun Bartilmew Attard ir-review qieghda tirrakomanda titjeb ghar-rezidenzi f'din it triq dejqa. Dawn il-mizuri ghal titjeb ambjentali jinkludu li uzu ndustrijali jinqaleb f'dak kummercjali kif ukoll kunsiderazzjoni ta' twessieh tat-triq f'kas ta' zvilupp mill-gdid. Parti mit Triq qieghda ukoll tinqaleb ghal rezidenzjali.</p>

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			<p>ilhom mibnija mil-1993, gew bla valur u insapportabli li toqghod fihom minhabba l-istorbju kontinwu ta' magni mixewlin bla hinijiet. Ghalhekk qedha nitlob lil MEPA biex terga' tikkonsidra z-zona u terga' tigi bhal ma kienet qabel fl-2008, fejn kienet 'Semi Industrial' bil-hinijiet tax-xoghol mis-7.00am sa 7.00pm</p> <p>B'hekk kemm is-sidien tal-garaxxijiet ikunu jistghu jahdmu, kif ukoll ir-residenti ikunu jistghu jistrieħu bil-lejl wara gurnata xoghol.</p>	
PRZM 006	Anton Fenech	02/09/2016	<p>The Planning Authority should establish clear rules on working hours</p> <p>It was not the first time we have asked for the working hours as permitted by law. According to the Police, any heavy equipment should be operated from dusk till dawn. However this is not the case. We often have situations where fork lifters are driven from 5.00 am in the morning and large containers with freezers are left on during the night. Another entrepreneur unloads material at 2.00am on Sunday. We are asking you to establish time frames on the use of heavy equipment in the area and when business should start and stop their operations.</p>	<p>Clarification to previous correspondence (PRZM007) noted.</p> <p>The area in question was initially zoned for industrial use in the TPS (1988) and subsequently changed to mixed use development in the South Malta Local Plan (2006) under two categories Areas A and B. Although the concern of the resident is understandable, it is noted that issues relating to operational activity surpass the remit of the Planning Authority as the policy framework guides land use zoning and not operational matters. The Review is however proposing the re-introduction of separate zoning, rather than the present mixed use development strategy, to</p>

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			<p>The latest reply we got was that in this area, there are no specific hours. The truth is, that there is no respect for us residents and that there has to be working hours.</p> <p>It should read as follows:</p> <p>The Planning Authority should establish clear rules on working hours</p> <p>It was not the first time we have asked for the working hours as permitted by law. According to the Police, any heavy equipment should be operated from 7.00am till 7.00pm. However this is not the case. We often have situations where fork lifters are driven from 5.00am in the morning and large containers with freezers are left on during the night. Another entrepreneur unloads material at 2.00am on Sunday. We are asking you to establish time frames on the use of heavy equipment in the area and when business should start and stop their operations. The latest reply we got was that in this area, there are no specific hours. The truth is, that there is no respect for us residents and that there has to be working hours.</p>	<p>ameliorate on the current situation.</p>
PRZM 007	Mr. & Mrs. A. Fenech	01/09/2016	It has come to our attention that the planning Authority is planning to revise the 2006 local	The area in question was initially zoned for industrial use in the TPS (1988) and subsequently

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			<p>plan for the Hal Mula area in Zebbug Malta. This area was always considered to be of mixed use, comprising both residents and entrepreneurs. This area includes Triq Dun Bartilmew Attard - the one we live in.</p> <p>Unfortunately, we feel that preference was always given to business operating in this area and although meetings were held between us and the Zebbug Local Council, things got from bad to worse in terms of noise, cleanliness, parking, congestions due to large vehicles (containers) that are given access to this street as well as lack of respects to residents in terms of working hours.</p> <p>We were often left without an answer on what permits are allowed in the area and what time frames are permitted by law for the businesses to work within.</p> <p>We would like to put forward these concerns which we had already discussed with the Zebbug Local Council. We feel that these should be considered when revising the plan due to their importance for our well being, our property and our daily life. The following are the details:</p> <p>The Planning Authority should give permissions</p>	<p>changed to mixed use development in the South Malta Local Plan (2006) under two categories Areas A and B. Although the concern of the resident is understandable, it is noted that issues relating to operational activity surpass the remit of the Planning Authority as the policy framework guides land use zoning and not operational matters. The Review is however proposing the re-introduction of separate zoning, rather than the present mixed use development strategy, to ameliorate on the current situation.</p> <p>Regarding new residential development the Planning Authority has not recommended new dwellings to be permitted in Area B to avoid an intensification of the issues faced by conflicting uses within the area. This implied a break from the previous 'Casa Bottega' approach adopted in the past. Furthermore the Area A zoning excluded impacting industrial uses to protect residential amenity. This policy of not introducing new residential in industrial areas is being retained.</p> <p>It is noted however that the Planning Authority is legally bound to respect permits for existing uses until redevelopment is followed whereby new policy framework would be applicable. Industrial units are still required to operate efficiently and not create deleterious impacts.</p>



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			<p>for building of new residences above the existing ones.</p> <p>The Planning Authority should revise its decision of creating different zones in the same area. The decision to list Triq Dun Bartilmew Attard as area B means that we are not given permits for extension of our residential apartments. We chose to buy a property in this street that includes our own roof with the plan of using this space to build another separate maisonette with a new water and electricity meter if need be in the future. Whilst permissions for these extensions are allowed in other streets in the area, the 2008 revision of the local plan does not permit this in Triq Dun Bartilmew Attard. Things are different in Triq Luret Callus where the street falls under Area A. This is truly unfair and discriminatory and should be changed. The decision of the PA not to approve more residential permits in our streets affects the value of our property on the market which is unfair on us who chose to buy our property under different conditions.</p> <p>The Planning Authority should classify all the area as Area A - mixed with light Industry - no new sprayers and panel beaters</p> <p>The 2008 plan classifies Triq Dun Bartilmew</p>	<p>Regarding large vehicular access to Triq Dun Bartilmew Attard it is noted that this is in not in the remit of the Planning Authority. However, environmental measures are still being recommended that introduce change of use from industrial operations to commercial and also road widening in the case of contiguous redevelopment apart from the rezoning of part of this road to residential.</p>

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			<p>Attard as area B. The difference from other zones close to this street is that it might also host panel beaters and sprayers, both classified as full industry with all the negative implications on our health as residents. (this was one of the changes implemented in the 2008 amendments and is contrary to the 1994 plan which classified the area as one of mixed use and permitting only light industry.</p> <p>We propose that the Planning Authority reverts its position back to what it was in the original plan, i.e that the area is classified as light industry and that no new spray/panel beaters permits or full industry permits are given. This makes more sense today when more residents live in this street and it is the duty of the PA and the Government to safeguard our interests as residents.</p> <p>One has to keep in mind that most of our residences are built on garages and in most cases, our back yards or terraces are above these garages. This is the case of my residence. So a sprayer underneath a residence is totally insensible, harmful and dangerous to our well being especially to our children. There are already concerns about a permit that was recently given to a sprayer in this street. We feel that this poses serious risks to our health as</p>	

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			<p>other permits might be approved in the near future. We hope that common sense prevail.</p> <p>The PA should also intervene on the existing sprayers in the area so they abide by the rules and that their garages are in conformity with the rules for these type of industries. Presently they are not, because when spray is used the smell penetrates into our homes. One of the solutions is that a glass door is installed with the garage door so when spray is used, it prevents the smell from spreading into the surroundings. For the safety and well being of the sprayer, extractor fans should be installed into the garage.</p> <p>The Planning Authority should establish clear rules on working hours</p> <p>It was not the first time we have asked for the working hours as permitted by law. According to the Police, any heavy equipment should be operated from dusk till dawn. However this is not the case. We often have situations where fork lifters are driven from 5.00am in the morning and large containers with freezers are left on during the night. Another entrepreneur unloads material at 2.00am on Sunday. We are asking you to establish time frames on the use of heavy equipment in the area and when business should start and stop their operations.</p>	

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			<p>The latest reply we got was that in this area, there are no specific hours. The truth is, that there is no respect for us residents and that there has to be working hours.</p> <p>Access for large Vehicles in the street.</p> <p>It is not the first time that Triq Dun Bartilmew Attard is blocked by large containers that remain stuck in the street, trying to move along the cars parked on both sides of the road. To make things worse the container driver often starts asking the residents to move their parked cars to make it easier for him to continue driving. In most cases, the drivers start hooting their horns in the street sometimes in the early morning hours.</p> <p>We are proposing that large containers are not allowed to access the street and instead, cargo that has to be unloaded in the area should be carried in smaller containers to avoid these problems.</p> <p>These are some of the proposals we are putting forward and we hope that these, together with the ones mentioned from other residents in the area are implemented within the next review. We would like to send a message that we are not against the business community in our area.</p>	

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			<p>We live with them and that is why we want things to be regulated. Given that the area is not only industrial but also residential , we have the right to be given our dignity and opportunity to live in a safe environment for our families, to maximize the use of our property by extending our residences for other residents and to live without worrying on our future.</p> <p>We want our rights to be respected.</p>	
PRZM 008	Marilyn Azzopardi	01/09/2016	<p>Qedha nikteb din l-ittra bhala residenti fi Triq Dun Bartilmew Attard, haz-Zebbug.</p> <p>F'din it-triq hawn kemm residenti kuf ukoll garaxxijiet li fihom jahdmu mastrudaxxi, sprayers, mekanik ecc. Qabel 2008/2009 din it-triq kienet 'Semi-Industrial Area' fejn is-sidien tal-garaxxijiet setghu jahdmu mis-7.00am sa 7.00pm. Minhabba t-tibdil li l-MEPA ghamlet, 2008/2009, din it-triq imsemmiha giet bhala wahda 'Full Industrial Area' (mixed use Area A). Minhabba f'hekk is-sidien tal-garaxxijiet jibqghu jahdmu sa tard bil-lejl (10.00pm) u jibdew kmieni filghodu (4.30am – 5.00am). Anki jahdmu l-Hadd. Dan qieghed johloq inkonvenjent kbir ghalina r-residenti.</p> <p>Aparti minn hekk il-MEPA ghandha tispezzjona</p>	<p>Din iz-zona kienet originalment mahsuba ghal uzu industrijali fit-TPS (1988) u wara nbidlet f'zona ghal 'mixed use development' fil Pjan Lokali ghan-Nofs in-Nhar ta' Malta (2006) b'zewg kategoriji Areas A u B. Ghalkemm wiehed jista' jifhem dak li qed jhoss ir-rezident, l-operat jmur aktar il-hinn mill-ippjanar ghaliex il-policies jiggwidaw l'uzu ta' l-art mhux l-operat. Din il-Partial Review xorta wahda qieghda tindroduci strategija mahsuba ghal 'zoning' separat minflok 'mixed use development' sabiex titjieb is-sitwazzjoni prezenti.</p> <p>Dwar Triq Dun Bartilmew Attard ir-review qieghda tirrakomanda titjieb ghar-rezidenzi f'din it triq dejqa. Dawn il-mizuri ghal titjieb ambjentali jinkludu li uzu ndustrijali jinqaleb f'dak kummercjali kif ukoll kunsiderazzjoni ta' twessieh tat-triq f'kas ta' zvilupp mill-gdid. Parti mit Triq</p>

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			<p>I-garaxxijiet biex tara li s-sidien qedin jimxu skont il-permess, u li ghandhom magni adekwatti biex jahdmu. Hija inaccetabli li ma tistax tiftah tieqa minhabba r-rieha qawwija ta' spray u cana itir. Nahseb li meta johrog il-permess u l-licenzja, ghandu jkollhom ukoll kundizzjonijiet li magghom ghandhom izommu.</p> <p>Ahna ilna residenti f'din it-triq mil-1993 u ghlhekk nahseb li mhux gust li l-MEPA ghamlet dan it-tibdil fl-2009 dwar din iz-zona u ma taghatx kaz il-konsegwenzi fuq ir-residenti. Ma jistax ikun li jibqa' ghaddej l-istorbju tal-magni li juzaw dawn is-sidien bil-lejl ukoll. Meta naghmlu r-rapporti mal-pulizija jghidulna li f'din iz-zona ma hawnx hinijiet minhabba li hija 'Full Industrial'.</p> <p>Aparti minn hekk, b'dan it-tibdil id-djar, li ilhom mibnija mil-1993, gew bla valur u insupportabli li toqghod fihom minhabba l-istorbju kontinwu ta' magni mixewlin bla hinijiet. Ghalhekk qedha nitlob lil MEPA biex terga tikkonsidra z-zona u terga tigi bhal ma kienet qabel fl-2008, fejn kienet 'Semi Industrial' bil-hinijiet tax-xoghol mis-7.00am sa 7.00pm.</p> <p>B'hekk kemm is-sidien tal-garaxxijiet ikunu jistghu jahdmu, kif ukoll ir-residenti ikunu</p>	<p>qieghda ukoll tinqaleb ghal rezidenzjali.</p>

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			jistghu jistrieħu bil-lejl wara gurnata xogħol.	
PRZM 009	Michael Bonnici	05/09/2016	<p>I-AREA L-AKTAR INDUSTRIJALI F'HAZ-ZEBBUG HIJA DIK TAL-MADWAR Triq Luret Cutajar, Triq Pawlu Mifsud, Triq Gharram, Triq Gdida fi Triq Gharram, Triq Dun Bartilmew Attard u aktar l-jn ir-rahall tas-Siggiewi: Triq Ganni Cilia, Triq is-Siggiewi – main Road għas-Siggiewi u oħrajn fil-periferija bejn Haz-Zebbug u l-periferija ta' Hal-Qormi North Bound. F'dawn it-toroq jiffurmaw tahlita ta' hwienet kummerċjali varji, garaxxijiet għal tiswija ta' makkinarju industrijali, produzzjoni ta' materjal ta' hadid għal industrija tal-bini, mastrudaxxi, mekaniċi, produzzjoni ta' materjal tal-aluminju, panel beaters, spray painters, imħażen għal kull kwalita ta' prodotti bħal ikel u merkanzija varja, għalf għal annimali, produzzjoni ta' madum u xogħol varju fuq irham, xogħol maħdum fuq gebel tal-franka u kull ma jista jkun immaginabbli li jezisti bħala area totally committed as a purely industrial area imħallta ma residential area.</p> <p>Dan kollu bix-xogħol għaddej bla waqfien is-sena kollha, johloq prinċipalment kontaminazzjoni ta' arja. Aktar minn hekk wieħed irid iżid li minn barra dan kollu tezisti l-landfill trail ta' mijiet ta' ajruplani li jkunu waslu fl-aktar livell baxxa qrib il-bjut tar-</p>	<p>Din iż-zona kienet oriġinalment maħsuba għal uzu industrijali fit-TPS (1988) u wara nbidlet f'zona għal 'mixed use development' fil-Pjan Lokali għan-Nofs in-Nhar ta' Malta (2006) b'zewg kategoriji Areas A u B. Għalkemm wieħed jista' jifhem dak li qed jhoss ir-rezident, l-operat jmur aktar il-hinn mill-ippjanar għaliex il-policies jiggwidaw l'uzu ta' l-art mhux l-operat. Din il-Partial Review xorta waħda qieghda tindroduci strategija maħsuba għal 'zoning' separat minflok 'mixed use development' sabiex titjeb is-sitwazzjoni prezenti.</p> <p>Dwar Triq Dun Bartilmew Attard ir-review qieghda tirrakomanda titjeb għar-rezidenzi f'din it-triq dejqa. Dawn il-mizuri għal titjeb ambjentali jinkludu li uzu industrijali jinqaleb f'dak kummerċjali kif ukoll kunsiderazzjoni ta' twessieh tat-triq f'kas ta' żvilupp mill-gdid. Parti mit Triq qieghda ukoll tinqaleb għal rezidenzjali.</p>

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			<p>residenti fl-inzul tagghom ghar-runway.</p> <p>F'dawn it-toroq joqghodu bhala residenti li jidhru fir-Registru elettorali ta' April 2016 mat-300 persuna eskluzi t-fal. Fl-istess waqt l-attivita kummercjali mhallta kif spejegat aktar il-fuq tigbor fiha madwar mija u hamsin azjenda f'operazzjoni ghaddejja kontinwament.</p> <p>Ma dan inzidu il-kriterja ta' ammont ta' vetturi tas-sidien inkluz dawk mehtiega ghat-trasport tal-prodotti tagghom, containers li jigu jhottu jew jghabbu l-merkanzija, tal-impjegati u ta' dawk li jiehdus servizz mill-istess azjendi. Ma jigi lanqas eskluz il-fatt li minn zewg nahat ta' din l-area hemm it-Triq arterjali li twassal ghan-naha ta' fuq ta' Malta - Mdina Road u minn naha ohra hemm Triq is-Siggiewi li hija wkoll frekwentata ghad-Dar tal-Providenza, Ghar Lapsi u L-Heritage Lime Museum.</p> <p>Din l-attivita kummercjali u t-traffiku jhallu konsegwenzi serjissimi fuq is-sahha generali ta' min jabita fid-djar residenzjali li kull hin qeghdin jassorbu arja tossika, mikxufin ghall-incidenti ta' spluzjonijiet u xejn anqas mard linjenti (lenient diseases) li meta jizviluppaw ikunu tard wisq.</p> <p>Minn dan kollu meta jigi stabbilit il-parametri</p>	



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			<p data-bbox="751 219 1381 332">tal-area shiha kif immarkata, malajr jigi nnotat li l-area hija diga over saturated u ma hemmx aktar lok ghal zvilupp hu ta' liema tip ikun.</p> <p data-bbox="751 389 1381 503">It-tieni objettiv (b) to seek to reduce deleterious impacts on predominantly residential areas from other incompatible land uses.</p> <p data-bbox="751 560 1381 852">Kien zball mill-bidu nett li din l-area illum hija identifikata bhal mixed industrial/residential area. Il-commitment qiegħed hemm u ma nistax nifhem kif 'to seek to reduce deleterious impacts on predominatly residential areas' u fl-istess waqt jidher car li hemm proposti għal aktar zviluppp.</p> <p data-bbox="751 909 1381 1112">Jekk verament l-Awtorita tal-Ippjanar għandha daqshekk l-ispirtu li titjeb il-hajja ta-residenti għandha: qabel kull konsiderazzjoni għal kull zvilupp ezistenti u li huwa ippjanat dawn id-deleterious impacts,</p> <p data-bbox="751 1169 1381 1323">tesigi li jsir pjan biex ir-residenti jkunu inkorragiti b'incentivi biex jhallu ir-residenza tagħhom għal post aktar adattat fejn il-bniedem jghix bl-anqas periklu għal saħtu.</p> <p data-bbox="751 1380 1381 1453">Jigi accettat il-fatt li din l-area ma tflahx aktar attivita kummercjali</p>	

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			<p>Li l-area ta' raba li ghadu mhux zviluppata fi Triq Luret Cutajar jibqa jigi kunsidrat bhala ODZ biex jilhaq zewg skopijiet: (a) bhala pulmun ghal attivita kummercjali ezistenti (b) safeguard mill-landing trail ta' nzul t'ajruplani li propju jghaddu minn fuq din l-area partikolari, (c) ma tintilifx il-veduta ta' parti minn Wied il-Kbir mit-triq ewlenija li twassal ghas-Siggiewi.</p> <p>Dak li forsi jista jkun accettabbli huwa li l-parti ta' Triq Luret Cutajar fejn hemm l-ufficju u mhazen ta' dak li kien il-Public Works (li jidher li hija propjeta pubblika) tigi riservata bhala parking area li sfortunatament ghal dan l-ammont kollu ta' industrijali l-parking huwa ghal ghonq it-toroq imsemmija aktar il-fuq fejn dan ikun possibbli biex ma jfixkilx l-operat ta' xi azjendi.</p> <p>Jigu verifikati l-permessi kollha li jhaddmu l-attivita kummercjali/industrijali f'dan il-lok u jigi assigurat li l-licenzji kollha huma konformi mal-permessi. Jigu strettament infurzati il-Health &amp; Safety Regulations f'kull sezzjoni anki zghira kemm hi zghira f'kull produzzjoni attiva kummercjali/industrijali, partikolarment dik tal-ikel u tahrigh shih ghal haddiema.</p> <p>Li kull applikazzjoni ta' zvilupp quddiem l-awtorita ta' l-Ippjanar ghandha tigi identifikata</p>	

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			<p>lil pubbliku generali permezz ta' laqghat specifici sabiex ikun jista jaghmel l-kummenti tieghu ghal kull kaz partikolari.</p> <p>Fi Triq is-Siggiewi quddiem ir-residenzi ta' Triq il-Poeta Nazzjonali ghandu jithalla bhala art agrikola u jekk hemm bhal ma inghad qabel xi applikazzjonijiet quddiem l-Awtoita ta' l-Ippjanar halli wkoll ikunu identifikati ghal kull kritika mill-pubbliku.</p> <p>Skond il pjanta din l-area hemm inkluzza Triq is-Siggiewi li wiehed jista jara x-xena ta' partijiet minn Wied il-Kbir bis-sigar tal-harrub u ohrajn. Jkun ghajb kemm il-darba din ix-xena tinheba bil-bini.</p> <p>Jittiehdu l-prekawzjonijiet kollha biex jkun hemm access shih f'kaz ta' incidenti industrijali li barra ma jkunx hemm l-ebda zgombu fit-toroq, ikun hemm toroq b'manteniment accettabbli f'kull zmien u sinjali biex jigu evitati perikli ghas-sahha tal-istess haddiema u tal-pubbliku li jippatronizza dan il-post.</p>	
PRZM 010	Antonella Mizzi Zahra	06/09/2016	Jien antonella mizzi Zahra, noqod triq dun bartilmew attard haz zebbug. Qili nejx fid it triq	Din iz-zona kienet originalment mahsuba ghal uzu industrijali fit-TPS (1988) u wara nbidlet f'zona

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			<p>4 snien, fliemkin ma zewgi u t tifel taghna .li nixtiqu hu li titjieg l kwalita tal hajja f din it triq.billi tistaw tamlu it triq one way ghalix ghalina ir residenti vera ta periklu speċjalment ik kolna t tfal maghna fil karozza. hemm bżonn li il mekkaniks ma jihorgux l karożzi kollha fit triq as ikkunem min fejn taddi. Hija , qarukaza li as nista niftah tiqa ax hafna drabi titholli r riha ta lispray tal karożzi fil kmamar tas sodot.u min wara riha ta lostru ta lamara. Ghal menu im missu jinataw hinijiet aktar ta rigward lejn ir residenti. U mux accettat li il kontejner jimfogga fit triq .jinqala hafna storbu u genn. Is sir vera diffiċli tithol u tohrog mit trit meta jamlu hekk. Nispera li jitrenga xi haga. U li ma tinsewnix.</p>	<p>ghal ‘mixed use development’ fil Pjan Lokali ghan-Nofs in-Nhar ta’ Malta (2006) b’zewg kategoriji Areas A u B. Ghalkemm wiehed jista’ jifhem dak li qed jhoss ir-rezident, l-operat jmur aktar il-hinn mill-ippjanar ghalix il-policies jiggwidaw l’uzu ta’ l-art mhux l-operat. Din il-Partial Review xorta wahda qieghda tindroduci strategija mahsuba ghal ‘zoning’ separat minflok ‘mixed use development’ sabiex titjieg is-sitwazzjoni prezenti.</p> <p>Dwar Triq Dun Bartilmew Attard ir-review qieghda tirrakomanda titjieg ghar-rezidenzi f’din it triq dejqa. Dawn il-mizuri ghal titjieg ambjentali jinkludu li uzu ndustrijali jinqaleb f’dak kummerċjali kif ukoll kunsiderazzjoni ta’ twessieh tat-triq f’kas ta’ zvilupp mill-gdid. Parti mit Triq qieghda ukoll tinqaleb ghal rezidenzjali.</p>
PRZM 011	Joseph Bonanno	07/09/2016	<p>Ikun ingust li ma jinhargux iktar permessi ghal certu snajja f’area A meta din l-area hija diga COMMITED u meta hawn min diga ghandu dawn il-permessi. Qeghdin f’sitwazzjoni fejn tan-naha tal-lemin tieghi jigifieri bieb ma bieb mieghi huwa mechanic u tan-naha tax-xellug bieb ma bieb mieghu ukoll huwa sprayer. Ikun ingust jekk jien ma ninghatax permess bhalhom meta jien qieghed go nofshom.</p> <p>Jekk hawn min mhux qed josserva r-regoli ghandhom jittieghdu passi kontrib, mhux habba</p>	<p>Din il-policy tipproponi li r-rezidenzi jigu protetti minn uzu li jistgħa jkollu effett negattiv bis-strategija mahsuba għal ‘zoning’ separat minflok ‘zoning’ b’mixed use development’.</p> <p>L-uzu mhux rezidenzjali li ghandu permess legalli mahrug jista’ jkompli jopera b’dan il-permess u bil-kundizzjonijiet li hemm marbuta mieghu sakemm ma’ ssirx applikazzjoni gdida għaz-zvilupp fejn il-parametri ta’ din l-aħhar policy jibdeu japplikaw.</p>

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			<p>fih jehel kulhadd. Qed nitkellem fuq Triq Luret Cutajar.</p> <p>Ma nistax nifhem ukoll kif tajna l-permessi ghat-tieni sular bhala residential units meta qed nghidu li hawn it-tgergir. Ma nifhimx dan l-argument.</p> <p>Jien ghandi garaxx u residential unit wahda shiha. Ikkawzaw dawn il-problemi min issepara z-zewg units. Dawn huma ftit li sseparawhom.</p>	
PRZM 012	Frans Agius	07/09/2016	<p>Jiena Frans Agius sid ta' garaxx go Triq Luret Cutajar, Zebbug. Qed nikteb biex niccara li dik l area dejjem kienet immarkata B. Fl-opinjoni tieghi ma jidirliex li ghandu jkun hemm tibdil. Dan ghaliex skond is sens komun il-garaxxijiet gew mibnija l- ewwel u d -djar kienu jafu li se jkunu go area industrijali. Nixtieq nghid ukoll li min xtara garaxx hemm hadhom gholjin ghax kienu bi hsieb li jkun jista jsir xoghol fihom. Ghal kuntrarju min xtara dar hadha bi prezz ferm irhas ghax kienu jafu li dik industrijali.</p>	<p>Din il-policy tipproponi li r-rezidenzi jigu protetti minn uzu li jistgha jkollu effett negattiv bis-strategija mahsuba ghal 'zoning' separat minflok 'zoning' b'mixed use development'.</p> <p>L-uzu mhux rezidenzjali li ghandu permess legalli mahrug jista' jkompli jopera b'dan il-permess u bil-kundizzjonijiet li hemm marbuta mieghu sakemm ma' ssirx applikazzjoni gdida ghaz-zvilupp fejn il-parametri ta' din l-ahhar policy jibdew japplikaw.</p>
PRZM 013	Alexander and Felicie Micallef	09/09/2016	<p>First of all, thank you for allowing us to vent our views regarding this situation. We trust that you will make good use of the information you will be collating.</p>	<p>Although the concern of the resident on parking situation is understandable, it is noted that issues relating to operational activity are beyond the remit of the Planning Authority as the policy framework guides land use zoning and not operational matters.</p>

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			<p>My family and I are part of the small minority of people who have been working and living in this area for the past decades. In fact, our premises were bought under the Casa Bottega Scheme (1992). Our address is 57/59, Waves, Triq Pawlu Mifsud.</p> <p>Alas, making part of both parties involved is no easy task - however an advantage is that we can feel and understand all that is happening.</p> <p>The main big issue of our area is lack of parking places in our opinion.... this issue being the culprit of much disagreement. How can anyone expect to park in an area where the workshops and houses above have different occupiers? How can the residents not owning a garage pretend to have a guaranteed parking space when they knew from the very start that this would not be guaranteed? To make things extremely worse, residents rarely own one car per family.... the average in our street is 2 per family and as our kids are now becoming older, the outlook will be three to four very soon!</p> <p>Having our own garage, does not gurantee us a parking space neither.... normally residents would part closest possible to the door jams making it impossible for us to park in front of our own garage as well as sometimes even</p>	<p>The Planning Authority through subsequent partial reviews has tried to limit the conflicting land uses.</p>

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			<p>going in or exiting from same. Fortunately for us, our neighbours are most understandable should our request to move their vehicles a little further up or down be necessary. And this, in our opinion is the key.... to respect others and understand others' points of view in the process.</p> <p>Having said all this, there is another point to be said. It is not unusual for the various business in our street related to car repair to leave vehicles parked for a length of time in our street. This is totally legal - but in our opinion most irresponsible! Also, why should one park machinery etc in parking spaces when you should have ample space in your garage??</p> <p>Long term solution to our current situation we hope to see when our road is finally opened up to Qormi - hopefully planners will be able to ensure that parking spaces solutions are provided.</p> <p>The "old" residents are our friends and we have come to work and live together most peacefully. However, how can one expect to change a situation already known to you to suit your financial profit? What do I mean? Simple.... many bought maisonettes/flats in our area for the sole reason that the property was cheaper than other areas... well aware of the situation.</p>	

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			<p>Then, suddenly they are not happy with people working in their area, are tired very quickly of the noise, miffed at not having a parking space readily waiting for them etc etc. And what happens? Yes, we change the rules to accommodate these few people! Fair? I leave it up to you to decide!</p> <p>When we first slept in our house, we were constantly awakened by the loud noises from the airport as well as the planes landing or taking off..... thankfully after a few weeks we learnt to disregard the noise :-). Should we move the airport further away to accommodate us??? That is too hilarious to consider.... but that is what happened some years ago when some residents got together and our industrial area situation modified to accommodate the very few! Hope this is food for thought!</p> <p>Having said this, enforcement regarding cleanliness and working times of all those working in our area is definitely necessary. We are proud to say that personally we have never had any problems with our neighbours as our respect for each other is reciprocate. Not the same can be said to some of our colleagues (not in our street) whom we have heard other residents complain about. This is totally unacceptable. A kind suggestion would be to</p>	



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			<p>provide each resident as well as entrepreneurs working in the area with a full list of their obligations and rights. Lack of information may be the culprit in some cases.</p> <p>This unfortunate situation has alas started out from a lot of misplanning, even though done in much good faith. The casa bottega scheme was a scheme which is admirable. However, allowing the owners to sell one part of the building (i.e. the garage or the residential premises only) was a huge oversight and totally backfired. Also, having a street with no parking spaces due to a continuous row of garage, residential door, garage etc etc created also much discomfort. As an example, we think that in our street, there must be only three official free parking spaces due to this.</p> <p>On the other hand, it is totally unacceptable for the sense of huge neglect one feels when visiting our area. Unfortunately, many think that it is permissible to use our streets as their dumping sites - this even from others not living or working here. One can easily note that cleanliness and general upkeep of our area were never given much priority by everyone involved.</p> <p>Whilst hoping that this email, for which length</p>	

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			<p>we apologise, can provide an interesting point of view from a family who dearly loves this area and has invested a lot in their jobs and residence, please do not hesitate to contact us for any further clarifications or questions you may have.</p>	
PRZM 014	Dr.Edwin Mintoff o.b.o. Jagem Limited & Mr John Grima	09/09/2016	<p>I write on behalf of my clients, Jagem Limited &amp; Mr. John Grima, who are the owners of the property, indicated in the attached Siteplan.</p> <p>We are in agreement with the proposed objectives to:</p> <p>Establish the relevant planning parameters for the area; and</p> <p>To Seek to reduce deleterious impacts on predominantly residential areas from other incompatible land uses</p> <p><a href="#">PRZM 014 siteplan.pdf</a></p>	Noted.
PRZM 015	Joseph Vella	09/09/2016	<p>Jiena nixtieq inressaq il-ment rigward it-triq Luret Cutajar Zebbug li tithohl taht din li-skema din it-triq minn habba il garages li hawn tkun dizastru</p>	<p>Din iz-zona kienet originalment mahsuba ghal uzu industrijali fit-TPS (1988) u wara nbidlet f'zona ghal 'mixed use development' fil Pjan Lokali ghan-Nofs in-Nhar ta' Malta (2006) b'zewg kategoriji Areas A u B. Ghalkemm wiehed jista' jifhem dak li</p>

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			<p>1, double parking ta karozzi minn garage numru 15 barra li jkollu izjed minn 20 karozza ipparkjati ghal tul ta zmien lejl u nhar, karozzi minn ghajr licenzja, bla number plates u pjanci ta barra, hinijiet mandomx il him mis 2pm sal 5pm jirrezjaw il-muturi u karozzi minn ghajr rispet lejna ir-rezidenti.</p> <p>2.It-Triq kolla zejt ghax jahdmu fit-triq ibidlu zejt tal karozzi u xoghl ehor.</p> <p>Nitlob li jekk ghandu jsir xi haga huwa li zona tigi zona rezidenzjali hu garages jinatalom post gewwa zona industrijali fejn jahdmu jew ir-rezidenti jinatalom post rezidenti post ehor u zona tiegi industrijali u hekk bis jista jisolva il-problema u tbatija li rezidenti qedin isofru.</p> <p>Din it-triq sippost (Casa Botega) imma li zbal sar mil-MEPA ghax halliet li jinbijow id-djar separati mill garages u ghal hekk ma baqatx iz-zona (Casa Botega) zbal tal-mepa qedin ibatu ir-rezidenti gha hekk issa huwa ic-cans li dan li zbal jitranga minn minghamlu.</p>	<p>qed jhoss ir-rezident, l-operat jmur aktar il-hinn mill-ippjanar ghaliex il-policies jiggwidaw l'uzu ta' l-art mhux l-operat. Din il-Partial Review xorta wahda qieghda tindroduci strategija mahsuba ghal 'zoning' separat minflok 'mixed use development' sabiex titjieb is-sitwazzjoni prezenti.</p> <p>Dwar Triq Dun Bartilmew Attard ir-review qieghda tirrakomanda titjieb ghar-rezidenzi f'din it triq dejqa. Dawn il-mizuri ghal titjieb ambjentali jinkludu li uzu ndustrijali jinqaleb f'dak kummercjali kif ukoll kunsiderazzjoni ta' twessieh tat-triq f'kas ta' zvilupp mill-gdid. Parti mit Triq qieghda ukoll tinqaleb ghal rezidenzjali.</p>
PRZM 016	Dr. Edwin Mintoff o.b.o. Messrs.	09/09/2016	I write on behalf of my clients, Messrs. Vassallo & Bugeja, who are the owners of the property	Noted.

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	Vassallo & Bugeja		<p>indicated in the attached Siteplan.</p> <p>We are in agreement with the proposed objectives to:</p> <p>Establish the relevant planning parameters for the area; and</p> <p>To seek to reduce deleterious impacts on predominantly residential areas from other incompatible land uses</p> <p><a href="#">PRZM 016 siteplan.pdf</a></p>	
PRZM 017	Dr. Edwin Mintoff o.b.o. Mr. Geoffrey Debono / Debono Group	09/09/2016	<p>I write on behalf of my client, Mr. Geoffrey Debono obo Debono Group, who is the owner of the property, indicated in the attached Siteplan. Debono Group aims to retain and consolidate its existing operations on this site as the company continues to grow and diversify into other activities.</p> <p>We are in agreement with the proposed objective to:</p> <p>Establish the relevant planning parameters for the area; and</p>	Noted.

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			<a href="#">PRZM 017 siteplan.pdf</a>	
PRZM 018	John Bartolo	09/09/2016	<p>I have recently read the "Partial Local Plan Review to the South Malta Local Plan (2006) Area at Hal-Mula Zebbug, Malta" and I would like to make my suggestions in relation to this.</p> <p>I have a garage in Luret Cutajar Street, which I use to run my business and make a living out of it for the last 29 years. When I originally bought the garage I had paid a price which was well above normal prices as it was an industrial area and thus I had to pay extra to have my garage in this area and whoever bought the airspace above such garages, was done at a ridiculously cheap price as they were aware of what they were buying and that noise would be expected in an industrial area. I am still not aware of the consequences that the residents would like to enforce in such area, however they knew what they were buying from the start and if they wanted a more peaceful place, in my opinion they should have bought in a residential area which would imply them paying more money than they did for their house. Also, after 29 years of working in an industrial area I do not think it is fair that restrictions are enforced onto us as we are just working legally with all the required police permits as enforced by the</p>	<p>The policy is proposing the protection of residential amenity from new sources of conflicting land use through ‘separate zoning’ strategy rather than mixed use zoning.</p> <p>Legally pemitted non-residential uses will continue to operate as per permit conditions unless redevelopment is followed whereby the new zoning planning parameters will become applicable.</p>

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			<p>laws of Malta (which I pay on a yearly basis so that I can work legally) in an industrial area and have done so from the start.</p>	
PRZM 019	Joseph Aquilina	09/09/2016	<p>I am one of those self employed who 35 years ago invested in a property in Lureto Cutajar Street Zebbug since it was an industrial area.</p> <p>At that time, very few residents lived there and most of them were the owners of the garages.</p> <p>Review of the local plan of the area should not be done to the detriment of those who invested in this industrial area.</p> <p>I highly object changing this area from an industrial area as it was originally planned.</p> <p>I agree with enforcement of the law regarding parking, cleanliness and noise pollution is needed but I insist that this should not be done to the detriment of those who invested in this area and have always abided by the rules and regulations.</p> <p>As owners of the garages we should also be consulted regarding any review of the local plan since this affects our business and property value.</p>	<p>The policy is proposing the protection of residential amenity from new sources of conflicting land use through ‘separate zoning’ strategy rather than mixed use zoning.</p> <p>Legally pemitted non-residential uses will continue to operate as per permit conditions unless redevelopment is followed whereby the new zoning planning parameters will become applicable.</p>

