

PUBLIC CONSULTATION REPRESENTATIONS

Representee	E-mail	Comments	Notes
Franco Buttigieg	franco@countrywidemalta.com	MEPA should first review the existing Sanitary and Police laws that concern our building environment. One needs to first establish a vision of how our construction industry will have to change it's methods of building so as to achieve structures that are passive and environmentally friendly.	Objective 3 strives to harmonize as much as possible sanitary law and building regulations with DC2014. The document shall also encourage passive and environmentally sustainable buildings. The review of sanitary and police laws does not fall under Mepa's remit. Method of building is the BRO's responsibility.
Moira Heath	heath.moira@gmail.com	The current state of affairs is that anyone with a terraced house or villa can pull it down and stuff the plot to unreasonable heights with small apartments . How is this improving the quality of life of all parties concerned? Only the owner of the plot is gaining from this.	This issue is a strategic one which needs to be tackled at Local Plan level. The issue revolves around densities and one must therefore await outcome of Local Plans. However, Objective 5 addresses this concern in part.
James C. Wightman (Bicycling Advocacy Group)		Cycling should be considered as part of the design of urban space as a sustainable option, similar to walking. One should consider, for example, a recent project that sought to provide a pedelec based cycle hire scheme that included within its docking stations, information portals, cash point technology as an integrated smart cluster of modules. Cycling also has much to offer in respect of economic benefits as well as freer flowing traffic, reduced pollution, healthier citizens, etc.	Cycling forms part of the wider Transport Strategy being prepared by Transport Malta.

Perit Ray Said	rejs@maltanet.net	The planning and sanitary policies as set in DC 2007 do not cater for dwellings in the UCA, in particular, those inward looking. Applications for extensions to single dwelling units in UCA are being reviewed with DC 2007 policies. MEPA should consider discussions in order to be able to issue tailor made planning and sanitary policies for UCA dwellings as the ones in hand do not lend themselves sensitively to the particular context.	Guidelines for such matters are catered for in UCA Design Guidance of 1995 which are still valid and in use. The DC2007 was drafted with schemes in mind and also included snippets related to UCAs, either to fill lacunae or updates. However, many use DC2007 only including for UCAs. For the type cases referred the case officers use UCA DGs and Sanitary Law as best they could fit. Often, in UCA dwellings with an outlook on a courtyard extensions sometimes had to be recommended for refusal because of Sanita'. In UCAs several cases have to be treated on their own merits owing to the organic manner the buildings developed, and therefore Guidelines are more appropriate than standard measures for UCAs, except minimum requirements for Sanita'.
Dr Joe Doublet	jdou@vol.net.mt	The new document should address the issue of solar rights. Recently there was a significant push for the investment in solar energy , however, current planning laws do not take into consideration such an investment. Unless planning laws safeguard such investment, the use of solar energy will never be utilized to the full.	The objective of reviewing the document is specifically to promote sustainability. This measure should permeate throughout the whole document.

		Another issue is the use of existing open spaces especially in UCAs. There is a trend to convert soil covered areas in hard surfaced areas with underlying garages and occasional overlooking parking areas implying the intrusion of combustion engines. The impact results in more excavations, more construction waste and less sustainable use of the only natural resource we have. MEPA should introduce a mechanism which favours the use of street level and -1 level basements for use of garage parking but then add additional fees for parking levels below -1, thus serving as a disincentive to excavate significant amounts of material and generate considerable quantities of waste.	Objective 5 will investigate ways of improving the urban landscape.
Mr Godfrey Borg	godborg@go.net.mt	Plots where front yards are compulsory are reducing the actual building areas since not even building projections are allowed. Porches in front yards should be permitted as well as the addition of a secured glazed floor in front of the main door. Dimensions of internal yards should change especially when equipment is installed.	This is a policy issue to be addressed in the near future. However, one can safely state from the onset that MEPA will seek to consolidate and protect open spaces rather than reducing them further.
V. Maria Attard	olimax@maltanet.net	Suggested changes to DC2007 policy 3.2 (standards and specification of dwelling type, minimum site area, max/min site curtilage, max habitable floors) : Particularly in Iklin-Ibragg-Madliena areas, an increase in max site coverage and site curtilage is suggested, for better use of land.	Same principle as above. Villa areas should retain their open space characteristics rather than reducing them further.
Environmental Assessment Unit, EPD, MEPA		(1) Any proposed development should have all the necessary facilities in place for the harvesting and reuse of rainwater runoff .	Detailed policy issues which need to be addressed in the near future. Issues listed are all in favour of sustainable development (Objective 7)

		<p>(2) The policy should make suitable provisions to ensure that where possible, major development on sites contribute to the increase in urban green space.</p> <p>(3) Major projects should dedicate sufficient space to provide adequate waste management facilities on site, with an emphasis on waste separation at source.</p> <p>(4) The drainage system and infrastructure should be adequate to serve the proposed development and prevent indirect environmental impacts resulting from infrastructural damage or overload.</p> <p>(5) Energy saving specifications and renewable energy infrastructure should be integrated into the design.</p> <p>General specifications (including the above) are not applied blindly, and reasonable exceptions are allowed/imposed wherever there are.</p> <p>It is recommended that the new policy guidelines lists good practice design guidance for industrial buildings, animal husbandry units, cesspit tanks for ablution facilities, and chimney flues from commercial and industrial units.</p>	
Norbert Gerada (MEPA)		<p>Part E.5 provides for flexibility in the application of DC2007 to decision making bodies only. This should be officially given also to case officers, subject to subject to clearly outlining the deficiency in policy and justifying his assessment.</p> <p>Policy 1.7 should be amended as follows: the height limitation for the area <i>should not normally</i> be exceeded.</p>	This is an issue which has always been the centre of debate. The first objective is for the first time addressing this issue by letting the case officer make more qualitative judgements against quantitative assessment.
Peter Cefai (MEPA)		Table SW(b) (Specific Zoning Conditions for Swieqi) of the NHLP should feature in the revised Table 3.2 of DC2007.	Will be addressed. But to date, zoning conditions will probably be diverted to Local Plans.

Perit Elena Borg Costanzi	ebc@onvol.net	Currently penthouses in UCAs are allowed on four floors and not on three (only washrooms are allowed on three floors). UCA street scenes should be studied carefully on a case by case basis, since, also because of the blank wall policy, a penthouse on a third floor may be permissible anyway.	Probably, architect is referring to cases at Sliema UCA (3 and four floors). Every case is assessed on its own merits and usually, if justified (infill between party walls and covering blank party walls) certain proposals are usually found acceptable. However, the proposal is not suitable for other UCAs (Objective 6).
Environmental Health Directorate (Dr Christine Baluci)		<p>Public spaces and areas which promote active, healthy and safe lifestyles should be promoted and enhanced, in line with Ministry for Health's National Environment and Health Action Plan 2006-2010.</p> <p>Noise-reducing building and spatial planning techniques should be considered.</p> <p>Natural light should be promoted for new developments, and the "shadow potential" of new developments on existing or proposed buildings should be considered especially in residential areas.</p> <p>Pedestrian friendly frontages should be promoted to ensure safety of residents and general public, including the elderly, disabled and children. Road safety in the vicinity of proposed developments should also be considered.</p>	The objective of reviewing the document is specifically to promote sustainability. This measure should permeate throughout the whole document.

Mr John Abela	jabela@gozoprime.com	<p>Prior to the revision of the DC 2007, Internal Residential Development within UCAs was acceptable however a blanket prohibition was imposed on such development in the subsequent revisions. Such approach is not ideal since there can be areas within UCAs which have all the predisposed elements to regenerate urban cores by increasing permeability. It is suggested that no blanket prohibition is made on internal residential/opportunity development within UCAs for the interest of proper planning but instead a policy framework is introduced to analyse proposals and channel proposals to meet the requirement of the community, based on proper design and appropriate uses that add value to society, the economy and the environment.</p>	Local Plan issue
Karen M. Zammit Manduca	kazaman44@gmail.com	<p>Policies need to be set up so that investments in solar water heating and pv panels are not adversely affected by any new development that may overshadow the installations.</p> <p>Policy 10.12: Chimneys/Flues on Residential Development - After adjacent buildings have been raised, chimneys that were already built are too often left where they originally stood, leading to policy contravention and inconvenience to neighbours.</p> <p>Existing Policy 2.4, Part 2 - Building Heights should be upheld and enforced to avoid the creation of overshadowing and 'canyon-like' streets, especially in narrow urban streets.</p> <p>Policy 12.5 cites the importance of provision for clothes drying areas and garbage rooms in residential development which is at times disregarded. The small size of most new developments is another contributing factor to the slum-like appearance of many areas.</p>	<p>Objective 7 aims to encourage use of renewable energy by providing guidelines on energy conservation.</p> <p>Policy issues to be tackled in detail at a later stage.</p>

		<p>Policy 16.2 - Minimum Dwelling Size needs to be reviewed as the small size of properties is very often not conducive to family accommodation, resulting in changes to the demographics of whole communities and total loss of privacy, accompanied by social problems.</p> <p>Existing Policy 4.5 - Multiple garage openings and access points have an adverse impact on the streetscape</p>	
Dr A Cefai	acefai@malta.net	<p>The general policies should encourage reasonable development outside schemes especially for non-urban uses that are presently either not catered for or which are not so developed, considering that Malta and Gozo should be a hub and heart of reasonable and above all innovative development. For example, social-purpose non-residential development (like private homes, private hospitals, small warehouses, small supermarkets, small private garage industries, animal cemeteries, sports complexes and agrotourism).</p> <p>Where building heights are unequal, height limitations should be increased in a way to create an equality of building heights.</p> <p>Uses authorized previously shall be permitted, and the developer must be allowed to choose whether to develop according to the previous policies or the new policies.</p> <p>Regularly issued outline and full development permits that have been expired must be revived as soon as possible.</p> <p>Extensions to existing buildings should be considered especially in the case where original building is less than 300sqm in footprint, in which case the extension shall be permitted to exceed the original building.</p>	<p>Development in ODZ is a strategic issue which is not within the scope of this document.</p> <p>Building heights is a Local Plan issue.</p> <p>Regulations are set by the competent Authority.</p> <p>Permits have a lifespan for a reason - that to protect amenity and allow careful planning of landuses.</p> <p>Not clear if this is a reference to ODZ or within scheme.</p>

		<p>The new document should be entirely pro-business and liberal especially as regards innovative/creative/job-producing development even outside schemes. All policies should ensure liberal and generous attitude towards reasonable development in a way that as may small and other entrepreneurs as possible be encouraged in their endeavors.</p> <p>Sites falling within a radius or just 70m from the schemes should be considered as virtually included in the schemes.</p> <p>There should be an overriding conition that all vested rights are respected.</p> <p>Existing legal buildings should also be permitted several and more different uses and functions saving such exceptions as safety, good neighborliness and legal and other similar restrictions.</p> <p>Policies should change at least once every year to keep continually with the ever-evolving state of development and development needs.</p>	<p>The MEPA reorganization has ensured that applications with a business / economy generating element are directed to a purposely set up Unit.</p> <p>This is a strategic concern.</p> <p>This is not a DC 2014 issue.</p> <p>This is not a DC 2014 issue.</p> <p>This is not a DC 2014 issue. Currently MEPA has embarked on an extensive exercise of revision of policies.</p>
Perit Dylan Agius	dylan@ebencini.com	<p>Garages in the side curtilage of a semi-detached villas actually provide an interesting massing to the buildings by creating a terracing effect. The use of a side garage should not be entirely limited to that of a garage but it could also be a potential extension to the villa since villa plots are always getting smaller. Such extensions would make sense both in terms of aesthetics and function. The revised document should permit the habitable use of constructions in the side curtilage, permit permanent access to the roof of such constructions for maintenance and cleaning purposes, and allow for the raising of a parapet wall or protective railings in these roof spaces for safety reasons.</p>	<p>This is a specific policy issue to be tackled at a later stage.</p>

<p>Flimkien Ghal Ambjent Ahjar</p>	<p>antonioanastasi@faa.org.mt</p>	<p>Good urban planning is essential to good health, as studies show the detrimental effect of bad planning and design on our physical and mental health.</p> <p>The new document should take a holistic approach in order to avoid the piecemeal approach to development of today. The general philosophy of the document under review already attempts a holistic approach towards design and its effect on the streetscape and importance to a better quality of life, however the past years and the degeneration of our urban environment shows that this is too subjective as it is generally the case officer who makes the final recommendations. It is suggested that the onus of consultation should not be on MEPA officers, instead the final development designs are presented to a multidisciplinary team made up of specialized representatives from different entities.</p>	<p>Recommendation is not targeted for this document.</p>
<p>Peter Cefai - MEPA</p>		<p>The requirement of side curtilages for showroom areas should be covered by DC2014 instead of the Local Plan.</p>	<p>Specific issue which probably needs to be directed to Local Plans.</p>
<p>Kamra tal-Periti</p>	<p>ambwism@gmail.com</p>	<p>While it is important for the DC2014 to conform to and avoid conflict with other regulations, MEPA should strive to identify a system designed to achieve synergy with the various entities regulating such matters. It is therefore imperative that areas which are presently regulated by other bodies are not entrenched in the DC2014, and that clear lines of responsibility for adherence to the various regulations are set. The working group may comprise representatives from MEPA, KNPD, GSB, BRO, SCH and others, so that MEPA is aware of regulations/guidelines which such entities may be in process of formulating.</p>	<p>Objectives drafted specifically state the intention not to duplicate responsibilities but to conform with other laws and regulations. Consultations with these bodies will be embarked upon as the document takes shape.</p>

Perit Stephen Pulis	stephen.pulis@gmail.com	To include guidelines on Protection from Falling - safety standards for railings and guard rails in public areas to restrict climability and ladder-like designs.	This is the responsibility of the architect. Such issues are normally tackled in the Building Regulations.
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