



Our Ref: EC 013-25/28

17th February 2026

Hon Perit Clint Camilleri
Minister
Ministry for Gozo and Planning
St Francis Square
Victoria, Gozo


Hon. Clint Camilleri
Minister for Gozo and Planning
2/03/2026

Hon Minister,

Partial Local Plan Review of the Gozo and Comino Local Plan (2006) – Ghajnsielem and Xewkija – Amended Final Draft following SEA Screening

At its meeting held on 27th January 2026, the Executive Council discussed the amended final draft of the Partial Local Plan Review of the Gozo and Comino Local Plan 2006 for Ghajnsielem and Xewkija, following SEA Screening.

As a result of the SEA Screening process and following consultation with the relevant entities, some changes are being proposed as highlighted in the attached amended Final Draft.

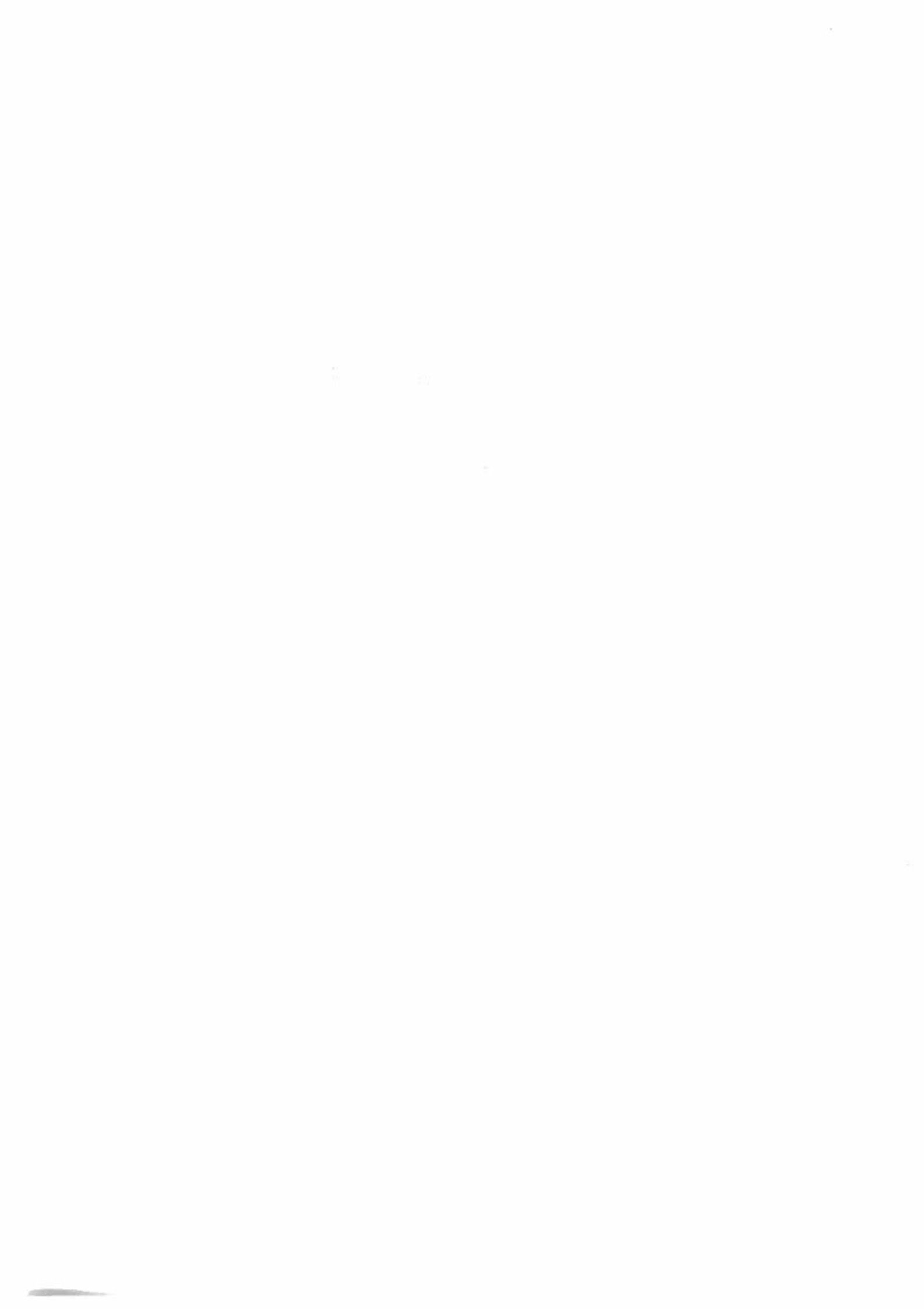
Enclosed please find the Amended Final Draft of this Partial Review including the proposed changes as highlighted in red, the Public Submissions Reports with Responses, the SEA screening template and the SEA Focal Point clearance.

In terms of Article 53(2)(i) of the Development Planning Act (Cap 552), if you are in agreement with the policy amendments proposed as a result of the SEA Screening, the Amended Final Draft is to be referred to the Parliamentary Standing Committee for the Environment, Climate Change and Development Planning for its effective scrutiny in terms of article 53(2)(i) Schedule III(a) of the DPA.

Referred for your kind consideration.



Yoanne Muscat
Executive Council Secretary



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

Ghajnsielem and Xewkija

Amended Final Draft following SEA Screening



PLANNING AUTHORITY

October 2025 January 2026

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1 Introduction

- 1.1 This partial local plan review relates to the Gozo and Comino Local Plan approved in 2006. This review affects two sites; one located in Ghajnsielem known as Ta' Passi, where the seasonal annual Christmas Village takes place, and the other area in Xewkija known as Torri Gorgun, which is an existing built-up area close to the development zone boundary.
- 1.2 The proposed revision takes forward Government's November 2023 request in terms of article 41(2) of the Development Planning Act (Cap 552) to designate the site in Ghajnsielem for an open air, formal recreational land use with ancillary structures through the formulation of a site-specific policy, and to designate the Xewkija area as a rural settlement.
- 1.3 The local plan review is required to provide specific policy direction for the site in Ghajnsielem, including development criteria which ensure the site is used exclusively for recreational activities with minimal commercial activity and site remains predominantly open with ancillary small-scale structures.
- 1.4 With regards to the Xewkija site, the review is required to establish a boundary around the rural settlement, identify the public roads within the settlement, the acceptable land uses, building heights limitations and apply strict control to development over vacant land.

2 Background

- 2.1 The area under review in Ghajnsielem commonly known as Ta' Passi has since 2008 been the location of the annual *Betlehem f'Ghajnsielem*, a live reproduction of Betlehem at the time of the birth of Jesus which spans between December and January of each year. Each year the organisers have increased the number of attractions offered which include amongst others, a bakery, old trade shops like carpenter and blacksmith, a tavern offering local food, an open-air market, a small river and the grotto. Each area is animated by volunteers dressed up in period costumes over the span of the event.
- 2.2 Over the years that the event has been organised, the organisers applied for a temporary planning permission to hold the event and erect the structures needed for the event.
- 2.3 It is a Government objective to designate this site for permanent open air formal recreation with ancillary structures with minimal commercial activity that supports the overall use of the site.
- 2.4 Development within the area under review in Xewkija known as It-Torri Gorgun appears first on the aerial photographs of 1978. This development continued to increase and by the year 1994 it reached the level of development that is present today, with smaller additions up to the year 2004 (Refer to aerial photographs below). There are still considerable areas of vacant land within close proximity to the existing buildings, and it is an objective of this review to designate the built areas as a rural settlement in order to contain urban sprawl and thus protect the undeveloped areas from further development.



1978



1994



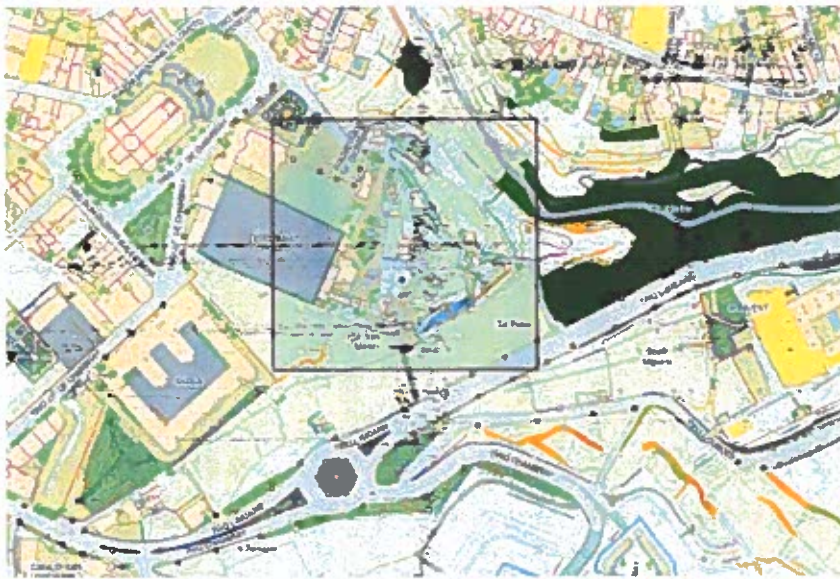
2004



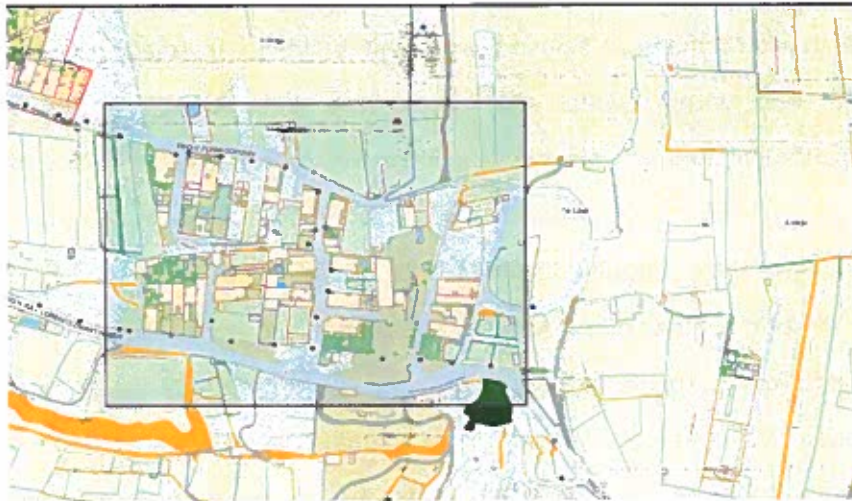
2024

3 Objectives

- 3.1 The Executive Council has agreed to initiate this partial review of the Gozo and Comino Local Plan and issued the objectives for public consultation.
- 3.2 The Objectives for the Partial Local Plan Review of the Gozo and Comino Local Plan (2006) for the area of Ghajnsielem and Xewkija, put forward by the Minister are as follows:
1. To designate a specific site within the broad area depicted on Map 1 at Ghajnsielem as an open air, formal recreational land use with ancillary structures. The site-specific policy should include development criteria to ensure that the site remains used solely for formal recreational with minimal commercial activity forming an integral part of the recreational land use, remain predominantly open and landscaped, any ancillary structures remain small in scale and their design and location within the site do not create unacceptable impacts.
 2. To designate the area located between Triq it-Torri Gorgun and Triq il-Kav. Lorenzo Zammit Haber, Xewkija, broadly indicated on Map 2, as a Rural Settlement and clearly delineate the development boundary, identify the developable land within the boundary, public roads, the acceptable land-uses and building height limitations within the overall framework of the Gozo and Comino Local Plan, provided that additional development on vacant land is strictly controlled.
 3. To amend or delete all other provisions in the Gozo and Comino Local Plan of 2006 which are deemed to run counter to the overall objectives set out in paragraphs (1) and (2) above.
- 3.3 These objectives and the associated maps depicted in Figure 1 were published for a public consultation period between the 15th of October 2024 to the 6th of November 2024.



Map 1: Site at Ghajnsielem



Map 2: Xewkija Rural Settlement

Figure 1: Maps to support the Objectives of the Partial Review

4 Public Consultation

- 4.1 During the public consultation period 63 submissions were received. These are included in Appendix 2: Public Consultation Submissions and Responses on Objectives of this report. Amongst the submissions received there are submissions by the Ghajnsielem Local Council, Din l-Art Helwa, Movimet Graffiti, ERA, Partit Nazzjonalista, and the Malta Sociological Association.
- 4.2 The submissions related to the site in Ghajnsielem were three. One of the submissions requested that the site known as Ta' Passi be designated as an informal recreational area with passages connecting paved areas and water features whereby paved areas can accommodate lightweight structures related with seasonal activities and identified two areas within the site that can house permanent buildings in relation with the activities carried out within same site. The same submission made other recommendations that include, a community centre with basement facilities and/or parking, proposed underground car park with open space recreation or sports facilities above with possibility of community facilities built above street level and a small extension of the existing football pitch. Another submission requested that the formal recreational area is limited to the site currently used for the nativity village and all interventions should be contained within this site boundary. The submission also indicated that structures should be small scale and temporary and accommodated to the western part of the site, away from open rural land and Wied lmgarr and that the development should not be a source of light pollution. The last submission related to Ghajnsielem requested a clarification on what is meant by formal recreation, that it is ensured that the site does not become a development zone for commercial purposes and proposed the adoption of a Social Impact Assessment.
- 4.3 The remaining 60 submissions related to site in Xewkija. 57 out of these 60 submissions supported the objective of this partial review to designate the site as a rural settlement. Most of these submissions claimed that development on the site started back in the 1960s and that this settlement was not included as a rural settlement by the GCLP 2006, unlike other areas with similar characteristics that were included. Additionally, these

submissions support the objective to clearly delineate the development boundary and identify the acceptable land-uses and building height limitation within the overall framework of the GCLP. They also agree with the strict control of any future developments on vacant land. One of the submissions indicated two clusters which were not included on the map published with the public consultation objectives to also be included as a category 1 rural settlement, in line with the definitions of GCLP. The same submission recommended that the other area indicated by the objectives map should be included as a category 2 rural settlement, in line with the GCLP definitions. Two of the submissions objected to the designation of the site as a rural settlement stating that the site was developed after 1968 and that a number of dwellings and structures were developed in the decades that followed, with several pending enforcement notices on site. The submissions added that this review is intended to sanction illegal development. This goes against the need to restrict land take up within rural areas but only aggravates an already critical situation. Another submission stated that this review undermines the obligation that one adheres to the laws and planning policies.

- 4.4 The draft partial review was published for public consultation between the 21st of March 2025 and the 05th of May 2025. During this period, 5 submissions were received. Another submission was unrelated to the consultation exercise. Two of the submissions were by private individuals and the other submissions were by the Partit Nazzjonalista, the Malta Sociological Association and BirdLife Malta.
- 4.5 Part of one of the submissions expressed its agreement to the proposed revisions related to Ghajnsielem. Another submission requested the inclusion of provisions to mitigate against noise pollution and discouraged the hosting of large events such as music festivals within the Ta' Passi site.
- 4.6 The other comments were related to proposed revisions in Xewkija. Two submissions were objections to the proposed designation of a category 1 rural settlement in Xewkija stating that the revisions are deemed not transparent as no information has been made available regarding the legality of the existing buildings in this area. Additionally, this partial review is considered as a means to regularise illegalities. One submission

requested that a parcel of land indicated as a Public Road in Map B, be included as part of the Residential Area and made available for development.

- 4.7 Planning Authority responses to these submissions are found in Appendix 3A.
- 4.8 The public consultation draft of the partial review was also presented and discussed with the Parliamentary Committee for the Environment, Climate Change and Development Planning on the 30th of April 2025. An Extract of this meeting is included in Appendix 3B.

5 Strategic and Local Planning Guidance

- 5.1 This Partial Review is guided strategically by the “Strategic Plan for the Environment and Development (SPED)”.
- 5.2 SPED Thematic Objective 5 requires **“to ensure that existing recreational resources are protected, enhanced and accessible, and to facilitate the provision of new recreational facilities to improve social cohesion, human health, air quality and biodiversity”**. Additional to this objective, Rural Objective 2 requires **“the provision of new recreational facilities which enhance the public’s rural experience”**. Thematic Objective 1 seeks to ensure that while socio-economic development needs are met, land take-up within the Rural Area must be limited.
- 5.3 SPED Policy RO4.6 requires a review of the hierarchy of rural settlements to guide the nature, scale and type of development within them under the objective of protecting and enhancing the positive qualities and the traditional component of the rural landscape.
- 5.4 The Gozo and Comino Local Plan policy map 14.2-A designates the site under review located in Ghajnsielem as a Strategic Open Gap subject to policy GZ-SETL-2. This policy prohibits any form of urban development in designated strategic open gaps except from small scale infrastructural uses subject to a number of conditions. However, the policy promotes the use of strategic open gaps for public informal recreation by improving the access to these areas through the provision of country walkways/paths and essential utilities and services as appropriate.
- 5.5 General Policy Map 11.2 indicates parts of the Ta’ Passi site as an area of agricultural value subject to policy GZ-Agri-1. This policy safeguards these areas and prohibits the subdivision of agricultural land within these identified areas.
- 5.6 GCLP Map 10.3.3 indicated the site at just outside, on the Eastern side of the area under review at Torri Gorgun, as disturbed habitat subject to general policy GZ-RLCN-5. The policy identified sites subject to this designation as candidate sites for rehabilitation of damaged landscape.

- 5.7 GCLP Map 11.2, indicates the land of agricultural value in Gozo and Comino. The site in Xewkija is not indicated as an area of agricultural value.
- 5.8 General policy GZ-RLST-1 guides the development within Category 1 Rural Settlements, GZ-RLST-2 guides development within both Category 2 and Category 3 Rural Settlements and GZ-RLST-3 guides development within Category 3 Rural Settlements.
- 5.9 The site under review located in Xewkija is not subject to any site specific GCLP policy as it lies outside the development zone. At the periphery of the site however, but not within the area subject to this review, the local plan reserves an area for aviation facilities subject to policy GZ-TRAN-14. This area is safeguarded for a possible extension of air transport facilities. Since it is an objective of this partial review to designate the area as a Rural Settlement, Map 4.2.10 which is a geographical location map of all rural settlements in Gozo requires to be amended. Additionally, the respective policy depending on the category designation of this new rural settlement general policies GZ-RLST-1, GZ-RLST-2, and GZ-RLST-3 will apply and thus may require amendments so as to make provision for the inclusion of the new rural settlement in Xewkija.

6 Policy Review

GHAJNSIELEM

A new policy that designates the area known as Ta' Passi as an area for formal recreation with ancillary facilities is required to address one of the objectives of this partial review.

Ta' Passi Recreational Area

The area known as Ta' Passi with an approximate area of 1.12ha, lies in close proximity to the main piazza of Ghajnsielem where the predominance of public or institutional buildings, social and community facilities, and the Ghajnsielem football ground, are located. This renders the area very popular amongst local residents, and visitors from surrounding villages. Since 2008, Ta' Passi has been the location of the popular annual event, Betlehem f'Ghajnsielem which spans during the Christmas period. This location, being very close to Mgarr harbour has made this event also very popular amongst Maltese visitors as well as tourists.

The designation of the Ta' Passi site as an open air, formal recreational area with ancillary structures will create an additional recreational area in close proximity to the main urban area of Ghajnsielem, which can be enjoyed by residents and visitors alike throughout the year.

Additionally, all the provisions of Maps 14.2G shall replace the provisions of all other maps in the GCLP in relation to this site.

GZ-Ghjn-18: The local plan designates the area known as Ta' Passi as depicted on MAP 14.2G, as a formal recreational area. Within this site, the policy designates a sub-zone for formal recreation facilities ancillary to the existing football ground, for which provisions of general policy GZ-RECR-6 shall be applicable. The remaining of the indicated site shall be subject to the following conditions:

- a) A comprehensive development application covering all the site indicated on Map 14.2G but excluding the area within the site designated for formal recreation ancillary to the existing football ground, is submitted to the Planning Authority in accordance with the provisions of this policy,
- b) an area of not less than 65% of the total site area (excluding the area for ancillary sports facility) remains predominantly open. Only planting of trees typical of maquis or archaeophytic fruit trees typical of rural settings shall be allowed within this area,
- c) the proposal shall include one or more circular routes to serve as passageways and interspersed seating areas together with water features as part of the predominantly open area but that do not occupy more than 27% of the total site area (excluding the area for ancillary sports facility),
- d) all passageways are constructed with permeable material that allows runoff water to seep through,
- e) the proposal shall include small scale built roofed-over ancillary structures provided that:
 - i. comprehensively they do not exceed 8% of the total site area (excluding the area for ancillary sports facility),
 - ii. the proposal may include two permanent structures as indicated on Map 14.2G which can accommodate Class 4B, 4C and 4D commercial uses as indicated by the Development Planning (Use Classes) Order of 2014, provided that these structures do not exceed an overall building height of 7.7 metres,
 - iii. the proposal may also include additional low-lying built and roofed over structures ancillary to the formal recreation and the seasonal activities that may be organised within the area. These structures must not exceed an overall footprint of 145 sqm and a building height of 3.4 metres each,
 - iv. the proposal ensures that the design and the location of the ancillary buildings within the site do not create unacceptable

impacts. It is encouraged that these structures are screened by landscaping as indicated in (b) above,

- v. given its location, the use of traditional materials (e.g. timber and weathered stone) will be encouraged in order to convey an informal rural character.
- f) lighting shall consist of full cutoff downlighters with a colour temperature of 2500 – 3000 K and also in according to the provisions of GZ- UTIL-5. Lighting on high poles and/or floodlighting shall not be permissible.

Within the Ta' Passi Policy Area Boundary as indicated on Map 14.2G, minimal excavations or underground development related to the development described under (c) above only shall be considered.

XEWKIJA

Triq it-Torri tal-Gorgun and Triq il-Kav. Lorenzo Zammit, from their Western extremities located within the development zone extend Easternly towards the area indicated for the partial review in Xewkija. The area under review lies in close proximity to the main urban area of Xewkija. An area of undeveloped land separates the urban area and the area under study. The buildings in the review area are no different from the predominance of buildings in the surrounding areas. Also, there are few abandoned buildings with this site. With these considerations, the rural settlement is recognised as a Category 1. Thus, the relevant policy GZ-RLST-1 that identifies the Category 1 rural settlements is also being reviewed so as to also include this new settlement. The development parameters of the policy need to be amended to make reference to this additional designation.

Category 1 Large Rural Settlements ODZ

The character of these settlements, due to their close proximity to the main urban areas, the building typology and land-uses within them does not distinguish them from the urban settlement within the boundary. However, they are separated from the main urban area by a gap site, which is locally significant as it contributes positively to the character of the urban area. The permission of development on vacant land within these settlements will not substantially increase the amount of land released for development since the large part of them are already built up.

GZ-RLST-1: Category 1 Large Rural Settlements ODZ

In Category 1 ODZ Settlements as indicated on MAPS 4.2.10 (including the relative inset maps) **together with the settlement indicated on Maps A and B of the GCLP Partial Review for Ghajnsielem and Xewkija (2025)**, which are in close proximity to the main urban area, but separated by an undeveloped gap of local significance, due attention must be given to the design of new buildings within the established boundary, especially those on the edge of the boundary of the settlement, to ensure there are no adverse visual impacts, especially through the creation of new party walls. A side garden of at least 3.0m, with an elevation fronting upon it, will be required for sites on the boundary's edge. Priority will be given to the rehabilitation of buildings of historical or architectural interest within these settlements. Land uses which fall within those identified by Policy GZ-HOUS-1 will be permitted within this group of Category 1 ODZ Settlements **except for the settlement indicated on Maps A and B of the GCLP Partial Review for Ghajnsielem and Xewkija (2025) where only residential units (terraced houses) shall be allowed and may require further assessment by the Superintendence of Cultural Heritage to ensure the protection of any potential archaeology.**

Permissible height shall be two floors without underlying basement **except for the settlement indicated on Maps A and B of the GCLP Partial Review for Ghajnsielem and Xewkija (2025)**, where the permissible height shall be as

designated on same Maps A and B. The aesthetics of the façade should be complementary to that of the adjacent dwellings.

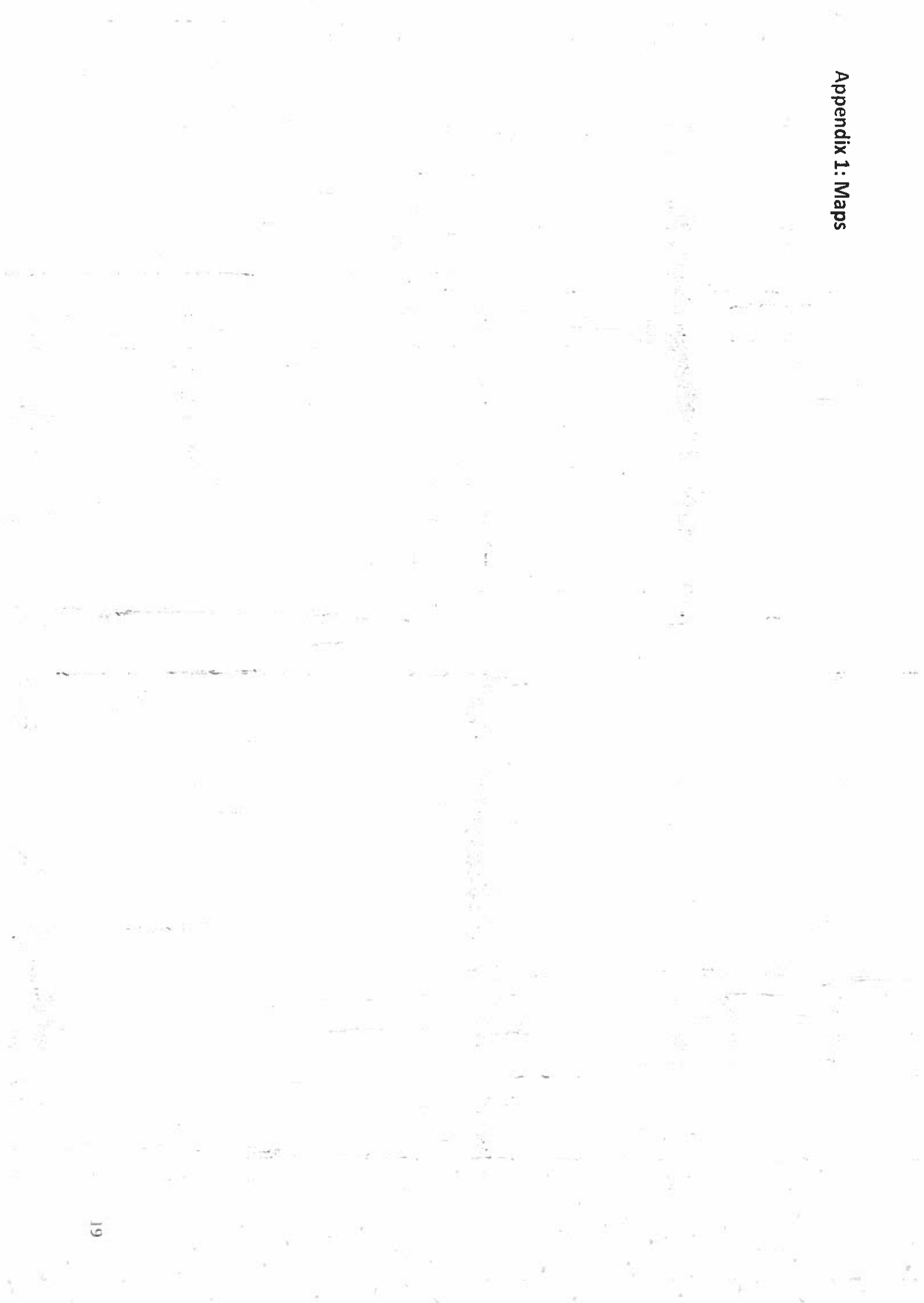
In exceptional circumstances, storage facilities for agriculture may be allowed provided that the facilities do not entail the creation of a basement or semi-basement and that the design fits with that of the rest of the Category 1 settlement. This concession (for agricultural facilities) shall not be applicable to areas which have a UCA character.

7 Way Forward





- 7.1 During the Executive Council hearing of the 21st of January 2025, the Planning Directorate recommended that the Executive Council issues the Draft Partial Review to the Gozo and Comino Local Plan (2006), Ghajnsielem and Xewkija for a six-week public consultation period. This recommendation was agreed to and the draft partial review was issued for public consultation between 21st of March and 5th of May 2025.
- 7.2 Following the second stage public consultation, this partial review was presented again to the Executive Council on the 20th of May 2025 and the Council approved the document and agreed to refer it to the responsible Minister for his endorsement without any changes and for instruction to initiate the SEA screening process in terms of Article 53(2)(c) of the Development Planning Act 2016 (Cap. 552).
- 7.3 On the 29th of October 2025, the Minister agreed with the Final Draft as adopted by the Executive Council on the 20th of May 2025 without changes and provided clearance to carry out SEA screening in terms of the SEA Regulations SL549.61.

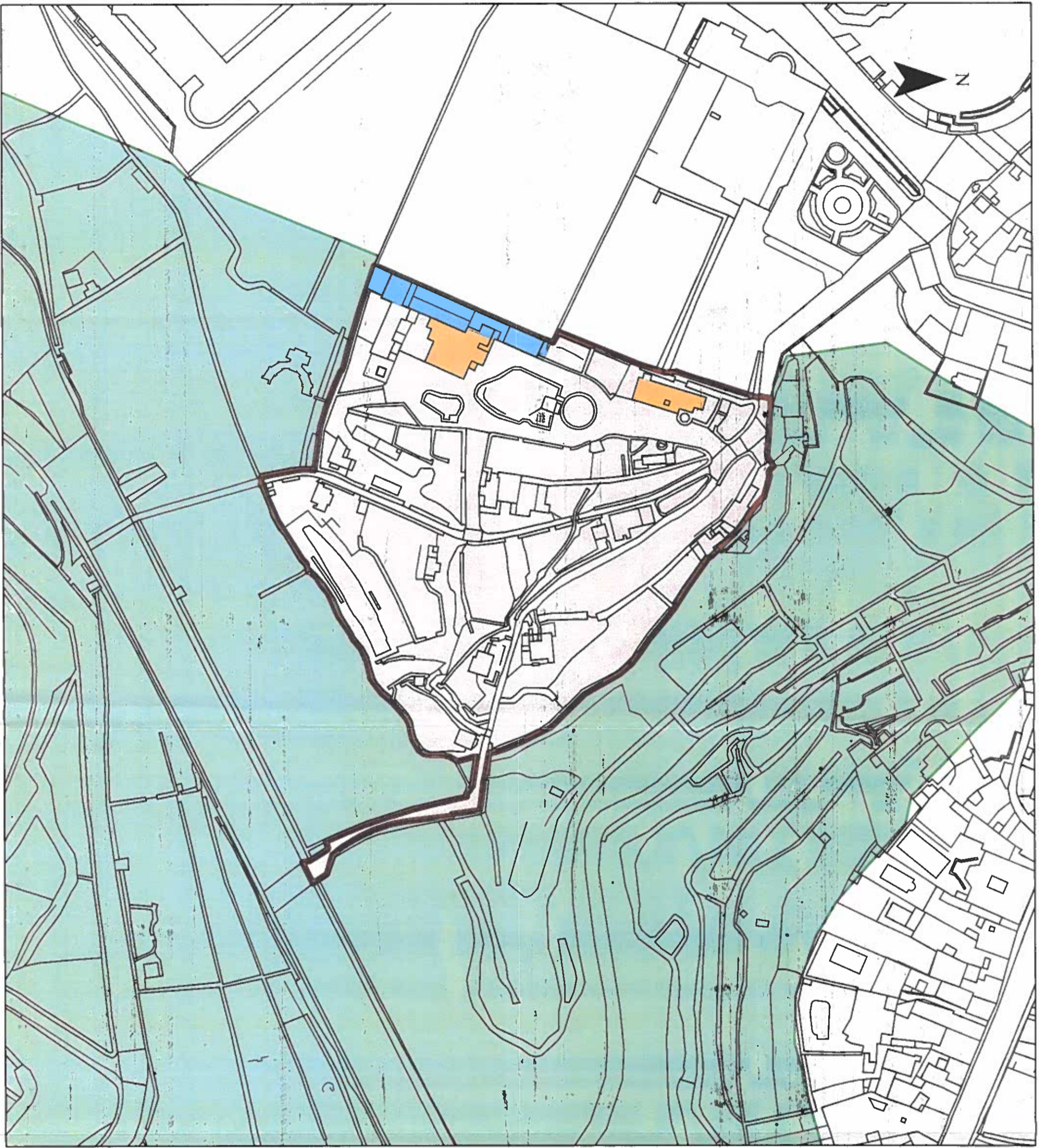
7.4 The SEA Screening concluded that this Partial Review is unlikely to have significant environmental impacts at a strategic level if additional provisions are included as part of its policy provisions. These policy provisions are included in this report. The Planning Directorate recommends the Executive Council to refer the Amended Final Draft following SEA Screening to the SEA Focal Point for his final consideration. The Executive Council on the 27th of January 2026, agreed to refer the Amended Final Draft to the SEA Focal Point for his consideration. This document was referred to the SEA Focal Point on the 28th of January 2026. In their reply of the 2nd of February 2026, the SEA Focal Point noted that, this review seeks to update the policy framework to better regulate existing development, contain urban sprawl, and strengthen environmental and planning safeguards, consultations with Designated Authorities did not identify any significant strategic-level environmental concerns and detailed environmental assessment will continue to be undertaken at the project stage, including through EIA and Appropriate Assessment procedures where applicable. In view of this noted the screening outcome that the partial review is unlikely to result in significant environmental effects at a strategic level and that a Strategic Environmental Assessment is therefore not required.

Appendix 1: Maps





-  Strategic Open Space Gap - GZ-SET-2
-  Td' Passi Policy Area Boundary - GZ-Ghn-18
-  Extension to Existing Sports Facility - GZ-RECR-6
-  Permanent Structures with Possibility of Commercial Uses



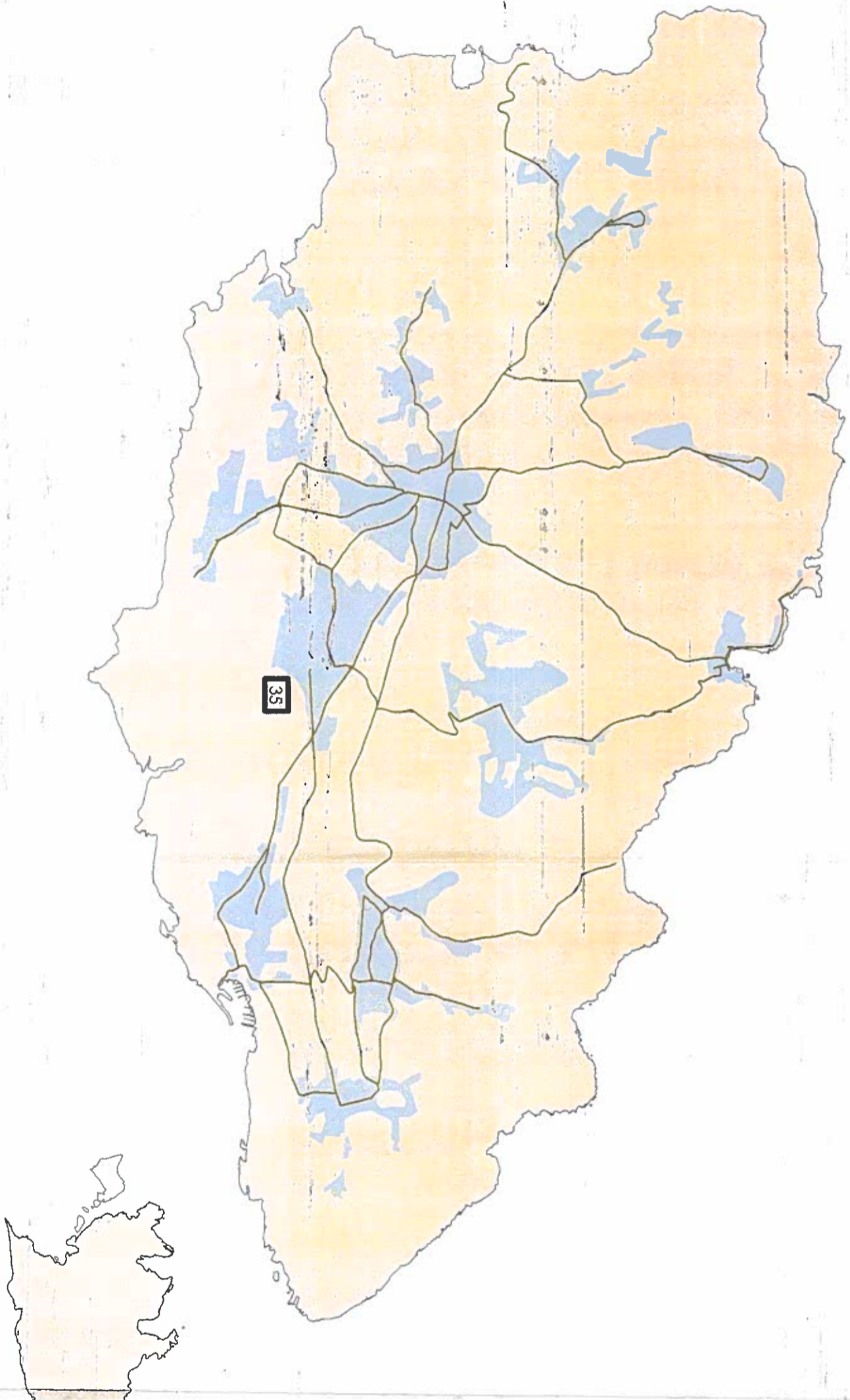
Td' Passi - Ghaajnsielem
Policy Map

Scale: 1:1,000 Date: January 2026
INDICATIVE ONLY
Not to be used for measurement or direct interpretation. Maps to be used in conjunction with Policy Document.

Map: 14.2G



Torri Gorgun
Category 1 ODZ
Settlement GZ-RLST-1



Category 1

Large Rural Settlement ODZ

Scale: 1:50,000 Date: January 2026

Map:

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

A



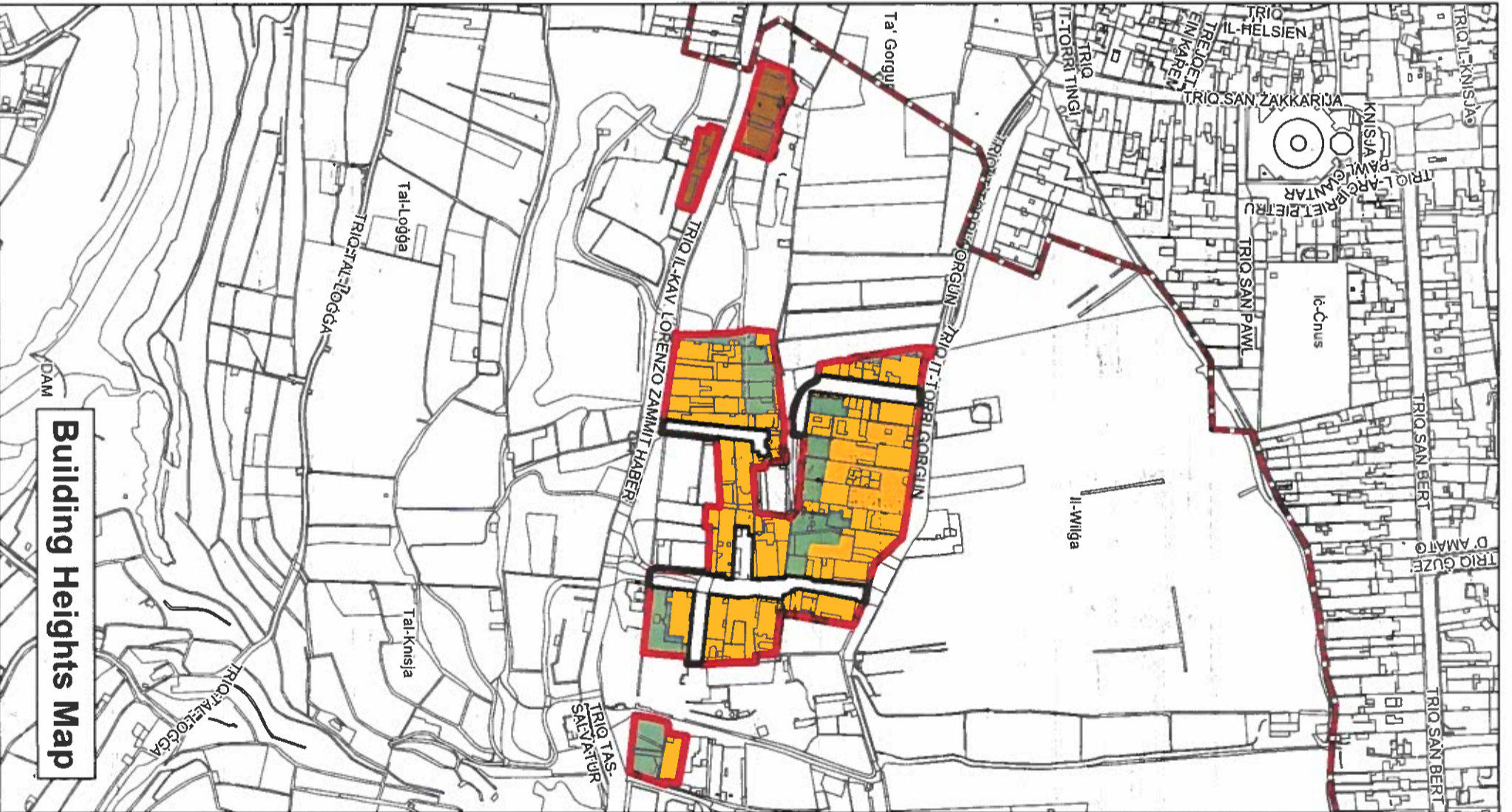
- Limit to Development Boundary
- Category 1^o ODZ Settlement GZ-RLST-1
- Residential Area subject to Policy GZ-HOUS-1 (terraced houses)
- 1 Floors without basement (7.70 m)
- 2 Floors without basement (11.40m)
- Private Open Space
- Public Roads

Category 1
Large Rural Settlement ODZ

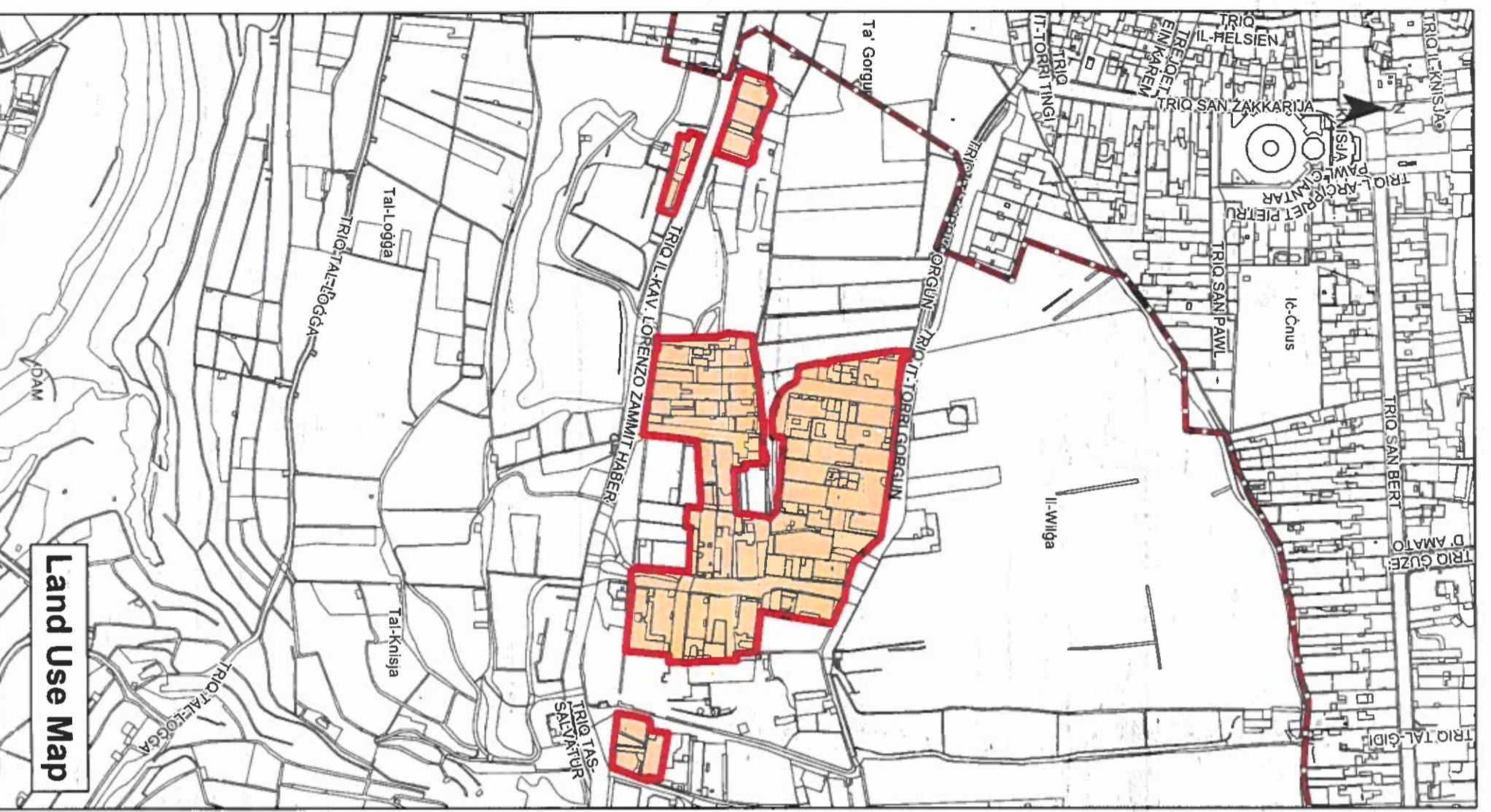
Scale: 1:3,000 Date: January 2026 Map: B

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



Building Heights Map



Land Use Map

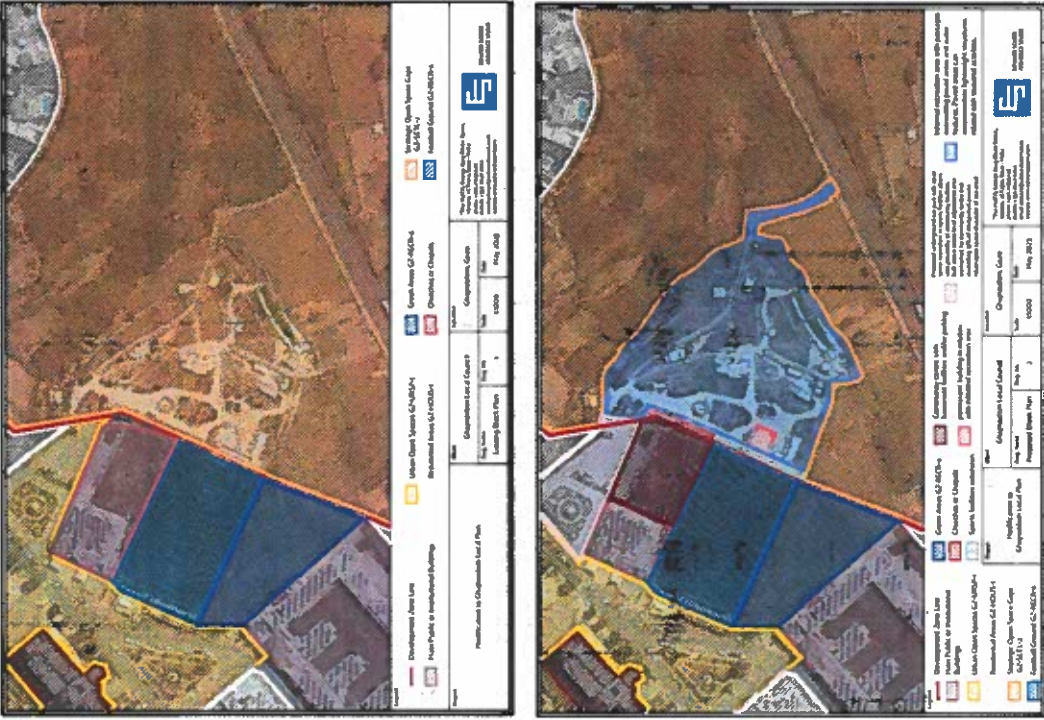
Appendix 2: Public submissions with responses

**Public Submissions on Objectives
with responses
Phase 1**

Ref	Name/Company	Date	Comments Received	Remarks
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PR-Ghj/XE(1) - 1	Perit Edward Scerri obo the Ghajnsielem Local Council	26/10/24	<p>I am writing on behalf of Ghajnsielem Local Council (in copy) with respect to the above.</p> <p>The local council is in favour of this review and has, in actual fact, been its promoter. The local council supports a review of the Gozo Local Plan with respect to this area as long as it follows the attached proposal. The attachments include the existing zoning and the proposed zoning for the area (as proposed by Ghajnsielem Local Council). The salient points of the review are as follows:</p> <ol style="list-style-type: none"> 1. the establishment of the ODZ site at Ta' Passi annually used for the Betlehem f'Ghajnsielem activity as an informal recreation area with passages connecting paved areas and water features whereby paved areas can accommodate lightweight structures related with seasonal activities and the inclusion of areas close to the development zone which can house permanent buildings in relation with the activities carried out within same site; 2. a community centre with basement facilities and/or parking (within the development zone) 3. a proposed underground car park with open space recreation or sports facilities above with possibility of community facilities built above street level adjacent to area earmarked for community centre (not exceeding 15% 	<p>Comments from the Local Council have been noted.</p> <p>This review has designated the area known as Ta' Passi as a formal recreational area with ancillary facilities.</p> <p>Provisions in the approved GCLP 2006 designates the indicated site for the development of social and community facilities.</p> <p>The change in zoning of the indicated site extends beyond the objectives of this partial review.</p>
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			<p>of designated area to retain open space character of the area) - within the development zone</p> <p>4. a small extension of the sports facilities (football pitch) towards the east</p> <p>5. no modification to the development zone line is being proposed</p> <p>While we trust that these valid proposals are fully adopted within the review, we kindly request that the local council is consulted and informed at all stages of the review process.</p>	<p>Provisions have been made in the new policy for the area for the extension of the football ground.</p>
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<p>PR-Ghj/XE(1) - Mr Gorg Vella 2</p>		<p>29/10/24</p>		<p>Contents of these submissions have been noted and in line with the</p>
	<p>Mr Gorg Vella</p>	<p>29/10/24</p>	<p>I, the undersigned, welcome the partial review of the Gozo and Comino Local Plan (2006), specifically</p>	<p>Contents of these submissions have been noted and in line with the</p>

PR-Ghj/XE(1) 3	- Mr John Paul Borg	29/10/24	addressing two areas in Ghajnsielem and Xewkija, proposed by the Planning Authority on Tuesday 15th October 2024. I welcome the prospect of rectifying the long injustices we have suffered as residents in these rural settlements.	objectives of this partial review the area known as Torri Gorgun has been designated as a Category 1 rural settlement.
PR-Ghj/XE(1) 5	- Mr Eric Vella	29/10/24		
PR-Ghj/XE(1) 6	- Ms Therese Vella	29/10/24	I wish to refer to the letter sent to the Planning Authority dated 14th January 2019, attached herein, on behalf of the numerous persons residing in the settlements on Triq it-Torri Gorgun and Triq il-Kav. Lorenzo Zammit Haber, arguing that the demarcation of these settlements as 'Rural Settlements' has been long awaited on the grounds that similar Rural Settlements (then referred to as ODZ Settlements) had been granted in every Gozitan village through the Gozo & Comino Local Plan (2006) in instances where clusters of development fell outside the development zone. However, during that exercise, the settlements demarcated in <i>this</i> Public Consultation, which fall within the same characterisation, had been omitted for reasons which were never made clear to the residents. As a result our families have been living in fear and uncertainty for nearly twenty (20) years.	
PR-Ghj/XE(1) 7	- Mr Salvu Vella	29/10/24		
PR-Ghj/XE(1) 8	- Mr Darren Vella	29/10/24		
PR-Ghj/XE(1) 9	- Ms Josephine Vella	29/10/24		
PR-Ghj/XE(1) 10	- Ms Rita Borg	29/10/24		
PR-Ghj/XE(1) 11	- Mr Paul Borg	29/10/24		
PR-Ghj/XE(1) 12	- Mr Joel Borg	29/10/24		
PR-Ghj/XE(1) 17	- Mr Giovanni Vella	30/10/24	The roots of our extended family are embedded in these settlements, as our ancestors have been settled here since before World War II. We have built our homes on our family's lands since the 1960s only to find ourselves shunned, for some reason which was	

PR-Ghj/XE(1) - 18	Ms Emily Azzopardi	30/10/24	never made known to us, when the Gozo and Comino Local Plan (2006) was drawn; the only cluster from (fourteen) 14 total ODZ Development clusters to not be granted the status of ODZ Settlement, now known as Rural Settlements. Moreover, it should be noted that the land denoted in the attachment 'Map 2: Rural Settlement Xewkija' on the Public Consultation has no archaeological, ecological, or agricultural value in the eyes of the Planning Authority (see Map 14.13-C Gozo & Comino Local Plan (2006)).
PR-Ghj/XE(1) - 19	Mr Charlie & Ms Marianne Azzopardi	30/10/24	Through the reviews proposed in this Public Consultation, these long-suffered injustices will be rectified, as our homes will no longer be deemed illegal, but will be regulated according to the policies afforded to the other fifty-eight (58) ODZ settlements, from fourteen (14) ODZ Clusters regularised through the Gozo and Comino Local Plan in 2006 within: San Lawrenz, Għarb, Għasri, Victoria, Fontana, Kerċem, Munxar, Sannat, Xagħra, Nadur, Qala, Għajnsielem, and others in Xewkija as well (all of Gozo).
PR-Ghj/XE(1) - 20	Ms Sarah Grech	30/10/24	As a resident/owner in one of the rural settlements in Triq it-Torri Gorgun, I have known and treated the demarcated areas as home for the entirety of life, and I am certain that this is a sentiment that I share with all second and third generation residents living within these abodes, all of which have grown up with the reasonable aspiration that these settlements will one
PR-Ghj/XE(1) - 21	Mr Carmenu & Ms Josephine Magro	30/10/24	
PR-Ghj/XE(1) - 22	Mr Joseph Mario Vella	30/10/24	
PR-Ghj/XE(1) - 31	Mr Francis Vella	31/10/24	
PR-Ghj/XE(1) - 33	Ms Laurissa Buttigieg	01/11/24	
PR-Ghj/XE(1) - 34	Ms Carol Zammit	01/11/24	
PR-Ghj/XE(1) - 36	Ms Francelle Haber and Mr Jayden Buttigieg	03/11/24	

PR-Ghj/XE(1) - 41	Ms Eugenia and Mr Carmel Buttigieg	03/11/24	<p>day be some of our own homes wherein we would raise our own families.</p> <p>Given that, I wholeheartedly support the objective to clearly delineate the development boundary and identify the acceptable land-uses and building height limitation within the overall framework of the Gozo and Comino Local Plan as this would result in the said settlements - our homes - to no longer be deemed illegal for the Planning Authority. I also agree with the strict control of any future developments on vacant</p>
PR-Ghj/XE(1) - 43	Mr Joseph Vella	04/11/24	
PR-Ghj/XE(1) - 46	Mr Francesco Vella	04/11/24	
PR-Ghj/XE(1) - 47	Mr Gavin Buttigieg	04/11/24	
PR-Ghj/XE(1) - 50	Mr John Vella	05/11/24	
PR-Ghj/XE(1) - 51	Ms Josephine Vella	05/11/24	
PR-Ghj/XE(1) - 52	Mr Raymond Vella	05/11/24	
PR-Ghj/XE(1) - 53	Mr Carmel Vella	05/11/24	
PR-Ghj/XE(1) - 54	Ms Margaret Vella	05/11/24	
PR-Ghj/XE(1) - 55	Ms Angele Vella	05/11/24	

PR-Ghj/XE(1) - 56	Ms Ann-Marie Vella	05/11/24	
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<p>PR-Ghj/XE(1) - 57</p>	<p>Mr Luke Vella</p>	<p>05/11/24</p>	<p>I, the undersigned, welcome the partial review of the Gozo and Comino Local Plan (2006), specifically addressing two areas in Għajnsielem and Xewkija, proposed by the Planning Authority on Tuesday 15th October 2024. I welcome the prospect of rectifying the long injustices we have suffered as residents in these rural settlements.</p> <p>I wish to refer to the letter sent to the Planning Authority dated 14th January 2019, attached herein, on behalf of the numerous persons residing in the settlements on Triq it-Torri Gorgun and Triq il-Kav. Lorenzo Zammit Haber, arguing that the demarcation of these settlements as 'Rural Settlements' has been long awaited on the grounds that similar Rural Settlements (then referred to as ODZ Settlements) had been granted in every Gozitan village through the Gozo & Comino Local Plan (2006) in instances where clusters of development fell outside the development zone. However, during that exercise, the settlements demarcated in <i>this</i> Public Consultation, which fall within the same characterisation, had been omitted for reasons which were never made clear to the residents. As a result our families have been living in fear and uncertainty for nearly twenty (20) years.</p> <p>The roots of our extended family are embedded in these settlements, as our ancestors have been settled here since before World War II. We have built our homes on our family's lands since the 1960s only to find ourselves shunned, for some reason which was</p>
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never made known to us, when the Gozo and Comino Local Plan (2006) was drawn; the only cluster from (fourteen) 14 total ODZ Development clusters to not be granted the status of ODZ Settlement, now known as Rural Settlements. Moreover, it should be noted that the land denoted in the attachment 'Map 2: Rural Settlement Xewkija' on the Public Consultation has no archaeological, ecological, or agricultural value in the eyes of the Planning Authority (see Map 14.13-C Gozo & Comino Local Plan (2006)).

Through the reviews proposed in this Public Consultation, these long-suffered injustices will be rectified, as our homes will no longer be deemed illegal, but will be regulated according to the policies afforded to the other fifty-eight (58) ODZ settlements, from fourteen (14) ODZ Clusters regularised through the Gozo and Comino Local Plan in 2006 within: San Lawrenz, Għarb, Għasri, Victoria, Fontana, Kerċem, Munxar, Sannat, Xagħra, Nadur, Qala, Għajnsielem, and others in Xewkija as well (all of Gozo).

As a resident/owner in one of the rural settlements in Triq it-Torri Gorgun, I have known and treated the demarcated areas as home for the entirety of life, and I am certain that this is a sentiment that I share with all second and third generation residents living within these abodes, all of which have grown up with the reasonable aspiration that these settlements will one day be some of our own homes wherein we would raise our own families.

			<p>Given that, I wholeheartedly support the objective to clearly delineate the development boundary and identify the acceptable land-uses and building height limitation within the overall framework of the Gozo and Comino Local Plan as this would result in the said settlements - our homes - to no longer be deemed illegal for the Planning Authority. I also agree with the strict control of any future developments on vacant</p>	
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Мана (Мана) е един от най-големите градове в Северна България. Той е известен с красивите си пейзажи и историческите си паметници. Мана е един от най-големите градове в Северна България.

Име	Вид	Степен
Мана	Град	1
Сливница	Град	2
Пловдив	Град	3
София	Град	4
Варна	Град	5
Бургас	Град	6
Плевен	Град	7
Хасково	Град	8
Ямбол	Град	9
Скопие	Град	10
Белград	Град	11
Београд	Град	12
Будапешта	Град	13
Берлин	Град	14
Париж	Град	15
Лондон	Град	16
Москва	Град	17
Пекин	Град	18
Токио	Град	19
Сидней	Град	20
Окленд	Град	21
Аuckland	Град	22
Wellington	Град	23
Christchurch	Град	24
Dunedin	Град	25

Това е списък на градовете в България. Списъкът е подреден по брой жители. Списъкът е подреден по брой жители. Списъкът е подреден по брой жители.

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Untuk mencari alasan tersebut, telah dilakukan wawancara dengan beberapa ahli yang memiliki pengalaman dan pengetahuan yang luas mengenai masalah yang diteliti. Hasil wawancara tersebut telah diteliti dan dianalisis untuk mencari penyebab dari masalah yang diteliti.

Untuk lebih jelasnya, maka dilakukan wawancara dengan beberapa ahli yang memiliki pengalaman dan pengetahuan yang luas mengenai masalah yang diteliti. Hasil wawancara tersebut telah diteliti dan dianalisis untuk mencari penyebab dari masalah yang diteliti.

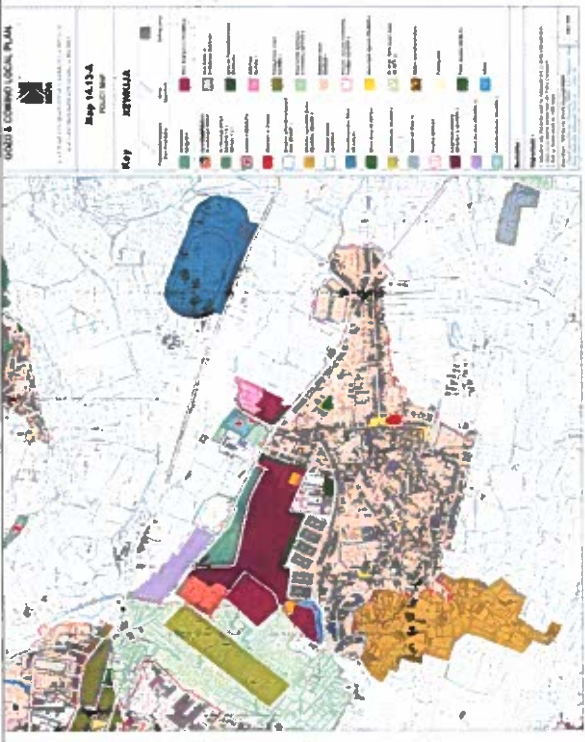
Untuk lebih jelasnya, maka dilakukan wawancara dengan beberapa ahli yang memiliki pengalaman dan pengetahuan yang luas mengenai masalah yang diteliti.

Substansi	Penelitian sebelumnya di Indonesia dan luar negeri
Sas (Sasiprotin)	Penelitian sebelumnya di Indonesia dan luar negeri mengenai Sasiprotin (Sas) dilakukan oleh beberapa peneliti. Penelitian tersebut menunjukkan bahwa Sasiprotin memiliki sifat antibakterial yang kuat terhadap beberapa jenis bakteri.
Chitosan	Chitosan adalah polisakarida yang berasal dari kulit udang. Penelitian sebelumnya menunjukkan bahwa chitosan memiliki sifat antibakterial yang kuat terhadap beberapa jenis bakteri.
Chitosan-Clay	Chitosan-Clay adalah kompleks dari chitosan dan clay. Penelitian sebelumnya menunjukkan bahwa kompleks ini memiliki sifat antibakterial yang lebih kuat dibandingkan dengan chitosan atau clay saja.
Chitosan-Clay-Sas	Chitosan-Clay-Sas adalah kompleks dari chitosan, clay, dan Sasiprotin. Penelitian sebelumnya menunjukkan bahwa kompleks ini memiliki sifat antibakterial yang sangat kuat terhadap beberapa jenis bakteri.
Chitosan-Clay-Sas-Clay	Chitosan-Clay-Sas-Clay adalah kompleks dari chitosan, clay, Sasiprotin, dan clay. Penelitian sebelumnya menunjukkan bahwa kompleks ini memiliki sifat antibakterial yang sangat kuat terhadap beberapa jenis bakteri.
Chitosan-Clay-Sas-Clay-Sas	Chitosan-Clay-Sas-Clay-Sas adalah kompleks dari chitosan, clay, Sasiprotin, clay, dan Sasiprotin. Penelitian sebelumnya menunjukkan bahwa kompleks ini memiliki sifat antibakterial yang sangat kuat terhadap beberapa jenis bakteri.

Untuk lebih jelasnya, maka dilakukan wawancara dengan beberapa ahli yang memiliki pengalaman dan pengetahuan yang luas mengenai masalah yang diteliti. Hasil wawancara tersebut telah diteliti dan dianalisis untuk mencari penyebab dari masalah yang diteliti.

Untuk lebih jelasnya, maka dilakukan wawancara dengan beberapa ahli yang memiliki pengalaman dan pengetahuan yang luas mengenai masalah yang diteliti.

Untuk lebih jelasnya, maka dilakukan wawancara dengan beberapa ahli yang memiliki pengalaman dan pengetahuan yang luas mengenai masalah yang diteliti.

PR-Ghj/XE(1) - 4	Ms Josianne Borg	29/10/24		Contents of these submissions have been noted and in line with the objectives of this partial review the area known as Torri Gorgun has been designated as a Category 1 rural settlement.
PR-Ghj/XE(1) - 13	Ms Lorna Borg	29/10/24	I, the undersigned, welcome the partial review of the Gozo and Comino Local Plan (2006), specifically addressing two areas in Ghajnsielem and Xewkija, proposed by the Planning Authority on Tuesday 15th October 2024. I welcome the prospect of rectifying the long injustices suffered by the residents in these rural settlements.	
PR-Ghj/XE(1) - 14	Ms Glorianne Spiteri	29/10/24	Through this submission, I wish to vouch for the families who have made these settlements their homes, and had been living there, generation after generation since before World War II. This partial review will regularise and regulate their homes, which had been omitted when the	
PR-Ghj/XE(1) - 15	Ms Pauline Xuereb	30/10/24		
PR-Ghj/XE(1) - 16	Mr Francis Xuereb	30/10/24		

PR-Ghj/XE(1) - 23	Mr Dexter O'Brien	31/10/24	<p>Gozo and Comino Local Plan (2006) was drawn, and I believe that this was a grievous, inexplicable injustice against these residents, since fourteen (14) separate ODZ Development Clusters consisting of fifty-eight (58) ODZ Settlements has been regularised around Gozo as Rural Settlements in that same Plan.</p>
PR-Ghj/XE(1) - 24	Ms Zea Xuereb	31/10/24	
PR-Ghj/XE(1) - 25	Ms Jessica Muscat	31/10/24	
PR-Ghj/XE(1) - 26	Mr Luke Azzopardi	31/10/24	
PR-Ghj/XE(1) - 27	Ms Ashley Cutajar	31/10/24	
PR-Ghj/XE(1) - 28	Ms Zea Xuereb	31/10/24	
PR-Ghj/XE(1) - 29	Mr Donald Caruana	31/10/24	
PR-Ghj/XE(1) - 30	Ms Kimberly Meilak	31/10/24	
PR-Ghj/XE(1) - 32	Ms Sharon Fenech Richard	01/11/24	
PR-Ghj/XE(1) - 35	Ms Marilyn Vella	01/11/24	

PR-Ghj/XE(1) - 37	Mr Joseph Galea	03/11/24	
PR-Ghj/XE(1) - 38	Mr Danny Muscat	03/11/24	
PR-Ghj/XE(1) - 39	Ms Maria Zammit	03/11/24	
PR-Ghj/XE(1) - 44	Mr Josiah Buttigieg	04/11/24	
PR-Ghj/XE(1) - 48	Ms Gabriella Grima	05/11/24	
PR-Ghj/XE(1) - 49	Ms Maria Cassar Sultana	05/11/24	
PR-Ghj/XE(1) - 58	Ms Hayley Xiberras	05/11/24	

<p>PR-Ghj/XE(1) - 40</p>	<p>Ms Mary, Mr Saviour and Mr Johan Haber</p>	<p>03/11/24</p>	<p>We the undersigned have been living at Sunrise Gorgun Street Xewkija for several years. In this household. Mary Haber 118883M and Saviour haber 28663G. While at the older part lives our son Johan Haber 7390G with his wife and son and daughter before there lived his Grandmother and Grandfather Victor Haber and Catherine Haber now deceased for several years beforehand.</p> <p>Please we would like you to make amendments so our building will have the necessary permits.</p>	<p>Content of this submission have been noted and in line with the objectives of this partial review the area known as Torri Gorgun has been designated as a Category 1 rural settlement.</p>
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PR-Ghj/XE(1) - 42	Dr Gordon Knight	03/11/24	<p>Reference is made to the public consultation regarding the subject in caption which was published on the 15th October 2024 and will close on the 6th November 2024. This representation refers to the area at Xewkija.</p> <p><i>Rural Settlement A</i></p> <p>The scope of the Partial Review of the Gozo and Comino Local Plan for this area of Xewkija is “to designate the area located between Triq it-Torri Gorgun and Triq il-Kav. Lorenzo Zammit Haber, as a Rural Settlement”. However, the published document does not state whether the designation will be as Category 1, Category 2, or Category 3 Rural Settlement. It is therefore assumed that the categorisation will be eventually done in line with the definitions provided in Section 4.2.10, Section 4.2.11, Policy GZ-RLST-1, Section 4.2.12, Policy GZ-RLST-2, Section 4.2.13, and Policy GZ-RLST-3 of the Gozo and Comino Local Plan.</p> <p>This settlement has been in existence prior to the enactment of the Development Planning Act (1992). Indeed, the settlement is already visible on the 1988 aerial photos. Yet, this cluster of building was, for some reason, not included within the development boundaries when these were prepared and approved in 1989. According to Section 4.2.10 of the Gozo and Comino Local Plan, the settlement is eligible for designation as a Rural Settlement.</p> <p>From an analysis of the abovementioned sections and Local Plan policies, in view of the density and type of</p>	<p>Content of this submission have been noted and in line with the objectives of this partial review and both areas indicated by this submission have been designated as part of the Category 1 rural settlement.</p>
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		<p>existing development and its distance from the Development Zone boundaries, the Rural Settlement should be designated as Category 2. Thus, development on this site would eventually be regulated by Local Plan Policy GZ-RLST-2.</p> <p>However, similar to the other Rural Settlements defined by the Gozo and Comino Local Plan, the boundary of the settlement needs to be better delineated, by following buildings, streets, and other features. Figure 1, below, indicates the proposed boundary around the Rural Settlement.</p>	
		<p><i>Rural Settlement B</i></p> <p>In addition to the abovementioned Rural Settlement, the undersigned is also proposing that another group of buildings (located on the western side of this Rural Settlement) is included within another Rural Settlement, which abuts the Development Zone boundary. These are shown on Figure 2 below. The proposed Category 1 Rural Settlement is just across the street from the Development Zone boundary. The furthest boundary of this Settlement from the Development Zone boundary is just circa 80 metres. The buildings located on the north side of the proposed Rural Settlement existed prior to 1988, whereas the building located on the south side of the proposed Rural Settlement is covered by the latest development</p>	

permission PA/4387/08 dated 3rd June 2014. I, the undersigned, am the owner of this latter property.

In line with the definitions in Section 4.2.11 and Local Plan Policy GZ-RLST-1, it is proposed that this small Rural Settlement (shown on Figure 2) is designated as Category 1, similar to other Category 1 Rural Settlements designated by the Gozo and Comino Local Plan. Typical examples are the Settlements indicated on Maps 14.2.10-A and 14.2.10-A of the Local Plan. These are very small Rural Settlements designated by the Gozo and Comino Local Plan with a defined boundary, similar in size and contiguity to the Development Zone boundary as the proposed Category 1 Rural Settlement shown in Figure 2.

Conclusion

I agree with the proposed objectives for the designation of the Rural Settlement (A) as Category 2 and with the delineation, shown in Figure 1; and also propose the inclusion of an additional Rural Settlement (B) designated as Category 1 and with the proposed delineation, as shown in Figure 2, in the next phase of the Partial Review of the Gozo and Comino Local Plan of Xewkija.



Figure 1. Proposed boundary around the Rural Settlement

A



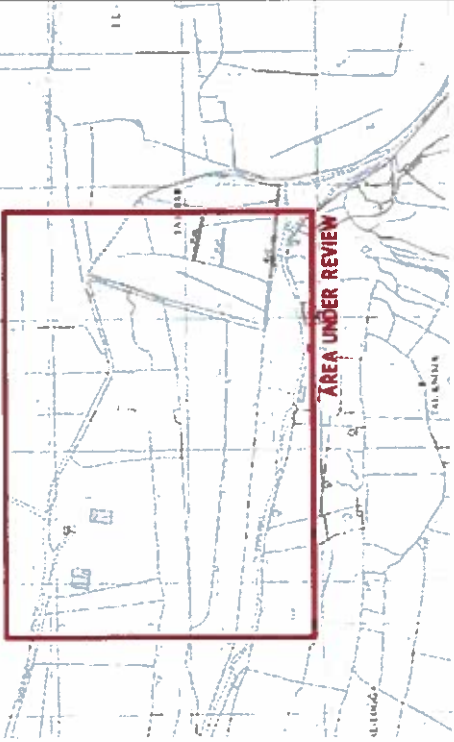
Figure 2. Proposed boundary around the Rural Settlement

B

<p>PR-Ghj/XE(1) - 45</p>	<p>Ms Ann Marie Vella</p>	<p>04/11/24</p>	<p>Il-proposta biex jiġi rivedut il-Pjan Lokali f'dak li jikkoncerna ż-żona tax-Xewkija huwa totalment ġustifikabbli għar-raguni li dan huwa każ fejn se tissewwa ingustizzja li saret mal-familji u r-residenti in kwistjoni għal diversi snin. Meta wieħed jirrevedi l-każ kollu jara li sa mill-bidu dawn ir-residenti mxew mal-proviżjonijiet legali fejn jidhlu l-permessi rilevanti ta' djarhom iżda mat-twaqqif tal-Awtorita għall-Ambjent u l-Ippjanar lura fl-1992 dawn l-istess residenti kienu sugġetti għal diversi anomaliji f'dak li jirrigwardja l-permessi u l-legalità ta' djarhom. Filwaqt li din iż-żona bir-residenzi ma ġietx irregistrata u rikonoxxuta bħala żona ta' żvilupp, aktar tard fl-2006 fe'żerċizzju ta' riveżjoni tal-Pjan Lokali li sar biex jiġu regolarizzati diversi residenzi madwar Għawdex li kienu fl-istess sitwazzjoni, din iż-żona partikolari ġiet injorata kompletament u miċhuda mill-istess privileġġi li ngħataw lir-residenzi l-oħra kollha. Jekk ir-riveżjoni proposta tkun aċċettata se jiġi regolarizzat dak li bi dritt huwa tagħhom u għal snin twal kienu miċhuda minnu, speċjalment meta wieħed iqis li ma ġietx applikata l'istess proċedura u ma ntużatx l'istess riga li ntużat fl-2006 meta ġew regolarizzati għexieren ta' residenzi mferrxin f'diversi lokalitajiet madwar Għawdex kollu. Żewġi, flimkien ma' ħutu u l-kugini tiegħu trabba ġo dawn ir-residenzi, u t-tfal tagħna wkoll spiss ikunu għand in-nanniet u l-qrabata li joqgħodu f'Triq it-Torri Gorġun jilgħabu, u jagħamlu memoriji flimkien. Mhuhiex ġust li dawn il-persuni, ħafna minnhom saru anzjani jibqgħu f'din</p>	<p>The area subject to this review qualifies to be designated as a rural settlement as it lies in close proximity to the urban area and the building typology and land-uses within this area does not distinguish it from the urban settlement within the development boundary. The settlement boundary seeks to consolidate the existing buildings and streetscapes to ensure the least take up of vacant land possible. The review also limits the land use and building heights within the settlement.</p>
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			il-'limbo' regolatorju, u ma jridux jgarrbu aktar inkwriet għall-futur tagħna u t-tfal tagħna.	
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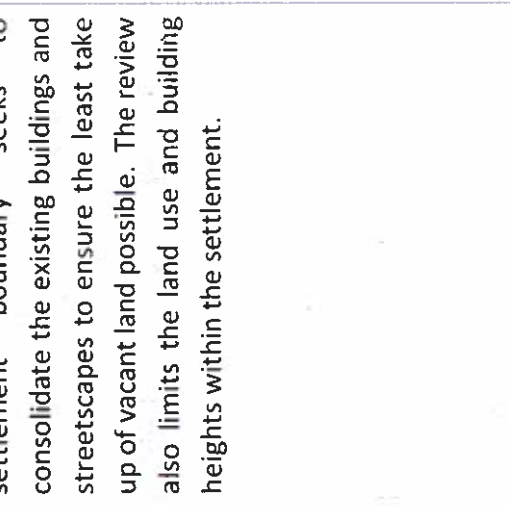
<p>PR-Ghj/XE(1) - 59</p>	<p>Perit Tara Cassar obo Din I-Art Helwa</p>	<p>06/11/24</p>	<p>The following is being submitted on behalf of eNGO Din I-Art Helwa.</p> <p>The Planning Authority issued this call for public consultation on the Partial Review of the Gozo and Comino Local Plan of 2006 for Ghajnsielem and Xewkija on the basis of the following objectives for Xewkija:</p> <ol style="list-style-type: none"> 2. To designate the area located between Triq it-Torri Gorgun and Triq il-Kav. Lorenzo Zammit Haber, Xewkija, broadly indicated on Map 2, as a Rural Settlement and clearly delineate the development boundary, identify the developable land within the boundary, public roads, the acceptable land-uses and building height limitations within the overall framework of the Gozo and Comino Local Plan, provided that additional development on vacant land is strictly controlled. 3. To amend or delete all other provisions in the Gozo and Comino Local Plan of 2006 which are deemed to run counter to the overall objectives set out in paragraphs (1) and (2) above. <p>Submission:</p> <ol style="list-style-type: none"> 1. The land under review in Xewkija falls outside the development zone. As of 1968 the site was for the most part free of any development. 	<p>The area subject to this review qualifies to be designated as a rural settlement as it lies in close proximity to the urban area and the building typology and land-uses within this area does not distinguish it from the urban settlement within the development boundary. The settlement boundary seeks to consolidate the existing buildings and streetscapes to ensure the least take up of vacant land possible. The review also limits the land use and building heights within the settlement.</p>
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		<p>In the decades since, a number of dwellings and structures were built illegally on this land as evidenced through several pending enforcement notices tied to the land in question, some of which have been active since 1996.</p>	



2. Rather than enforcing adherence to planning legislation and applicable policies, the Authority is aiming to make changes to the same policies to allow for the potential sanctioning of these illegal developments in the rural area, effectively rewarding the contraveners after decades of abuse.

3. Din I-Art Helwa insists that since the establishing of the development zone boundaries, the need to restrict land take-up to curtail the effects of urban development within the rural areas, and protect agricultural land has, contrary to the direction adopted through this amendment, drastically intensified. Any amendments allowing for the sanctioning of the illegal take-up of land within the rural area, as would result through the designation of this site

<p>PR-Ghj/XE(1) - 60</p>	<p>Dr Claire Bonello obo Movement Graffiti</p>	<p>06/11/24</p>		<p>The area subject to this review qualifies to be designated as a rural settlement as it lies in close proximity to the urban area and the building typology and land-uses within this area does not distinguish it from the urban settlement within the development boundary. The settlement boundary seeks to consolidate the existing buildings and streetscapes to ensure the least take up of vacant land possible. The review also limits the land use and building heights within the settlement.</p>
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In the Jamaica area, a number of inspectors and officers with their families are the best to be contacted through existing (existing) relationships and in the field in question, some of which have been mentioned.

Researching and identifying officers in the area

Under the current situation in Jamaica, the best way to identify the officers in the area is to identify the officers in the area who are currently in the area. This can be done by identifying the officers in the area who are currently in the area.

Identifying the officers in the area

Manuel (1998) states that the identification of the individuals who are involved in the area is a complex task. It is a complex task because the individuals who are involved in the area are often in the area and are often in the area. This can be done by identifying the officers in the area who are currently in the area.

<p>PR-Ghj/XE(1) - 61</p>	<p>Mr Stefano Miceli obo ERA</p>	<p>06/11/24</p>	<p>ERA Feedback on the Partial Review of the Gozo and Comino Local Plan of 2006 for Ghajnsielem and Xewkija (Phase 1)</p> <p><u>Ghajnsielem site:</u></p> <p>The site boundary should be clearly defined and limited to the site currently used for the nativity village. The surrounding rural areas of Wied Imgarr, Ta' Passi and Ta' San Mikiel should be conserved.</p> <p>(i) All future development and related interventions, including the entire width and extent of roads, access routes, pavements, car parking areas/spaces, landscaping, substations, sewer connections, etc, should be contained within the site boundary. Development should be located away from the edge of the site overlooking the valley and should follow the natural topography of the site and immediate context.</p> <p>(ii) Any ancillary structures for this site should be small in scale and temporary, most accommodated to the western part of the site. The main structures, along with most infrastructure and services should be located adjacent to the existing football ground, away from the predominantly open rural land and</p>	<p>Comments by ERA have been noted.</p> <p>The new policy for the Ta` Passi area clearly defines the area under review and ensures that the area remains predominantly open with minimal ancillary facilities that support the designation of the area for formal recreation and the seasonal activities that occur within the site.</p>
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Wied Imgarr. The less developed areas within this site should remain relatively open and kept informal in character.

(iii) The type of formal recreational use should incorporate a predominantly rural element or theme, ensuring compatibility with the surrounding landscape. Measures should be implemented to prevent future conversions of this site for other purposes.

(iv) The development should not be a source of light and noise pollution.

Xewkija site:

(i) In principle, there is concern on the further proliferation of urban development into the ODZ and impacts on the rural character of the area. In this regard, it is recommended that this area is designated as a Category 2 Settlement and that its boundary is confined to committed areas also as a way of avoiding higher-density development. It is also recommended that the design and height of buildings takes into account the rural character of


The area in Xewkija qualifies to be designated as a rural settlement as it lies in close proximity to the urban area and the building typology and land-uses within this area does not distinguish it from the urban settlement within the development boundary. The settlement boundary seeks to consolidate the existing buildings and streetscapes to ensure the least take up of vacant land possible and avoid creation of blank party walls. The review also limits the land use and building heights within the settlement.

			<p>the whole area in order to ensure compatibility with the surroundings and minimize potential visual impacts on both short and long-distance views.</p> <p>(ii) The planning commitment should be self-contained and should not introduce additional commitments onto undeveloped rural land, including new or widening of roads, pavements, car parking spaces, access, landscaping, etc. No new peripheral routes or blank party walls should be established.</p>	
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PR-Ghj/XE(1) - 62	Ing Stanley Zammit MP	06/11/24	<p>Il-Partit Nazzjonalista jeżigi trasparenza, kontabilita' u konsultazzjoni reali mal-pubbliku.</p> <p>Minhabba l-possibilita' li jista' jkun hemm żviluppi fl-inħawi bejn Triq it-Torri Gorgun u Triq il-Kav. Lorenzo Zammit Haber f'Xewkija li jistgħu jkunu mhux konformi mar-regolamenti jew taħt notifika ta' infurzar, hemm bżonn ta' eżami bir-reqqa biex ma jsirux passi li jistgħu jnaqqsu l-obbligu li wieħed josserva l-liġi u policies tal-ippjanar.</p> <p>Il-fiducja tal-pubbliku fl-Awtorita' tal-ippjanar tiddependi fuq it-trasparenza u l-konsistenza. Għalhekk, ikun xieraq li l-Awtorita' tal-ippjanar tkun aktar trasparenti billi tippubblika l-informazzjoni kollha rilevanti, inklużi dokumenti u studji li wasslu għal din ir-revizjoni.</p>	<p>The area subject to this review qualifies to be designated as a rural settlement as it lies in close proximity to the urban area and the building typology and land-uses within this area does not distinguish it from the urban settlement within the development boundary. The settlement boundary seeks to consolidate the existing buildings and streetscapes to ensure the least take up of vacant land possible. The review also limits the land use and building heights within the settlement.</p>
<p>Ippjanar responsabbli jitleb qafas ċar, gust u ferm. Kull tibdil fil-pjan lokali jew policies għandu jkun evalwat bir-reqqa, sabiex tigi evitata sitwazzjoni fejn is-sistema tal-ippjanar tista' tigi compromessa jew tħajjar żviluppi oħra barra mill-konformità.</p>				

<p>PR-Ghj/XE(1) 63</p>	<p>Mr Dylan Cassar obo Malta Sociological Association (MSA) (Government portal)</p>	<p>02/11/24</p>	<p>The Malta Sociological Association (MSA) notes the public consultation for the Partial Review of Gozo and Comino Local Plan. The MSA requests clarification on what is understood by 'formal recreation', and to ensure that the site does not become a developed zone for commercial purposes and not open to non-patrons. The MSA also proposes the adoption of a Social Impact Assessment (SIA) that follows a comprehensive and scientific approach in conformity with the International Principles for Social Impact Assessment. The International Association for Impact Assessment defines SIA as being "the processes of analysing, monitoring and managing the intended and unintended social consequences, both positive and negative, of planned interventions (policies, programs, plans, projects) and any social change processes invoked by those interventions". An SIA is an interdisciplinary process, and follows established social-scientific methods, both quantitative and qualitative. Social impact assessments should not be one-off exercises, but ongoing processes which engage with various stakeholders and which report back so as to ensure effective policy processes.</p>	<p>The new policy for the Ta' Passi area clearly defines the area under review and ensures that the area remains predominantly open with minimal ancillary facilities that support the designation of the area for formal recreation and the seasonal activities that occur within the site.</p>
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	<p>Anonymous (Government Portal)</p>	<p>29/10/24</p>	<p>Il-proposta biex jiġi rivedut il-Pjan Lokali f'dak li jikkoncerna ż-żona tax-Xewkija huwa totalment ġustifikabbli għar-raġuni li dan huwa każ fejn se tissewwa ingustizzja li saret mal-familji u r-residenti in kwistjoni għal diversi snin. Meta wieħed jirrevedi l-każ kollu jara li sa mill-bidu dawn ir-residenti mxew mal-provizjonijiet legali fejn jidhlu l-permessi rilevanti ta' djarhom iżda mat-twaqqif tal-Awtorità għall-Ambjent u l-Ippjanar lura fl-1992 dawn l-istess residenti kienu sugġetti għal diversi anomaliji f'dak li jirrigwardja l-permessi u l-legalità ta' djarhom. Filwaqt li din iż-żona bir-residenzi ma ġiet irregistrata u rikonossuta bħala żona ta' żvilupp, aktar tard fl-2006 f'eżerċizzju ta' riveżjoni tal-Pjan Lokali li sar biex jiġu regolarizzati diversi residenzi madwar Għawdex li kienu fl-istess sitwazzjoni, din iż-żona partikolari ġiet injorata kompletament u miċħuda mill-istess privileggi li nqas tal-ir-residenzi l-oħra kollha.</p> <p>Jekk ir-riżerżjoni proposta tkun aċċettata se jiġi regolarizzat dak li bi dritt huwa tagħhom u għal snin twal kienu miċħuda minnu, speċjalment meta wieħed iqis li ma ġiet applikata l'istess proċedura u ma ntużatx l'istess riga li ntużat fl-2006 meta ġew regolarizzati għexieren ta' residenzi mferrxin f'diversi lokalitajiet madwar Għawdex kollu. Lill hinn minn dak kollu li ntużat fuq dawn ir-residenti fil-media, għal fini ta' ġustizzja, trasparenza u ugwaljanza din ir-riżerżjoni proposta għandha tigi aċċettata u b'hekk wara diversi snin ikunu rranġati l-ingustizzji li saru magħhom u ġew meqjusa fl-istess livell tal-oħrajn.</p>	<p>Content of this submission have been noted and in line with the objectives of this partial review the area known as Torri Gorgun has been designated as a Category 1 rural settlement.</p>
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<p>Late submission</p>	<p>Marthese Cassar obo Gozo Regional Development Authority)</p>	<p>12/11/24</p>	
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GRDA Feedback on the 'Partial Review of the Gozo and Comino Local Plan 2006 for Chajnsielem and Xewkija' and on the 'Partial Review of the 2006 Local Plan Policies for Rural Settlements'

1. Preamble

The consultation published on 15th October 2024, by the Planning Authority (PA) on the 'Partial Review of the Gozo and Comino Local Plan 2006 for Chajnsielem and Xewkija' and with the 'Partial Review of the 2006 Local Plan Policies for Rural Settlements'.

The 'Partial Review of the Gozo and Comino Local Plan 2006 for Chajnsielem and Xewkija' specifically addresses two areas in Chajnsielem and Xewkija. In Chajnsielem, the objective is to designate a specific site which, currently, accommodates the low edition of the live nativity event of Bstrijem as an open-air, formal recreational land use with ancillary structures. It is proposed that the site-specific policy include criteria that ensure that the site remains used solely for formal recreation with minimal commercial activity, and that any ancillary structures remain small in scale and their design and location do not create unacceptable impacts.

In Xewkija, the scope is to designate the area located between Triq il-Tajn Gogun and Triq il-Kab. Lorenz Zammit Haber, as a Rural Settlement. The objective is to clearly delineate the development boundary, and identify the acceptable land uses and building height limitation within the overall framework of the Gozo and Comino Local Plan, provided that additional development on vacant land is strictly controlled.

Meanwhile, the other proposal review, entitled 'Partial Review of the 2006 Local Plan Policies for Rural Settlements', which is concerned with rural settlements (category 2 & 3), seeks to bring clarity and update the policies to ensure that the management and development of these areas align with contemporary planning standards while respecting their rural character. In this regard, rural settlements were first designated in 2006 through the local plans. These areas, located outside development boundaries, consist of areas where several buildings for dwellings already existed.

Through this proposed partial review of the 2006 Local Plan Policies for Rural Settlements, which will affect four local plans, namely the North West, Central Malta, South Malta, and Gozo and Comino, the Planning Authority is proposing to amend the policies relating to Category 2 and Category 3 Rural Settlements within the four local plans to clearly define.

1. The acceptable types of development considered to be necessary to a dwelling in Category 2 and 3 Settlements.
2. The guidelines for the take-up of facilities in Category 3 Settlements for development that is considered to be likely to be a disamenity.

2. Context

The Cato Regional Development Authority (CRDA) has been set up to formulate, formulate, and help in the implementation of regional policies to ensure Cato's sustainable socio-economic development. This socio-economic development needs to reflect and address the long-term needs of Cato taking into consideration its socio-economic, its economy, its structure and its main roads and natural assets. To successfully attain such aim, the CRDA plays a proactive role in an array of areas, including spatial planning and the use of land. As part of this role, the CRDA has a regular multi contacts and publishes a number of products of discussion papers focusing on different subjects, including spatial planning, and the construction of land use policies in Cato. These include a Discussion Paper focused on "Advancing Cato's Urban Growth Strategy: Growth Strategy Document", and a Note on Governance regarding Planning. These studies and Papers have provided research material which the Authority used to make discussions and provide a number of policy recommendations for Cato, including a proposal to change municipal funds to protect land use and houses that form part of the Historic Downtown Scheme of the late 1970s till early 1980s.

The CRDA, through its mandate of land and the natural environment, as well as Cato's sustainable development, it strongly believes that it is by Cato's urban growth strategy that the adoption of a formula that makes a sustainable and balanced territorial development through optimal use of land and the preservation of historical urban and rural values.

The CRDA's overarching objective for spatial planning and development in Cato is to allow the following strategic goals, which is safeguarding and building an ecologically sustainable environment which contributes positively to the economic productivity and quality of life of existing and future generations, achieve a natural balance of open spaces for habitats and visitors, areas in which the island's biodiversity can thrive, ensure that the urban landscape of Cato represents the rich communities that the urban, and build on Cato's standards, as an island of villages.

As an island of villages, characterized by its "villages", "parishes", and a mixed rural development that makes the synthesis of land and environment is the backbone for all growth on the island, particularly when its socio-economic. Spatial development not be properly planned in Cato, the risk would be that of losing the island's identity and distinctiveness. These distinctive characteristics are

¹ <http://www.cato.gov.sz/Portals/0/CRDA/UrbanGrowthStrategy/CRDAUrbanGrowthStrategyDocument/CRDAUrbanGrowthStrategyDocument.pdf>
² <http://www.cato.gov.sz/Portals/0/CRDA/UrbanGrowthStrategy/CRDAUrbanGrowthStrategyDocument/CRDAUrbanGrowthStrategyDocument.pdf>

a strength that Coto should build upon to effectively become a destination of excellence. Coto's distinctiveness from the main island enhances its attractiveness and is a source of added value. This also contributes to the quality of life of Coto's residents.

1 Feedback by the CRDA

The Coto Regional Development Authority (CRDA) notes the Planning Authority's public consultation on the proposed Partial Use of the 2005 Local Plan Policies for Rural Settlements⁴ and the "Rural Policy of the Coto and Camero Local Plan 2006 for Clonkeem and results" as an opportunity to enhance Coto's sustainable development. In light of the objectives identified by the Planning Authority for the proposed reviews, which were outlined in Section 1 of the Feedback Note, the CRDA notes the following observations and recommendations to ensure that any policy updates align with Coto's distinct identity, the well-being of its residents, and its long-term sustainability.

The CRDA supports the objective of designating a site in Clonkeem for *one-way, formal recreational* land use. Considering the site's use for the *low intensity* events of Blarneyham, the proposed review presents a valuable opportunity to recognize the site as a community-oriented recreational space, which shall serve to enrich residents' quality of life and to foster social cohesion. However, to achieve these benefits, it is crucial that any permitted *traveller* structures remain *small-scale, unobtrusive, and designed with sensitivity to the surrounding environment*. Also, commercial activity should be *minimal, as outlined in the Planning Authority's policies*, emphasizing the importance of maintaining the site's *businesses and landscape*. By doing so, the site can serve as a *community recreational area* without compromising its natural characteristics.

Regarding the proposal to designate the *new located* between *Big In-Ton Colgan and The Plaza* *torrencia* *zoning* *Habitat* *units*, as a Rural Settlement, the CRDA acknowledges the need to clarify *delicate* development boundaries and to clearly define the acceptable land-uses within this zone. The CRDA strongly encourages the Planning Authority to set clear limitations that restrict take-up of *uses* *land* in the zone, and to ensure that the height limitations and the land uses within the boundary align with the characteristics of a Rural Settlement and the Identity of Coto as an Island of Villages⁵.

In this regard, the CRDA emphasizes the importance that building height limitations of Rural Settlements be approached with an emphasis on achieving harmony with the surrounding landscape and townscapes, and preserving the visual integrity of Coto's skyline, in line with good practice Guidance of DCLG. This approach being encouraged by the CRDA was reinforced by the *Supreme Court of Appeal* *Judging* *Case* *Reference* *75/2023*. This would support development that respects the character of rural settlements in Coto.

In reviewing the local Plan policies specifically related to Rural Settlements, the CRDA underscores the importance of emerging policies which clearly establish the acceptable types of development

⁴ <https://www.planning.gov.ie/Document/Download.aspx?DocumentID=65&Category=CRDA>.

considered as a right to a dwelling in Category 2 and 3 Settlements. As land within these settlements is limited, all such developments should be minimal and must preserve the rural character of these settlements. However, any proposed township of 1000 land in Category 3 Settlements to develop will also be subject to a review of whether the township should be developed in a way that the proposed township aligns with this purpose, and to prevent a township that would be a detriment to the landscape. Any other developments should support the objectives of a village township, that contribute to urban sprawl or unrelated land use and development.

Any special planning policy changes should be examined in the context of Cooze's distinct needs and character, and in the context of the Cooze Regional Environmental Strategy. The latter emphasizes that social planning needs to go beyond the physical and also consider the economic, social, cultural and environmental impacts of the island since all of these elements are intertwined. In this regard, the CRPA will take a holistic approach to economic, welfare, and social development. Cooze's economic, social, cultural, and environmental context is well understood. It is essential to ensure that the island's development remains sustainable, contributing positively to the quality of life for both residents and visitors.

4. Concluding Remarks

The CRPA will be a strategic plan that will guide the development of Cooze to enhance the wellbeing of the community and to ensure that the island is a vibrant and sustainable community. The CRPA will be a strategic plan that will guide the development of Cooze to enhance the wellbeing of the community and to ensure that the island is a vibrant and sustainable community. The CRPA will be a strategic plan that will guide the development of Cooze to enhance the wellbeing of the community and to ensure that the island is a vibrant and sustainable community.

The CRPA also anticipates that any review of local plan policies involving Cooze must reflect the Strategic Plan for the Environment and Development (SEED), which treats Cooze as a distinct island area. Cooze policies should avoid a one-size-fits-all approach. Instead, they should recognize and respond to the island's specific characteristics, such as its small size, population, and rural island. The report also anticipates that policies for Cooze are tailored to its unique needs and attributes, reflecting Cooze's special status as a destination of excellence and supporting a high quality of life for residents, while also preserving the island's unique heritage and natural landscapes.

Appendix 3: Public submissions on the draft partial review document with responses

**Public Submissions on Draft Partial
review Document
with responses
Phase 2**

Ref	Name/Company	Date	Comments Received	Remarks
PR-Ghj/Xe- (2) - 1	Ing. John Mifsud	24/03/25	<p>I happen to reside in Qawra and get very frustrated on a daily basis because of the consistent traffic jams in the abovementioned area.</p> <p>This is due to the fact that there is no roundabout in the vicinity of the uphill near the Salina Park.</p> <p>This roundabout, if it is to be constructed, would deviate the traffic flow of the drivers on their way to Qawra from the the drivers on their way to Buglba.</p> <p>NO FELLING OF TREES IS REQUIRED TO BUILD THIS ROUNDABOUT!!!</p> <p>I hope this suggestion gets your approval as a lot of exhaust fumes are decreased and a lot of lost hours by drivers is eliminated.</p>	<p>Submission is not related to the scope of this partial review.</p>
PR-Ghj/Xe- (2) - 2	Ms Croce Stephane	26/03/25	<p>I object to the current proposal as it would simply legalise illegally built houses in ODZ, especially Xewkija.</p> <p>There is no rationale for that. And it encourages illegalities.</p>	<p>Comment has been noted.</p> <p>The area in Xewkija subject to this review qualifies to be designated as a rural settlement as it lies in close proximity to the urban area and the building typology and land-uses within this area does not distinguish it from the urban settlement within the development boundary. The proposed settlement boundary seeks to consolidate the existing buildings and streetscapes to ensure the least take up of vacant land possible. The review also limits the land use and building heights within the settlement.</p>

PR-Ghj/Xe-
(2) - 3

Perit Gordon
Vella obo Mr
Raymond
Buttigieg

11/04/25

1 write on behalf of Mr. Raymond Buttigieg (ID: 351830), with reference to the Partial Review of the
Goals and Corridor Local Plan of 2006 for Chippingham and Kewstie, specifically 'East Georgian
Map B', subject being reproduced below.

Below: Currently proposed plan indicating location of Mr. Raymond Buttigieg's site by a blue
arrow



Below: The requested change to the currently proposed plan indicating location of Mr. Raymond
Buttigieg's site marked by the blue arrow. Requested change consists of zoning of the site as
with the Change Centre zoning, as 1 Floor without basement (7.70m), similar to the adjacent
block.




The proposal aims to increase the developable land within the boundary of the designated rural settlement by changing the proposed designation of a public road.

Although the proposal will not affect third parties as it is under a single ownership, it is evident that the current state of the land is an access route to other buildings at the back. Adding more buildings on currently vacant land may also alter the character and appearance of the settlement.



<p>PR-Ghj/Xe- (2) - 4</p>	<p>Onor Ing Stanley Zammit MP obo Partit Nazzjonalista</p>	<p>05/05/25</p>	<p>F'isem il-Partit Nazzjonalista nixtieq inressaq dawn is-sottomissjonijiet: Sottomissjoni dwar il-bidla f'Ta' Passi, Għajnsielem Il-Partit Nazzjonalista jappoggja l-bidla proposti għal Ta' Passi, Għajnsielem, fejn il-politika l-gdida tidentifika ż-żona bħala Zona ta' Rikreazzjoni Formali fil-miftuħ. Din il-politika thares lejn żvilupp strutturat, sostenibbli u b'attenzjoni lejn il-karattru rurali, l-ambjent naturali u l-bżonnijiet tal-komunità. Aħna nappoggjaw din il-bidla għax tirrikonoxxi l-valur soċjali u kulturali tas-sit, li għal snin twal ospita l-"Betlehem f'Għajnsielem", inizzjattiva volontarja b'saħħitha. It-tibdiliet jipprovdu għall-manigjar sostenibbli ta' dan l-avveniment li ilu jsir għal kwazi 20 sena. Il-limitazzjonijiet fuq l-izvilupp, l-użu ta' materjali, u l-kontrolli fuq id-dawl u l-għoli tal-binjiet huma mizuri tajbin biex is-sit jibqa' wiehed miftuħ, mhux urbanizzat, iżda xorta b'infrastruttura bażika meħtieġa għall-kontinwità ta' avvenimenti komunitarji. L-użu permanenti għall-iskop rikreattiv formali, b'elementi stagjonali, jirrifletti tibdil soċjali fejn is-servizzi komunitarji jeħtieġu appoġġ aktar strutturat. Din il-proposta toffri spazju sigur u adattat għall-attivitajiet tal-komunità, qrib iċ-ċentru tal-lokal u viċin il-ground tal-futbol, u b'hekk issaħħaħ ukoll il-potenzjal sportiv, soċjali u kulturali tal-inhawi. Minkejja dan, ninsistu li jsiru daww l-istudji neċessarji kollha, inkluzi daww ambjentali u soċjali, sabiex jitnaqqas kemm jista' jkun l-impatt ambjentali u jinholoq bilanċ bejn il-wirt naturali u l-bżonnijiet tal-komunità.</p>	<p>Contents of this submission related to Ta' Passi, Għajnsielem, has been noted.</p>
<p>Ogġezzjoni għall-bidla proposta fix-Xewkija Il-Partit Nazzjonalista jopponi b' mod ċar u sod il-bidla proposta biex l-inhawi bejn Triq it-Torri Gorgun u Triq il-Kav. Lorenzo Zammit Haber fix-Xewkija jigu ddikjarati bħala Rural Settlement ta' Kategorija 1, jiggifieri l-iktar klassifikazzjoni permissiva. Din il-bidla qed issir mingħajr trasparenza. M'hemmx informazzjoni pubblika dwar kemm hemm strutturi f'din iż-żona, x'inhu l-użu tagħhom, u jekk humiex legali jew taħt notifika ta' infurzar. Dan jgħannaq thassib serju li din ir-revizjoni qed tintuża biex l-illegali jsir legali. Qed issir proposta li tistabbilixxi konfini regolatorji, tidentifika art li tista' tiġi żviluppata, u tispecifica l-użi permissivi u l-għoli massimu tal-bini – kollha mingħajr ezami bir-reqqa tal-kuntest legali.</p>			<p>The scale and legal status of the buildings and structures in Xewkija is available to the public through the Authority's website. The report published as part of the partial review included a chronological description of the growth of the settlement and describes the area as predominantly similar to the other buildings in close proximity. 23 dwellings units can be considered to be located</p>	

PR-Ghi/Xe-(2) - 5	Mr Dylan Cassar obo Maltese Sociological Association (MSA) (submission through Government Portal)	01/05/25	<p>Miniflok revizjoni komprensiva u nazżjonali, qed isiru bidliet parzjali u selettivi li jidhru li għandhom l-iskop li jiġu rregolarizzati żviluppi possibbli mhux konformi. Dan iwassal għal aktar ambigwiżità, kumplikazzjonijiet legali, u potenzjal ta' abbużi. Barra minn hekk, dan iwassal għal ingustizzja ċara lejn dawg iċ-ċittadini li għal snin sħaħ aderixxew mar-regoli tal-ippjanar.</p> <p>Il-Gvern, minflok ma wettaq il-ftieġa li jagħmel revizjoni sħiħa u trasparenti tal-pjanijiet lokali, qed jagħmel tibdiliet parzjali u selettivi li jidher li huma motivati minn interessi individwali. Dan johlq precedent perikoluż fejn ir-regolamenti jiġu mibdula biex jaqdu każi speċifiċi.</p> <p>Għal dawn ir-ragunijiet, il-Partit Nazżjonalista jesigi li l-Awtorità tal-Ippjanar tippubblika l-informazzjoni kollha rilevanti inklużi studji, kriterji u valutazzjonijiet li wasslu għal din id-deċiżjoni. Ippjanar responsabbli għandu jkun imsejjes fuq qafas ċar, ġust u sod, mhux fuq arrangamenti ad hoc li jipperikolaw is-sistema kollha tal-ippjanar.</p>	<p>within the settlement. The Authority was aware of the legal status of these buildings.</p> <p>The partial review is being carried out in line with article 41(2) of the Development Planning Act (Cap 552).</p> <p>The area in Xewkija subject to this review qualifies to be designated as a rural settlement as it lies in close proximity to the urban area and the building typology and land-uses within this area does not distinguish it from the urban settlement within the development boundary. The proposed settlement boundary seeks to consolidate the existing buildings and streetscapes to ensure the least take up of vacant land possible. The review also limits the land use and building heights within the settlement.</p>
			<p>The Malta Sociological Association (MSA) notes the public consultation for phase 2 of Partial Review of Gozo and Comino Local Plan. The MSA reiterates its proposal for the adoption of a Social Impact Assessment (SIA) that follows a comprehensive and scientific approach in conformity with the International Principles for Social Impact Assessment. The International Association for Impact Assessment defines SIA as being “the processes of analysing, monitoring and managing the intended and unintended social consequences, both positive and negative, of planned interventions (policies, programs, plans, projects) and any social change processes invoked by those interventions”. An SIA is an interdisciplinary process, and follows established social-scientific methods, both quantitative and qualitative. Social impact assessments should not be one-off exercises, but ongoing processes which engage with various stakeholders and which report back so as to ensure effective policy processes.</p>	<p>Contents of this submission has been noted.</p> <p>The decision to carry out a Social Impact Assessment as part of the spatial planning policy formulation process needs to be taken at a national level and applied consistently.</p>

<p>PR-Ghj/Xe- (2) - 6</p>	<p>Ms Justine Borg obo Birdlife Malta</p> <p>(submission through Government Portal)</p>	<p>05/05/25</p>	<p>Comments of this submission have been noted.</p> <p>The scope of the partial review is to delete the designation of the site as depicted on Map 14.2G with this report and replace it with a designation for formal recreation to allow events and activities to be organised on the site. Each event may vary in type and scale, and each event is still subject to other regulatory requirements from all relevant agencies, including noise control.</p> <p>The policy includes provisions which apply across the board and must always be complied with. The strict control of commercial activities helps to reduce associated impacts.</p> <p>The designation of the site itself as an area of ecological value contradicts the scope of the designation as a formal recreational area.</p> <p>The provisions made by the proposed policy are subject to the development application process which would be screened for the potential requirement to carry out Environmental Impact Assessments: During this process the landscaping scheme and parking arrangements would need to be proposed and assessed with the input of competent authorities including ERA.</p>	<div style="text-align: center;">  <p>BirdLife MALTA</p> </div> <p style="text-align: center;">BirdLife Malta's Comments on the Partial Local Plan Review of the Gozo and Comino Local Plan (2006)</p> <p style="text-align: center;">5th May 2025</p> <p>In response to Phase 2 of the public consultation on the Partial Local Plan Review of the Gozo and Comino Plan of 2006 for Ghajnsalem and Xewkija, BirdLife Malta would like to provide the following comments specifically for the Ta' Pissal area in Ghajnsalem:</p> <ul style="list-style-type: none"> • While it is noted that site designation IGZ-Ghjn-18 includes measures to minimise light pollution, it lacks any reference to noise pollution. Based on previous environmental impact assessments, average noise levels from any source should not exceed 55 dB over a one-hour period in order to mitigate negative environmental and human impacts. • The types of recreational activities permitted in the designated area remain undefined, including the expected number of public attendance. We strongly discourage the hosting of large-scale events such as music festivals, which would introduce significant light and noise pollution, thereby undermining the ecological and social value of the site. • Details on parking arrangements for the proposed recreational area are not provided. We recommend that the development of new land for parking purposes be explicitly discouraged to prevent further land take-up and ecological degradation. <p>In addition, we propose that this partial local plan review include a complementary proposal to designate the Ta' Pissal recreational area, along with the surrounding valley and agricultural land, as a Bird Sanctuary. Such a designation would enhance the ecological value of the site and provide community benefits, aligning with the area's existing designation as a Strategic Open Gap (SOG) under Policy CG25.</p> <p>Policy CG25 encourages uses that support the protection and enhancement of natural landscapes, the rehabilitation of degraded or abandoned land through habitat restoration and afforestation, the conservation of ecologically sensitive sites, and the continuation of sustainable agricultural activities.</p> <p>While we acknowledge the inclusion of a policy provision concerning the types of trees that may be planted, we recommend that this be expanded to include comprehensive green infrastructure planning. Specifically, the area should be landscaped with bird-friendly features, incorporating a layered structure of tall trees, understorey vegetation, shrubs, and ground cover. This diversity in vegetation height</p>
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and structure offers essential habitat components such as nesting sites, perches, and shelter for bird species and other fauna.

The designation of bird sanctuaries extends beyond the role of the Planning Authority.

Appendix 3B: Feedback from Parliament Committee for the Environment, Climate Change and Planning

**Extract from transcript of meeting 12
of the Parliament Committee for the
Environment, Climate Change and
Planning held on the
30th April 2025**

Kummenti	Risposti
<p>ONOR. STANLEY ZAMMIT: Grazzi ħafna tal-prezentazzjoni. Dak li xtaqt nistaqsi huwa speċjalment fl-area tax-Xewkija. Kemm hemm strutturi li diġà jeżistu hemmhekk, x'inhu l-użu tagħhom u kemm hemm strutturi li bħalissa huma meqjusin bħala illegali, irregolari jew hemm enforcement notice fuqhom?</p> <p>Dan ifisser li s-sidien tul dan il-perjodu kollu anke jekk kienu jeżistu qabel l-1978 ħadd minnhom ma uza xi proċedura tal-Awtorità biex jirregolarizza l-proprjetà tiegħu?</p> <p>ONOR. REBEKAH BORG: L-ewwel nett, grazzi tal-prezentazzjoni. Inti semmejt li din l-area ma gietx indikata bħala rural settlement fl-2006. Hemm areas oħra li jista' jkun hemm l-istess każ bħal dan li jista' jkun li jerġgħu jkollgħu quddiemna u jkun hemm changes of policy? Jista' jkun hemm areas bħal din li fl-2006 ma ġewx indikati bħala rural settlements li issa se jigu quddiemna jew se jkun hemm direzzjoni fuq changes of local plans biex inbidlu l-policy. Hawnhekk li qed naraw huwa li hawn bini bla permess, illegali, li issa - ikkoreġini jekk jiena skorretta – se jaġhmlu sanctioning għalih peress li se jigi konformi ma-local plans. Jista' jkun hemm areas oħra li din tista' tigrri?</p>	<p>Bħala numru ta' strutturi, jġififieri 20 jew 30, m'għandix dik l-informazzjoni. Però, regarding legality, m'iniex aware li hemm xi ħaġa minnhom li hija bil-permess u l-użu tagħhom huwa residenzjali.</p> <p>Applikazzjonijiet kien hemm sal-1994 però kolha ġew refused.</p> <p>Fl-2006 il-local plan għmel assessment quite comprehensive fuq l-issue ta' rural settlements. Jekk niftakar sew fil-Gozo Local Plan hemm xi 54 minn dawn is-settlements imma hemm kriterji definiti dwar x'jikkwalifika bħala rural settlement u x'jikkwalifika bħala Kategoriji 1, 2 u 3. Mill-informazzjoni li għandi s'issa, it is highly unlikely li hemm aktar areas li jikkwalifikaw bħala Kategorija 1 għax Kategorija 1 iridu jkunu qrib id-development zone, mibnija binjiet recenti u li l-karattru tagħhom ma jirriflettix karattru rurali. F'Għawdex, din hija l-area li dejjem kien hemm highlight fuqha. Ovjament, il-highlight jew is-sottomissjonijiet tal-pubbliku ma bdewx illum, jġififieri mill-2006 'l hawn perjodikament konna nircievu sottomissjonijiet f'isem ċerti nies, f'isem nies oħra, minn avukati, minn periti biex jaraw x'naġhmlu fuq din l-area. Fl-2024 il-Gvern jew il-Ministru ħa decizjoni li issa hemm bżonn li jsir xi ħaġa fuq din l-area partikolari.</p> <p>Dwar is-sanctioning, ladarba din il-policy tidhol fis-seħħ imbagħad tagħti lok għall-applikazzjonijiet, jġififieri mhux awtomatiku, xorta jridu jsiru</p>

<p>Inti speċifikajt Għawdex imma Malta wkoll, jġigifieri Malta u Għawdex rural settlements Category 1, 2 u 3, jġigifieri bini li bħalissa huwa illegali jista' jkun terġa' tinbidel il-local plan biex dawn jiġu legali?</p> <p>U dan il-local plan review kif qed isir eżatt? Mid-dehra, s'issa, kemm ili fil-Kumitat, għall-inqaas kemm ili nsegwi f'din il-legiżlatura, we are only getting a piecemeal view of a review. Fil-fatt, illum, quddiemna għandna Għajnsielem u Xewkija areas speċifiċi ħafna. Aħna, bħala Partit Nazzjonalista, dejjem għedna li r-reviews għandhom ikunu holistiċi u nixtieq spjegazzjoni kif qed isiru r-reviews fis-sens tal-local plans. Il-mistoqsija tiegħi kienet ġejja minn hemm. Dawn il-local plan reviews kif qed isiru? X'inhija d-direzzjoni? X'inhuwa l-għan? Fejn irridu naslu? X'inhija l-istrategija globali?</p>	<p>applikazzjoni tal-iżvilupp li mbagħad jiġu assessed skont il-kriterji li jkunu approvati ma' din il-policy.</p> <p>Waħda mill-policies tal-ISPED, jġigifieri li kien sar fl-2015 tirrikjedi li meta jsiru local plans godda, ix-xogħol li kien sar fl-2006 jiġi reviewed, jġigifieri naraw il-klassifikazzjoni li saret dakinhar għadhiex tgħodd, hemmx settlements oħra li issa jikkwalifikaw fuq dik l-area, jekk hemmx xi settlement li fl-2006 thallew barra però hemm proċess li jkollna nġhadu minnu hawnhekk imma mhux qed neskludiha. L-ISPED innifsu ta direzzjoni lill-Awtorità li jekk tagħmel local plan review għandha terġa' thares lejn ix-xogħol lil jkun sar relatat mar-rural settlements fl-2006.</p> <p>Il-partial reviews isiru skont il-prijorità li jstabilixxi l-Gvern. Jekk il-Gvern ħass li dawn iż-żewġ żoni għandhom specific issues li jridu jiġi indirizzati bi prijorità, il-Gvern se jagħti direzzjoni li l-Awtorità tal-ippjanar trid thares lejn l-issues li hemm f'dawn is-settlements, u fil-każ ta' Għajnsielem l-issue tal-Betlehem village, biex ikun hemm iktar carezza dwar id-development control framework għal dawn iż-żewġ żoni. Nista' nġid li kull review dejjem isir fil-qafas tal-istrategija. L-istrategija tal-iżvilupp tal-2015 hemm se tibqa'. Jekk aħna qed naghmlu emenda llum, fil-fatt anke fi kwalunkwe rapport li nippreparaw, dejjem naghdu dak li nsejthulu policy context. Jġigifieri x'inhija l-istrategic direction? Din l-emenda taqa' fil-qafas strategiku tal-2015? Jekk iva, allura nkunu nistgħu nipproċedu bil-partial reviews. Jekk le, ikollna nerggħu nevalwaw it-talba għal partial reviews li ma jidhrux fl-istrategija ġenerali. S'issa jien għadni ma lqatjx magħhom dawn. Kull partial review li saret jew tant tkun minima li lanqas għandha sinjifikat strategiku; jew inkella jekk tkun sinjifikanti, dejjem nevalwaw il-kompatibilità tal-partial review mal-istrategija</p>
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ONOR. STANLEY ZAMMIT:

Fl-2016, meta support sar ir-review tal-pjanijiet lokali, f'dak li sar jew lahaq sar, jew lahaq sar, din iż-zona tax-Xewkija kienet kunsidrata, jew le? Qed nistaqsik għax ilek daqshejn fl-Awtorità.

ONOR. ALEX MUSCAT:

Perit Scalpello, niringrazzjak tal-prezentazzjoni tagħkom.

Se nibda mill-pjanijiet lokali tal-2006. Hemm raġunijiet validi għalhekk art li milli qed nara u milli urejtuna intom, il-commitment ilu hemm mis-sebghinijiet b'mod speċifiku thalliet barra fl-eżerċizzju tal-rationalisation tal-2006 u l-pjanijiet lokali tal-2006?

Qed nistaqsik fuq l-art tax-Xewkija. Intom b'mod predominanti qed tillimitaw għal sular wieħed, u milli segwejt jien, milli rajt, ir-residenzi huma kollha fuq sular wieħed. Għalhekk hemm l-eskluzjoni ta' basements? Jekk hemm l-impenn ta' residential dwelling, ma jidher li teżisti f'rural settlements oħrajn; għalhekk hemm eskluzjoni tal-basement?

Kumment f'dak li għandu x'jaqsam maż-zona ta' Għajnsielem, Ta' Passi, niringrazzjakom tax-xogħol tagħkom. Jien konxju li kien hemm snin fejn

ingenerali. Biex aħna naċċertaw li kwalunkwe pass li nieħdu dejjem għadna fl-istrategija li stabbilixxa l-Gvern fl-2015.

Ix-xogħol li sar fuq il-holistic partial reviews tal-2016 huwa preliminarjari, għadu internal draft, u nañseb li nkun preżuntuz li ngħid f'kumitat bħal dan x'fih dak id-dokument. Tant hemm ideat li għad iridu jiġu konsolidati, li ngħidlek li din konsidrajniha, ma nkunx qed nagħmel ġustizzja max-xogħol li sar dakinhar. Però nista' ngħidlek li fil-holistic review, kif iddirezżjonat mill-ISPED, għamilha rievalwazzjoni tal-istrategija tal-2006. Imma ovvjament dik fadal numru ta' diskussjonijiet li jridu jsiru; diskussjonijiet mal-Gvern, diskussjonijiet mal-stakeholders; allura ma nistax nippreġudika dak ix-xogħol billi niffoka fuq parti daqshekk żgħira minn dak ix-xogħol kollu li sar.

Trid tagħmel distinzjoni bejn ir-rationalisation exercise li kellu jsir fuq kriterji stretti stabbiliti mill-kabinett ta' dakinhar. B'dawk il-kriterji din ma kienetx tikkwalifika. Imbagħad, l-local plan review dwar rural settlements; dakinhar tal-2006 inħass li skont il-kriterji li stabbilixxa l-pjan lokali, din iż-zona ma kellix tiġi inkluża.

Il-policy tal-lum teskludihom. Il-local plan policy għal category 1 settlement. f'Għawdex tagħti height limitation ta' żewġ sulari without basement. Biex aħna nibqgħu f'dak il-kuntest żammejt il-policy li basements ma jingħatawx. Però għamilna restrizzjonijiet ulterjuri li flok żewġ sulari tagħmel sular wieħed. Ir-raġuni hija minħabba l-karattru. Tinsiex li jekk se tagħmel semibasement jew basement il-bini se joghla. Peress li l-maġġoranza ta' dawn l-abitazzjonijiet huma fuq sular wieħed, mingħajr il-basement, allura żammejna l-listess approċċ.

saħnsitra l-attività partikolari li semmejt inti ma saretx, minħabba nuqqas ta' permessi. Qed nifhem li l-mument li aħna napprovaw din il-leġiżlazzjoni, il-Kunsill Lokali ta' Għajnsielem ikollu s-serħan il-moħħ li jista' jibqa' jorganizza b' mod indefinit l-attività li qed tiġbed eluf ta' nies kull sena. Grazzi tax-xogħol tagħkom.

ONOR. CARMELO ABELA:

Nirringrazzjak tal-prezentazzjoni. Se nibda mill-aħħar punt li semma l-Onor. Muscat, fejn għandu x'jaqsam Għajnsielem. Qed nifhem sew li l-ground tal-futbol mhux sew jintmiss u se jbiqa' l-istess? Jien fhiimt li jista' jkun hemm applikazzjoni biex jikbru xi facilitajiet li jkunu mal-ground.

Jigifieri minn dak li qed tghid inti l-facilitajiet li jistgħu jsiru facilitajiet mhumiex kummercabbli.

Jigifieri huma purament għall-iskop tal-isport innifsu, u allura huma facilitajiet li wieħed ikollu bżonn mal-facilità sportiva.

Tajjeb ukoll tinnota li l-mod kif tista' tisbieħ iż-żona huwa protett ukoll biex jibqa' insinc maż-żoni li mhumiex żviluppati. Naħseb li dik hija xi ħaġa tajba ħafna. Għall-mod ta' xi żvilupp jista' jsir qed jiġi wkoll kontrollat x'tip ta' materjal. Dik hija ħaġa tajba wkoll. Naħseb li hekk għandu jkun, anke minħabba n-natura tal-iktar attività popolari li ssir hemmhekk, imma nifhem jien li matul is-sena jistgħu jsiru attivitajiet oħrajn galadarba din tigi cċarata.

Ngħaddi għall-parti tax-Xewkija jekk ma jimpurtax. Fil-proċess li kien sar tal-2006 inti gustament semmejt li kien hemm Government u cabinet direction

Fir-ritratt tax-xellug, il-ground tal-futbol jidher ċar fejn qiegħed. B'din il-policy il-boundary tagħha ma jidholx fuqu. Allura l-provvedimenti li fiha mhux se jaffettwaw il-football ground eżistenti. Allokajna zona bħala estension; facilities mal-football ground, li hija ż-żona l-blu. Tmiss eżatt mal-football ground, u hemmhekk jistgħu jsiru changing rooms, showers, toilets, eċċ, dawk il-facilitajiet mal-football ground.

Iva.

Hekk hu.

dwar kif wiehed għandu jaċċetta jew ma jaċċetta li ċertu art tidhol jew ma tidhol. Kien hemm żoni oħrajn simili ta' din f'Għawdex li ddañlet mentri din ma ddañletx? Naf li diġà saretlek din il-mistoqsija u inti wegħibtha. Meta inti urejt anke ritratti, u kien żviluppi diġà ... sa mill-inqas l-1978 tal-inqas, għax anke ritratt li huwa għad-dispożizzjoni tagħkom; meta inti għandek residenzi, hija zona residenzjali, mhijiex kummerċjali, qed jgħixu n-nies; ma nistax nifhem kif fi proċess tal-2006 il-kriterji ma kienux daħlu wkoll f'din il-parti.

Jien persważ li l-illegalitajiet ma kienux hemmhekk biss imma kien hemm anke f'postijiet oħrajn li fl-2006 daħlu, mentri hawnhekk ma daħlux. M'ahnix hawnhekk biex inħarsu lejn dak li sar fl-2006 imma qed inħarsu 'l quddiem. Wiehed irid jifhem fejn qegħdin illum għax s'issa għadna b' tal-2006, sakemm ma tigix approvata dak li qed tipreżentaw intom. Jekk kwotajtek hazin, għidli. Fil-preżentazzjoni tiegħek inti semmejt li galadarba din tigi approvata wara li jitlesta l-proċess kollu, min qiegħed hemmhekk u għandu residenza tiegħu, xorta waħda jrid japplika. Irid japplika għall-permess daqslikienu se jibni mill-għid. Ovvjament jekk hemm enforcement notices, dawn b'xi mod jew ieħor iridu jiġu b'xi mod jew ieħor finalizzati qabel ma jofroġ il-permess. Imbagħad, galadarba dan il-proċess kollu jingħalaq, hemmhekk l-Awtorità tkun tista' toħroġ il-permess, u allura, ha ngħidu hekk, l-istorja kollha tingħalaq billi jiġu regolarizzati. Għandi nifhem li l-enforcement notices jistgħu jkunu ta' żewġ tipi: li inti twaqqa' l-istruttura li għandek; jew inkella hija multa. Korrett?

Biex nifhem aħjar, dak li qed jiġi suggerit huwa primarjament li dak li huwa llegali illum – as per my lament term tiegħi – b'xi mod jew ieħor jiġi regolarizzati; imma jista' jkun ukoll li parti minn dak li qed jiġi propost jista' jkun hemm min jithajjar japplika għal bini għdid li illum mhux qiegħed hemmhekk. Qisu għandek xi artijiet li se jiddaħħlu fiha però imbagħad

Dakinhar ovvjament ma kontx responsabbli tal-pjan lokali għal Għawdex, però kont responsabbli minn pjanijiet lokali oħrajn. Il-kriterji kienu komuni. Niftakar li dak iż-żmien kien hemm concern fuq l-illegalitajiet. Fejn kellek konċentrazzjoni ... mhux li kollox irid ikun bil-permess jew ma jkun hemm xejn illegalità, imma fejn kellek konċentrazzjoni ta' strutturi illegali kien hemm concern li dawn jiġu designated bħala rural settlements.

Irridu nikjarifikaw xi haġa żgħira: li l-applikazzjoni hija li tista' issolvi l-enforcement notice. M'hemmx pass fejn issolvi l-enforcement notice qabel, imbagħad issir l-applikazzjoni wara. L-applikazzjoni ssolvi l-enforcement notice. Bħalma jsir f'applikazzjonijiet oħra fejn ikun hemm illegalitajiet jista' jkun suggett għal multi u tibdil ukoll fil-kundizzjonijiet fil-permess biex il-binja tigi sanata.

Dik iż-żona li qed tirreferi għaliha hija limitazzjoni fl-għoli ta' żewġ sulari; u l-istess, jirrifletti l-għoli tal-bini illum. Iż-żona kif semmejt, within the red line, hija l-category 1 settlement; iż-żona in light orange hija zona fabbrikabbli; fejn jista' isir żvilupp ta' terraced houses fuq sular mingħajr basement.

sogġetti għall-kriterji li semmejt; li jkun ta' sular wieħed. Imma hemm zona żgħira li huwa permess żewġ sulari; jew dik tħalliet barra kompletament?

U fuq sular wieħed biss.

ONOR. STANLEY ZAMMIT:

Bażikament fejn hemm digà sular se jingħata sular; fejn hemm żewġ sulari, se jingħataw żewġ sulari.

Tajjeb. Fuq Ta' Passi naħseb li kien pass pożittiv anke anke l-mod kif ġew stabbiliti l-kriterji, għax jirriflettu anke t-tibdiliet soċjali, kulturali. Jista' jkun li qabel kont issib armata nies jarmaw u jzarmaw u illum il-ġurnata l-volontarjat naqas u allura dan żgur li se jnaqqas l-istrapazz. Ittiehdu konsiderazzjonijiet ambjentali, pereżempju l-użu tal-materjal, id-dawl. Naħseb li kien eżercizzju utli.

Fil-każ tax-Xewkija l-concern primarju tagħna, u afna ma naqblux mal-mod li saret, għaliex kif qalet il-kollega, din saret b'mod parzjali, selettiva u pjuttost kompromettenti; fejn qed jingħata sinjal, jew qed jidher li jingħata, jew tista' tittiehed l-impresjoni li bini telgħa meta telgħa u telgħa minn min telgħa, u telgħa fejn telgħa, li kien illegali, jidher li kien hemm ukoll il-possibilità li wieħed jiehu l-inizjattiva, anke għall-fatt li certu bini ilu qabel l-1978, anke mill-fatt li milli jidher ma kienx hemm kawzi l-qorti fuq dawn l-istrutturi, u kif għidt inti hemm massa kollha, hemm xi tip ta' illegalità jew notifika ta' infurzar, dan iwassal għal tħassib serju li hawnhekk qed nagħmlu legali dak li huwa illegali. Afna dejjem nemfasizzaw fuq qafas ġust, ċar, sod, u infurzar serju. Jidher li hawnhekk anke l-Awtorità kienet dgħajfa fejn jidhol infurzar. L-arrangamenti *ad hoc* ma tantx jagħmlu ġid. Jiddispedjuna li l-Awtorità, anke fil-

Iva.

Jekk fiz-zona li hija light orange hemm xi bini li illum qiegħed f'zewġ sulari, mingħalija hemm tnejn li illum qegħdin żewġ sulari; meta japplika fuq dik is-sit, irid ineħhi sular.

proċess ta' konsultazzjoni aħna staqsejna biex toħroġ dokument dwar x'tip ta' illegalitajiet hemm. Illum tajtna risposta ċara. Ma kienx ikun daqshekk diffiċili kieku l-Awtorità rrisponditna, għaliex inti f'sentenza waħda rnexxilekx tirrispondina. Aħna nemmnu li huwa żball dan li qed isir minħabba li qegħdin nikkonsolidaw illegalità. Dan jista' joħloq precedenti perikoluż. Dik hija l-pożizzjoni tagħna, li separatament inkunu qegħdin nissottomettu, imma nixtiequ li tittiehed fil-minuti ta' din il-laqgħa.

ONOR. CARMELO ABELA:

Jien jidherli li bażikament tista' tgħid li kull proċess ta' dan it-tip, anke dak li sar fl-2006, parti mill-proċess tiegħu huwa li ċertu illegalità li tkun saret, b'xi mod dak il-proċess tigi regolarizzata. Inkella ma jsirx dak il-proċess, inkluż fl-2006. Forsi l-argument tal-kollega hawnhekk ma tantx ireġi. Harget kemm hemm familji jgħixu hemmhekk? Inti semmejt li hemm żewġ postijiet li huma żona fejn huma kollha sular wiehed però għandhom żewġ sulari u allura eventwalment dik trid tigi ratifikata f'każ li jkun hemm permess, eċċ. Għandek din l-informazzjoni?

Tfisser per house hold jew inkella jista' jkollok persuni li jgħixu fl-istess dar?

ONOR. REBEKAH BORG:

Jigifieri hemm mill-inqas 57 residenzi?

Jigifieri units ma tafx kemm hemm...

Jigifieri ma nafux in-numru ta' binjiet li se jidhlu f'din iż-żona.

Nista' ngħid li mis-sottomissionijiet, mill-konsultazzjoni pubblika dwar l-objectives irċevejna 57 submissions min-nies li jgħixu hemmhekk.

Per household.

Hemm 57 households jgħixu f'dik id-dar. Fil-fatt hemm min hemm semma li hemm extended families, aħwa jgħixu fl-istess dar. 57 households mhux 57 buildings.

Le, m'għandnix dik ...

Bħala numru le. Iż-żona li qed tintwera fil-filmat.

IC-CHAIRPERSON:

FI-2006 kien hemm żoni bi problemi simili imma li ġew rikonxxuti?

Kif semmejt, meta sar l-eżerċizzju jew saret l-istrategija dwar ir-rural settlements fl-2006 ma nistax ngħid li dak kollu li ġie inkluż m'hemm ebda illegalità. Kif semmejt ukoll, il-concern kienet fejn kellek hafna illegalitajiet. Hemmhekk kien hemm issue; jekk għandek hafna illegalitajiet jagħmel sens li tirregolarizzahom? Dak kien l-inkwiet at that point. Imma le ma nistax ngħid li kull rural settlement li għamilna go fihom, qatt ma rregolarizzajna xejn.

Setgħet kienet omogejna d-deċizzjoni dakinhar? Fis-sens konsistenti throughout all of Gozo.

Iva, fis-sens li jekk kien hemm żoni ta' konċentrazzjoni ta' illegalitajiet, kien hemm concern li dik iż-żona partikolari fejn għandek konċentrazzjoni ta' illegalitajiet tiġi inkluża bħala rural settlement.

Decizjonijiet simili diġà ttiehdu fil-passat?

Decizjonijiet simili fis-sens li jista' bil-policy jiġi regularised development? Of course.

ONOR. REBEKAH BORG:

Imma mhux għal dan in-numru kbir ta' illegalitajiet. Jekk qed nifhem sewwa, għalkemm m'għandnix in-numri ta' units ta' residenzi hawnhekk, iż-żona kollha hija mibnija illegalment; u issa se jkunu legali. Japplikaw, jiġi sanzjonat, u jkunu legali.

Waħda mill-karatteristiki ta' din iż-żona kollha hija li għandek concentration ta' illegalitajiet.

Meta tgħid concentration ...

Kollha.

Qed nifhem li din kienet l-issue, fl-2006, li iż-żona kollha hija illegali allura ma ridux idaħħluha, permezz li iż-żona kollha kienet illegali, kull binja hemmhekk hija illegali.

Iva, kien hemm concern fuq din iż-żona.

ONOR. CARMELO ABELA:

Però wieħed irid jgħid li jekk għandek issue, problema, sfida, sejhilha li trid, ma tgħidx: l-isfida qiegħda hawn, mela se nħares in-naħa l-oħra, u tħalliha hemmhekk. Fl-2006 id-deċizzjoni kienet right or wrong; li hemmhekk hemm problema, għalaqna għajnejna u ħarisna x'imkien ieħor. Hemm problema xorta, forsi mhux daqs kemm hawn f'din iż-żona, imma f'żoni oħra nħass il-bżonn u l-kumdità li ċertu rregolaritajiet potenzjalment jiġu regolarizzati; f'din iż-żona, li jista' jkun li kien hemm konċentrazzjoni iktar, kif għustament qed tgħidilna inti, l-awtoritajiet, bid-direzzjoni li ngħatat, isma' hemmhekk inħallu kolloxx kif inhuwa. Imma fl-istess ħin ma kienx hemm infurzar. Il-persuni li qed jgħixu hemm, u djar li nbdew meta nbdew, qabel l-1978, wara l-1978, fl-2000 ... Anzi inti urejtna tliet ritratti li jidher li fl-aħħar snin ma jidherx li kien hemm żviluppi godda. Qed nitkellmu fuq dwellings li ilhom ...

Mill-2004 'l hawn ma kienx hemm żvilupp. Qed nitkellmu fuq żvilupp antik, li jogħġbok jew ma jogħġbokx, l-Awtorità trid tiddeċiedi xi ħaġa fuqha. B'direzzjoni jew le, inħoss li hemm bżonn titieħed deċizzjoni. Jekk ma nagħmlu xejn b'dan l-eżercizzju, il-mistoqsija x'inhija: se jitwaqqgħu dawn il-postijiet, u se tiġi art rurali, eċċ, jew le? Jekk fil-kas wieħed irid jara x'jagħmel, li b'xi mod jikkontrolla li ma jkunx hemm iktar żvilupp milli hemm illum; fejn mhuwiex skont il-pjan u skont il-policy, meta jsiru l-applikazzjonijiet wieħed jara li jimxi ma' dak, u allura kulhadd irid jottejpra ruħu ma' dak; imma li ndawru wiċċna n-naħa l-oħra, ngħidu li hawn problema mela ma nagħmlu xejn, nahseb li mhijiex is-soluzzjoni.

ONOR. REBEKAH BORG:

Forsi ma fhimtx; forsi tagħmel analiżi ... Milli nista' nifhem din iż-żona se tiġi designated bħala rural settlement għax kollha hemm il-bini fiha. Meta l-oħrajn kienu designated bħala rural settlements forsi kellek binja li ma kienetx

Kien hemm ftit ... Blex niaċċaraw, wara l-2004 ma kienx hemm.

Hekk hu.

bit-tieqa fejn support, li hija issue ta' legalità; imma ma jfissirx li ż-żona kienet illegali. Qed niftehmu s'hawnhekk?

Jigifieri s-sitwazzjoni bejn l-2006 u issa, kif spjegajt inti, il-kriterju kien li jekk għandek żona li kienet legali, ovvjament hemm issues li jkunu illegali f'ċertu postijiet. Din nafa, u għalhekk jeżisti l-infurzar. Imma li żona kollha tiġi designated bħala rural settlement għax kienu illegali dik ma kienx hemm fl-2006. Dik kienet l-issue. Illum qed ingibuha bħala within the local plan. Naqblu?

Imma meta ngħidu llegalitajiet, u naħseb li tispjegali inti, jistgħu jkunu ħafna affarijiet. Jista' jkollok il-bini kollu li huwa illegali, jista' jkollok tieqa li hija miftuħa ħazin. Meta ngħidu llegalitajiet f'dan il-każ huwa l-bini nnifsu li huwa illegali s'issa; u issa l-bini nnifsu, barring conditions kif semma l-perit, li jekk għandu tieqa hawn trid titranga, jew għandu l-bitħa mhux skont is-sanità, eċċ, fik trid titranga. Jigifieri meta ngħidu llegalitajiet f'dan il-każ qed ngħidu l-binja kollha. F'żoni oħrajn jista' jkun li kien hemm illegalitajiet iva, imma mhux iż-żona kollha, il-binijiet kollha huma illegali. Qed nifhem sewwa?

Ok. Punt żgħir fuq ta' Għajnsielem, għax ma semmejtiex u naħseb li tajjeb li nagħmel kumment, ma qbadiex mill-bidu imma nieħu gost li qed tintegraw issues ta' light pollution b'mod speċjali. Nappella lill-Awtorità tuni din l-opportunità permezz li qegħdin quddiem biex bħala light pollution nieħduha bis-serjetà meta nikkunsidraw kull applikazzjoni. Naf li mhuwiex fir-remit, imma la semmejtuha, nieħu gost nara li l-Awtorità tal-Ippjanar qed tikkonsidra dan ukoll. Anke meta nużaw ċertu materjali, bħall-paviment, nużaw environmentally friendly. Jeżistu ħafna affarijiet illum. Naf li kkkonsidrajtuhom, allura huwa pass pożittiv. Nixtieq li f'kull applikazzjoni, speċjalment għal spazji miftuħa, l-Awtorità tieħu din il-pożizzjoni iktar

Iva, din iż-żona, fl-2006 kellha problema ta' koncentrazzjoni ta' illegalitajiet, jigifieri kien hemm ħafna illegalitajiet; u allura ma nħassx li minkejja li telimina l-issue tal-infurzar, setgħet tikkwalifika bħala category 1, għax kellha l-istess karattistiċi ta' category one settlements oħra, il-fatt li kellha dawg l-illegalitajiet kollha inħass li m'għandix tiġi inkluża. Mhux qed ngħid li ż-żoni l-oħra li ġew inklużi kollox kien bil-permess, imma l-koncentrazzjoni kienet ...

Iva, hekk hu.

b'saħħitha. Minn dak ir-rigward huwa pass 'l quddiem. Hemm ħafna xi jsir, imma nappella li jkun hemm ħafna iktar attenzjoni lejn dawn l-affarijiet.

ONOR. CARMELO ABELA:

Biex inkun ċar f'moħħi u nifhem aħjar, fl-eżerċizzju tal-2006 jien fhiimt li inti wegħbt li kien hemm djar u binjiet sħaħ li kienu illegali u ġew aċċettati fiż-żoni bħala rural settlement. Id-differenza ta' din iż-żona hi li ma kienx hemm binja waħdna, tnejn, tlieta, daqskemm kien hemm oħrajn, imma kellex iż-żona kollha; imma f'żoni oħrajn li ġew aċċettati fl-2006 ma kienx hemm sempliciment tieqa jew bieb, imma kien hemm binjiet sħaħ.

ONOR. STANLEY ZAMMIT:

U f'dan iż-żmien kollu s-sidien m'għamlu l-ebda tentattiv hlief numru ta' ittri li forsi rċevejtu mingħand avukati, periti, eċċ., biex jirregolarizzaw ruħhom, assolutamente.

Applikaw qabel l-1994?

Sitt applikazzjoni li ġew rejected. Mill-1994 'il hawn ma kienx hemm applikazzjonijiet godda, anke jekk sar bini ġdid. Qed ngħidu post 1992, jigifieri wara l-MEPA, la kien hemm applikazzjonijiet godda u lanqas tentattivi legali through the Planning Authority biex bini jew jinbena bil-permess jew bini li kien inbena mingħajr permess jiġi b'xi mod sanzjonat. Ma kienx hemm dawn it-tip ta' tentattivi. Grazie.

Kien hemm. Meta konna qed naghmlu l-eżerċizzju tal-2006, kif semmejt, hemm numru kbir minn dawn is-settlements, mingħalija madwar 112 f'Malta u Għawdex kollu. L-eżerċizzju kienestensiv. Konna naghmlu dak li nsejġu site history, fejn naraw fiż-żona x'permessi inħargu u x'infurzar hemm; x'tip ta' infurzar hemm; jekk humiex ta' skala li jistgħu jippreġudikaw id-designation; u ħadna deċizjoni. Hawnhekk l-iskala ta' illegalitajiet hija zġħira allura mhijjex raġuni biex ma tagħmilliex rural settlement. Hawnhekk l-iskala ta' illegalità ħassejna li kienetestensiva u ma kelliex tigi designated fl-2006. Imma kien eżerċizzju dettaljat ħafna fuq dawn iż-żoni kollha mferxin ma' Malta u Għawdex. Kull sit imbagħad kellna nieħdu deċizjoni abbazi ta' dawn il-kriterji. Ir-rizultat kien il-pjan lokali tal-2006.

Kienu applikaw u ġew refused.

Up to 1994 kien hemm

Appendix 4: SEA Screening- Feedback from Designated Authorities

**Submissions received from SEA
Screening Designated Authorities**

Responsible Authority	Date	Submission
Kevin Mercieca - ERA	18/11/2025	<p>The proposed review designates an area at Ta' Passi in Ghajnsielem for formal recreation. Not less than 65% of the area will remain predominantly open and the two proposed permanent structures (commercial) will be contained adjacent to the Development Zone away from il-Wied tal-Imgarr. The policy includes safeguards to mitigate against light pollution and visual impacts. Strategically, no significant impacts are envisaged from this proposal. It is suggested that ancillary structures, passageways, seating and features are kept low-key and away from the valley as much as possible so as to convey an informal rural character.</p> <p>With respect to the proposed rural settlement in Xewkija, ERA notes that the permitted use is residential (terraced houses). The maximum permissible building height for the main built clusters, located further away from the Development Zone, shall be 7.70m. Higher buildings (maximum height of 11.40m) may only be allowed in the smaller clusters located closer to the Development Zone. Strategically, no significant environmental impacts are envisaged.</p>
Debra Jane Camilleri - SCH	25/11/2025	<p>Ghajnsielem: Developing the area as a permanent recreational space would be of benefit to the public to encourage the preservation of intangible cultural heritage. There are no immediate concerns from a heritage point of view however, SCH recommends that low-lying buildings are retained throughout, and that any new development remains in line with the surrounding area. Should the development of underground parking lots be proposed, further assessment will be required.</p> <p>Xewkija: From a heritage point of view, there will be minimal impact in designating the area located between Triq it-Torri Gorgun and Triq il-Kav. Lorenzo Zammit Haber, in Xewkija as a Rural Settlement.</p> <p>Two cultural heritage points of significance nearby are duly noted:</p> <ul style="list-style-type: none"> the area of the Gourgion Tower, north of the present settlement; this tower was dismantled in 1943; an olive/wine press from the Late Punic/Early Roman period discovered in 2011 and 2012, south-west of the settlement, off Triq il-Kav. Lorenzo Zammit Haber is the subject of an ongoing research project

Margaret Cassar – CAA	25/11/2025	<p>As a result, any developable land within the boundary may require further assessment to ensure the protection of any potential archaeology. SCH recommends that development proceeds in line with the traditional component of the rural landscape to retain its harmony with the present ODZ settlement. Buildings are presently low-lying and without basements. Therefore, building height limitations should be retained and controlled and development should restrict the inclusion of basements or below-ground pools.</p> <p>From a climate action perspective, the Climate Action Authority (CAA) analyse emissions generation comprehensively at national level. These include amongst other sectors, emissions generation or carbon sinks from Land Use and Land Use Change and Forestry (LULUCF) as regulated under UNFCCC regulations. In general, the LULUCF sector is very minimal in Malta (within the context of the National GHG emissions inventory).</p> <p>The Climate Action Authority analysed and considered the Land Use and Land Use Changes between those established in the 2006 GCLP Local Plan and those as proposed part of the Partial Local Plan Review.</p> <p>In its assessment, the authority notes that according to the plan for Xewkija site, the vacant land between the mentioned settlements is already considered within the category Settlements for the LULUCF sector. Hence, this will not affect the current classification of Settlements under LULUCF. Moreover, the area known as Ta' Passi fields designated as a formal recreational area in this plan belong to the category of Cropland under LULUCF. The plan for Ta' Passi area should not affect the current classification as Cropland under LULUCF.</p>
Hadrian Bonello – MHA	27/11/2025	<p>The proposed review of the local plan for Ghajnsielem and Xewkija is not expected to have a significant impact on the emissions from the LULUCF sector. To this extent, the Climate Action Authority is in favour of the plan proposed, as long as proposed plans remain within the stipulated limits.</p> <p>Following review of the submitted documentation, the Environmental Health Directorate notes that the proposed objectives do not give rise to significant public health concerns. The Directorate supports the objectives as presented.</p> <p>Should a Strategic Environmental Assessment be undertaken, it is expected that any potential public health implications, whether positive or negative, are duly considered, particularly those relating to</p>

		recreational use, environmental quality, and traffic management. No major public health issues have been identified at this stage.
Ministry for Agriculture, Fisheries and Animal Rights		No reply
Energy and Water Agency		No reply
Transport Malta		No reply

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Part A – Plan/Programme (PP) & Responsible Authority (RA)	
Title of PP: Partial Review of the GCLP (2006) Ghajnsielem and Xewkija	
Responsible Authority: Planning Authority	
Contact Person: Perit Joseph Scalpello	Position: Deputy Director
Contact Address: 3, Triq Fra Diegu, Marsa MRS 1501	
Email: joseph.scalpello@pa.org.mt	Telephone: 2290 0000
Date:15/1/2026	
As per S.L., when more than one entity is responsible for the PP (or parts thereof), a single responsible authority should be nominated by agreement between the authorities responsible for the PP.	

Part B – General Information about the Plan/Programme (PP)
<p>Purpose of PP:</p> <p>This partial local plan review relates to the Gozo and Comino Local Plan approved in 2006. This review affects two sites; one located in Ghajnsielem known as Ta' Passi, where the seasonal annual Christmas Village takes place, and the other area in Xewkija known as Torri Gorgun, which is an existing built-up area close to the development zone boundary.</p> <p>The proposed revisions are intended to designate the site in Ghajnsielem for an open air, formal recreational land use with ancillary structures through the formulation of a site-specific policy, and to designate the Xewkija area as a rural settlement.</p> <p>The local plan review provides specific policy direction for the site in Ghajnsielem, including development criteria which ensure the site is used exclusively for recreational activities with minimal commercial activity and site remains predominantly open with ancillary small-scale structures.</p>

With regards to the Xewkija site, the review establishes a boundary around the rural settlement, identifies the public roads within the settlement, the acceptable land uses, building heights limitations and applies strict control to development over vacant land.

Period Covered by PP: Not Applicable

Envisaged updates/modifications: The PP may be reviewed in part or in full as frequently as may be necessary as per Article 53(4) of the Development Planning Act 2016.

Area covered by PP (also attach map):



Map 1: Site at Ghajnsielem



Map 2: Xewkija Rural Settlement

Summary of PP content:

Ghajnsielem

The Local Plan designates the areas known as ta Passi in Ghajnsielem Gozo as a formal recreational area. The policy designates the site into two sub zones, an area for formal recreation ancillary to the existing football ground and the remaining of the area within the review boundary also designated for formal recreation.

Development of the sub zone for formal recreation ancillary to the existing football ground is guided by existing local plan policy GZ-RECR-6.

The second sub-zone requires the submission of a comprehensive development application. Within this area the policy requires that an area of not less than 65% of the total area remains predominantly open and only planting of trees typical of the rural setting shall be allowed. Another 27% of the same sub zone is designated for circular routes to serve as passageways and interspersed seating areas together with water features as part of the predominantly open area and an additional 8% of this area is designated for small scale roofed structures of which two are permanent structures whose location is identified on the policy map. These two structures can accommodate Class 4B, 4C and 4D commercial uses and have an overall height not exceeding 7.7 meters. Additionally, the proposal may also include other low lying built roofed over structures ancillary to the formal recreation and the seasonal activities that may be organised within the area. These structures must not exceed an overall footprint of 145 sqm and a building height of 3.4 metres. The policy also gives guidance of the materials to be used for both the development of the passageways and the built structures as well as lighting systems within the site.

Xewkija

The partial review designates the site at Xewkija as a Category 1 Large Settlement ODZ for which approved local plan policy GZ-RLST-1 shall apply. The policy has been slightly amended to make provisions in a way that the policy shall also apply to this cluster of development being designated as a rural settlement. Other changes to the policy are new provisions exclusively related to this proposed settlement. These include that within the proposed settlement only residential units (terraced houses) are allowed and the permissible building heights shall be those indicated on Map B of this review.

This review establishes a boundary around the proposed rural settlement and identifies the developable land, public roads and private open spaces within this boundary. It establishes the zoning of this area as a residential area exclusively for residential units (terraced houses) and sets a building height predominantly of 1 floor without basement (7.70m) and 2 floors without basement (11.40m) for

two satellite smaller areas of the proposed rural settlement.

Part C – Applicability of the SEA Regulations		
Criterion	Yes/No	Explanation
Exemptions – Regulation 4(9)		
Is the PP's sole purpose to serve national defence or civil emergency? OR	No	Not applicable
Is this a financial or budget PP?	No	Not Applicable
Qualification of PP - Regulation 3		
Is the PP subject to preparation and/or adoption by a national, regional, or local authority? OR	No	The PP requires approval by the Government through the Minister responsible for development planning in terms of the Development Planning Act of 2016, Cap 552.
Is the PP prepared by an authority for adoption through legislative procedure by Parliament or Government? AND	Yes	The PP is prepared by the Planning Authority to be approved by the Government through the Minister responsible for development planning in terms of the Development Planning Act of 2016, Cap 552.
Is the PP required by legislative, regulatory, or administrative provisions?	Yes	The PP is required by the Development Planning Act of 2016, Cap 552.
Regulations 4(1) to 4(4)		
<p>The SEA Regulations require that a strategic environmental assessment, in accordance with regulations 5 to 10, shall be carried out by the responsible authority for PPs referred to in sub-regulations 4(2) to 4(4) which are likely to have significant environmental effects, as follows:</p> <p>(i) Regulation 4(2) identifies PPs that are already considered to have a significant environmental effect. Moreover, Regulation 4(2)(b) requires liaison with the Environment and Resources Authority (ERA) as the authority responsible for the Habitats Directive and protection of Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).</p> <p>(ii) Responsible authorities should determine, in line with the provisions of the SEA Regulations,</p>		

<p>whether PPs identified in Regulations 4(3) to 4(4) are likely to have significant environmental effects [also see Regulation 4(5) below].</p>		
<p align="center">Regulation 4(2) – SEA required automatically</p>		
<p>Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use? <u>AND</u></p>	<p>Yes</p>	<p>For proper town and country planning/land use. However, this PP is a minor modification of existing PPs (Local Plans of 2006) prepared for town and country planning or land use.</p>
<p>Does the PP set the framework for future development consent of projects listed in Annexes I and II to the EIA Directive (85/337/EEC – as updated by Directive 2014/52/EU). [These Annexes are transposed as Schedule 1 in the national EIA Regulations] <u>OR</u></p>	<p>No</p>	<p>The PP sets site-specific development planning criteria for the assessment of projects at development control stage in relation to two sites located in Ghajnsielem and Xewkija respectively. It relates to designating the site at Ghjnsielem as formal recreational area and designating the site at Xewkija as a rural settlement category 1. The ERA, which is the Competent Authority for the EIA process as regulated by the EIA Regulations, did not indicate that such projects are listed in Schedule 1 of the national EIA Regulations.</p>
<p>Will the PP, in view of its likely effect on sites, require an assessment (Appropriate Assessment) under Articles 6 or 7 of the Habitats Directive (92/43/EEC)?</p>	<p>No</p>	<p>Within the site in Ghajnsielem, there are no areas protected for biodiversity, flora and fauna. An Area of Ecological Importance/Site of Scientific Importance is located 300m away from the site and a Special Protection Area as renamed through GN682/18 is located 450/600m away.</p> <p>The proposed rural settlement in Xewkija is not located within any area protected for biodiversity, flora and fauna. However, an Area</p>

		<p>of Ecological Importance/Site of Scientific Importance is located 250m away from the proposed settlement and two tree protection areas as per GN 316/17 located at a distance of around 400m and 300m respectively. Additionally, there is a Special Area of Conservation & a Special Protection Area subject to GN 1522/19 located at a distance of 800m from the proposed rural settlement.</p> <p>In both cases considering that both sites do not contain any features that are protected due to their environmental worthiness, the distance from any protected areas and that adoption of the PP will result in minimal change in terms of development and land use, it is not envisaged that an AA would be required.</p> <p>Additionally, consultation with the ERA as the Competent Authority for the Appropriate Assessment process as regulated by the Flora, Fauna and Natural Habitats Protection Regulations (S.L.549.44) which transposes the Habitats Directive into national legislation, did not indicate that an AA is required.</p>
Regulation 4(3) – Applied only for PPs referred in 4(2)		
Does the PP in 4(2) determine the use of small areas at a local level? <u>OR</u>	Yes	The PP establishes the uses of two small areas located in Ghajnsielem and Xewkija respectively.
Is it a minor modification of a PP referred in 4(2)?	Yes	The PP is a minor modification of existing policies that were approved in the Gozo and Comino Local Plan of 2006.
Regulation 4(4) – Applied only for PPs <u>not</u> referred in 4(2)		

Is the PP, which set the framework for future development consent of projects, likely to have a significant effect on the environment?	No	Not applicable since this is a PP which falls under regulations 4(2) and 4(3).
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Part D – Determining the Likely Significance of Effects on the Environment referred to in Regulation 4(5) (Schedule II)

Regulation 4(5) – Applied for PPs referred to in 4(3) and 4(4)		
Criteria	Likely to have significant environmental effects? Yes/No	Explanation on the significant environmental effects (both positive and negative)
Characteristics of the PP		
The degree to which the PP sets a framework for projects and other activities, either with regard to the location, nature, size and operating condition; or by allocating resources	No	The PP recognises the development that has occurred on both sites through the years and sets out the policy boundaries and site-specific development planning criteria aimed at containing urban sprawl and for the assessment of future projects at development application stage. The implementation of the PP will result in minimal change in terms of development and land use and thus the magnitude of change resulting from the PP is expected to be negligible.
The degree to which the PP influences other plans and programmes including those in a hierarchy	No	The PP refers to two specific sites.
The relevance of the PP for the integration of environmental considerations in particular with a view to promoting sustainable development	No	The PP recognises the development that has occurred on both sites through the years and sets out the policy boundaries and site-specific development planning criteria aimed at containing urban sprawl. The policy

		guidance includes provisions aimed at promoting sustainable development
Environmental problems relevant to the PP	No	<p>Within the site in Ghajnsielem, there are no areas protected for biodiversity, flora and fauna. An Area of Ecological Importance/Site of Scientific Importance is located 300m away from the site and a Special Protection Area as renamed through GN682/18 is located 450/600m away.</p> <p>The proposed rural settlement in Xewkija is not located within any area protected for biodiversity, flora and fauna. However, Area of Ecological Importance/Site of Scientific Importance is located 250m away from the proposed settlement and two tree protection areas as per GN 316/17 located at a distance of around 400m and 300m respectively. Additionally, there is an Special Area of Conservation & an Special Protection Area subject to GN 1522/19 located at a distance of 800m from the proposed rural settlement.</p> <p>In terms of air quality, the value is high as Nitrogen Dioxide was less than 20 micrograms/m³ and Benzine was between 0.6 and 0.8 micrograms/m³, in 2023. In terms of vulnerability for air, Ghajnsielem is high as it is a sensitive location in terms of public open spaces and recreational areas while Xewkija is low as it is an area with low population densities and low levels of development.</p>

		<p>In terms of vulnerability to noise, both areas are low since noise levels from major roads are less than 50 decibels.</p> <p>In both cases considering that the sites do not contain any environmentally protected features, the distance from any protected areas, the fact that stand-alone activities within the formal recreational area in Ghajsielem will be regulated by the relevant entities in terms of light and noise, and that adoption of the PP will result in minimal change in terms of development and land use, it is not expected that the PPs adoption will result in any significant environmental problems. Additionally, ERA as one of the designated authorities, concluded that strategically, no significant environmental impact is expected.</p>
The relevance of the PP for the implementation of community legislation on the environment (eg. PPs linked to waste management or water protection)	No	The scope of this PP is not a requirement for the implementation of Community legislation on the environment.

Characteristics of the effects and area likely to be affected		
The probability, duration, frequency, and reversibility of the effects	No	As the PP establishes the policy framework to already developed and modified areas, thus the implementation of the PP will result in minimal change in terms of development and land use and thus the magnitude of change is deemed to be low and temporary during the

		construction stages.
The cumulative nature of the effects	No	No cumulative significant negative environmental effects have been identified.
The transboundary nature of the effects	No	No transboundary impacts are envisaged.
The risks to human health or the environment (eg. due to accidents)	No	<p>The proposed policy change does not introduce any development that is likely to give rise to risks to human health or the environment. The value in terms of human health for the Ghajnsielem site is considered to be medium as it is an area used by the public for recreation/wellbeing, while, in terms of vulnerability of the Xewkija site to adapt to changes to factors affecting human health, this is low as it is sparsely populated. The value/vulnerability of the areas covered by the PP is considered to be medium.</p> <p>Following the adoption of the policy very small changes will result in terms of built development and land use within both sites subject to the is partial review. Thus, the magnitude of change on human health from the proposed plan and programme is expected to be negligible.</p> <p>Consultation carried out with Environmental Health Directorate (EHD) as one of the Designated Authorities conclude that proposed objectives do not give rise to significant public health concerns and that</p>

		the Directorate supports the objectives as presented.
The magnitude and spatial extent of the effects (geographical area and size of population likely to be affected)	No	<p>The PP establishes the policy framework to already developed and modified areas within two localized sites, that do not contain any environmental assets of high value within them, other than the fact that Xewkija site is located within a ground water protection zone for drinking water supply and both sites, like the rest of the Maltese islands are located on identified ground water bodies safeguarded under the WFD.</p> <p>Following the adoption of the policy very small changes will result in terms of built development and land use within both sites subject to the partial review.</p>
<p>The value and vulnerability of the area likely to be affected due to:</p> <p>I) Special natural characteristics or cultural heritage</p> <p>II) Exceeded environmental quality standards or limit values</p> <p>III) Intensive land use</p>	No	<p>In terms of special natural characteristics, all features protected due to natural significance are located away from both sites. In terms of cultural heritage, the policy has been amended to take into account recommendations made by the Superintendence of Cultural Heritage (SCH) during the consultation period as one of the Designated Authorities. Land use in the Ghajnsielem area is that of formal recreation and ancillary facilities, where the latter are limited in terms of site area. Only residential use shall be permitted in the area of Xewkija. Additionally, both sites being already</p>

		<p>developed and modified areas the magnitude of change is expected to be negligible and thus the impact on environmental quality is also expected to be negligible.</p> <p>In view that recommendations by SCH have been integrated into the revised policies, the review is not likely to affect cultural assets. Consultation with ERA concluded that no significant environmental impacts are envisaged.</p>
<p>The effects on areas or landscapes which have recognized national, community or international protection status</p>	<p>No</p>	<p>The value of both areas in terms of landscape is considered to be low as they are both brownfield sites located within a context dominated by areas of high landscape protection as designated by the SPED. For the area in Ghajnsielem the proposed roofed over structures are minimal and only low lying. These structures are to be interspersed in a predominantly open environment where only the planting of trees is allowed. Additionally, to the trees in the open areas, the policy requires that these structures are screened by landscaping and carefully located in areas that would not create unacceptable impacts. The two permanent structures for which a higher building height is allowed, locations have been identified adjacent to limit to development boundary. With regards to Xewkija the building height proposed is predominantly that of one floor without basement and only two smaller clusters located closer to the limit of</p>

		<p>development boundary are being proposed with a building height of two floors without basement.</p> <p>Following the adoption of the policy very small changes will result in terms of built development and land use within both sites subject to the is partial review. Thus, the magnitude of change on landscape from the PP is expected to be negligible.</p>

Part E – Summary of Environmental Effects

This PP acknowledges the development and modifications within both sites subject to this PP and draws boundaries around both sites in order to control urban sprawl within the surrounding areas. The PP also acknowledges the established land uses within both areas and now provides policy direction to regulate these land uses.

It has been established through the SEA screening process that Area of Ecological Importance, Site of Scientific Importance and Special Protection Area are located away from the sites at Ghajnsielem and Xewkija. It has also been noted that the Ghajnsielem site is not located within a ground water protection zone for drinking water supply, but it is located within the lower coralline aquifer protected in terms of the WFD. It also lies adjacent to Wied l-Imgarr. The Xewkija site is located within a ground water protection zone for drinking water supply within the lower coralline aquifer protected in terms of the WFD. Additionally, Il-Wied ta' Mgarr ix-Xini is located 250m away. Both areas are located within areas of high value for water. In terms of air quality, it has been established that both areas have high quality air and the vulnerability to noise are low since noise levels from major roads are less than 50 decibels. The EHD has indicated that the PP does not give rise to significant public health concerns. The PP has taken on board recommendations made by the SCH that address potential impacts on cultural heritage.

In view that both sites are built up and modified areas and the policy provisions contained in the PP, it is considered that following its adoption, very small changes will result in terms of built development and land use within both sites subject to the partial review. Thus, the magnitude of change on biodiversity, flora and fauna, water, air quality, population and human health, landscape, natural assets and cultural heritage from the PP are expected to be negligible.

Part F – Screening Outcome

Following the screening, as required under the Strategic Environmental Assessment regulations, including all required consultations, the RA is of the view that:

- A SEA is required because the PP falls under the scope of regulation 4(2)
- A SEA is required because the PP falls under the scope of regulation 4(3) and is likely to have significant environmental effects
- A SEA is required because the PP falls under the scope of regulation 4(4) and is likely to have significant environmental effects

A SEA is not required because the PP is unlikely to have significant environmental effects

Joseph Scalpello

Name of Officer responsible for this report



Signature of Officer responsible for this report

Name and Stamp of Responsible Authority

15th January 2026

Date

Notes to Responsible Authority

A signed copy of this document should be provided to the SEA Focal Point after conducting all consultations. The RA should also attach:

- the draft plan/programme
- a copy of the public notification obligatory under Regulation 4(7)
- If appropriate, a copy of the notification for public participation (see Schedule III Article 5 (3) to S.L.549.61)
- Copy of consultation correspondence by the Responsible Authorities to designated authorities

Joseph Scalpello

From: Caruana Andre 1 at SEA <andre.caruana.1@gov.mt>
Sent: 02 February 2026 16:28
To: Patrick Mifsud
Cc: SEA Focal Point at SEA; Grech Paola at SEA; Michelle Borg; Ivan Fava; Joseph Scalpello; Hili Pierre 1 at SEA
Subject: RE: SEA Screening - Partial Local Plan Review to the GCLP (2006) - Ghajnsielem and Xewkija

CAUTION: This email originated from OUTSIDE of the Planning Authority. DO NOT CLICK LINKS, OPEN ATTACHMENTS or REPLY unless you recognize the sender and know the content is safe.

Dear Mr Mifsud,

With reference to your submission dated 15th January 2026 regarding the SEA screening for the Partial Review of the Gozo and Comino Local Plan affecting Ghajnsielem and Xewkija, the SEA Focal Point notes that this review seeks to update the policy framework to better regulate existing development, contain urban sprawl, and strengthen environmental and planning safeguards.

The SEA Focal Point acknowledges that this partial review constitutes a minor modification of an existing local plan prepared for town and country planning or land use and therefore falls outside the scope of Regulations 4(2)(a) and 4(2)(b). It is also noted that consultations with Designated Authorities did not identify any significant strategic-level environmental concerns.

Furthermore, it is recognised that detailed environmental assessment will continue to be undertaken at the project stage, including through EIA and Appropriate Assessment procedures where applicable.

In view of the above, the SEA Focal Point notes the screening outcome that the partial review is unlikely to result in significant environmental effects at a strategic level and that a Strategic Environmental Assessment is therefore not required.

The SEA Focal Point draws attention to Regulation 4(7), whereby the Responsible Authority should issue a notification in the Government Gazette outlining this conclusion and the reasons for not requiring an SEA. A copy of this notification would be appreciated once issued.

Kind regards,

Andre Caruana

From: Patrick Mifsud <Patrick.Mifsud@pa.org.mt>

Sent: 28 January 2026 08:26

To: Hili Pierre 1 at SEA; SEA Focal Point at SEA

Cc: Scalpello Joseph at PA; Fava Ivan at PA; Borg Michelle at PA

Subject: RE: SEA Screening - Partial Local Plan Review to the GCLP (2006) - Ghajnsielem and Xewkija

CAUTION: This email originated from OUTSIDE the Government Email Infrastructure. DO NOT CLICK LINKS or OPEN attachments unless you recognise the sender and know the content is safe.

Dear Dr Hili,

Following from email of the 30th October 2025 below, the Planning Authority as proponent of the "Partial Local Plan Review of the 2006 Local Plan Policies for Rural Settlements" and pursuant to the provisions of the SEA Regulations (S.L.549.61) has undergone a consultation process with the identified Designated Authorities; the Environment and Resources Authority (ERA); Energy and Water Agency (EWA); Ministry for Agriculture, Fisheries and Animal Rights in Malta (MAFA); Environmental Health Directorate (EHD); Superintendent of Cultural Heritage (SCH); the Climate Action Authority (CAA) and Transport Malta as part of the SEA Screening process.

Following feedback received from the EHD, the SCH, the ERA, and the CAA, the SEA screening was completed.

The text of the draft policies has been revised to address the concerns raised by the Designated Authorities. With regards to the Ghajnsielem an additional development criterion related to excavations or underground development has been introduced, and a requirement of potential further assessment by SCH has been introduced for the area in Xewkija. These additional safeguards together with the assessment carried out through the SEA Screening, has lead the Planning Authority to conclude that this Partial Review is unlikely to have significant environmental impacts at a strategic level and hence an SEA is not required.

A copy of the "Partial Local Plan Review to the GCLP (2006) - Ghajnsielem and Xewkija" as amended following the SEA Screening process, the screening template and a document with the responses from the Designated Authorities together with Planning Authority comments to these responses, are attached for your perusal.

Regards,

Patrick Mifsud

Patrick Mifsud

Senior Planning Officer



PLANNING AUTHORITY

3, Fra Diegu Street, Marsa, MRS 1501, Malta
St Francis Ravelin, Floriana, FRN 1230, Malta
Gozo Innovation Hub, GGX103, Triq il-Pitkalija, Xewkija, XWK 3000, Gozo.
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www.pa.org.mt

Please read our Email Policy <https://pa.org.mt/email-policy>

From: Patrick Mifsud

Sent: 30 October 2025 12:38

To: Hili Pierre 1 at SEA <pierre.hili.1@gov.mt>; SEA Focal Point at SEA <sea_focal_point@gov.mt>

Cc: Joseph Scalpello <Joseph.Scalpello@pa.org.mt>; Ivan Fava <Ivan.Fava@pa.org.mt>; Michelle Borg <Michelle.Borg@pa.org.mt>

Subject: SEA Screening - Partial Local Plan Review to the GCLP (2006) - Ghajnsielem and Xewkija

Dear Dr Hili,

Please be informed that the Planning Authority as proponent of the "**Partial Local Plan Review to the GCLP (2006) - Ghajnsielem and Xewkija**" commenced the SEA Screening process pursuant to the provisions of the SEA Regulations (S.L.549.61).

Consultations have been sent to the following identified Designated Authorities as part of the SEA Screening process:

- Environment and Resources Authority
- Superintendence of Cultural Heritage
- Ministry for Agriculture, Fisheries, and Animal Rights
- Environmental Health Directorate
- Energy and Water Agency
- Climate Action Authority
- Transport Malta

Please find attached a copy of the final draft of this partial local plan review for your perusal.

Regards,

Patrick Mifsud

PARTIAL REVIEW OF THE 2006 GCLP FOR GHAJNSIELEM AND XEWKIJA FOLLOWING SEA SCREENING

Partial Review of
the 2006 GCLP for
Ghajnsielem and
Xewkija following
SEA Screening

1992. Mr Patrick Mifsud assisted by Perit Chris Borg referred members to discussions held at the Executive Council meeting of 20th May 2025. At that meeting, all the members present approved the Public Consultation Draft of the Partial Review of the 2006 Gozo and Comino Local Plan for Ghajnsielem and Xewkija, as circulated, to be referred to the responsible Minister for endorsement and instructions to initiate the SEA screening.

1993. The areas under consideration are Ta' Passi in Ghajnsielem, the site related to Bethlehem in Ghajnsielem, and Torri tal-Gorgun in Xewkija, an area characterised by clustered development in the vicinity of the Development Zone.

1994. Following the endorsement of the Public Consultation Draft and instructions by the Minister for Gozo and Planning to initiate the SEA screening process, consultations were held between 30th October and 1st December 2025 with the Environment and Resources Authority, the Superintendence of Cultural Heritage, the Climate Action Authority, the Environmental Health Directorate, the Energy and Water Agency, Transport Malta, and the Ministry for Agriculture, Fisheries and Animal Rights.

1995. No submissions were received from the Energy and Water Agency, Transport Malta and the Ministry for Agriculture, Fisheries, and Animal Rights.

1996. With regard to Ghajnsielem, the Environment and Resources Authority noted that, provided ancillary structures, passageways, seating, and related features are kept low-key and located as far away from the valley as possible in order to convey an informal rural character, no significant impacts are envisaged from this proposal.

1997. The Environment and Resources Authority also noted that strategically, no significant environmental impacts are envisaged for Xewkija.

1998. Following comments submitted by ERA, the Planning Directorate noted that with regards to the Ghajnsielem site:

- 65% of the total site area (excluding the area for ancillary sports facility) remains predominantly open. Within this area, only planting of trees typical of maquis or archaeophytic fruit trees typical of rural areas shall be permitted.
- 27% of the total site area (excluding the area for ancillary sports facility) is designated for passageways and interspersed seating areas together with water features as part of the predominantly open area.
- Only 8% of the site area (excluding the area for ancillary sports facility) is allowed for small scale roofed over structures.
- For two of these structures a location abutting the limit to development boundary has been allocated.
- The remaining structures have to be low lying and small in scale and the policy also include provision guiding their location and materials to be used.
- All these allocations and provisions are aimed to ensure that an informal rural character is conveyed.

Thus, no further amendments to the policy are required.

1999. The Superintendence of Cultural Heritage noted that with regards to the Ghajnsielem area, there are no immediate concerns from a heritage point of view. It recommended that low-lying buildings are retained throughout, and that any new development remains in line with the surrounding area. Furthermore, the SCH noted that, should the development of underground parking lots be proposed, further assessment will be required.

2000. With regard to the Xewkija area, the Superintendence of Cultural Heritage (SCH) noted that, from a heritage perspective, there would be minimal impact in designating the area as a rural settlement. The SCH further noted the presence of two nearby cultural heritage assets of significance, namely the area of the Gorgun Tower, located to the north of the existing settlement, which was dismantled in 1943, and an olive/wine press dating to the Late Punic/Early Roman period. In this regard, it was further noted that any development may require additional assessment. The current low-lying building heights should be retained, and basements and below-ground pools should be restricted.

2001. With reference to the comments submitted by the Superintendence of Cultural Heritage (SCH), the Planning Directorate noted that, with regard to the Ghajnsielem area, the policy has been amended to include provisions aimed at minimising the extent of excavations and underground development within the site. Such development has been limited to the provision of passageways, seating areas, and water features.

2002. With regard to the Xewkija area, a provision has been added to the policy stating that development may require further assessment by the Superintendence of Cultural Heritage to ensure the protection of any potential archaeological remains.

2003. Mr Patrick Mifsud further explained that the Climate Action Authority noted that the proposed review of the Local Plan for Ghajnsielem and Xewkija is not expected to have a significant impact on the emissions from the Land Use and Land Use Change and Forestry sector. To this extent, the Climate Action Authority is in favour of the plan proposed, as long as the proposed plans remain within the stipulated limits.

2004. Additionally, the Environmental Health Directorate also stated that the proposed objectives do not give rise to significant public health concerns, and thus the Directorate supported the objectives as presented.

2005. As a summary, Mr Patrick Mifsud explained that the following changes are being proposed to the Final Draft following the SEA screening:

Ghajnsielem

- Introduction of an additional safeguard to address SCH concerns, namely:
Within the Ta' Passi Policy Area Boundary as indicated on Map 14.2G, minimal excavations or underground development related to the development described under (c) above only shall be considered.

It was clarified that (c) refers to the proposed passageways and water features.

Xewkija

- Introduction of an additional safeguard to address SCH concerns, namely: Land uses which fall within those identified by Policy GZ-HOUS-1 will be permitted within this group of Category 1 ODZ Settlements except for the settlement indicated on Maps A and B of the GCLP Partial Review for Ghajnsielem and Xewkija (2025) where only residential units (terraced houses) shall be allowed and may require further assessment by the Superintendence of Cultural Heritage to ensure the protection of any potential archaeology.

2006. A copy of the amended Final Draft following SEA Screening dated January 2026 was previously circulated to the members.

2007. Mr Patrick Mifsud explained that in relation to SEA Screening, the Partial Plan Review acknowledges the development and modifications within both sites subject to this PP and draws boundaries around both sites in order to control urban sprawl within the surrounding areas. The PP also acknowledges the established land uses within both areas and now provides policy direction to regulate these land uses.

2008. The SEA Screening established the following:

- An AEI, SSI and SPA are located away from the sites at Ghajnsielem and Xewkija,
- Ghajnsielem site is located within the lower coralline aquifer protected in terms of the WFD and lies adjacent to Wied l-Imgarr,
- The Xewkija site is located within a ground water protection zone for drinking water supply within the lower coralline aquifer protected in terms of the WFD and Il-Wied ta' Mgarr ix-Xini is located 250m away.
- Both areas are located within areas of high value for water.
- In terms of air quality, it has been established that both areas have high quality air and the vulnerability to noise are low since noise levels from major roads are less than 50 decibels.
- The EHD has indicated that the PP does not give rise to significant public health concerns,
- The PP has taken on board recommendations made by the SCH that address potential impacts on cultural heritage,
- In view that both sites are built up and modified areas and the policy provisions contained in the PP, it is considered that following its adoption, very small changes will result in terms of built development and land use within both sites subject to the partial review. Thus, the magnitude of change on biodiversity, flora and fauna, water, air quality, population and human health, landscape, natural assets and cultural heritage from the PP are expected to be negligible.
- A SEA is not required because the PP is unlikely to have significant environmental effects

2009. The SEA Screening concluded that this Partial Review is unlikely to have significant environmental impacts at a strategic level if additional provisions are included as part of its policy provisions. These policy provisions are included in this report. The Planning Directorate recommends the Executive Council to refer the Amended Final Draft following SEA Screening to the SEA Focal Point for his final consideration.

2010. All members present took cognisance of the presentation and agreed with the Amended Final Draft following SEA Screening, as circulated, to be referred to the SEA Focal Point for final consideration. Following clearance from SEA Focal Point, the amended Final Draft is to be referred to the Hon Minister for his approval.