

Žebbuġ

Planning Control Applications

PC Number: PC97/07

Proposal: To establish for the part appearing in Draft South Malta Local Plan (a) road alignment, (b) zoning conditions as Terraced Development (residential Area), (c) building height at 3 floors plus 3 courses basement.

Location: Site at Triq San Martin, Triq il-Kacca and Triq Mikelang Sapiano, Zebbug (Malta).

Architect: PA

Applicant: PA

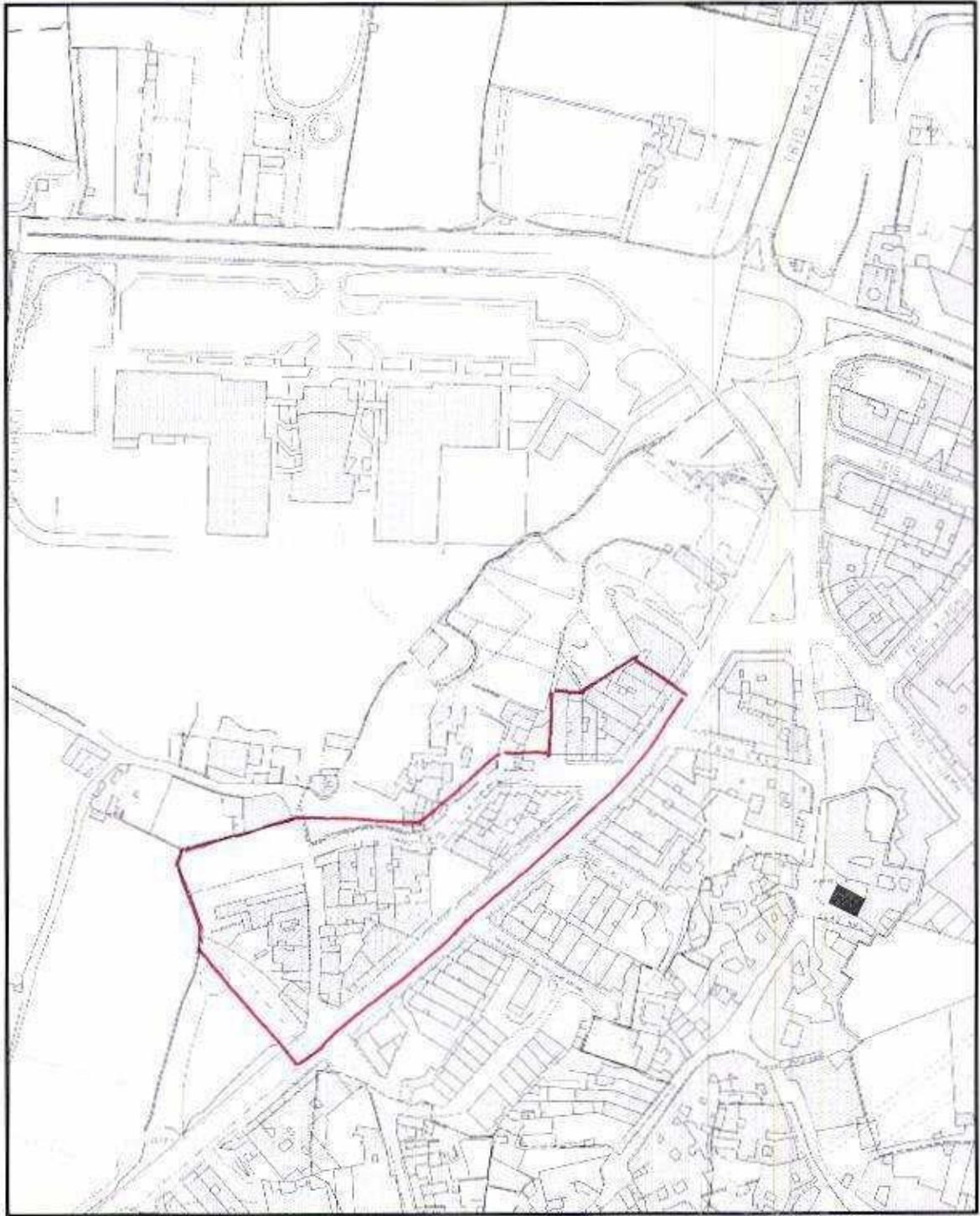
Date of Endorsement: 31st May, 2017.

Conditions:

Following approval from the Executive Council, map PC97/07/40B is subject to the following conditions;

1. Site is zoned for terraced residential development subject to SMLP Policy SMHO 02.
2. The building heights for the area shall not exceed the maximum limits indicated on Map PC97/07/40B.
3. The detailed design of the roundabout junction at the intersection of Triq il-Kacca, Triq San Martin, and the new street should be to the satisfaction of Transport Malta.
4. Particular attention must be given to the design of buildings abutting the ODZ so as to ensure that no adverse visual impacts are created especially through the creation of blank party walls.
5. Site shall not be subject to Floor Area Ratio Planning considerations.
6. Detailed development proposals shall be subject to any legal third party access rights through or to the site.
7. PC Zoning Application Fees are to be settled by applicants as per LN356/10 as amended by LN163/16 at the Development Planning Application (DPA) stage.

500m



Min Easting = 49083.99, Min Northing = 70484.36, Max Easting = 49483.99, Max Northing = 70984.85

0m

400m

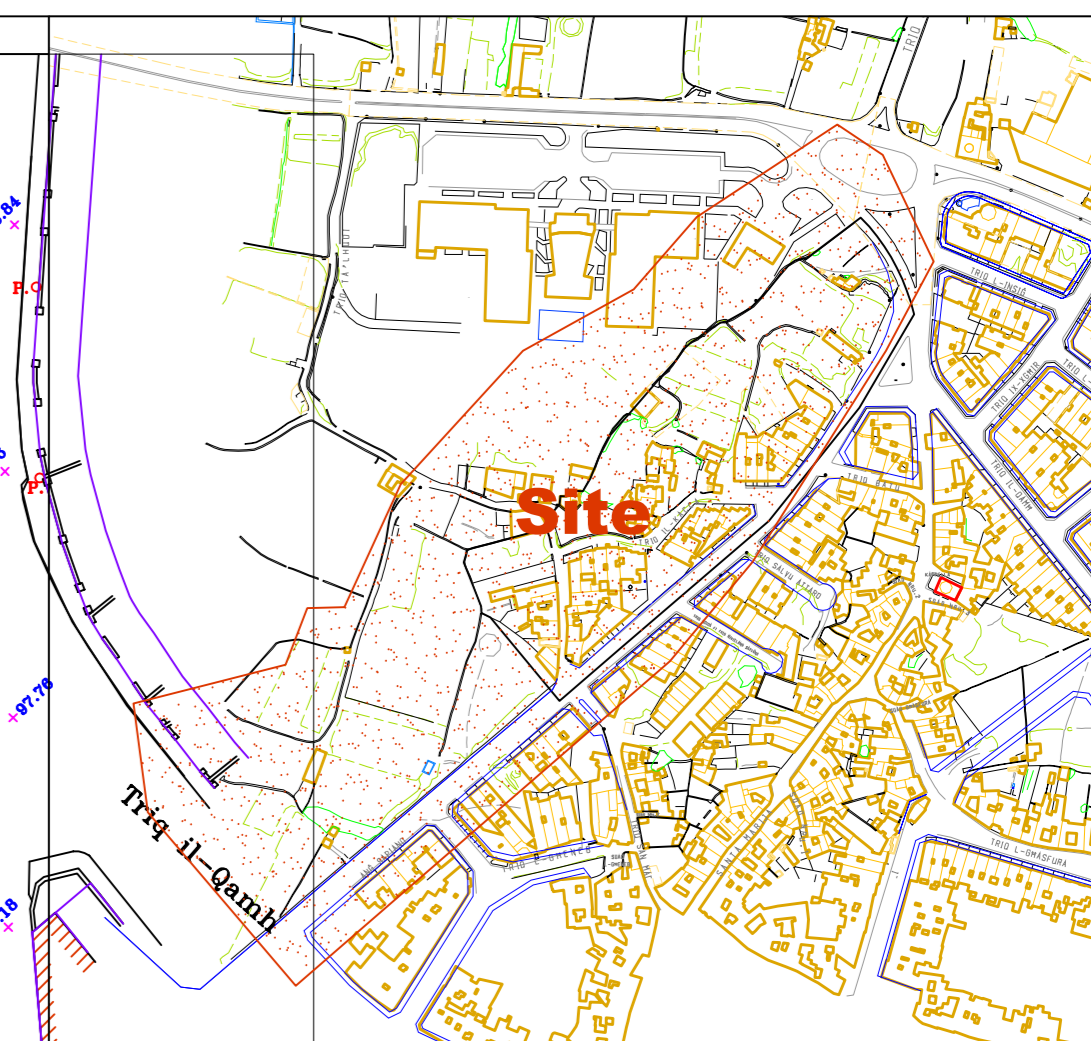
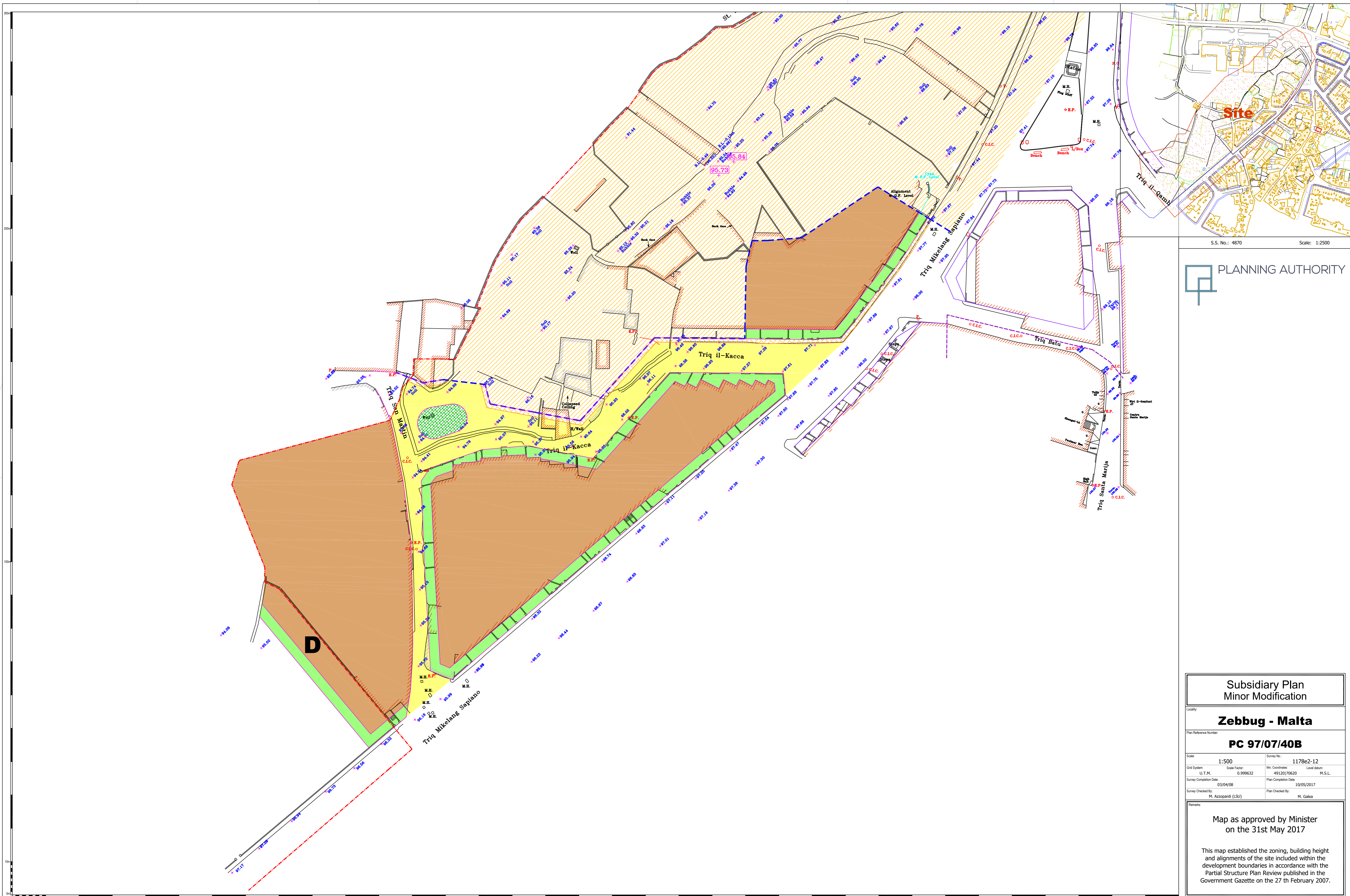
Malta Environment & Planning Authority

Strictly for Internal Use Only

Site Plan, Scale 1:2500 Printed on: Thursday, October 04, 2007

Not to be used for interpretation or scaling of scheme alignments

Strictly for Internal Use Only



S.S. No.: 4870 Scale: 1:2500



**Subsidiary Plan
Minor Modification**

Locality: **Zebbug - Malta**

Plan Reference Number: **PC 97/07/40B**

Scale: 1:500	Survey No.: 1178e2-12
Grid System: U.T.M.	Scale Factor: 0.999632
Survey Completion Date: 03/04/08	Min. Coordinates: 4912070620
Survey Checked By: M. Azzopardo (LSU)	Level datum: M.S.L.
	Plan Completion Date: 19/05/2017
	Plan Checked By: M. Galea

Remarks:
Map as approved by Minister
on the 31st May 2017

This map established the zoning, building height and alignments of the site included within the development boundaries in accordance with the Partial Structure Plan Review published in the Government Gazette on the 27th February 2007.

Legend:

Existing Field Walls	Spot Level	Front/Side Garden	Alignment	Terraced Development - 17.50 Meters
Existing Building	Formation Level	Scheme Road	Proposed Alignment	Terraced Development - 13.50 Meters
Existing Vegetation	Limit to Development	Public Open Space		
Street Furniture	Urban Conservation Area	Pedestrian Area		

Disclaimer:
The information on this plan has been carefully checked for accuracy at the time of survey. However the Planning Authority cannot assume responsibility for any changes occurring after the date of the survey and cannot be held liable for damages resulting from interpretation or misuse of the information on this plan.

PC Number: PC01/08

Proposal: To establish alignment, zoning and building height limitation of the Rationalisation Site (2006).

Location: Triq Il-Kacca, Triq L-Imdina and Triq Mikelang Sapiano, Zebbug-Malta

Architect: Mr. Charles Buhagiar

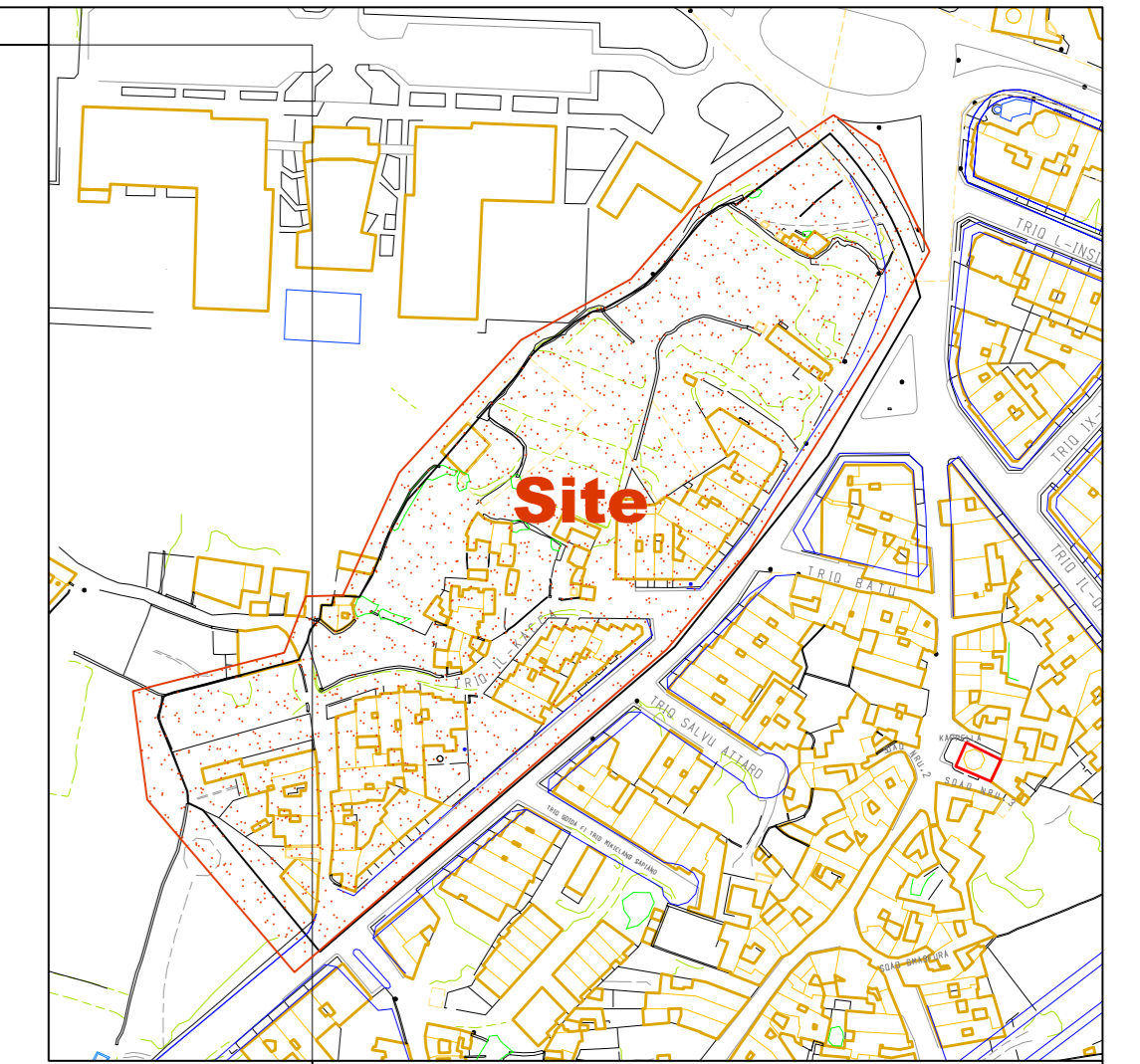
Applicant: Mr Raymond Zammit

Date of Endorsement: 31st May, 2017.

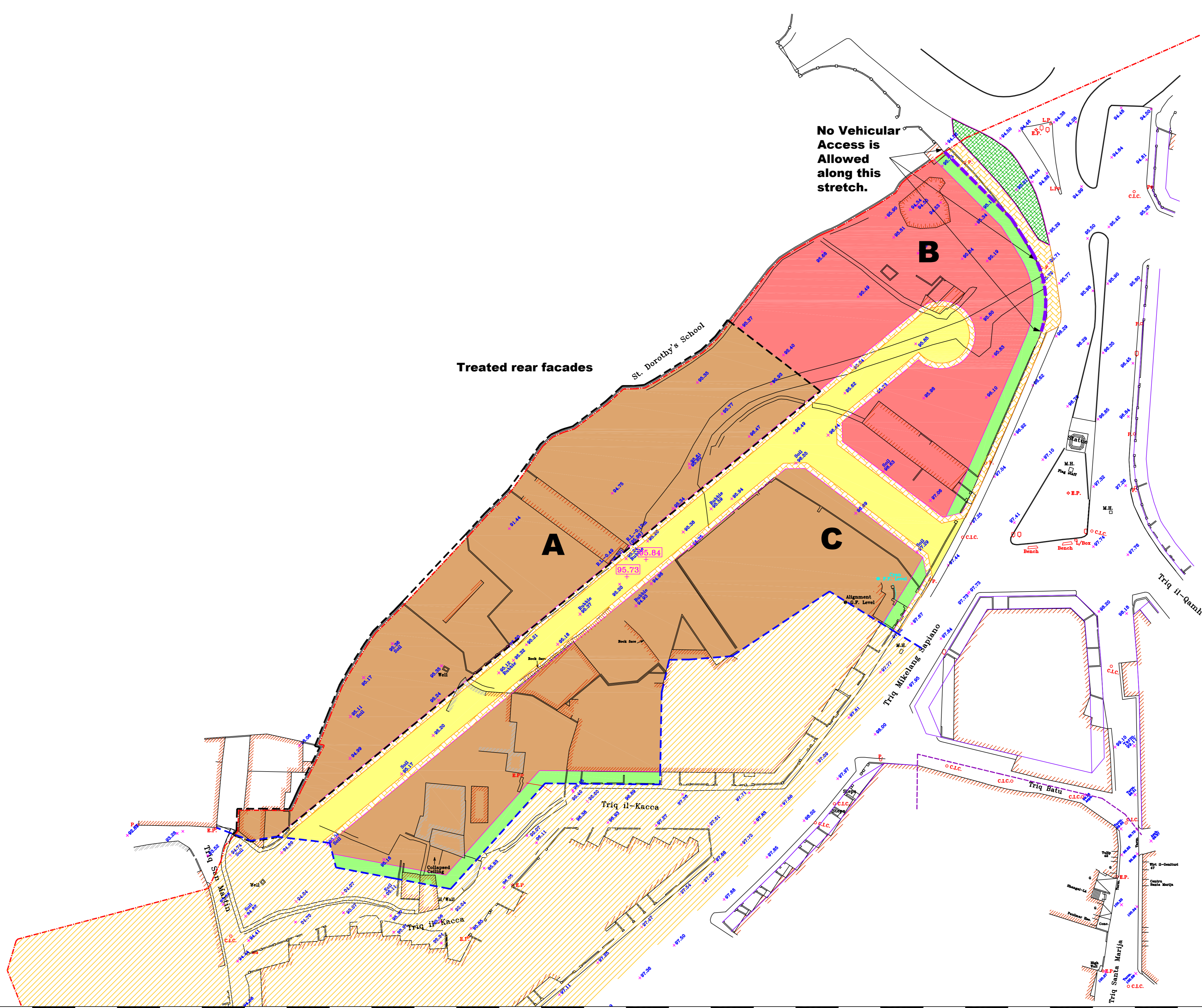
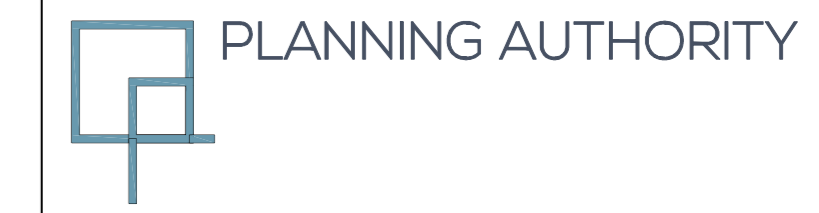
Conditions:

Following approval from the Executive Council, map PC01/08/70B is subject to the following conditions;

1. Land is zoned for residential and commercial as indicated on map PC 01/08/70B.
2. The building heights for the area shall not exceed the maximum limits indicated on Map PC01/08/70B.
3. The designated public open space as identified in Map PC 01/08/70B shall be made accessible to the public and shall only be used for landscaping purposes. The design of this public open space shall be included as part of the first development application submitted on any site overlooking "Triq I-Imdina". The developers of these sites shall at their own expense construct, implement and maintain the public open spaces indicated on map PC01/08/70B. Continuing protection and maintenance of such spaces will be secured by development control conditions.
4. Particular attention must be given to the design of buildings abutting the ODZ and St. Dorothy School so as to ensure that no adverse visual impacts are created especially through the creation of blank party walls.
5. Site shall not be subject to Floor Area Ratio Planning considerations.
6. Detailed development proposals shall be subject to any legal third party access rights through or to the site.
7. PC Zoning Application Fees are to be settled by applicants as per LN356/10 as amended by LN163/16 at the Development Planning Application (DPA) stage.



S.S. No.: 4870 Scale: 1:2500



**Subsidiary Plan
Minor Modification**

Locality:
Zebbug - Malta

Plan Reference Number:
PC 01/08/70B

Scale:	1:500	Survey No.:	1178e2-12
Grid System:	U.T.M.	Scale Factor:	0.999632
Survey Completion Date:	03/04/08	Min. Coordinates:	4912070620
Survey Checked By:	M. Azzopardo (LSU)	Level datum:	M.S.L.
		Plan Completion Date:	10/05/2017
		Plan Checked By:	M. Galea

Remarks:
**Map as approved by Minister
on the 31/05/2017**

This map established the zoning, building height and alignments of the site included within the development boundaries in accordance with the Partial Structure Plan Review published in the Government Gazette on the 27th February 2007.

Disclaimer:
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				A Residential Development - Maximum Building Height - 13.5 meters with not more than three residential floors and with the top floor receded 4.25m from the ODZ.
				B Residential and Commercial Development. Maximum Building Height - 17.5 meters with the top most floor setback by 4.25 metres fronting the ODZ, Triq l-Indina and Triq Mikelang Sapiano.
				C Residential Development - 17.5 meters.

PC Number: PC 0055/10

Proposal: To establish the land use zoning, the building height limitations, the road alignments and other relevant planning parameters for the Area of Containment in line with the requirements of Policy SMCM 05 (Areas of Containment) of the South Malta Local Plan (2006).

Location: Tal-Hlas, Triq L-Imdina, Zebbug, Malta

Architect: MEPA

Applicant: MEPA

Date of Endorsement: 3rd June, 2015.

Conditions:

PC55/10 Policies and Conditions

A: Land Use

The Area of Containment fronting Triq L-Imdina is being recommended for industrial and commercial uses for the following reasons:

1. The Area of Containment already has a high coverage of development with permits that include primarily showrooms, warehousing and other industrial and commercial land uses;
2. Its continued use for such industrial and commercial activities would decrease the shortfall of land needed for Micro-Enterprises as identified in the SME Site Selection Exercise;
3. The use of the Area of Containment for commerce and industry is in conformity with Structure Plan Policy SET 2;
4. The Area of Containment is located next to Triq L-Imdina which is a distributor road and a strong bus corridor; and
5. The Area of Containment is physically separated from the nearest Zebbug main schemed residential area by Triq L-Imdina itself; and
6. Local Plan Policy SMCM 05 identified the main uses as being industrial and commercial.

Policy ZG1D 1 Land Use Zoning

For sites located within the designated Area of Containment as indicated on Map PC55/10/17, the development of the following land uses will be considered by MEPA:

- 1. Class 4B (Use Classes Order, 2014) Showrooms;**
- 2. Class 4A (Use Classes Order, 2014) Offices;**
- 3. Class 5A (Use Classes Order, 2014) Business and Light Industry provided the development will not cause undue disturbance to the nearby residential areas of Zebbug;**

4. Class 5B (Use Classes Order, 2014) General Industry provided the development will not cause undue disturbance to the nearby residential areas of Zebbug;
5. Class 6A (Use Classes Order, 2014) Storage and Distribution;
6. Supermarkets provided that these comply with SMLP Policy SMCM 07;
7. Taxi Business or for the hire of motor vehicles; and
8. The sale or display of motor vehicles and vehicular parts.

For Use Classes 5A, 5B and 6A, clearance from the Malta Resources Authority is required to the affect that the proposed activity is deemed acceptable. Land-uses falling outside those mentioned above will not be considered favorably within the Area of Containment, unless there are overriding reasons to locate such uses within these areas. Such exceptions include considerations of proposals that are ancillary or relate directly to existing MEPA permitted uses in this area that are being retained and that are justified as being necessary.

For existing residential uses with permit located in this Area of Containment, the existing permit conditions may continue to be followed. However new Class 1 residential developments will not be permitted in this area. MEPA will consider internal alterations and minor extensions up to an overall dwelling floor space not exceeding 150 sqm in total per dwelling unit and provided that no new residential units are created.

B: Building Height

The Building Height Limitation for this Area of Containment is of 10.5m as indicated on Map PC55/10/17 and is being recommended due to the following reasons:

1. From site surveys it results that the predominant height in this Area of Containment is of two floors.
2. The recommended maximum height of 10.5m tallies with the provisions of DC2007 on Building Height Limitations, where a Height Limitation of 10.5m equates to 2 floors plus semi-basement.
3. Industrial and warehousing activities can normally operate efficiently in buildings that are not higher than 2 floors plus semi-basement; and
4. Any new buildings in the Area of Containment that are more than 2 floors plus semi-basement high would create unacceptable visual impacts on the skyline of this Outside Development Zone area.

The proposed building height limitation, take account of the existing permit commitments and situation within the AoC site as evidenced from site visits conducted in the area and available MEPA records.

Policy ZG1D 2 Building Height Limitation

The height of development within this Area of Containment, as indicated on Map PC55/10/17, shall not exceed the maximum allowable height of 10.5 metres above street level and in

accordance with the relevant Development Control Policy and Design Guidance. Stairwells, lift and plant rooms will be the only built structures considered above the height limitation in accordance with the relevant Development Control Policy and Design Guidance.

Developments within this Area of Containment shall not be subject to Floor Area Ratio (FAR) planning considerations.

C: Site Coverage

It is recommended that site coverage needs to allow for vehicular circulation, loading/unloading and servicing areas. However as the Area of Containment is already a practically fully developed entire urban block, limitations exist in this respect.

Various permits issued in the past have unfortunately allowed development to take place without serious attention to site coverage considerations, in view of lack of policy guidance. This committed area manifests problems of parking congestion, conflicts between traffic flow and difficulties of access (considering the nearby main transport route) and lacking loading/unloading areas. There is also almost a complete absence of landscaping. In this respect, it is recommended that existing development should not be used as a model for future development.

Policy ZG1D 3 Site Coverage

Within the designated Area of Containment, as indicated on Map PC55/10/17, new or complete redevelopment is to ensure that adequate space is provided for the following purposes:

- 1. Vehicular circulation and manoeuvring areas;**
- 2. Loading/unloading areas; and**
- 3. Parking and servicing areas.**

D: Building Design and Layout

There are a number of existing developments within this AoC that are creating an undesirable visual impact on the adjacent area, including a number of bland garages and workshop facades and elevations. The Policy attempts to ameliorate the existing situation by requiring that new developments/redevelopments be restricted from creating new blank party walls and wherever possible introduce improvements in general appearance.

Policy ZG1D 4 Design Guidance

Development shall lead to a general improvement in the appearance of the Area of Containment. Development within the Area of Containment, as indicated on Map PC55/10/17, is to have the following characteristics:

- 1. The form and treatment of the elevations of development should provide both detailed and large scale visual interest and shall enhance the streetscape and surrounding environment through high quality design;**
- 2. Where possible and subject to other considerations, the massing of buildings should create interest through the juxtaposition of different built volumes and voids;**

3. External facades and apertures are to be painted in matt and light colours to the satisfaction of MEPA;
4. Development will not result in the creation of blank party walls;
5. Particular regard will be given to the provision of advertising space in order to ensure that this will not be overly conspicuous;
6. The solid parts of boundary walls located along the periphery of the Area of Containment are not to exceed a height of 1.2 metres above pavement or soil level and furthermore, where the boundary walls affect the rural surroundings, it may be necessary that they be constructed of random dry stone rubble; and
7. Building services are to be satisfactorily and sensitively integrated in the design of the building.

E: Transport Requirements, Traffic Circulation and Parking

Transport requirements for this Area of Containment include:

Service Road

The service road is required alongside Triq L-Imdina. Consequently any development with a frontage on Triq L-Imdina is to allow for a continuous service road. It is noted that all the buildings, that front onto Triq L-Imdina as indicated on Map PC55/10/17 are set-back from the street, by the required service road.

Introduction of new Parking Areas

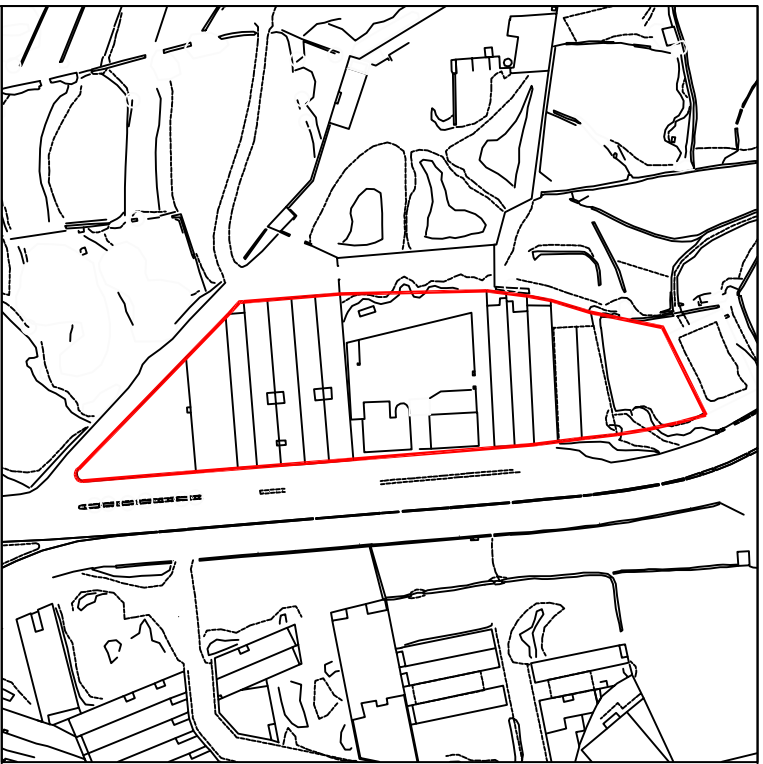
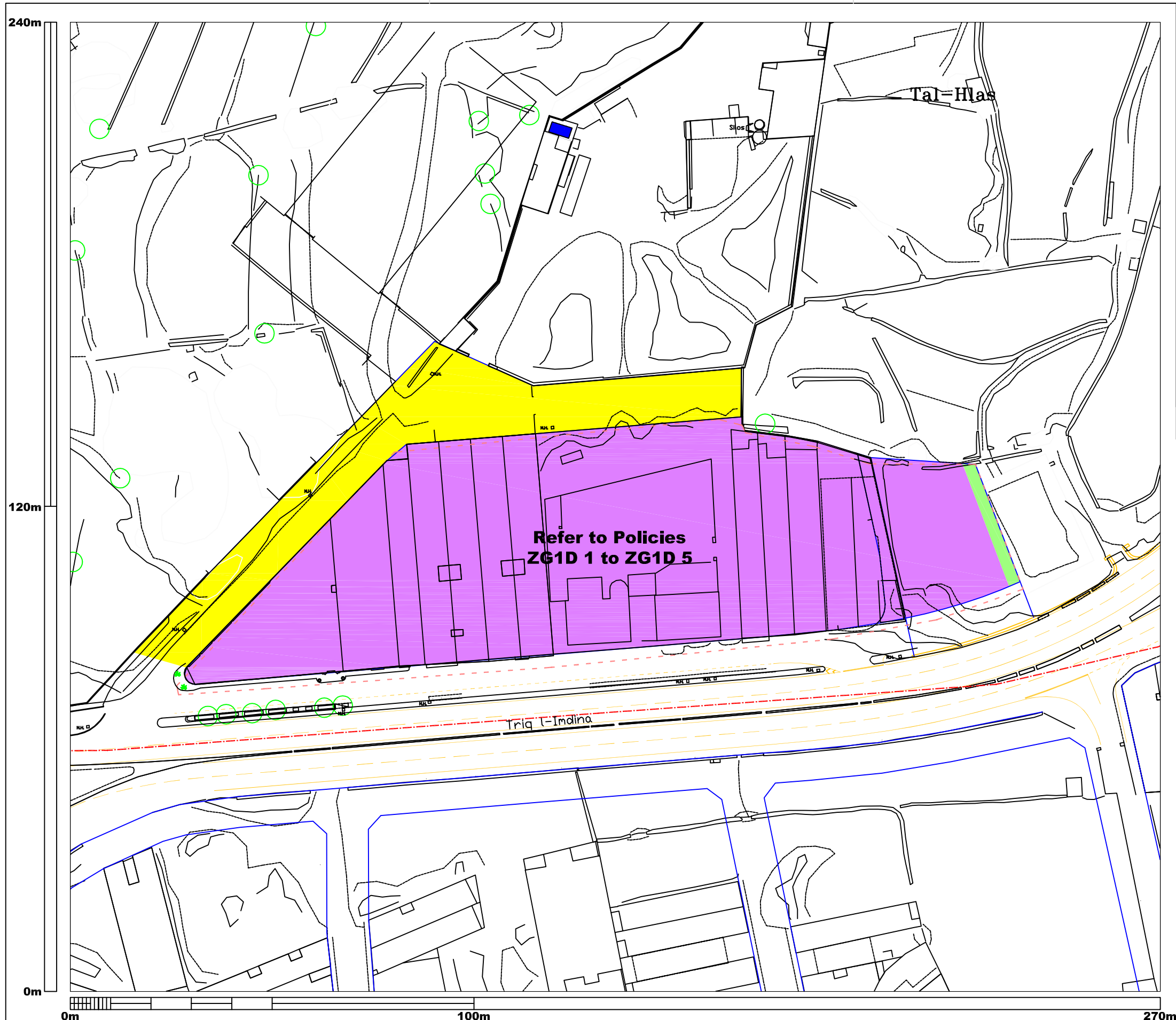
Triq L-Imdina is a main thoroughfare that is heavily used by traffic. The service road is a limited area that needs to serve entry and exit circulation. There is a lack of parking space in this Area of Containment. To address this deficiency, an additional requirement for new parking areas is being introduced, where new development or redevelopment is required to provide additional parking spaces. These parking areas, may include surface and underground basement parking considerations as a requirement. It is noted that the Urban Improvement Fund (UIF) Scheme is not applicable to this Area of Containment in view of the current condition related to the existing lack of parking that requires measures for the provision of new physical parking to ameliorate on the present situation.

Policy ZG1D 5 Transport, Circulation and Parking

Development shall be set-back from the road alignment of Triq L-Imdina as indicated on Map PC55/10/17. For sites fronting Triq L-Imdina, new built development is to be adequately setback from the distributor road through the formation of the service road requirement to the satisfaction of Transport Malta and MEPA.

New development or redevelopment within the Area of Containment as indicated on Map PC55/10/17 requires the introduction of new physical parking spaces on site. The Urban Improvement Fund (UIF) Scheme is not applicable to this Area of Containment.

Detailed development proposals shall be subject to any legal third party access rights through or to the site.



S.S. No.: 5070 Scale: 1:2500

**Subsidiary Plan
Minor Modification**

Locality:

Żebbuġ

Plan Reference Number:

PC55/10/17

Map as approved by Minister
on the 3rd June 2015

This map established the zoning, building height and alignments of the specific site in accordance with the provisions of the South Malta Local Plan.

Grid System: U.T.M.	Combined scale factor: 0.999632	Min Easting: 50630	Max Easting: 50900	Legend: Existing field walls	Spot level +16.20	Building alignment	Scheme Road	Zoning: (ZG1D 1) Max. Height Limitation: 10.5 m (ZG1D 2)
Level datum: M.S.L.	Scale: 1:1000	Min Northing: 70190	Max Northing: 70870	Existing building	Formation level +20.00	Front garden alignment	Front/Side Garden	Road Design
				Vegetation	E.P.O.	Limit to Development	Area of Containment	

Disclaimer:
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PC Number: PC 0054/10

Proposal: To establish zoning and building height and road alignment of the Area of Containment

Location: 'Ta' L-Imaghzal' , Triq L-Imdina, Zebbug, Malta

Architect: MEPA

Applicant: MEPA

Date of Endorsement: 19th June, 2012.

Conditions:

POLICIES ZG1C 1 – ZG1C 6

Development within this Area of Containment ZG1C will conform to the following planning parameters:

A: Land Use

The Area of Containment fronting Triq L-Imdina is being recommended for industrial and commercial uses for the following reasons:

1. The Area of Containment already has a high coverage of development with permits that include primarily showrooms, warehousing and other industrial and commercial land uses;
2. Its continued use for such industrial and commercial activities would decrease the shortfall of land needed for Micro-Enterprises as identified in the SME Site Selection Exercise;
3. The use of the Area of Containment for commerce and industry is in conformity with Structure Plan Policy SET 2;
4. The Area of Containment is located next to Triq L-Imdina which is a distributor road and also a strong bus corridor;
5. The Area of Containment is physically separated from the nearest Zebbug main schemed residential area by Triq I-Imdina itself; and
6. Local Plan Policy SMCM 05 identified the main uses as being industrial and commercial.

Policy ZG1C 1 Land Use Zoning

For sites located within the designated Area of Containment as indicated on Maps PC54/10/44A and PC54/10/44B, the development of the following land uses will be considered by MEPA:

- 1. Class 4 (Use Classes Order, 1994) Showrooms;**
- 2. Class 5 (Use Classes Order, 1994) Offices;**

- 3. Class 11 (Use Classes Order, 1994) Business and Light Industry provided that development will not cause undue disturbance to the nearby residential areas of Zebbug;**
- 4. Class 12 (Use Classes Order, 1994) General Industry provided that development will not cause undue disturbance to the nearby residential areas of Zebbug;**
- 5. Class 17 (Use Classes Order, 1994) Storage and Distribution;**
- 6. Supermarkets provided that these comply with SMLP Policy SMCM 07;**
- 7. Taxi Business or for the hire of motor vehicles; and**
- 8. The sale or display of motor vehicles and vehicular parts.**

For Use Classes 11, 12 and 17, clearance from the Malta Resources Authority is required to the effect that the proposed activity is deemed acceptable. Land-uses falling outside those mentioned above will not be considered favourably within the Area of Containment, unless there are overriding reasons to locate such uses within these areas. Such exceptions include considerations of proposals that are ancillary or relate directly to existing MEPA permitted uses in this area that are being retained and that are justified as being necessary.

For existing residential uses with permit located in this Area of Containment, the existing permit conditions may continue to be followed. However new Class 1 residential developments will not be permitted in this area. MEPA will consider internal alterations and minor extensions up to an overall dwelling floor space not exceeding 150 sqm in total per dwelling unit and provided that no new residential units are created.

B: Building Height

The Building Height Limitations for the Area of Containment consist of an area with a height limitation of 6.75m, an area with a height limitation of 8.5m and another area with a height limitation of 10.5m as indicated on Maps PC54/10/44A and PC54/10/44B. These heights are being recommended due to the following reasons:

- 1. From site surveys it results that the predominant heights in this Area of Containment consist of two main development blocks: the first consists mostly of one floor developments that include residential bungalows. This block protrudes into the sensitive rural area to the northwestern part of the Area of Containment and requires special attention to resultant heights and design parameters. The second block consists of two floor developments along Triq L-Imdina that include mainly industrial and commercial uses.**
- 2. The recommended maximum heights of 6.75m, 8.5m and 10.5m tally with the provisions of DC2007 on Building Height Limitations, where a Height Limitation of 6.75m equates to 1 floor plus semi-basement, 8.5m equates to 2 floors and 10.5m equates to 2 floors plus semi-basement.**
- 3. For the 10.5m area, industrial and warehousing activities can normally operate efficiently in buildings that are not higher than 2 floors plus semi-basement; and**

4. On the block planned for 10.5m height, any new buildings that are more than 2 floors plus semi-basement high would create unacceptable visual impacts on the skyline of this area.

The proposed building height limitations, take account of the existing permit commitments and situation within the AoC site as evidenced from site visits conducted in the area and available MEPA records. A restraint on the building height of the initial block visible from the distributor road leading from Rabat to Zebbug is required as indicated on Map PC54/10/44A and PC54/10/44B. This requirement is being recommended in view of the visual impact that higher development considerations would create in this area, over the predominant current low profile of existing development.

It is noted that a number of sites are identified to retain existing height for reasons of conservation, including the historic chapel and old building. Existing adjacent developments are identified as a buffer area on the Maps PC54/10/44A and PC54/10/44B.

Policy ZG1C 2 Building Height Limitation

The height of development within this Area of Containment shall not exceed the maximum allowable heights above street level, as indicated on the Maps PC54/10/44A and PC54/10/44B and in accordance with the relevant Development Control Policy and Design Guidance. Stairwells, lift and plant rooms and washrooms in the case of residential developments with permit will be the only built structures considered above the height limitation in accordance with the relevant Development Control Policy and Design Guidance.

Within the buffer areas directly adjacent to the sites proposed for scheduling and as identified on the Maps PC54/10/44A and PC54/10/44B, no intensification or extensions will be permitted, over and above that covered by existing permits. In case of future demolition or part demolition, no redevelopment will be permitted by MEPA within these buffer areas.

Developments within this Area of Containment shall not be subject to Floor Area Ratio (FAR) planning considerations.

C: Site Coverage

It is recommended that site coverage needs to allow for vehicular circulation, loading/unloading and servicing areas and to satisfy the landscaping and other requirements where identified on the Maps PC54/10/44A and PC54/10/44B.

Various permits issued in the past have unfortunately allowed development to take place without serious attention to site coverage considerations, in view of lack of past policy guidance. This committed area manifests problems of parking congestion, conflicts between traffic flow and difficulties of access (considering the nearby main transport route) and lacking loading/unloading areas. There is also almost a complete absence of landscaping. In this respect, it is recommended that existing development should not be used as a model for future development.

Policy ZG1C 3 Site Coverage

Within the designated Area of Containment as indicated on Maps PC54/10/44A and PC54/10/44B, new or complete redevelopment is to ensure that adequate space is provided for the following purposes:

1. Vehicular circulation and manoeuvring areas;
2. Loading/Unloading areas;
3. Parking and servicing areas;
4. Areas to be landscaped as indicated on Maps PC54/10/44A and PC54/10/44B and in accordance with provisions of Policy ZG1C 5; and
5. Buffer areas required around the sites proposed for scheduling, as identified on the Maps PC54/10/44A and PC54/10/44B, where no development horizontally or vertically will be permitted in case of demolition or part demolition.

D: Building Design and Layout

There are a number of existing developments within this AoC that are creating an undesirable visual impact on the adjacent area, including a number of bland garages and workshop facades and elevations. The Policy attempts to ameliorate the existing situation by requiring that new developments/redevelopments be restricted from creating new blank party walls and wherever possible introduce improvements in general appearance.

Policy ZG1C 4 Design Guidance

Development shall lead to a general improvement in the appearance of the Area of Containment. Development within the Area of Containment as indicated on Maps PC54/10/44A and PC54/10/44B is to have the following characteristics:

1. The form and treatment of the elevations of development should provide both detailed and large scale visual interest and shall enhance the streetscape and surrounding environment through high quality design;
2. Where possible and subject to other considerations, the massing of buildings should create interest through the juxtaposition of different built volumes and voids;
3. External facades and apertures are to be painted in matt and light colours to the satisfaction of MEPA;
4. Development will not result in the creation of blank party walls;
5. Particular regard will be given to the provision of advertising space in order to ensure that this will not be overly conspicuous;
6. The solid parts of boundary walls located along the periphery of the Area of Containment are not to exceed a height of 1.2 metres above pavement or soil level and furthermore, where the boundary walls affect the rural surroundings, it may be necessary that they be constructed of random dry stone rubble;

7. Attention required to the design of the side elevation in the north and westernmost parts of the Area of Containment and fronting the 3m green corridor as indicated on Maps PC54/10/44A and PC54/10/44B; and

8. Building services are to be satisfactorily and sensitively integrated in the design of the building.

E: Landscaping Schemes and Buffer Areas

New development facing the Outside Development Zone (ODZ) side requires a 3m green corridor as identified on Maps PC54/10/44A and PC54/10/44B. Buffer areas as identified on Maps PC54/10/44A and PC54/10/44B are required directly adjacent to the sites proposed for scheduling within the Area of Containment to conserve and protect the historic buildings and enhance their visual appreciation.

Policy ZG1C 5 Landscaping and Buffer Areas

Development on sites located at the periphery of the Area of Containment specifically to the north and westernmost parts, as indicated on Maps PC54/10/44A and PC54/10/44B, are to provide a continuous, green landscaped belt (front/side garden) along and within the boundary line of the Area of Containment.

MEPA will only allow this landscaped belt (front/side garden) to be discontinued in locations where:

- 1. the periphery of the site is occupied by existing development up to the boundary line of the Area of Containment, and this development has been legally approved by an existing MEPA permit; or where**
- 2. the landscaped belt (front/side garden) would interfere with planned building entrances/exits that are necessary for the development on site.**

This landscaped belt (front/side garden) is to be at least 3 metres wide and is to be planted with trees where appropriate to the satisfaction of MEPA and in line with MEPA guidance on landscaping and tree planting.

Buffer Areas and other green strips are indicated on Maps PC54/10/44A and PC54/10/44B where no development is permitted apart from appropriate landscaping.

F: Transport Requirements, Traffic Circulation and Parking

Transport requirements for this Area of Containment include:

Service Road

The service road is required alongside Triq L-Imdina. Consequently any development with a frontage on Triq L-Imdina is to allow for a continuous service road. It is noted that all the buildings, excluding the two proposed sites proposed for scheduling and protection, that front onto Triq L-Imdina as indicated on Maps PC54/10/44A and PC54/10/44B are set-back from the street, by the required service road.

Alley Widening

The further widening of Sqaq il-Qenc is required for safety and access improvement as indicated on Map PC54/10/44A. It is noted that a substantial part of this alley has already been widened to this effect.

Introduction of new Parking Areas

Triq L-Imdina is a main thoroughfare that is heavily used by traffic. The service road is a limited area that needs to serve entry and exit circulation. There is a lack of parking space in this Area of Containment. To address this deficiency, an additional requirement for new parking areas is being introduced where new development or redevelopment is required to provide additional parking spaces. These parking areas as a requirement, may include surface and underground basement parking considerations. It is noted that the Urban Improvement Fund (UIF) Scheme is not applicable to this Area of Containment in view of the current condition related to the existing lack of parking that requires measures for the provision of new physical parking to ameliorate on the present situation.

Policy ZG1C 6 Transport, Circulation and Parking

Development shall be set-back from the road alignment of Triq L-Imdina as indicated on Maps PC54/10/44A and PC54/10/44B. For sites fronting Triq L-Imdina, new built development is to be adequately set-back from the distributor road through the formation of the service road requirement to the satisfaction of Transport Malta and MEPA.

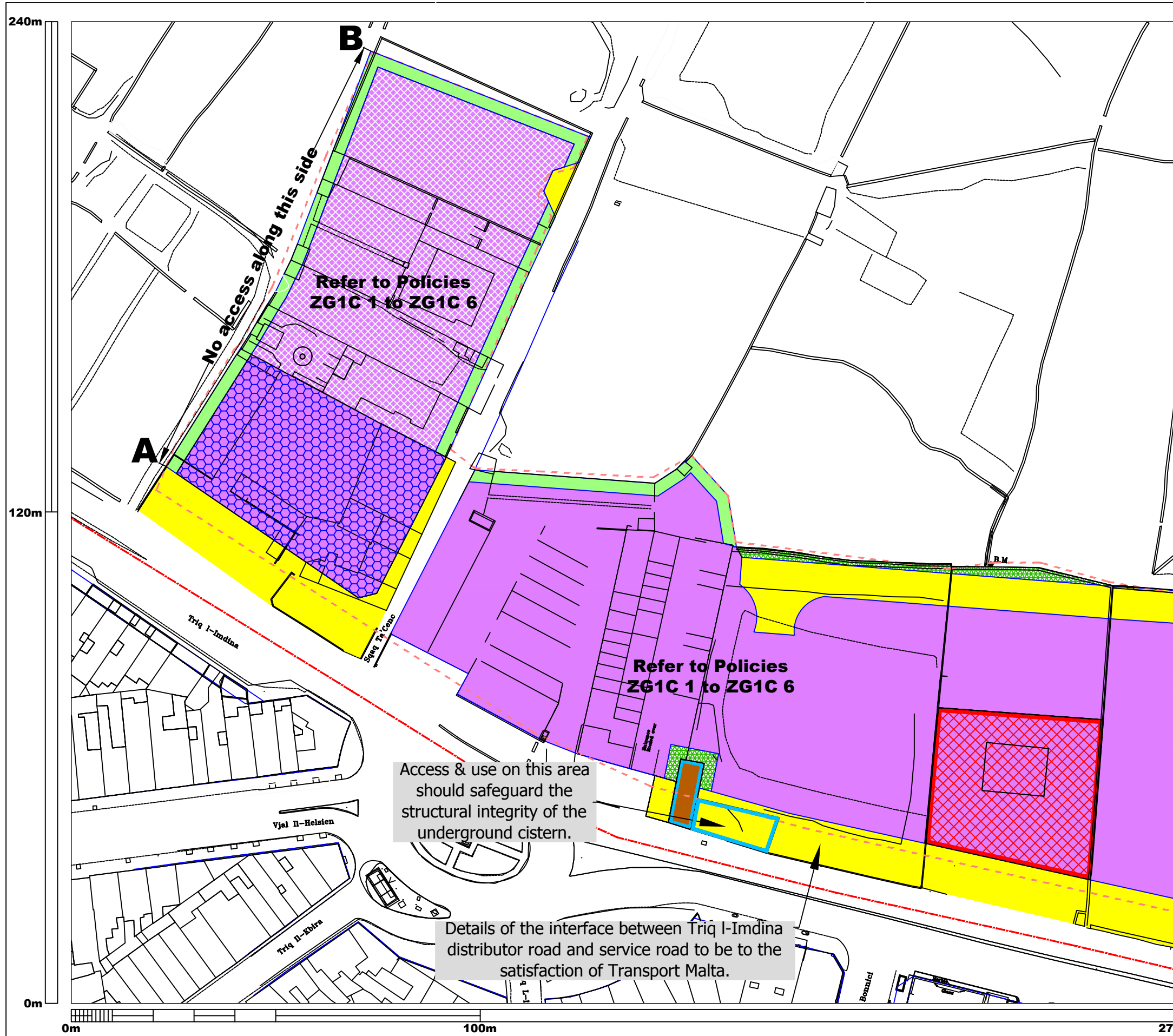
In the interest of conservation requirements, the proposed set back service road excludes the historic chapel and old building/underground structure sites proposed for scheduling as indicated on Maps PC54/10/44A and PC54/10/44B.

The widening of Sqaq il-Qenc is also required for road safety/improved accessibility reasons as indicated on Map PC54/10/44A.

Sites located along AB as indicated on Map PC54/10/44A are to have no access along this side.

New development or redevelopment within the Area of Containment as indicated on Maps PC54/10/44A and PC54/10/44B requires the introduction of new physical parking spaces on site. The Urban Improvement Fund (UIF) Scheme is not applicable to this Area of Containment.

Detailed development proposals shall be subject to any legal third party access rights through or to the site.



S.S. No.: 5070 Scale: 1:2500

Subsidiary Plan Minor Modification

Locality:

Żebbuġ

Plan Reference Number:

PC54/10/44A

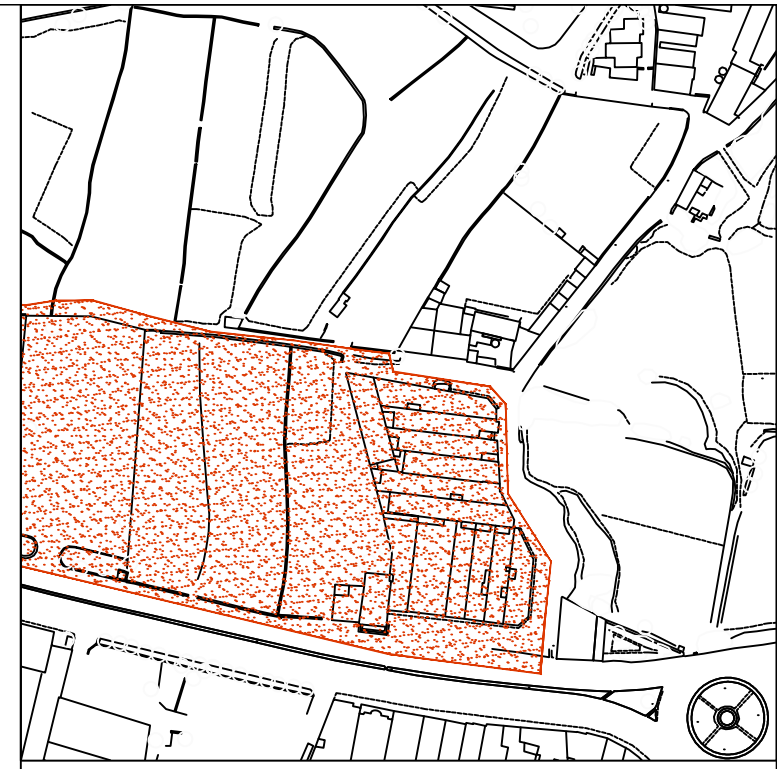
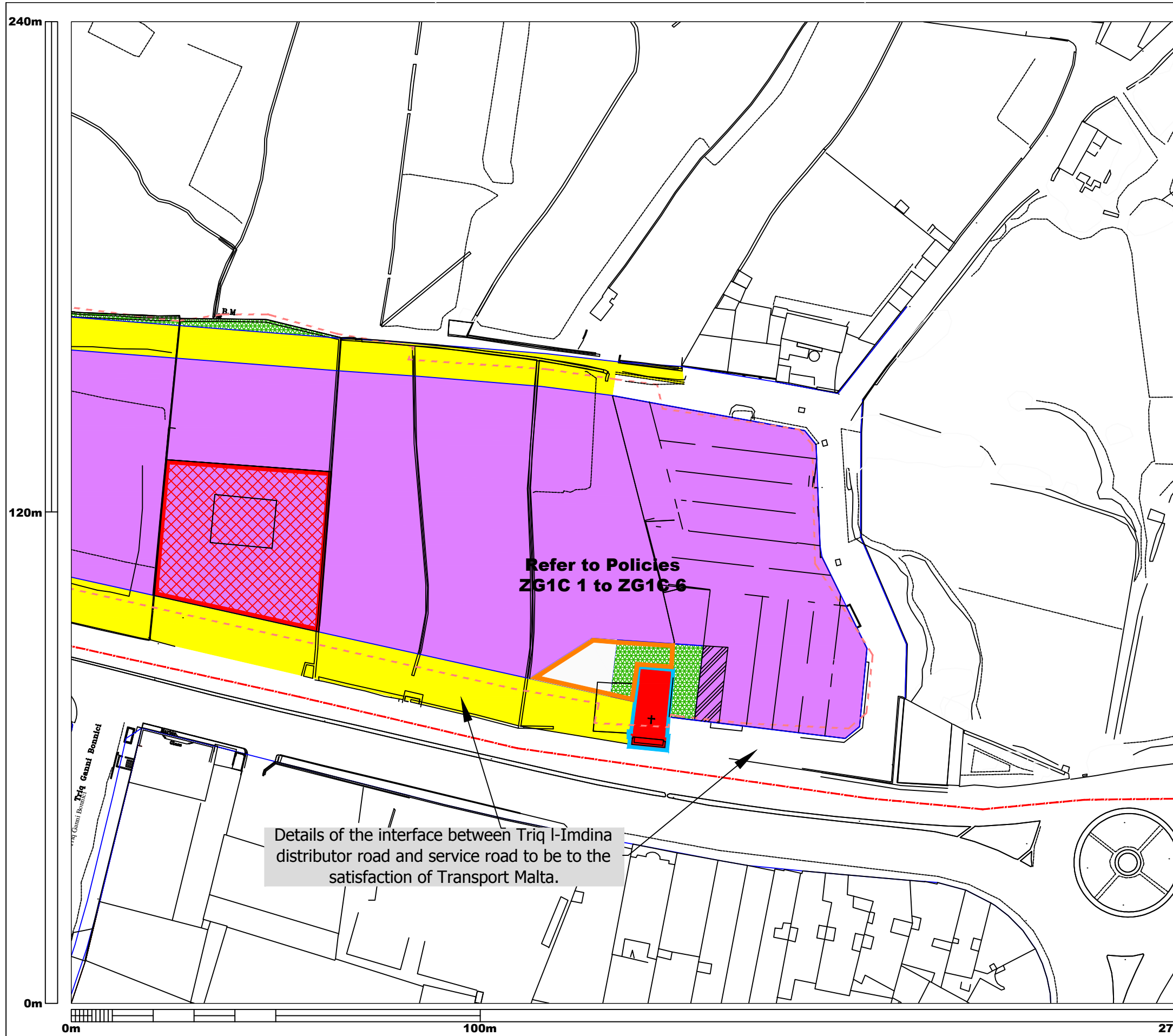
Map as approved by Minister
on the 19th June 2012

This map established the zoning, building height and alignments of the specific site in accordance with the provisions of the South Malta Local Plan.

Disclaimer:
The information on this plan has been carefully checked for accuracy at the time of survey. However MEPA cannot assume responsibility for any changes occurring after the date of the survey and cannot be held liable for damages resulting from interpretation or misuse of the information on this plan.



Grid System: U.T.M.	Combined scale factor: 0.999632	Min Easting: 50155	Legend: Existing field walls	Area of Containment	Scheme Road	Proposed Scheduling	Zoning: (ZG1C 1) Max. Height Limitation: 6.75m (ZG1C 2)
Level datum: M.S.L.	Scale: 1:1000	Min Northing: 70260	Existing building	Limit to Development	Front/Side Garden	Old Building	Zoning: (ZG1C 1 - Excluding Industry - Use Classes 11 & 12.) Max. Height Limitation: 8.5m (ZG1C 2)
			Building alignment	Buffer Area/Green Strip	Road design	To safeguard existing use	Zoning: (ZG1C 1) Max. Height Limitation: 10.5m (ZG1C 2)



S.S. No.: 5070 Scale: 1:2500

**Subsidiary Plan
Minor Modification**

Locality:
Żebbuġ

Plan Reference Number:
PC54/10/44B

**Map as approved by Minister
on the 19th June 2012**

This map established the zoning, building height and alignments of the specific site in accordance with the provisions of the South Malta Local Plan.

Disclaimer:
The information on this plan has been carefully checked for accuracy at the time of survey. However MEPA cannot assume responsibility for any changes occurring after the date of the survey and cannot be held liable for damages resulting from interpretation or misuse of the information on this plan.



Grid System: U.T.M.	Combined scale factor: 0.999632	Min Easting: 50310	Legend: Existing field walls Existing building Building alignment Area of Containment Limit to Development Scheme Road Private Parking Road design Proposed Scheduling Chapel To safeguard existing use Zoning: (ZG1C 1) Zoning: (ZG1C 2) Buffer Area/Green Strip
Level datum: M.S.L.	Scale: 1:1000	Min Northing: 70190	

PC Number: PC 0062/07

Proposal: To amend Policies CG14, BK04, QO04 and SV01, and Maps BKM2 and QOM1 of the Central Malta Local Plan, and to amend Policy SMZG01 and Map ZG2 of the South Malta Local Plan, such that the development of the Uses that are indicated on the Application Form and on the Proposals Maps of this application may be allowed subject to conditions in those areas as indicated on the same Proposals Maps.

Location: Sites at Mriehel, Qormi, Santa Venera and Zebbug.

Architect: MEPA

Applicant: MEPA

Date of Endorsement: 10th March, 2009.

Conditions:

SMZG 01 - Hal Mula Mixed Use Area

The Hal-Mula area, designated for industrial uses in the Temporary Provision Schemes, 1988, is designated as a Mixed Use Area, as indicated in the Zebbug Policy Map ZG 2 and MEPA will encourage the provision of the following uses in this area:-

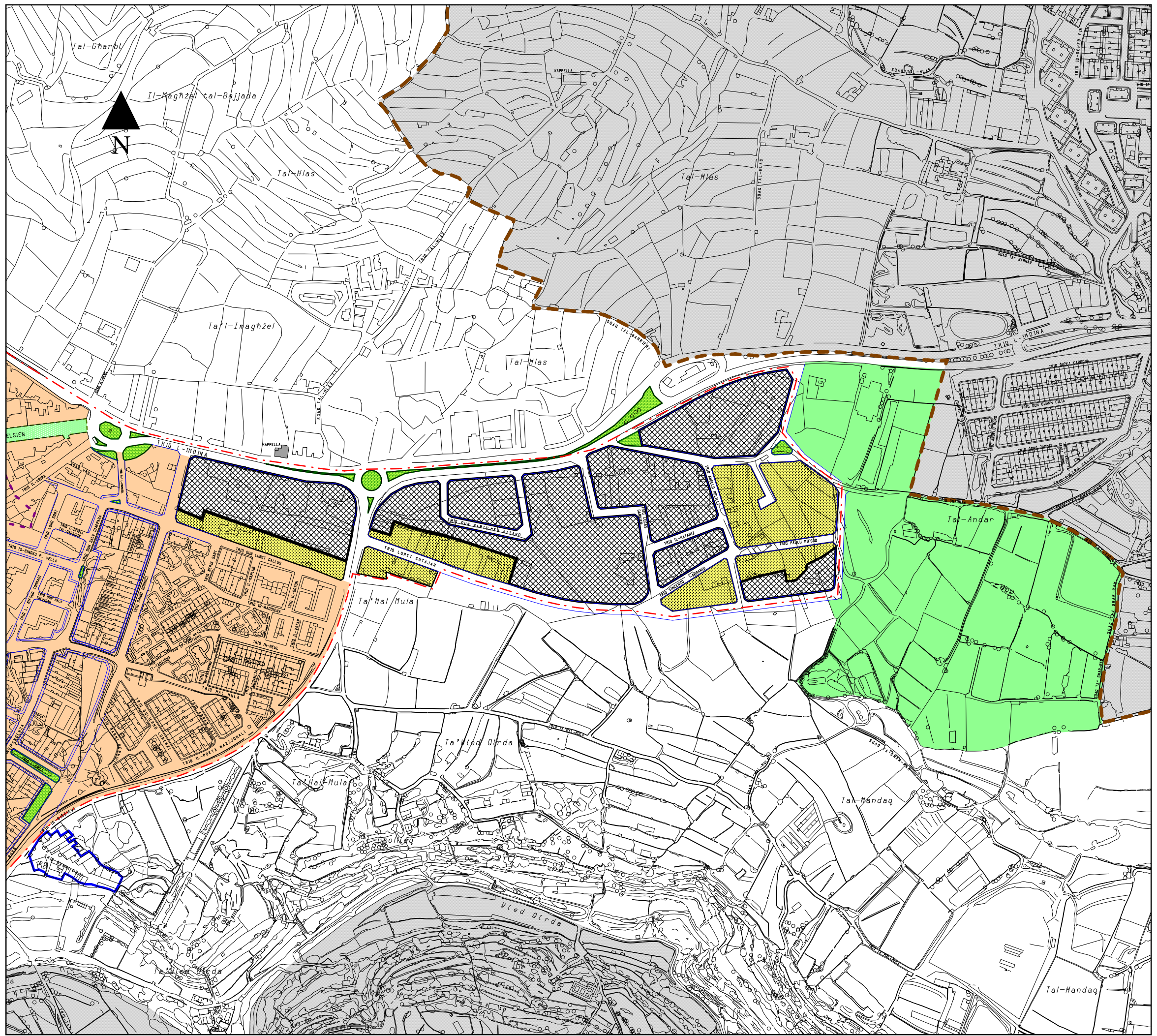
Within Areas A, MEPA will consider the development of the following land uses:

- **Class 1, Use Classes Order (1994), residential dwellings, provided these are on the upper floors;**
- **Class 4, Use Classes Order (1994) shops;**
- **Showrooms provided that they comply with the relevant provisions of MEPA's Retail Planning Guidelines (2003).**
- **Supermarkets provided that they comply with the provisions of Policy SMCM 07, and development can be accommodated without creating negative impacts (e.g. loading/unloading on street, take up of on street parking) on the amenity of the area**
- **Class 5, Use Classes Order, 1994, offices;**
- **Class 6, Use Classes Order (1994), food and drink outlets;**
- **Class 7, Use Classes Order, 1994, Non-residential institutions;**
- **Class 9, Assembly and Leisure**
- **Class 11, Use Classes Order (1994), business and light industry, provided that MEPA is to be fully satisfied that the proposed development does not create unnecessary impacts which are not desirable to the neighbouring properties. No additional new sprayers, mechanics and/or panel beaters will be permitted in this area, from the date of approval of this policy, and extensions to existing operations will be permitted subject to the implementation of mitigation measures to**

reduce existing negative impacts. Industrial uses will only be permitted at ground floor. However, applications for the development of Class 11 (Use Classes Order, 1994), business and light industry, will be assessed by MEPA on their own merits, and MEPA is to be fully satisfied that the proposed development will not unduly impact on the surrounding land uses:

- Class 17, Use Classes Order (1994), storage and distribution, except in Triq Dun Luret Callus and Triq Pawlu Mifsud and provided that road width is sufficient enough to accommodate warehousing activity and vehicle operations. However the development of warehouses directly beneath residential units will not be permitted.
- Taxi Business or for hire of motor vehicles; Within Areas B the following uses will be permitted:
- Class 4, Use Classes Order, 1994, Retail shops including showrooms and supermarkets, provided that the latter comply with the provisions of Policy SMCM 07,
- Class 5, Use Classes Order, 1994, Offices;
- Class 6, Use Classes Order, 1994, Food and Drink;
- Class 9, Use Classes Order, 1994, Assembly and Leisure;
- Class 11, Use Classes Order, 1994, Business and Light Industry;
- Class 17, Use Classes Order, 1994, warehousing;
- Taxi Business or for hire of motor vehicles;
- No new residential units will be permitted.

Building heights within these areas is 3 floors and semi-basement (14 metres). No penthouses will be allowed.



SOUTH MALTA LOCAL PLAN



L-Awtorita' ta' Malta Dwar l-Ambjent u l-Ippjanar
Malta Environment & Planning Authority

Key

- - - Limits to Development
- Scheme Alignment
- Local Plan Boundary
- - - Urban Conservation Area - SMCO 01
- Category 1 Settlement - SMSE 05, SMSE 06
- Residential Area - SMHO 02, SMSE 04
- Green Area - SMSE 04
- Strategic Open Gap - SMCO 10
- Creation of Boulevard - SMIA 04
- Hal-Mula Mixed Use Area (Area A) - SMZG 01
- Hal-Mula Mixed Use Area (Area B) - SMZG 01
- Church/Chapel

Amended Policy Map to replace
Zebbug - East Policy Map
(Map ZG 2) of South Malta Local
Plan (July 2006).
This contains changes to the zoning of
specific sites as approved by Minister
in PC 62/07 on 10/03/09.

Zebbug - East Policy Map

Scale : 1:5000	Date : December 2008	Map : ZG 2
INDICATIVE ONLY Not to be used for measurement or direct interpretation. Maps to be used in conjunction with Policy Document.		

Base Maps - 1988 Survey Sheets
Copyright Mapping Unit, Malta Environment & Planning Authority

PC Number: PC 0092/07

Proposal: To establish (a) road alignment following existing commitments, (b) zoning conditions as Mixed Use Area – Zone A, (c) building height as per Policy SMZG 01.

Location: Site at Triq Luret Cutajar and Triq is-Siggiewi, Zebbug Malta.

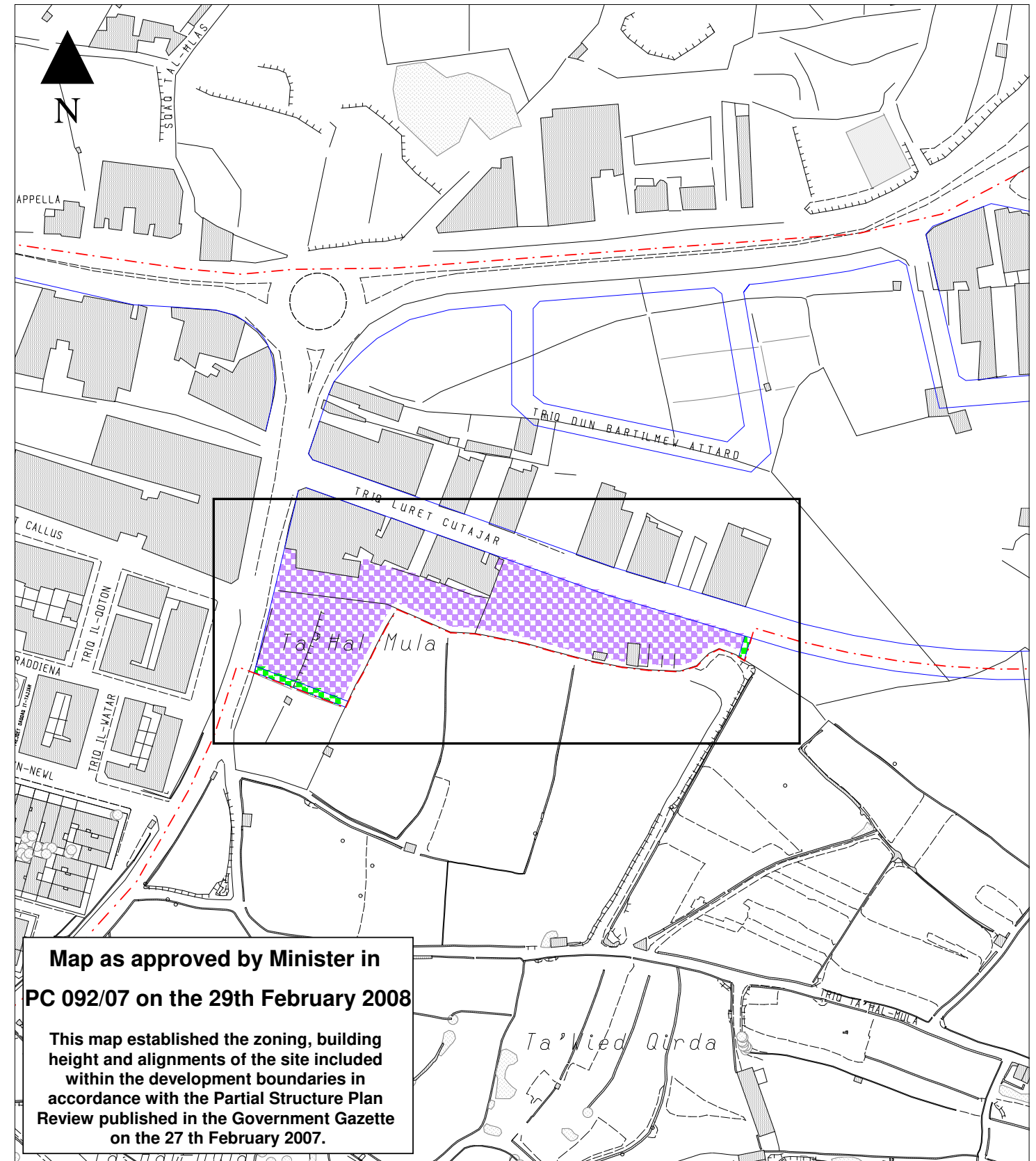
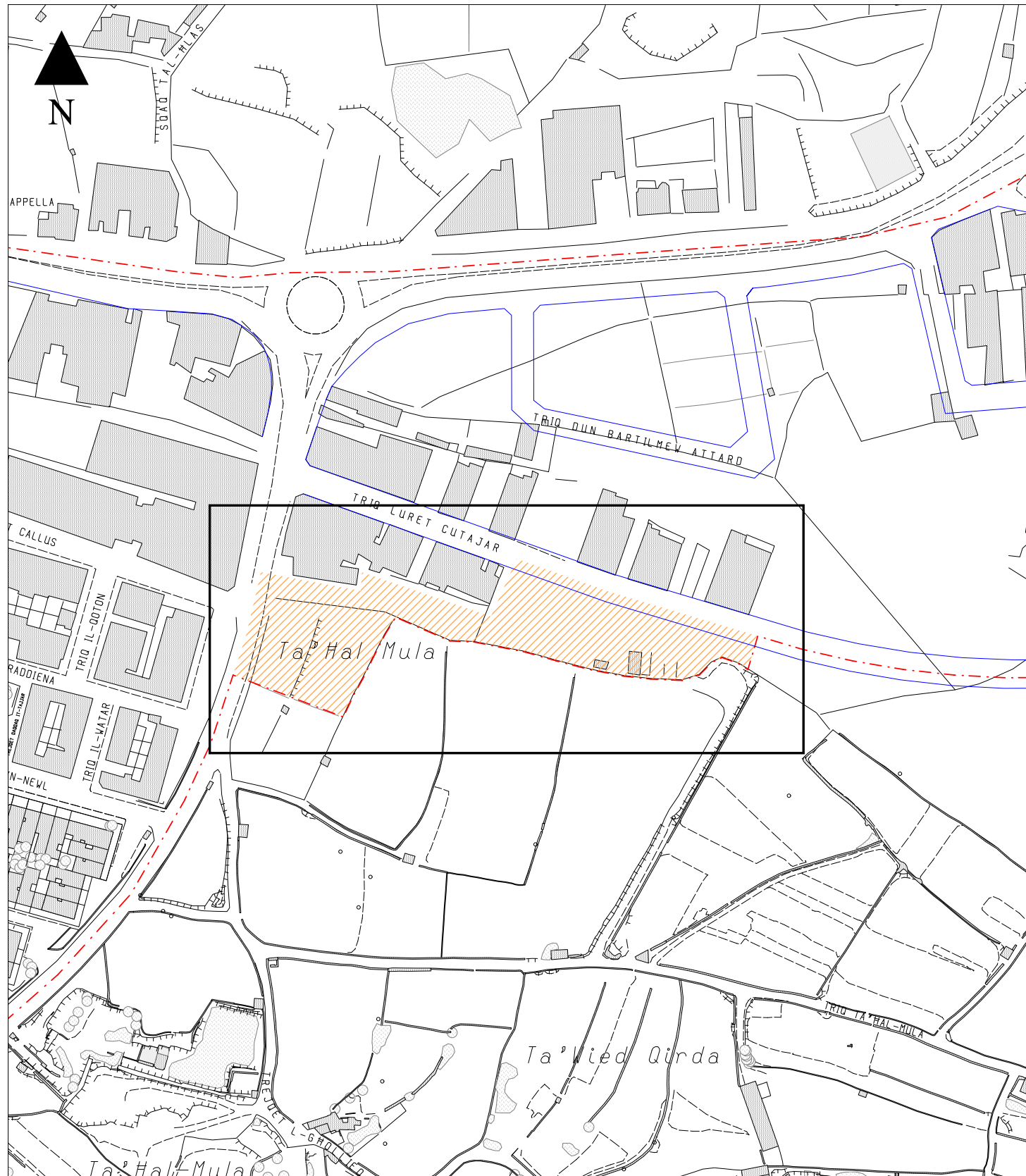
Architect: MEPA

Applicant: MEPA

Date of Endorsement: 29th February, 2008.

Conditions:

The proposal at PC 0092/07/1B is recommended for Approval on condition that the Building Height for the included site follows the parameters set out in South Malta Local Plan Policy SMZG 01



**Map as approved by Minister in
PC 092/07 on the 29th February 2008**

This map established the zoning, building height and alignments of the site included within the development boundaries in accordance with the Partial Structure Plan Review published in the Government Gazette on the 27th February 2007.

Former Scheme Layout

Revised Scheme Layout

SOUTH MALTA LOCAL PLAN



L-Awtorita` ta' Malta Dwar l-Ambjent u l-Ippjanar
Malta Environment & Planning Authority

Key

- Limit to Development
- Urban Conservation Area
- Industrial Area Boundary
- Projected HOS
- Alignment
- Location of Amendment
- Easement
- Kerb Alignment
- Road Markings
- DZ Rationalisation Site
- Projected Road
- Shared Area
- Pedestrian Area
- Open Space
- Private Garden
- Front / Side Garden
- Villas
- Mixed Use Area - Zone A
(Building Height - Refer to Policy SMZG 01)
- Community Facilities

**Changes to Scheme 45, Zebbug
PC 0092/07**

Scale : 1:2500	Date : January 2008	Figure : ZGB3
INDICATIVE ONLY Not to be used for measurement or direct interpretation. Maps to be used in conjunction with Policy Document.		
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