

Land-use and sustainable development of territories of mediterranean area

Grille Analyse: Malta

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Project name (EN): Land-use and sustainable development of territories of mediterranean area

Project acronym: OSDDT-Med

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The object of the project was to develop a monitoring and evaluation system of land use based on common criteria between the European partners of the network. The main aim was to increase the capacity of public administrations (mainly city-hall) in charge of planning territory and land use to change their way of doing and managing that drove to an enormous consumption of soil in the last 20 years, and to adopt land use policies and management respectful of sustainable development criteria.

29th March 2013

Cited as Formosa, S., (2013). Grille Analyse: Malta, OSDDT-MED, OSDDT Project: Land Consumption as a Variable for Predicting Future Trends in Land Use. 2007 - 2013 Programme MED, Conseil général de l'Hérault, France, Pembroke Local Council, Malta

OSDDT-Med – Programme 2007 - 2013 Programme MED

Malta Partner: Pembroke Local Council

Project link: <https://keep.eu/projects/1708/Land-use-and-sustainable-dev-EN/>

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Presentation of the Analytical Framework

What is the aim?

- ➔ This analytical framework aims to identify the different instruments and / or competences of the institutional partners of the project OSDDT

For what results?

- ➔ To establish the structures that are in place.

How is the grid designed?

- ➔ The grid is structured by overall headings i.e.:
 - Legislative Instruments
 - Institutional competences
 - Measuring and evaluation instruments used
 - Monitoring methods and instruments
 - Results obtained and problems encountered

How should it be used and completed?

Given the difference in context between the territories of the partnership, the Province of Turin had provided an example of the information sought for each heading by describing just what the situation in Piedmont and Italy is. Each partner provided the same type of information by referring to their own country / situation / context.

MALTA

The Legislative Framework

How and by whom is planning managed in your country?

Planning in Malta is managed by a sole agency, the Malta Environment and Planning Authority which has a national role and which covers the entire territory. There are no sub-divisions in terms of planning agencies at local or regional level.

What is the legislative framework?

The legislation is governed by the Development Planning Act (Act I of 1992) as approved by Parliament, which legislation has been updated over the years leading to the current Act No. X of 2010 Environment and Development Planning Act, 2010.

Malta has a main legislative framework based on a Structure Plan that is approved by Parliament, which Act is supported by updates and amendments that are published as legal Notices as well as administratively aided by publications through Government Notices in the Government Gazette.

Other policy documents are published as a series of Supplementary Guidance.

In addition to the Structure Plan which is a national document, Malta has been divided into seven Local Plans which cover regional land use aspects. Note that the regions do not conform to the NUTS4 designations but have their own NUTS5 aggregates. The Local Plans are:

- Central Malta Local Plan
- Gozo & Comino Local Plan
- North Harbour Local Plan
- North West Local Plan
- South Malta Local Plan
- Gran Harbour Local Plan
- Marsaxlokk Bay Local Plan

Other planning components include three levels:

Development Briefs: guidance documents for developers aimed at providing detailed information on the type of information, processes and other related requirements.

Action Plans: A series of task-oriented processes targeting a particular area aimed at enhancing such area through step-by-step guidance.

Subject Plans: A series of studies based on thematic issues that entail national interest and which were not covered by other legislation.

What is the role of different institutions involved in land use planning?

As detailed above, Malta has only one planning agency.

What is the weight of that role and influence practical real?

The role covers all the landuse planning remits as well as the environmental requirements as per the EU Accession Acquis.

The Administrative Framework

Malta is the smallest EU member state with a total surface area of 316 km² and a population of about 430,000. There are no NUTS 1 or 2 regions, but at NUTS 3 there are 2 regions: Malta; and; Gozo and Comino.

Malta has a two tier system of government, with a central government and local councils. Environment and Planning Law is under the control of Central government, while Local Councils have very powers in all aspects of legislation, although they are involved in public consultations on specific issues. Planning is under the responsibility of the Malta Environment and Planning Authority.

There are a total of 68 Local Councils in Malta and Gozo. There were established by the Local Councils Act of 1993 as amended, and the first councils were elected in 1994. The devolution of specific powers from central government to the Local Councils is a gradual ongoing process, but generally speaking the councils are considered to lack the resources to control the planning process and issue planning permits, and this competence is left to central government.

Overview of Environment and Planning Law

Environment and planning in Malta is of the utmost sensitivity and importance. Malta has an extremely high population density in excess of 1,300 persons per 316 km². The available land is very limited and there are several often conflicting uses competing for a very scarce resource. Clearly, development is very thoroughly regulated in that a balance must be achieved between the interests of the developer and the public interest of protecting the environment and the relatively vast historical heritage of the islands.

Planning Law

The primary source of planning law in Malta is the Development Planning Act (Act I of 1992) as amended which governs zoning and related matters concerning the use and occupation of land. This Act set up the Planning Authority, now known as the Malta Environment and Planning

Authority (MEPA) as well as a number of other administrative organs. A number of legal notices have been issued under this Act, many of which refer to the various aspects of the planning process. These include the Development Permission (Method of Application) Regulations 1992, the Planning Appeals (Fees) Regulations 1993, and the Development Planning (Use Classes) Order 1994. One should note that such documents as planning policy guidelines, circulars to architects and leaflets issued by the Authority are also to be considered as sources of Maltese planning law.

All subsidiary legislation has been transposed to Cap. 504 in accordance with Act X of 2010.

Environmental Law

The primary source of environmental law in Malta is the Environment Protection Act (Chapter 435 of the Laws of Malta). This Act, besides establishing the general principle that “it shall be the duty of everyone together with the Government to protect the environment” also envisages the nomination of an authority with the powers and functions to effect the aims of this Act. These powers and functions are currently vested in MEPA, a fact which further underlines the synergy between the fields of environment and planning law.

Environmental law is a rapidly developing area of legislation which includes for instance regulations regarding air and water quality control, waste management and protection of natural reserves.

Historical Background

Since Malta’s entry into the European Union, local environmental law has also been shaped by EC Directives and Regulations, the latter being directly applicable in Malta. One such Directive is that of 2002/91/EC of the European Parliament and of the Council dated 16th December 2002 on the energy performance of buildings. The Minimum Requirements on the Energy Performance of Buildings Regulations (Legal Notice 238 of 2006) applies to new buildings and existing buildings that undergo major renovation or alteration whose building permit applications are submitted to MEPA on or after the 2nd January 2007, and aim to improve the energy performance of buildings in line with the requirements of the above-mentioned Directive 2002/91/EC.

Planning Law has taken a different route that which precedes the EU legislative requirements and which is based around a series of policies structured into a comprehensive planning document called the Structure Plan which is currently under review. The Structure Plan process is a relatively new one with the first structured exercise being carried out in 1990, followed by a series of Monitoring Exercises and eventually by a Review of the Structure Plan which is currently in process of being completed.

The Structure Plan is the document that provides strategic guidance on land use in the Maltese Islands. The Structure Plan will form the basis of future land use and development decisions. It will ultimately affect quality of life in rural, urban and coastal zones of the Maltese Islands. Drawn up in 1990, its goals are three-fold:

1. To encourage further social and economic development of the Maltese Islands and to ensure as far as possible that sufficient land and support infrastructure are available to accommodate it.
2. To use land and buildings efficiently and consequently to channel urban development activity into existing built up areas particularly through rehabilitation and upgrading of urban areas thus constraining further inroads into undeveloped land.
3. To radically improve the quality of all aspects of the environment.

Documentation

The Structure Plan as published in 1990

Reference: <http://www.mepa.org.mt/lpg-structureplan>

Structure Plan for the Maltese Island Documentation

Partial Structure Plan Review - Amendments to SET 8 and IND 6 (July 2005)

Structure Plan for the Maltese Islands - Draft Final Written Statement and Key Diagram (December 1990) full written statement.

Structure Plan for the Maltese Islands - Explanatory Memorandum (December 1990)

Structure Plan for the Maltese Islands - Summary of Public Consultation (January 1991)

Structure Plan Reports

Structure Plan for the Maltese Islands, Preliminary Study funded by Commonwealth Foundation, JFQ Switzer and JA Wells Thorpe (June 1988)

Structure Plan Brief, Town Planning Division, Ministry for Development of Infrastructure (October 1988)

Structure Plan Report of Survey Vol. 1 (August 1990)

- Report of Survey
- Maps
- General Figures
- Aviation & Coastal Environment Figures
- Commerce & Industry Figures
- Leisure, Recreation & Tourism Figures
- Transport & Roads Figures
- Urban & Rural Rehabilitation Figures

Structure Plan Report of Survey Vol. 2 (August 1990)

- Report of Survey
- Appendix 2
- Architectural Heritage Figures
- Natural Resources Figures
- Public Utility Services Figures

- Quarries & National Security Figures
- Social & Community Facilities Figures

Structure Plan for the Maltese Islands, Written Statement - 1st Draft, Ministry for Development of Infrastructure (Planning Services Division) (November 1990)

Key Issues and Summary of Report of Survey, Ministry for Development and Infrastructure (1990), (Materji Fundamentali, Gabra fil-Qosor tar-Rapport ta' Stharrig)

Structure Plan Technical Reports

SPTR 1.1 Population, Households and Dwellings Projections

SPTR 1.2 Report of Survey: Settlement Pattern and Built Environment

SPTR 2.1 Report of Survey: Commerce and Industry

SPTR 3.1 Report of Survey: Leisure, Recreation and Tourism

SPTR 4.1 Report of Survey: Public Transport

SPTR 4.2 Report of Survey: Roads, Traffic and Travel demand

SPTR 4.3 Report of Survey: Aviation

SPTR 4.4 Land Use/Transport Options: Improving Public Transport

SPTR 5.1 Report of Survey: Overall Urban and Rural Conservation/Rehabilitation

SPTR 5.2 Report of Survey: Marine Parks and Reserves Potential

SPTR 5.3 Report of Survey: Quarries

SPTR 5.4 Report of Survey: Natural Resources

SPTR 6.1 Report of Survey: Social and Community Facilities

SPTR 7.1 Report of Survey: Public Utility Services

SPTR 9.1 Planning Legislation and related Matters - Appraisal and Outline Proposals

SPTR 9.2 A Specification for a new Planning Institute

SPTR 10.1 Report of Survey: Public Attitudes Survey

The Monitoring Reports as published in 1995 and 1997

Two extensive monitoring studies were carried out (in 1995 and 1997) to gauge progress in the implementation of the Structure Plan. Under the Development Planning Act 1992, as amended in 2001, the Malta Environment and Planning Authority is legally obliged to review the Structure Plan to address issues that are relevant now, or that will become relevant over the next 20 years.

Reference: <http://www.mepa.org.mt/lpg-structureplanreview>

Monitoring Reports Documentation

Monitoring Report 1990 - 1995 Volume 1 Final Report

Monitoring Report 1990 - 1995 Volume 2 Monitoring Data

Monitoring Report 1996 - 1997

The Structure Plan Review

Malta is one of the most densely populated countries in the world and the sustainable use of land is one of its most pressing priorities.

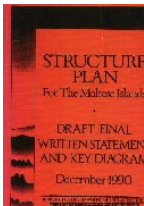
SPR Review Status

Phase 1 has been completed. Following public consultation, all the topic papers been approved by the MEPA Board. The [Issues Paper](#) and [Strategic Growth Scenarios Paper](#) have been approved by MEPA board for consultation purposes.

Comments, feedback and suggestions are welcome. All submissions are to be received at MEPA offices by the 13th of September 2004. These can either be sent on email by clicking [here](#) or by post to:

Structure Strategic Malta P.O. Valletta, CMR01	Environment	Plan Planning and Box	Planning	Coordinator, Team, Authority, 200,
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The Current Structure Plan



The Structure Plan was drawn up in 1990 to provide strategic guidance on land use in the Maltese Islands. It contains 320 policies on settlements, the built environment, housing, social and community facilities, commerce and industry, agriculture, minerals, tourism and recreation, transport, urban and rural conservation and public utilities.

The Review Process

Why is the Structure Plan being reviewed ?

Under the Development Planning Act 1992, as amended in 2001, the Malta Environment and Planning Authority is legally obliged to review the Structure Plan to address issues that are relevant now, or that will become relevant over the next 20 years.

"The authority shall monitor the Structure Plan and review it as often as may be necessary provided that such a review does not take place within a period of less than five years."

Furthermore the current Structure Plan no longer caters efficiently for the changes that have taken place in Malta during the last decade. The Maltese Islands need a new Structure Plan that will not only take full account of the current situation, but also cater for the future.

How is the Structure Plan being reviewed ?

The Structure Plan Review is a complex process involving the following broad stages:

1. Monitoring the performance of the 1992 Structure Plan
Two Monitoring reports have been prepared since the first Structure Plan. These examined progress on the implementation of the Plan since 1990. [Click here to view the 1992 Structure Plan Surveys.](#)

2. Preparation of Topic Papers to identify issues for Review

A number of topic papers were prepared with the purpose of identifying key land use issues which need to be addressed in the new Structure Plan. The process of completion of topic papers involved quantitative (trend and cross section analysis) as well as qualitative surveys. A host of new issues have emerged from the topic papers, which require to be addressed by the new Plan.

DEMOGRAPHY		TOPIC		PAPER
RETAIL		TOPIC		PAPER
TOURISM		TOPIC		PAPER
TRANSPORT		TOPIC		PAPER
HOUSING		TOPIC		PAPER
LEISURE	AND	RECREATION	TOPIC	PAPER
COASTAL		STRATEGY	TOPIC	PAPER
WASTE		MANAGEMENT	SUBJECT	PLAN
MINERALS			SUBJECT	PLAN
EMPLOYMENT			TOPIC	PAPER
SOCIAL		FACILITIES	TOPIC	PAPER
UTILITIES			TOPIC	PAPER
RURAL		STRATEGY	TOPIC	PAPER
URBAN	CONSERVATION	&	BUILT ENVIRONMENT	TOPIC
PUBLIC ATTITUDES			TOPIC	PAPER
LANDSCAPE			TOPIC	PAPER

A single **Issues Paper** will bring together the emerging issues from the Topic Papers.

3. Establishing Aim and Goals of the New Structure Plan

A working statement of the Vision and Goals has been prepared which seeks to identify the aim or mission of the Structure Plan.

4. Identification of **Strategic Growth Scenarios** for the New Structure Plan

On the basis of this, a number of **Strategic Growth Scenarios** will be developed for the new Structure Plan, which are concerned with "how" to reach these goals. The Scenarios will also be subject to technical tests using a transport model, and **Strategic Environmental Assessment**. A preferred scenario will be chosen on which the new SP will be based.

5. Preparation of Draft Replacement Plan including Policies

These papers will shape the draft Replacement Structure Plan, which will also include new policies and which will be supplemented by a Technical report. Following wide consultation, the plan will be revised and parliamentary approval will be sought. The last phase of the preparation of the plan is expected to include the drafting of an Implementation Plan.

Who is involved in the Structure Plan Review ?

A structure has been established within the Forward Planning Unit of MEPA's Planning Directorate to facilitate the process of Structure Plan Review (SPR). A SPR Co-ordinator fulfills a steering role, guided by a Core team composed of senior MEPA officials. In addition, various professional staff co-ordinate the topic papers.

Implementation of the existing Structure Plan is charged not only to the Malta Environment and Planning Authority, (through its various functions), but also to the Private sector, as well as to the various Ministries, Government Departments, Agencies and Public Corporations.

The Structure Plan, in fact, includes a number of policies which impose a duty on certain departments and public agencies for their implementation. The process of completion of topic papers therefore involves key players outside the Malta Environment and Planning Authority, who form part of working groups typically including representatives of government departments, agencies, local councils, NGOs and interest groups. Several consultation seminars and meetings also take place as part of the process of writing up the topic papers. Each topic paper is also referred to the Malta Environment and Planning Authority board, composed of various government representatives and independent members, for its approval. The input of all key players, including the Public sector and the Private sector, is crucial in order to ensure that all the issues are properly identified, that Structure Plan policies truly reflect objectives, and that integrated land use planning takes place.

The opinion of the general public is also crucial to the review of the Structure Plan. View the Public Attitudes Survey

Topic Papers Documentation

Reference: <http://www.mepa.org.mt/lpg-structureplanreview>

Demography Topic Paper

The Demography study was carried out by a team composed of a demographer, sociologist, health expert, economists and an information systems specialist in consultation with government departments and interested parties.

According to the projections of the study, population is likely to increase at an average 2,245 persons per year, reaching 434,000 persons by 2020. Every year some 1,600 new households will be formed but the average number of people per household will decline from 3.12 persons to 2.66 over the next 20 years.

The percentage of the elderly population will climb from 16 per cent in 1995, to 25 per cent in 2020, in turn resulting in a higher number of persons in institutions (almost 8,800 in 2020). The assumed annual average international migration will be 775 in 2020 based on recent trends and assuming an increase between 2005 and 2020.

A relatively higher proportion of the population will be residing in the Central Malta Local Plan area. Should the current depopulation trend in the Grand Harbour Local Plan continue, the resultant population in 2020 would fall to 6700 persons but the projections assume that policy measures could reduce the rate of decline to 13,800 persons by 2020.

Topic Paper Status: Final Draft was approved by MEPA Board on 17th May 2001

Topic Paper

Executive Summary

Appendices

Retail Topic Paper

The Retail topic paper was prepared by Halcrow Fox in collaboration with the Planning Authority. The study recognises the performance of the retail sector during the late 80s and 90s with consumer spending in shops growing by over 45% in real terms. Over the same period, many new shops were opened while others were extended, leading to a rapid modernisation of the sector.

The paper recognises the importance of tourist shopping to the Maltese retail sector, which accounts for an estimated 7% of all turnover in shops. There is also evidence of continued rapid investment in retail property development. Despite this rapid expansion and updating of the retail sector, the traditional pattern of small-scale retail provision,

spread across many towns and villages, remained in place.

In addition to this, the retail topic paper observes a trend for out-of-town shopping and a parallel decline in the fabric and prosperity of traditional centres. According to the study, there is a need to encourage a more efficient use of retail facilities whilst encouraging a range and diversity of shops and services. The paper proposes the introduction of a hierarchy in retail centres to reinforce their vitality and viability.

Topic Paper Status: Final Draft was approved by MEPA Board on 17th May 2001

Topic Paper

Executive Summary

Public Consultation Comments

Town Centre Health Checks Forms

Maps Part 1

Maps Part 2

Tourism Topic Paper

The Tourism topic paper analyses changes that have taken place within this sector over the last decade and observes that Structure Plan policies may not reflect current needs.

The trend towards an accumulation of tourist beds and a concentration of tourist facilities and activities in specific areas, has led to significant impact on the social and physical fabric of these localities.

According to this paper, there is a need to optimise the contribution of tourism to the local community whilst avoiding adverse physical and social impacts. The study highlights the need to encourage product development as opposed to accommodation. This may take the shape of redevelopment to allow diversification of the tourism product whilst at the same time upgrading existing cultural and coastal tourism facilities.

Management and proper planning of tourism activity and development in the traditional resorts to improve the quality image of these areas is seen as an immediate priority. Improvements in design should be promoted in the new Structure Plan through policies that consider the quality and characteristics of the area within which projects are undertaken. Likewise, appropriate and guided rehabilitation and improvement of rural resources could serve to promote rural tourism.

The topic paper also identifies a need to provide facilities to meet requirements for domestic tourism.

Topic Paper Status: Final Draft was approved by MEPA Board on 17th May 2001

Topic	Paper
Executive	Summary
Public Consultation Comments	
Maps	

Transport Topic Paper

According to the transport topic paper, the number of licensed vehicles increased dramatically (average 7,000 cars per annum) in the past 10 years, overshooting all projections made by the previous Structure Plan. By the end of 2000 there were 247,000 licensed vehicles using over 2000 km of road. Today, there are over 260,000 vehicles. By 2020 the number of vehicles per household is expected to come close to saturation. Bus travel now makes up only 12 percent of all trips in Malta.

According to the study on transport, walking has retained a basic level of trip making, while cycling and motorbikes constitute a very low proportion of total daily trips.

The main transport issues currently affecting Malta and Gozo are the impacts of cars on society, health and the environment. Congestion, noise pollution, air pollution, road accidents, as well as social impacts (such as reduced independence for non drivers), economic costs (including tourism impacts) are discussed in the paper.

The transport topic paper identifies a need to reduce the need to travel and dependency on cars while increasing patronage in public transport. Most of the new road space is planned within the temporary provision schemes and better management of the existing road network is also needed. Parking provision is another area that needs to be tackled by the Structure Plan. A major issue related to many of the transport problems in Malta is lack of co-ordination in the transport sector and the paper makes reference to the need for an Integrated Transport Strategy.

Topic Paper Status: Final Draft was approved by MEPA Board on 4th December 2003.

Topic	Paper
Executive	Summary
Appendices	

Housing Topic Paper

According to the Housing topic Paper, the new Structure Plan will need to provide 41,200 dwelling units (including second homes). Yet a conservative estimate of current residential capacity indicates a clear over-supply, with the equivalent of 98,300 residential units being available within current housing allocations (excluding vacant property and relaxed height limitations in emerging local plans). Moreover, the Planning Authority has granted permission for an average of 3,000 dwellings annually between

1994 and 2000, despite household growth of approximately 1,700 between 1995 and 2000.

The current trend for residential development to take place in the Temporary Provisions Schemes has resulted in a sub-urbanisation trend that has depopulated Malta's older urban areas. 23 percent of Malta's housing stock is now vacant, of which 75% are new or in a good state. Only 36 percent are used as second homes.

New measures for providing affordable housing are also highlighted in the Paper, as is the need to increase the share of rental subsidy in social housing provision.

Finally, the Paper provides suggestions for improving the quality of the internal and external residential environment in Malta.

Topic Paper Status: Final Draft was approved by MEPA Board on 1st March 2002

Topic Paper

Executive Summary

Public Consultation Comments

Maps

Leisure and Recreation Topic Paper

The Leisure and Recreation study examined a variety of activities that generate spatial demands. The paper shows that demand for recreation provision has increased over the past decade. The study highlights the need to protect and upgrade the overall recreation provision emphasizing that standards of formal recreational provision need to be improved in urban areas where the average area per person (excluding promenades and piazzas) is 2.4m² or less.

In coastal areas, there is a need to channel the demand for the provision of facilities towards already committed and developed coastal areas, whilst ensuring that conflicts for coastal use are reduced.

According to the paper's findings, more variety is called for in the provision and distribution of attractions and entertainment facilities, and more regulation is required to address the issue of distribution of catering establishments, major impact sports and land intensive sports.

The study recommends that existing facilities need to be better utilised to promote efficient land use. According to the paper, this can be achieved through multi-use and sharing. This is especially true in the case of sport facilities where a footprint of 2.3 million m² has been recorded.

Topic Paper Status: Final Draft was approved by MEPA Board on 22nd March 2002

Topic	Paper
Executive	Summary
Public Consultation Comments	
Appendices	
Maps	

Coastal Strategy Topic Paper

According to the Coastal Strategy topic paper, current practices have led to a degradation of natural and cultural heritage on the coast and its diversity. The absence of stewardship of coastal and marine resources is identified by the paper as an issue which needs to be grappled with in the new Structure Plan. The paper suggests that legitimate uses, necessitating a coastal location for their operation, (e.g. marinas, fishing ports and public access for informal recreation) should be safeguarded through suitable Structure Plan policies.

The Coastal Strategy Topic Paper also identifies the need to address future development in the marine environment in a manner where economic development can take place without undermining natural resources and other marine and coastal activities. There is a need to encourage the rehabilitation of degraded areas, such as spent quarries and abandoned agricultural land, through mechanisms whereby the coastal character is safeguarded and promoted.

Efforts to safeguard public access and use of the coast must continue and expand to include the retrieval of coastal areas that are currently prohibiting access and use, particularly in degraded areas. According to the Coastal Strategy Topic paper, there is a need to reduce conflicts arising from a large number of land uses and activities in the coastal and marine environments, mainly by providing area management guidance and plans. The paper emphasizes the need to retain the distinctiveness of different coastal areas (predominantly rural or predominantly urban) by appropriate policies.

Topic Paper Status: Final Draft was approved by MEPA Board on 22nd February 2002

Topic	Paper
Executive	Summary
Public Consultation Comments	
Appendices	
Maps	

Waste Management Subject Plan

Space for Waste - The Waste Management Subject Plan was prepared by Environs Aspinwall in collaboration with the Planning Authority, in consultation with a number of key players. It identified the need for sustainable waste management practice based on the waste management hierarchy, and to upgrade waste management infrastructure. Best Practical Environmental Option (BPEO) and Best Available Technique (BAT) should be adopted in waste management developments according to the Plan. Moreover, Malta should aim toward self-sufficiency in waste management capacity.

The plan points out that Malta needs to address the issue of dumping at sea, and to improve the development control regime, including environmental safeguards. It also promotes landscaping, restoration and aftercare of all waste management facilities. The Plan includes a total of 36 policies aimed at achieving these goals both at a strategic and development control level. The Structure Plan will adopt the Strategy proposed by this Plan.

Subject Plan Status: Final Draft was approved by MEPA Board on 14th Dec 2001. Awaiting approval by Minister

[Final Subject Plan](#)

[Public Consultation Summary](#)

[Key Diagram](#)

[Position Paper on Disposal of Waste at Sea](#)

[Public Consultation Comments](#)

Minerals Subject Plan

The Minerals Subject Plan was prepared by Entec UK in collaboration with the Planning Authority. According to the Plan, the volume of permitted reserves, at current production rates can see the Maltese Islands through for another 34 years (softstone) and 38 years (hardstone).

it is no secret, that quarrying generates significant environmental impacts that need to be more rigorously regulated. The plan finds it necessary to protect and safeguard mineral reserves which had previously been identified by a Minerals Resources Assessment. Alternatives to local mineral resources also need to be considered according to the Minerals Subject Plan, and it is important to encourage the re-use and recycling of inert waste.

The plan finds quarrying practices in Malta to be unsustainable and includes a total of 46 policies aimed at improving the current situation. The Structure Plan will adopt the Strategy proposed by this Plan. The Structure Plan will adopt the Strategy proposed by this Plan.

Subject Plan Status: Final Draft was approved by MEPA on 8th March 2002. Awaiting approval by Minister

Minerals Subject Plan

Employment Topic Paper

The Employment paper examines industrial, office and warehousing space. The sections on industry and micro-enterprises build on the Industry Subject Study and Micro-enterprise Study commissioned jointly with the Malta Development Corporation (MDC) and the Institute for the Promotion of Small Enterprises (IPSE). The formulation of the paper necessitated wide-ranging consultation with unions, associations, professional bodies, parastatal and government bodies.

The paper shows that whilst most of the existing office floor space is in Valletta and Floriana it is poorly maintained and fails to conform to modern standards. The overall rate of approvals in the office sector has averaged 22,600m² per year (1993-2000), and the primary requirement for the next twenty years is likely to be modernisation of office accommodation.

The rate of planning approvals in warehousing has averaged 31,400m² per year (1993-2000) yet the provision of modern, centralised facilities is necessary to facilitate the relocation of inappropriate large-scale storage uses from residential areas.

There are about 3,780,000m² of zoned industrial land in the Maltese islands which would be needed to satisfy the requirements during the plan period. There is also a need to secure a qualitative improvement of business premises, business relocation and efficiency improvements. In addition, the study addresses the issue of micro-enterprises and recommends allowing compatible micro industries in residential areas whilst mitigating their impacts.

Topic Paper Status: Final Draft was approved by MEPA Board on 27th June 2002

Topic

Paper

Executive Summary

Maps

Social Facilities Topic Paper

This topic paper was based on extensive consultation carried out with relevant public

sector officials and non-governmental bodies. The findings show that demand for non-state provision of social facilities (e.g. education, health, facilities for the elderly) is increasing, while new social needs (e.g. pre-primary and elderly educational facilities, facilities to respond to drug abuse and mental health problems) are emerging.

According to the paper, the geographical distribution of social facilities also needs to be addressed by the Structure Plan to ensure that all communities are catered for (in terms of education, health, facilities for the elderly etc.), and to reduce the need to travel as far as possible (e.g. private schools).

The underlying theme of the study on social facilities is the need to integrate all sectors of society and to cater for all persons (including those with a disability and with mobility impairments) on the basis of their distinctive requirements, in all sectors (including housing, education, tourism, employment).

According to the paper, the Structure Plan needs to promote improvements in both the internal and external quality of buildings (such as schools and health facilities) and to improve efficiency in land use for new development and existing buildings, pointing out sites (e.g. the University, Addolorata Cemetery, St. Luke's Hospital) of strategic importance.

Topic Paper Status: Final Draft was approved by MEPA Board on 12th June 2003.

[Topic Paper](#)

[Topic Paper Errata Corrige](#)

[Executive Summary](#)

[Public Consultation Comments](#)

Utilities Topic Paper

The Utilities topic paper reviews the sectors of water, energy, telecommunications, sewerage and post. It identifies the need to maintain and improve ground water quality, and to provide infrastructure for polishing groundwater.

Flood prone areas need further regulation in the Structure Plan and infrastructure is also necessary for the treatment of sewage and sludge.

The energy sector will need to increase fuel storage facilities and to improve energy infrastructure to meet development pressures, but environmental impacts and conflicts with residential areas also need to be considered.

The paper identifies a need for the new Structure Plan to promote renewable energy. It also notes that the telecommunications sector has undergone rapid expansion in recent years and that the new Structure Plan will need to facilitate further developments.

However efforts must be made to secure a reduction in visual and health impacts caused by such developments, and to encourage shared infrastructure.

According to the topic paper, the Structure Plan should also facilitate improvements due in the postal service. In view of rapid developments and relocations, there is also an envisaged need to address the issue of redundant sites and installations.

The overall finding of this paper is the need for more co-ordination among the service providers to secure efficient land use and reduced impacts.

Topic Paper Status: Final Draft was approved by MEPA Board on 12th June 2003.

Topic	Paper
Executive	Summary
Public Consultation Comments	
Maps Part 1	
Maps Part 2	

Rural Strategy Topic Paper

The Rural Strategy Topic paper examines the Maltese countryside and urban sprawl, rural settlements, agriculture, countryside recreation, and rural conservation.

According to the paper, rural areas are dominated by agriculture, and characterized by scattered clusters of development. It finds that the previous structure plan failed to address the issues of rural settlements and industrial clusters outside the development zone.

Several issues pertaining to agriculture are impacting on land-use, namely the quality of agriculture, land fragmentation, abandonment and viability. Intense agricultural practices and environmental impacts of farms are also the issues that need to be addressed within this sector. The future concern will be to promote diversification and plurality of activities, within a sustainable management framework.

The lack of managed public access, and the general absence of site management emerge as the main issues for countryside recreation, which need to be tackled by the new Structure Plan. The paper examines the Structure Plan's approach to rural conservation and finds that the current system of land designation and scheduling should be continued in future, but be supplemented by area management initiatives. The prevalence of conflicting uses and activities threatening rural areas point towards a need to encourage an integrated approach to rural planning.

Topic Paper Status: Final Draft was approved by MEPA Board on 12th June 2003.

Topic	Paper
Executive	Summary
Public Consultation Comments	
Maps Part 1	
Maps Part 2	
Maps Part 3	
Maps Part 4	

Urban Conservation & Built Environment Topic Paper

The topic paper on Urban Conservation and Built Environment examines Urban Conservation Areas (UCAs), historic buildings and archaeology, and wider aspects of the urban built environment.

According to the paper, migration away from historic urban cores has increased and with it, the rate of residential vacancy and deterioration of the urban fabric. The paper points out that there is a need to conserve the character and identity of urban areas and that effective revitalization can be achieved by radically improving the quality of life within such areas.

With regard to Urban Conservation Areas, the paper finds, that although there have been some successful regeneration schemes, on the whole, little new development has taken place but much of the redevelopment which has taken place has been inappropriate, an issue that also needs to be addressed in the new Structure Plan. Character and quality of life have been eroded by small but cumulatively significant changes.

Strategic guidance at a Structure Plan level remains essential if the Maltese urban cultural heritage and archaeological sites are to be safeguarded. The topic paper points towards an integrated heritage management as part of the way forward. It suggests that more emphasis should be placed on the encouragement of appropriate forms of development and on pro-action and positive management. Conservation goals must be integrated with other strategies/policy frameworks, and local distinctiveness within and between conservation areas should be identified, safeguarded and promoted.

Topic Paper Status: Final draft approved by MEPA Board on 6th November 2003

Topic	Paper
Executive	Summary
Public Consultation Comments	

Maps

Public Attitudes Topic Paper

A Public Attitudes Survey was undertaken at an early stage of the review. A representative sample of over 5,700 respondents provided insights on the public's perception of various land use issues. The Survey revealed that there exists significant concern with building activity (especially outside development zone) and with the need for conservation (particularly recreational areas, historic buildings and archaeological sites). Concern with waste and public cleaning emerged as one of the most important issues. The need to provide facilities in recreational areas also generated strong reactions as did environmental problems in coastal/marine areas, air pollution and transport-related issues.

Topic Paper Status: Public Attitudes Survey was carried out in July 1999

Public Attitudes Survey Document

Appendix 1 - Questionnaire Maltese version

Appendix 2 - Questionnaire English version

Appendix 5 - Letter of Authenticity of data

Executive Summary - Public Attitudes Survey

Landscape Subject Plan

The Landscape Assessment Study highlights the features and issues that influence the dynamic Maltese Landscape. It focuses on the influence of macro-features within the landscape but does not ignore the more detailed elements.

The study is undertaken in the light of the revision to the Structure Plan for the Maltese Islands and within the framework of the European Landscape Convention.

For the purposes of this study, the term "Landscape" shall be taken to refer to the visual aesthetic component of the surrounding environment - that is, views as appreciated and interpreted through the sense of sight. This definition is compatible with that of the European Landscape Convention as it addresses the perception factor of a landscape through the human mind. The European Landscape Convention goes further by emphasizing on the fact that the "European Landscape" is a result of the interaction between natural and human agents.

This study shall focus on the macro elements of the Maltese landscape - that is those landscape elements which are relatively large components of the Maltese Landscape. Additionally, a large collection of small landscape elements are also considered to collectively constitute a macro element of the landscape. These are considered to be the

essential character determinants and are ultimately utilized to develop the assessed landscape quality of an area. However, in the latter stance, the influence on a landscape is more difficult to quantify and analyse.

Landscape is one of the nation's primary natural resources. The quality of the landscape and its uniqueness contribute heavily to:

- Giving a sense of place and identity - distinguishing an area from all others: therefore rendering an area special and worth caring for.
- Inspire relaxation - especially as a relief from the tensions of life: therefore contributing to a healthy body and healthy mind.
- An experience with immense recreational, inspirational and educational potential - landscape being the result of a wide range of natural and anthropogenic forces which instil a sense of awe and wonder especially in individuals with considerable appetite for knowledge.
- Employment - especially in tourism related activities: tourism is one of the largest industries in the world and it is heavily dependent on the landscape quality.

Subject Plan Status: Draft issued for Public Consultation on 23rd September 2004.

Subject Plan

Appendix - Part 1

Appendix - Part 2

Appendix - Part 3

Appendix - Part 4

Appendix - Part 5

Appendix - Part 6

Issues Paper

The aim of the Issues Paper document is to collate issues from all the topic studies into a single document. Interrelationships among these issues will become clearer enabling structure plan policies to be written in an integrated manner.

STATUS: The Issues Paper has been approved by MEPA for consultation on 15th January 20

Issues Paper

Strategic Growth Scenarios Paper

The Strategic Growth Scenarios Paper develops and assesses broad strategic scenarios for the Structure Plan Review. Its key aim is to assess the implications of levels of growth in the housing and employment sectors, which the Maltese Islands may need to accommodate during the Review period. In this Paper, three strategic scenarios are developed and assessed on the basis of a technical evaluation, including transport-demographic modeling and strategic environmental assessment. A sectorially-specific strategy for the implementation of the preferred strategic scenario is also presented.

A strategic scenario is a growth option for the future, which is based on an integrated set of assumptions concerning key Structure Plan choices. The reason for creating and testing alternative scenarios is to ensure that all genuine alternatives for growth are considered and to ensure that the implications of these alternatives are examined prior to making choices for the future. Scenario development is an imaginative exercise, and a large number of scenarios for future growth in Malta could be developed. However, scenarios have been developed for this Paper on the basis that they need to address growth and locational aspects of housing and employment in Malta for the Review, assist MEPA in achieving the revised goals of the Structure Plan; and, lend themselves to be distinguishable from each other in terms of their overall thrust and purpose.

Three scenarios have been developed: the first describes the situation in 2020 if the current growth and locational trends continue, the second describes the situation if need-based housing is concentrated in existing built-up areas and moderate levels of growth in jobs are accommodated in town and employment centres, and the third proposes a scenario based on need-based housing concentrated to a lesser extent in existing built-up areas, and high employment growth, located in town and employment centres.

STATUS: The Strategic Growth Scenarios Paper has been approved by MEPA for consultation on 15th January 2004.

[Strategic Growth Executive Summary](#)

[Strategic Growth Scenarios Paper](#)

Strategic Environment Assessment

The purpose of this report is to set out the scope of the Strategic Environment Assessment (SEA) being prepared for the New Structure Plan. This scoping report outlines the proposed SEA methodology and will initiate the environmental assessment process, which will be ongoing. The assessment will cover both the strategy formulation and policy formulation stages of the New Structure Plan process.

[Scoping Report](#)

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