



Public Consultation Submissions & Responses

Investing in the Multi-functionality of Green Infrastructure (GI) – An Information Document to support GI Thinking in Malta

October 2018

Environment & Resources Authority



CONSULTATION FEEDBACK

Ref No.	Name of Stakeholder / Date	Comments Received	Response / Remarks
1	G. J. Wirth	<p>Areas of direct connection to the era of the Order of St. John's presence and build... The Order for defensive reasons did not plant trees. The restoration work at Castille is very appropriate although during the British-era trees were planted.</p> <p>Urban development especially in corridor Ta'xbiex to Spinola-St. George's... the facades are continuous except where there were large private residences... Trees except behind residences were unnoticed. Where there are new developments if in the set-back 'green' can be encouraged good. If one recalls the frontage of this area was as a result of expansion from Valletta for 'summer-use' ... we now see a new expansion regrettably in design very un-Maltese in vernacular and concept and in time when these buildings age and become redundant further re-development will be probably again upward and in larger blocks... current owners will acquire the sites next door . 3-cities... what I call the undiscovered part of Malta... Town Planning has to be very sensitive to new building requests... the skyline must be retained, as must the vistas to and from.</p> <p>Valleys – a blanket no build zone under any circumstances ... entrenched in Law – no chance of 'ever' being changed. There</p>	<p>Your comment has been noted.</p> <p>Your comment has been noted.</p> <p>Your comment has been noted.</p>

		<p>should where practicable, be a reservation strip overlooking the valleys/wields to safeguard vistas.</p> <p>Properties with large gardens... one appreciates the civil right but in most cases the applicants are asking for high-density development which is not conducive to the maintaining the fresh air and green of the area. No development in such locations should over-power the existing built property; permit will go to the same height and no higher. There is a Registry of preserved 'A-B-C' such properties this must be adhered to.</p> <p>St. George's – St. Julians – Paceville... Yes, it is 'location-location' but the intensity and density of what has been approved and what could be is over-build. The latest approval on the Tourism site will cast shadow on all properties to the east of them, which will include the Corinthia Hotels and their future redevelopment. Design? Clearly, the foreign Architects have zero appreciation of Maltese architectural vernacular, which survived hundreds of years and bombing in WW2! Dubai was 'desert' – need I say more?</p> <p>Villages? These are treasures... any development should be respectful of the community – should never overwhelm the community be it density of height... adopt a maxim – quality not quantity... skyline should not be crossed... there is no need. A developer will be able to make his profit in quality units rather than a lesser amount with quantity. Very essential Maltese architectural vernacular must be the rule.</p>	<p>Your comment has been noted.</p> <p>Your comment has been noted.</p> <p>Your comment has been noted.</p>
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Rural areas? The expansion as of late with applications for Petrol Stations is a perfect example... the developers are clever it is not the selling of petrol that they will financial benefit from but the 'convenience stores' selling impulse -snack and drink merchandise... These petrol stations will economic impact family stores in the immediate urban village or outskirts of townships.

Protecting vistas? No Planning Authority worth its ike is not consider at all times the 'vista' and whether the building/development will block or mar the vista... in the case of Malta we already have virtually a constant built zone from Fort Elmo to the southern side of Lija – Balzan and if they could all the way to Rabat. We have to maintain and respect the historical vistas from Valletta to Rabat/Mdina... from Valletta to the 3-cities. Not so long ago the 'copulas of churches were directional locations to navigate around the island...to-day you hardly can see the copulas.

Development is inevitable it has been going on from day-1 but we can develop logically -rationally and sensibly, where future generations will say our generation respected the past – developed well for the future. I have bene asked many times do I like how Tower Road was developed? It could have been worse... I do not think the acceptance of adding further floors on completed buildings should be permitted and best to retain the current height of the developed property. The million-dollar question... what was the past Tower Road lasted from the 1930's to the 2000 only 70 years... In 2088, what will the developers see on Tower Road? It is inevitable that is progress!

Your comment has been noted.

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		<p>us to be less stressful... conducive to positive healthy living in contrast to the hard sharpness of concrete and glass. The choice of trees is important... In the late '60's agriculture planted an Acathecia, which was found to have a very high pollen level.</p>	
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