

THE AMERICAN UNIVERSITY OF MALTA

PRELIMINARY ALTERNATIVE SITES EVALUATION REPORT

August 2015

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1.0 Scope of the Report

- 1.1 This report has been prepared at the request of the Chief Executive Officer and is aimed at providing a preliminary recommendation on the suitability or otherwise of a number of sites presented for assessment for the development of a campus for the American University of Malta to accommodate around 4,000 students. It is a continuation of the first assessment undertaken in November 2014 and the conclusion of the first report, that the area around Zonqor Point merits further consideration whilst Fort San Leonardo and its surrounding area are not suitable as an individual stand-alone site for the proposed development of the American University of Malta, is still valid for the reasons already explained in the first report.
- 1.2 This exercise is being undertaken as a preliminary step to focus on suitable sites that are available and may accommodate the proposed development. It has a strategic scope aimed at identifying which of the sites, on the basis of a set of evaluation criteria and available information, merit further consideration and which can be discarded, even at this early stage.
- 1.3 This report is based on a study of existing data available at MEPA on the environmental and cultural value of the alternative sites and other sources as deemed appropriate. It is not an impact assessment and neither an alternative to any detailed assessments, including Environmental Impact Assessments that may be required in accordance with legislation, once a development application is eventually submitted. That is a subsequent and distinct procedure regulated by relevant planning and environmental legislation.
- 1.4 The report evaluates two lists of alternative sites, one originating from the Government Property Division (GPD) and another from the public consultation exercise undertaken in May 2015 following an open call by the Office of the Prime Minister. For this exercise the Office of the Prime Minister set out the following criteria to guide the public accordingly:
- Site has to be located within the Local Council boundaries of the Consultative Council for the South of Malta;
 - It is suitable for the development of an international tertiary education facility and ancillary uses, ideally but not necessarily, on a single campus;
 - It should be an area of around 90,000 square metres;
 - Site can be served by infrastructure requirements with minimal interventions;
 - Sites should avoid environmental protection designations, especially those emerging from EU Directives –Habitats Directive, Birds Directive, and Water Framework Directive.

2.0 Site Assessment Criteria

2.1 The first four criteria adopted in this assessment were as follows:

1. Site has to be in the south of the Island of Malta;
2. Half of the site has to be in Government ownership;
3. Site cannot be located in a protected area;
4. Site had to be well serviced by existing infrastructure including roads, drainage, water and electricity.

2.2 The first two criteria were used by Government to guide the identification of the wider search area and to zoom in on more specific general areas. They are based on socio-economic objectives aimed at giving a boost to the economic development in the South of Malta, thus creating more jobs and providing the stepping ladder to the local population to emerge from the risk of poverty or improve their current status.

2.3 The third criterion - site cannot be located in a protected area - was elaborated further to include:

Development should not have an unacceptable adverse impact on:

- Special Areas of Conservation (SACs);
- Special Protection Areas (SPAs);
- Scheduled areas;
- Scheduled Areas of High Landscape Value.

2.4 The fourth criterion - site had to be well serviced by existing infrastructure - was also further elaborated by adopting a sub-criterion which stipulated that the site should not be distant from the existing urban area as this would, without detailed information on the type of infrastructure provision in the locality, enable a comparison between the advantages and disadvantages in terms of utility provision on specific areas. The sub-criterion would also compare sites in terms of their isolation from built up areas and their impacts on urban sprawl.

2.5 Furthermore, the land area requirement criterion has been revised to take into account a minimum land area of 75,000 square meters which may be distributed on not more than three sites of 25,000 square meters each. This minimum size limit is not applicable to historic structures where there may be potential for rehabilitation as a result of the proposed project.

2.6 Finally, this assessment also took into account the provisions of the Local Plan and any additional constraints which may have an impact on the eventual development of the site, such as a requirement that alternative sites should not have more than 50% of the land area under cultivation; suitable sites should not result in the relocation and/or displacement of established

legitimate uses; should be at a suitable distance from fireworks factories, and national infrastructure, including the sewage treatment and recycling plants.

3.0 Initial assessment

- 3.1 The site assessment criteria were applied to each of the sites proposed by GPD and the general public.

Sites proposed by the GPD

- 3.2 A list of one hundred and thirteen (113) sites was forwarded by the Government Property Division sited within the following localities: Birzebbuga, Bormla, Ghaxaq, Gudja, Kalkara, Kirkop, Luqa, Marsa, Marsascala, Marsaxlokk, Mqabba, Paola, Qormi, Qrendi, Safi, Santa Lucija, Siggiewi, Tarxien, Xaghjra, Zabbar, Zejtun and Zurrieq. Ten (10) sites were located within, or partly within the development zone, including the major industrial zones of Luqa, Marsa, Bulebel, Kordin and the Marsa Shipbuilding.

Online public consultation

- 3.3 The online public consultation exercise generated 513 individual submissions, 32% of which did not propose any alternative location. The remainder were categorised into three main groupings:
- (a) Sites not located in the South of Malta (e.g. Gozo, White Rocks, St. Luke's Hospital, Imriehel);
 - (b) Forts and historic buildings (e.g. Fort Ricasoli, Fort Rinella, Fort Leonardo, Bighi, Dock 1);
 - (c) Other sites (Jerma hotel, St. Thomas Bay boathouses, Smart City, Hal Far Industrial Estate).

Sites under (a) were not considered any further. The site assessment criteria were applied to the remaining fifty-nine (59) sites under (b) and (c).

- 3.4 The application of the site assessment criteria for the GPD list resulted in one site in Tarxien being identified as suitable for further consideration. Their application to the public consultation exercise resulted in no specific individual site being identified, although part of the Tarxien site identified in the GPD list was also mentioned. Two clusters of Forts and historic buildings were deemed as meriting further consideration. The site of the existing Zonqor pool merits consideration in view of its proximity to the Zonqor site identified in the first preliminary assessment report, and it's potential to reduce land take-up ODZ for this project.
- 3.5 The conclusions of the initial assessment for all proposed sites are attached as Annex II and III to this report.

4.0 Description of the shortlisted sites

Site at Tarxien (identified by GPD)

- 4.1 The site consists of a reclaimed quarry within the development zone at Tarxien. Surrounded mainly by residential development, the site is within a typical urban settlement served with infrastructure and amenities. The site has an approximate area of 29,900m². The Pace Grasso site and Tarxien Temples are located to the northwest of the site with Bulebel Industrial Estate to the southeast. Plate 1 below shows an aerial view of the location.

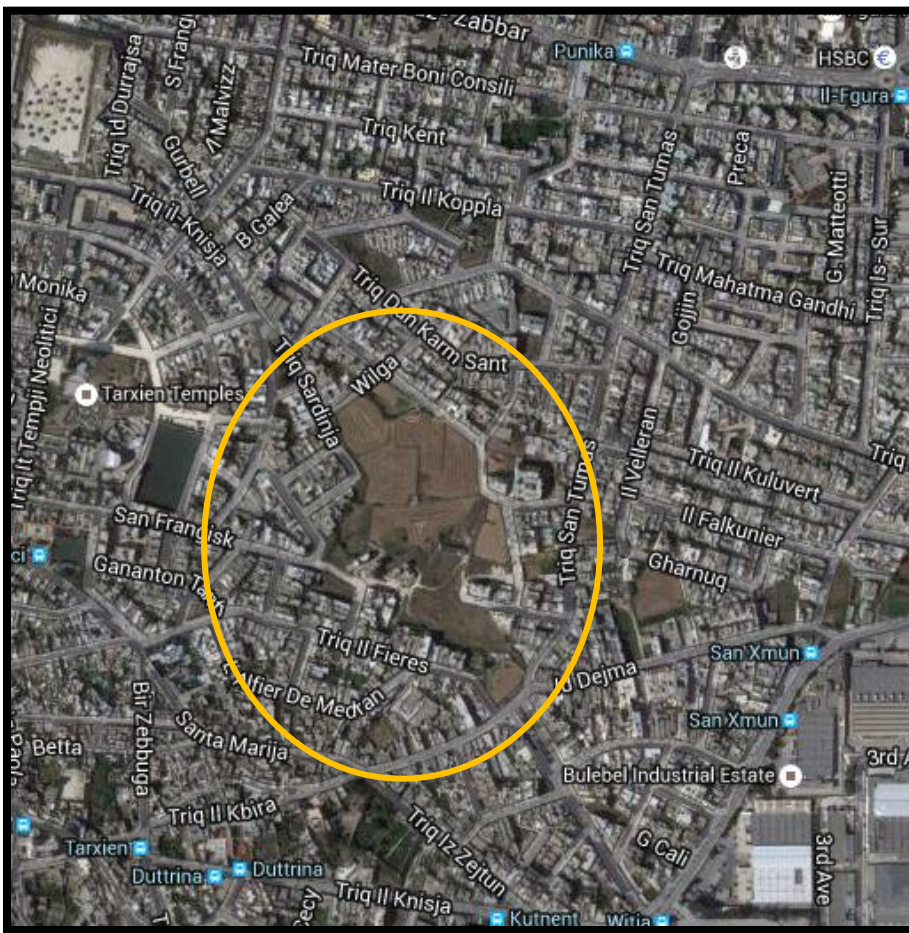


Plate 1: Site at Tarxien

Historic buildings and Fortifications (online public consultation)

Cluster A

Dock 1, Bormla – Fort Ricasoli – Fort Rinella – Fort San Rocco – Delle Grazie Battery – Fort San Leonardo

- 4.2 As the use of scheduled and historic buildings cannot be discarded in principle, this group of historic fortifications running along the coastline between the entrance to the Grand Harbour down to Xghajra is being considered as one cluster, together with the Dock 1 buildings in Bormla. This cluster is being considered at this preliminary stage in view of its proximity to each other and the combined site area.

Dock 1, Bormla

- 4.3 The site is a waterfront location within the historic Cottonera urban area and comprises of a group of buildings from both the Knights' and the British periods fronting the recently regenerated waterfront along Birgu and Bormla, just outside the walled town of I-Isla. The Birgu Marina is located within the same creek. The site with an approximate area of 7,200 sqm is well served by roads, utility infrastructure and amenities. Plate 2 below shows an aerial view of the location.



Plate 2 Dock 1

Fort Ricasoli – Fort Rinella – Fort San Rocco – Delle Grazie Battery - Fort San Leonardo

- 4.4 All of the structures are located Outside the Development Zone and lie in parallel to the low lying rocky shore to the north and have a combined site area of around 210,000sqm. This land area includes also the glacis of the forts, where appropriate. They are separated from the settlements of Kalkara, Zabbar and Xghajra to the south by agricultural areas. Plate 3 below shows an aerial view of the cluster of fortifications, and Plates 4-8 illustrate a close-up aerial view for each structure.
- 4.5 Fort Ricasoli, with an estimate site area of 83,800m² is flanked by the Oil Tank Cleaning Farm and its ancillary facilities that currently serve a strategic port related function, required by international, EU and national regulations. Fort Rinella, with an approximate site area of 6,300m² is separated from Fort Ricasoli by fields, some of which are abandoned. The Mediterranean Film Studios with the tanks and ancillary structures dominate the landscape between Fort Rinella and next fort along the coast - Fort San Rocco. With an approximate area of 21,200m², Fort San Rocco is located immediately adjacent to the Smart City development. All three Forts are accessible from Kalkara and linked through the same road running parallel to the coastline.
- 4.6 In Xghajra, the Delle Grazie Battery with an estimated site area of 28,400m² is adjacent to the local primary school and flanked by urban development to its north and western sides. The Battery serves as the Xghajra Local Council premises. Access is through the main road leading to Xghajra. The location is served by infrastructure and amenities. To the east, the landscape is dominated by fields and rural structures for animal husbandry. The rural area between this site and Fort San Leonardo (approximate site are of 70,000m²) is dominated by arable farming and the Ta' Barkat Sewage Treatment Plant. Access is possible through a country lane.



Plate 3: Cluster of Fortifications (Kalkara – Xghajra)



Plate 4: Fort Ricasoli

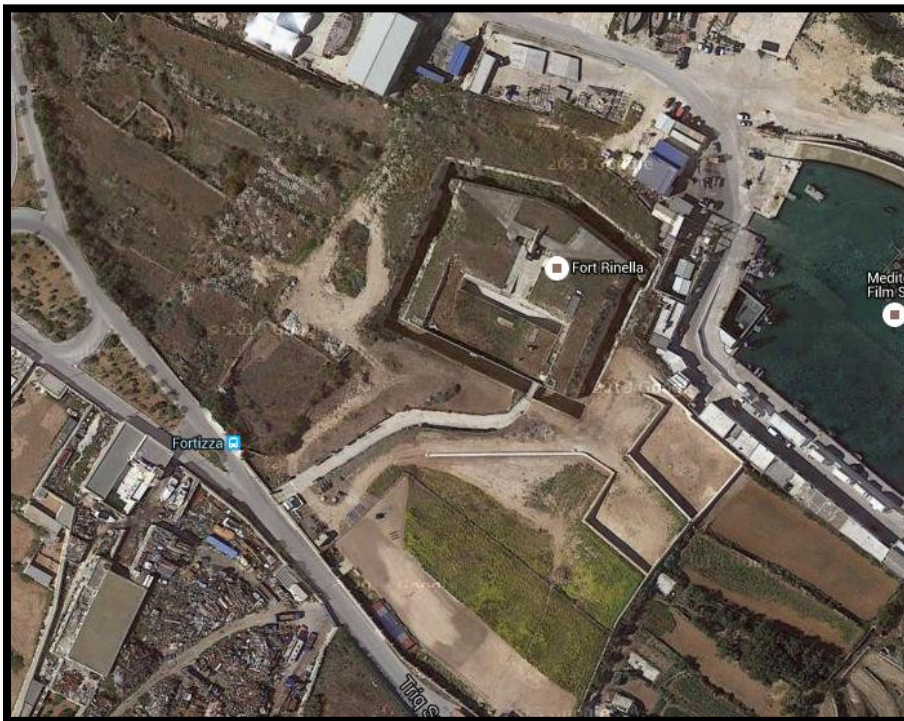


Plate 5: Fort Rinella

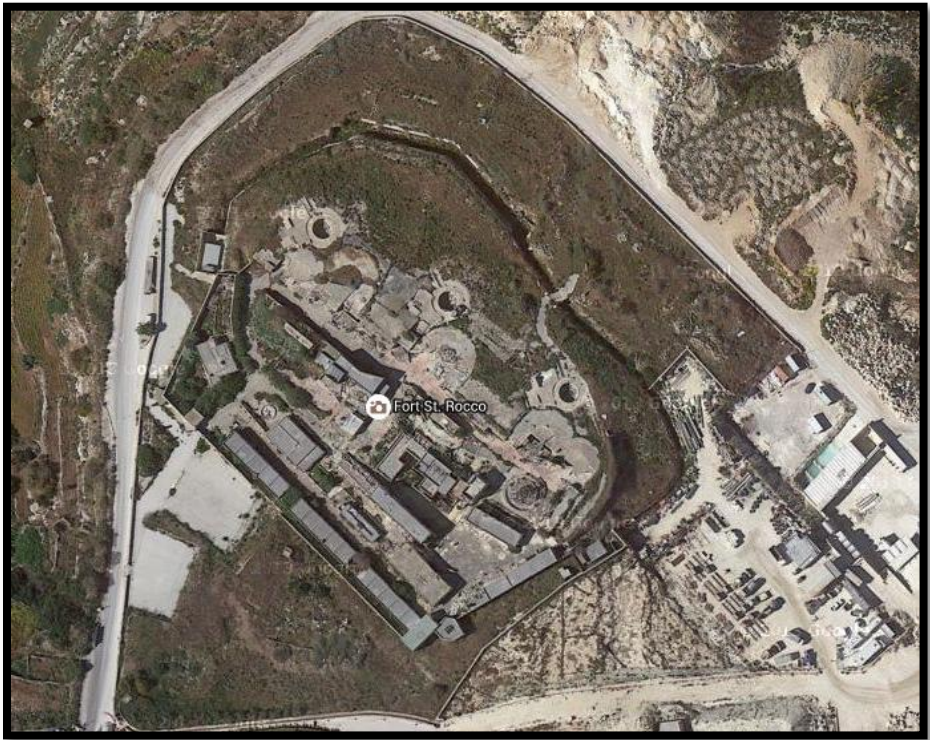


Plate 6: Fort San Rocco

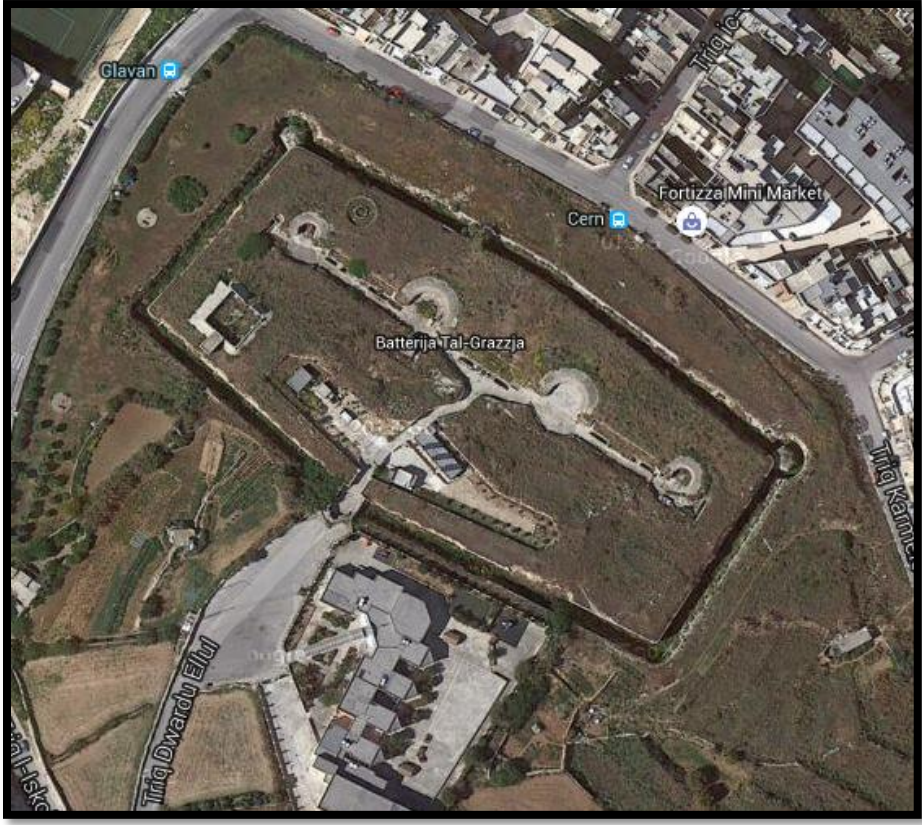


Plate 7: Delle Grazie Battery



Plate 8: Fort San Leonardo

Cluster B

Fort Delimara – Wolseley Battery – Fort Tas-Silg - St. Paul's Battery

- 4.7 These structures, with a combined area of around 112, 200sqm, are located on the Delimara peninsula which can be accessed through country lanes either from Marsaxlokk or Marsascula and belong to the British period. The closest settlement is Marsaxlokk located over 500m from Fort Tas-Silg. The Delimara Power Station is the major development that occupies most of the western flank of the peninsula with the thermal effluent outflow located on the eastern side of the Delimara peninsula. Plate 9 below shows an aerial view of the cluster of fortifications, and Plates 10-13 illustrate a close-up aerial view for each structure. The terrain surrounding the forts is typically rural with fields under cultivation and a number of rural buildings. Salt pans and ancillary structures are located along the exposed shores of the promontory. Evidence of bird trapping activities is also present. The area is popular for bathing and boating during the summer months.
- 4.8 All the forts are accessible through country lanes that link the cluster. St. Paul's Battery (site area approximately 13,500m²) is within 350m from Xrobb I-Ghagin National Park and visitor centre and around 1km from the power station site. Fort Tas-Silg, with an approximate site area of 60,000m² currently accommodates a dog sanctuary. It is located half way between St. Paul's Battery to the north and Wolseley Battery to the south. The latter, with an approximate site area of 14,700m² is within 100m of the power station site. With the exception of Fort Delimara with an estimated site area of 24,000m² all the other structures are surrounded by mature trees.



Plate 9: Cluster of Fortifications, Delimara Peninsula



Plate 10: St. Paul's Battery



Plate 11: Fort Tas-Silg

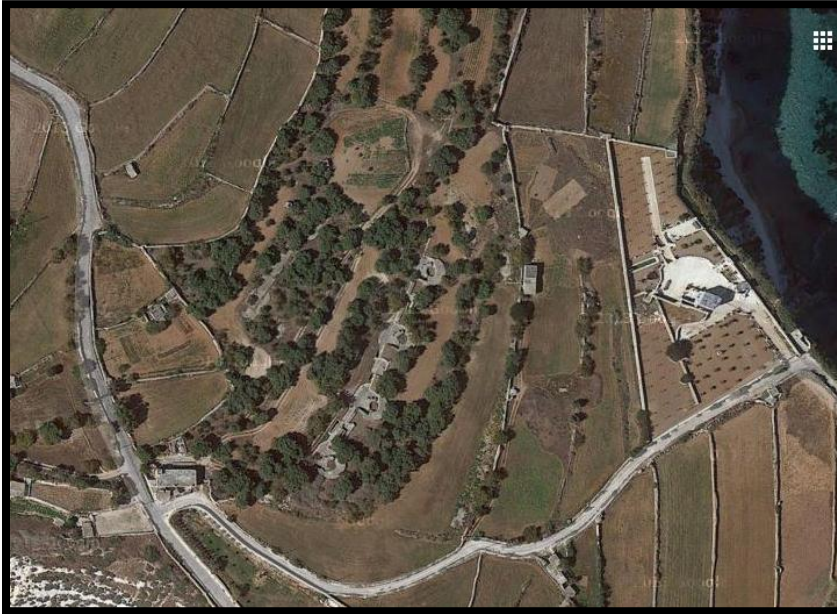


Plate 12: Wolseley Battery



Plate 13: Fort Delimara

Existing Zonqor Pool Site (online public consultation)

4.9 This site was developed as a National Waterpolo pool in the early 1980s and has a site area of approximately 10,400m². The site, located within the development zone, consists of a swimming pool, spectators' area, ancillary facilities and parking spaces. It has good access to services and amenities and in view of its use, has good access to utility infrastructure. Plate 14 below shows an aerial view of the location.

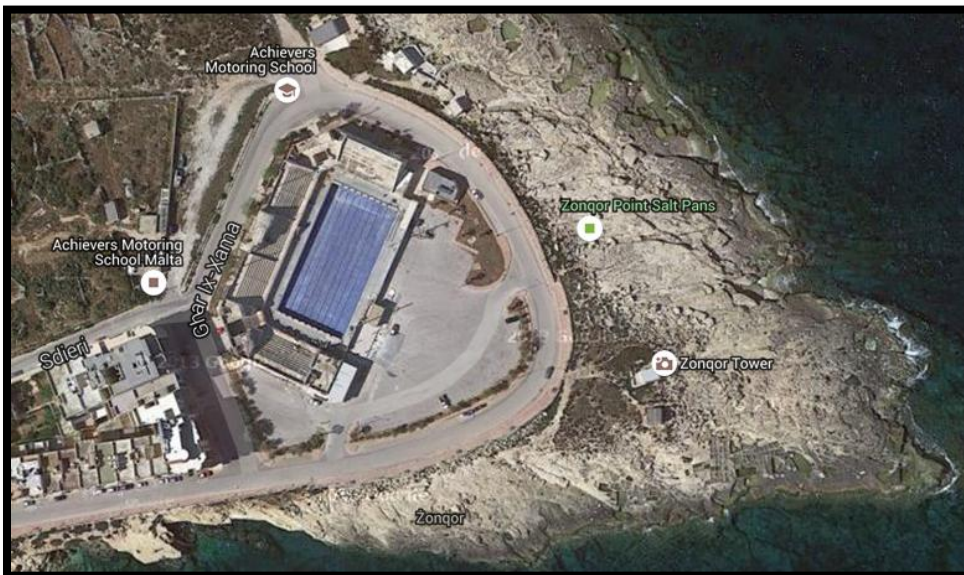


Plate 14: Existing Zonqor Pool Site

5.0 Evaluation of the shortlisted sites

Protected Areas (Natural Environment)

- 5.1 The site at Tarxien, being a quarried site reclaimed for agriculture within the continuous urban fabric, has not been identified as having any attributes in terms of ecological significance in the surveys undertaken for the preparation of the Local Plans. The agriculture activity on the site continues to-date.
- 5.2 The site at Dock 1 located in the heart of Cottonera within the Grand Harbour has not been identified as having any attributes in terms of ecological significance. The areas surrounding the Forts of Ricasoli, Rinella and San Rocco are characterised by the presence of degraded habitats and abandoned agricultural land reflecting the high degree of disturbance in these areas. A small pocket of Tamarisk (*Tamarisk africana*) is located on the coastal area outside the glacis of Fort Ricasoli whilst pockets of alien trees (Eucalyptus and Acacia species) were recorded in the vicinity of the other forts. Whilst not formally designated, the exposed rocky shore along this stretch has been identified by the Grand Harbour Local Plan (Figure 23) as an Area of Ecological and Geological Importance and Site of Scientific Importance.
- 5.3 The area to the east of Delle Grazie Battery constitutes the wide valley of Wied Glavan that has been entirely reclaimed for agriculture and has not been identified as having any attributes in terms of ecological significance.
- 5.4 The northern side of Fort San Leonardo facing the sea is dominated by a planted dense wooded area of Aleppo Pine, Blue leaved Acacia, African Tamarisk and Cypress. Just off the path skirting the south eastern flank of the fort, a number of Holm Oak trees are present. The land to the southern and south western sides of the fort was disturbed due to dumping of building debris and rubble. The areas to the east and south of Fort San Leonardo consist of cultivated fields. The low lying rocky shoreline extending from the eastern border of Smart City to Zonqor point, although not formally designated is proposed for scheduling for its ecological importance characterised by the maritime garigue habitat type.
- 5.5 Fort Delimara is enclosed by the coastal cliffs Level 2 Area of Ecological Importance (AEI) and Area of High Landscape Value (AHLV) that was scheduled through Government Notice 400 of 1996. Wolseley Battery is within the coastal cliffs Level 2 AEI and AHLV scheduled area. The land area adjacent to the battery is cultivated with field boundaries lined by trees. Fort Tas-Silg, including the ditch and glacis, are dominated by wooded areas. St. Paul's Battery is within the boundary of the Level 3 AEI and AHLV scheduled property. It is surrounded by agricultural land under active cultivation and the site itself is surrounded by trees. The immediate proximity of these forts to areas of ecological value makes them sensitive when considering new interventions within them.
- 5.6 The site at Zonqor pool itself is not identified as having any ecological significance however the adjacent low lying rocky shoreline is proposed for scheduling under local legislation for its ecological importance.

Protected Areas (Cultural Heritage)

- 5.7 The site at Tarxien and the site of the Zonqor pool do not have any cultural heritage features that are protected or proposed for protection.
- 5.8 Cluster A of forts along the Kalkara – Xghajra coast and the historic Dock 1 buildings
- (i) Fort Ricasoli built between 1670 and 1693, was scheduled as a Grade 1 building in 2001 as part of the Grand Harbour Fortifications, including the bastions and the glacis. The site is also protected as an AHLV covering the same fortifications. There are at least three blocks of two-storey British Barracks with a footprint of around 2,500sqm together with the numerous Knight's period vaults and open spaces and other recent structures.
 - (ii) Fort Rinella built in the late 19th century, was scheduled as a Grade 1 building in 2002. Its buffer zone extends to the sea and includes the shoreline from Wied Ghammieg to Kalanka tal-Patrijiet. It is only one of two forts in Malta (the other is Fort Delimara) that still has its original armament, a 100-ton Rifle Muzzle Loading gun that is one of the only two surviving in the world (the other is at Gibraltar). The internal spaces are small and mostly underground and are not likely to be suitable or enough to accommodate the required internal floor area for a university. Since 1992, Fort Rinella has been managed by the NGO Fondazzjoni Wirt Artna as a heritage attraction with daily re-enactments with a management agreement with the Lands Department and the Superintendence of Cultural Heritage. Relocation of this attraction is not desirable since the *raison d'être* of the museum is the presence of the 100-ton gun and the fort was purposely built to accommodate it.
 - (iii) Fort San Rocco built around 1870, was scheduled as a Grade 1 building in 1998 having a number of one-storey buildings. Work on the second Fort St Rocco was begun in 1900 and a large fort, devoid of any keep, and fitted with three large 9.2-inch BL guns on Barbette Mark X mountings was planted in its stead. A few elements of the old fort, however, particularly the front of the work with its ditch and counterscarp, including the two galleries have survived, albeit in ruins.
 - (iv) Delle Grazie Battery was completed in 1893 and is proposed for Scheduling as a Grade 1 British Fortification. It has a couple of one-storey buildings that are currently being used by the Xghajra Local Council. The installation takes the form of a polygonal fort, irregular hexagonal in plan, with two caponiers defending the forward ditches. Access to the fort is via a gatehouse and causeway across the rear ditch.
 - (v) Fort San Leonardo, built between 1872 and 1878, is proposed for Scheduling as a Grade 2 property, with a number of buildings within its perimeter. Owing to its past use as a cattle farm, a number of existing structures relate to this use and it may be more appropriate to dismantle them.
 - (vi) Dock 1 row of buildings from the Knights and the British periods are proposed for Scheduling as a Grade 2 property. The historic Dock No 1 dates back to 1848 and was

first used as a servicing point for galleys operating in the Mediterranean. The complex includes the dock buildings, which comprises of two warehouse systems, with overlying stores. The aggregate footprint of the two old buildings is of 5, 800 sqm.

5.9 Cluster B of forts along Delimara Peninsula

None of the Forts and Batteries along the Delimara Peninsula is currently afforded formal protection for their heritage value, however all of them are being proposed for scheduling.

- (i) Fort Delimara is proposed as a Grade 1 building, and has few buildings/chambers. It is one of the only two forts in Malta with their original armament with four 38 ton Rifle Muzzle Loading guns. Parts of the gun chambers are in a precarious structural state owing to fissures of the cliffs on which the emplacements were built.
- (ii) Wolseley Battery is proposed for scheduling as part of the British Fortifications, having a one-storey guardroom and only a couple of underground small ammunition magazines.
- (iii) Fort Tas-Silg is proposed for scheduling as a Grade 1 British Fortification. It has few buildings within it and currently houses a dog sanctuary.
- (iv) St. Paul's Battery is proposed for scheduling as part of the British Fortifications. It has no buildings and only a couple of underground small ammunition magazines.

Utility Provision

5.10 The site at Tarxien is within the development zone and surrounded by residential areas having good access and therefore the necessary utility services. The original use of Zonqor pool would have already provided the site with the necessary utility services and good access.

5.11 Access to Dock 1 is through roads leading to Bormla and I-Isla. Located within the development zone and close to residences, it is deemed that the site has the required basic utility infrastructure provision. Access to the fortifications along the Kalkara – Xghajra coast is mainly through surfaced country lanes. Located outside the development zone and away from urban areas, the sites would require dedicated infrastructure even though some of the forts are currently used (e.g. Fort Ricasoli, Delle Grazie Battery).

5.12 The fortifications along Delimara peninsula are accessible through surfaced country lanes leading from Marsaxlokk and Marsascala. Given their distance from urban development, it is evident that each site would require dedicated infrastructure as well as ancillary infrastructure to link all the sites.

Local Plan provisions

5.13 The South Malta Local Plan (Map TA1 and policy SMTA02) has indicated the following uses for the Tarxien site:

- planned road through the site,
- mixed Development Area for residential, commercial and social facilities and
- public open space

with a building height of 3 floors plus semi basement.

- 5.14 The Grand Harbour Local Plan of 2002 (Figure 23) earmarks Fort Ricasoli and Dock 1 as part of a Development Brief Area for tourism and recreation related uses and within the commercial designation of a Secondary Town Centre. Development Briefs for these two sites were approved in 1997 and 2005 respectively. The same Local Plan identifies Fort Rinella and Fort San Rocco as part of the Rinella Recreational Area covering also the Mediterranean Film Studio sites and identifies the rocky shoreline along these forts as a Site of Scientific Importance, an Area of Ecological Importance and Geological Importance. The South Malta Local Plan of 2006 (Maps XA1 and XA3) identifies Delle Grazzie Battery as a Heritage Site, a recreational area and designates it as an AHLV and Valley Protection Zone. The same Local Plan (Maps ZA1 and ZA6) identifies the coastal area from Fort San Leonardo to Marsascula as an Area of High Landscape Value and a National Park, proposing the rocky shoreline for scheduling as an AEI and SSI whilst the fort itself is earmarked as a District Park.
- 5.15 The Marsaxlokk Bay Local Plan policy map indicates the major part of Delimara Peninsula as a National Park for conservation, protection and improvement of natural heritage. Only recreational uses consistent with such objective may be considered. In addition, the policy map identifies the eastern coastal fringe and the promontory as an Area of Ecological Importance and the rest of the Park as a Rural Conservation Area. The site of St. Paul's Battery and that of Wolsely Battery are identified as an Area of Ecological Importance. Only Forts Delimara and Tas-Silg are earmarked for rehabilitation for tourism purpose, depending on the scale and type of uses that are to respect the appearance and character of these forts. According to the Local Plan, existing uses are to be relocated.
- 5.16 The South Malta Local Plan (Maps MS1 and MS3 and policy SMMS 03) encourages the development/ redevelopment of the Zonqor pool site and identifies the following uses:
- sports facilities,
 - retail facilities,
 - accommodation as ancillary to the operation of facilities,
 - urban open space
 - car parking

with a building height of 3 floors plus semi basement. Underground facilities are encouraged.

6.0 Conclusion and Recommendation

6.1 The Tarxien site is located within the Development Zone, with no formal designation of natural or cultural heritage protection and with good access to roads and potential for the provision of utility infrastructure. The planned road through the site would lead to its further fragmentation as well as a reduction in site area. This will prejudice the site's suitability for a campus and should not be considered further.

6.2 Cluster A of forts and historic buildings between Kalkara and Xghajra has the advantages that collectively, they can accommodate the needs of the University Campus in terms of land area, development will be utilising previously developed land, has the potential to restore buildings of high cultural value, and will inject new life into them, and they are located either in the heart of the historic cities or else on the fringe of urban areas limiting urban sprawl and the need for new infrastructure. However the development of these sites also raises a number of concerns

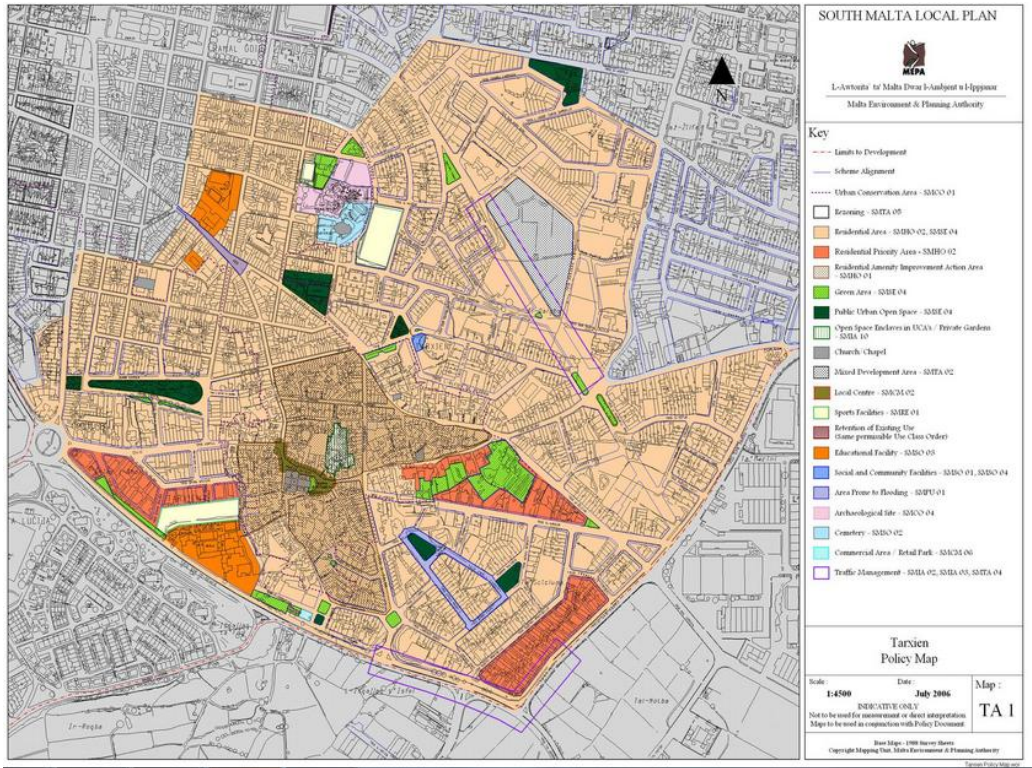
- 1) primarily on the need to relocate existing strategic land uses,
 - Fort Rinella which is currently in the possession of Fondazzjoni Wirt Artna as part of our Tourism Product,
 - Fort Ricasoli is not available due to the fact that these is utilised for the Filming industry and the Tank Cleaning Farm which under the Marpol Convention Malta is obliged to provide this service to the industry and up to now the relocation of this facility has been studied for the last years and a suitable location has not been identified.
 - Batterija Delle Grazie is currently being utilised by the Local Council which in such case the relocation of the offices may take place within development zone.
- 2) the need to provide new infrastructure to certain areas, e.g.
 - Fort San Leonardu needs an upgraded road infrastructure to link to the nearest major link road which is 800 m away. The same road today is serving the Sewage Treatment Plant. In view of the Traffic that will be generated by the development might also necessitate the need to upgrade it. The upgrading of all network infrastructure is necessary.
- 3) the uncertainty on the lack of information about the scale of the project generates in relation to the potential impacts on the cultural value of the forts and on their surroundings, which are also of nature importance.
 - The forts have few buildings and therefore insufficient space for the proposed development, if considered in isolation.
 - Their potential as a cluster needs also to be assessed in terms of (a) whether the space is enough and whether additions or excavations for more space is required, and (b) whether the use would require extensive alterations by the removal of authentic heritage fabric to create space and circulation.
- 4) Through discussions, the operator indicated that for the University to operate efficiently it has to be located on a limited number of sites. This Cluster involves six

different sites spread over a relatively wide area and therefore this may create operational difficulties for the University.

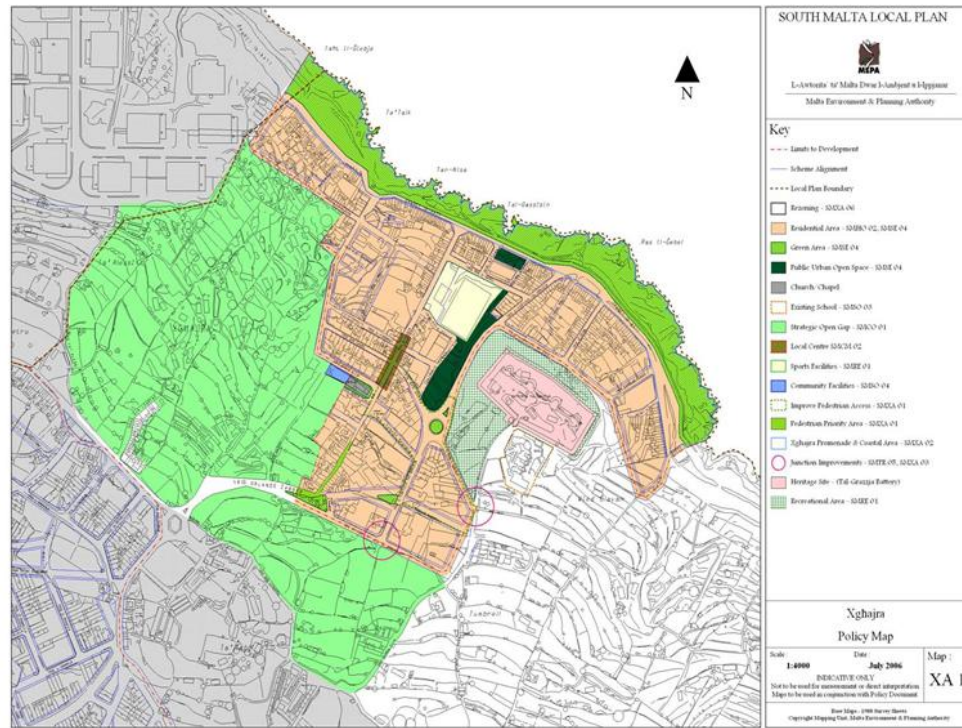
Such assessment is not within the scope of this preliminary evaluation.

- 6.3 In view of the relative isolation from urban settlements and existing legal protection afforded to the eastern flank of the peninsula as an Area of Ecological Importance for the coastal cliffs, supported by the complementary designation of Area of High Landscape Value, it is considered that the required development for the provision of improved access and utility service provision for the development of Cluster B of forts and historic buildings is likely to impact negatively on the Delimara Peninsula. The issues raised regarding the potential impact on the cultural value of the forts are also relevant for this cluster. Therefore the cluster of historic forts and buildings along Delimara Peninsula is not recommended for further consideration.
- 6.4 The Zonqor pool site is located within the development zone. It has no formal designation for natural or cultural heritage protection. In view of its original use, the site is considered to have good access to roads as well as utility infrastructure. The consideration of its redevelopment in the South Malta Local Plan of 2006 into a mix of sports, retail and ancillary accommodation facilities renders the site with potential for further consideration. Given its size, the site cannot be considered on its own but in conjunction with the original Zonqor site identified in the first preliminary report. There is scope to consider it further with a view of reducing the amount of land required outside the development zone.
- 6.5 It is recommended that the site of Zonqor pool as a first priority, and the Cluster A of forts and historic buildings from the recommendations of the Government Property Division and the online public consultation exercise, or the combination of a number of sites from both Zonqor pool area and Cluster A may be considered as an alternative option in the environmental impact assessment process to be undertaken in accordance with the EIA Regulations, once the formal planning application procedure for the proposed development for the American University of Malta is initiated.

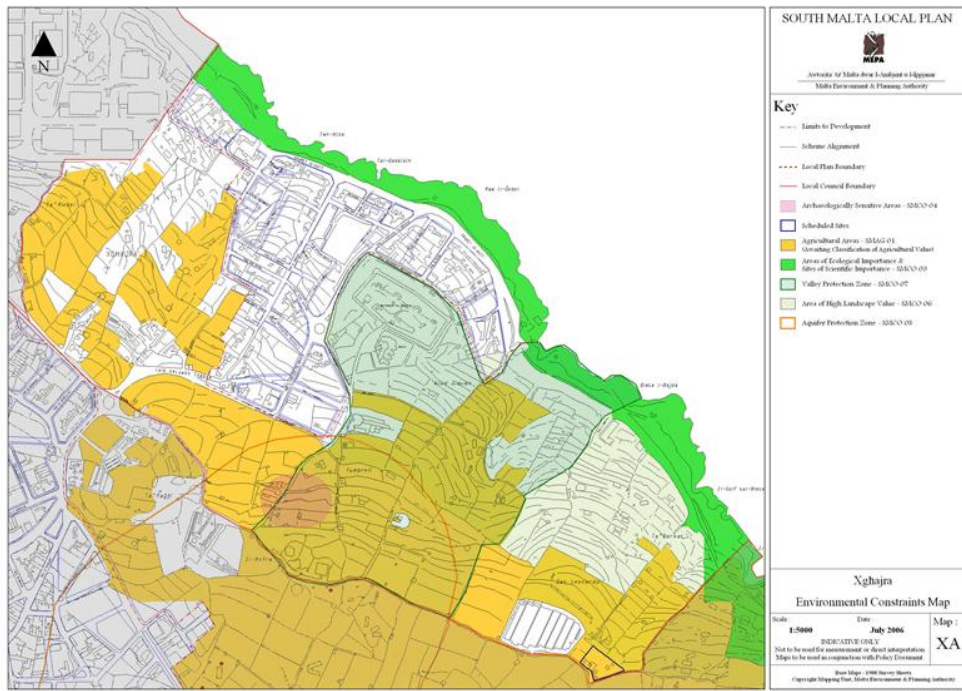
Annex I – Local Plan Maps



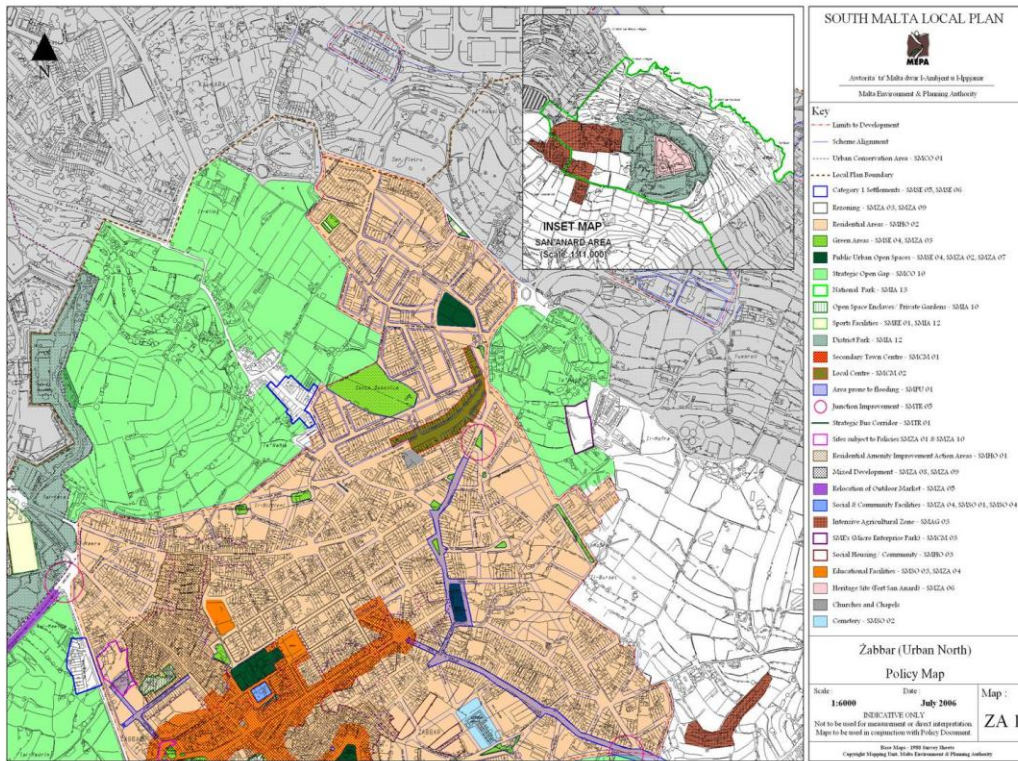
Tarxien Policy Map



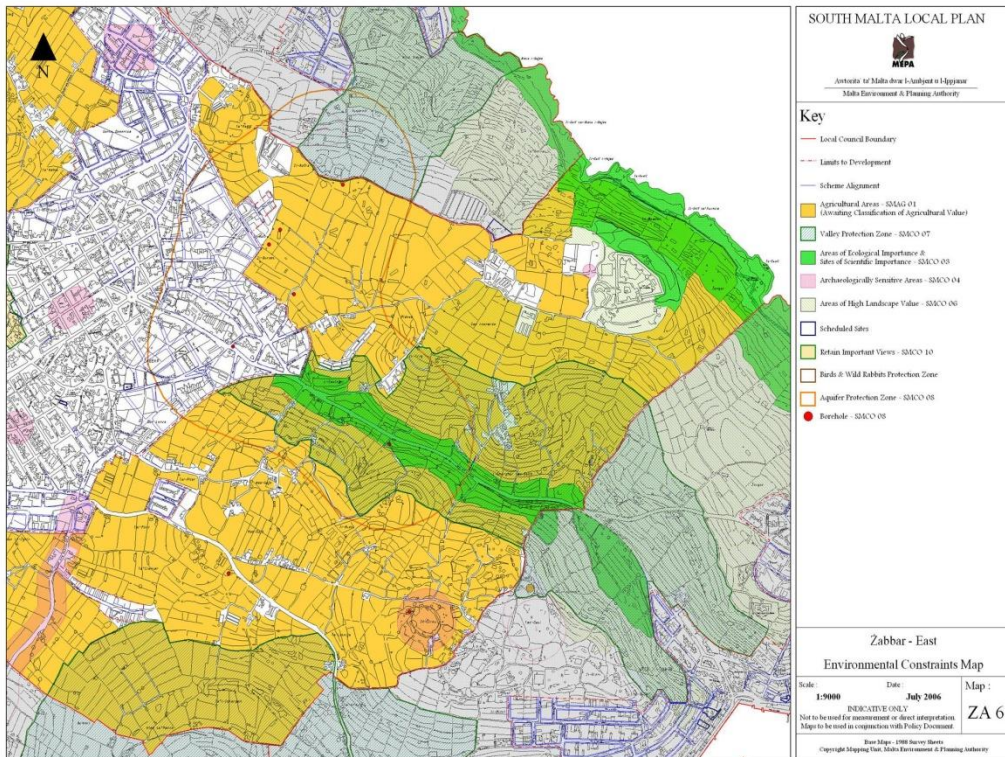
Xghajra Policy Map



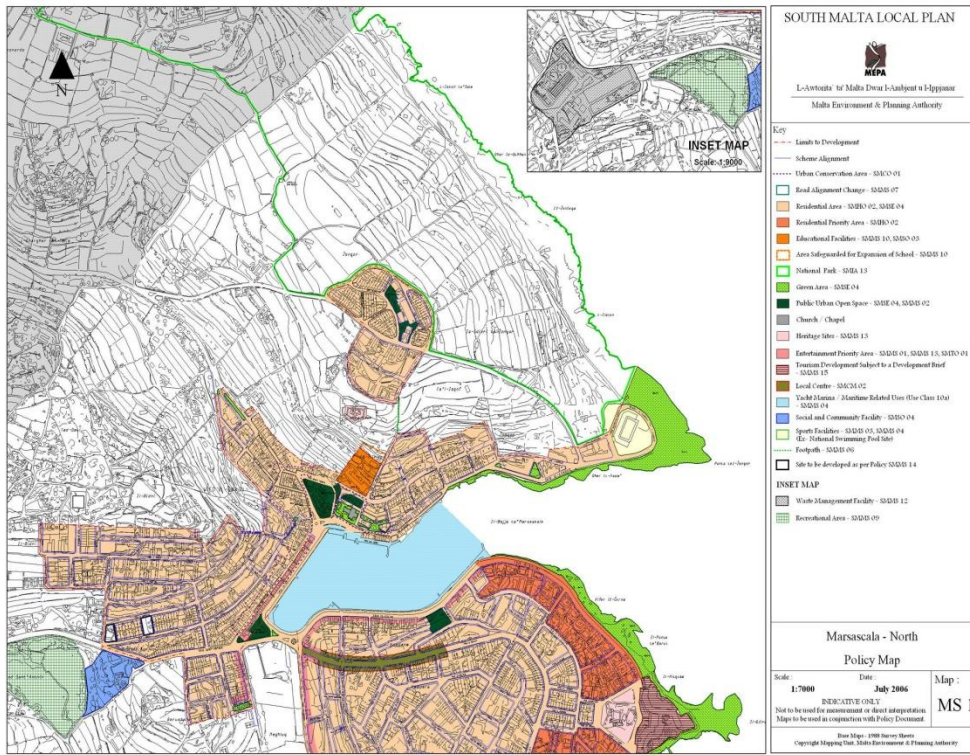
Xghajra Environmental Constraints Map



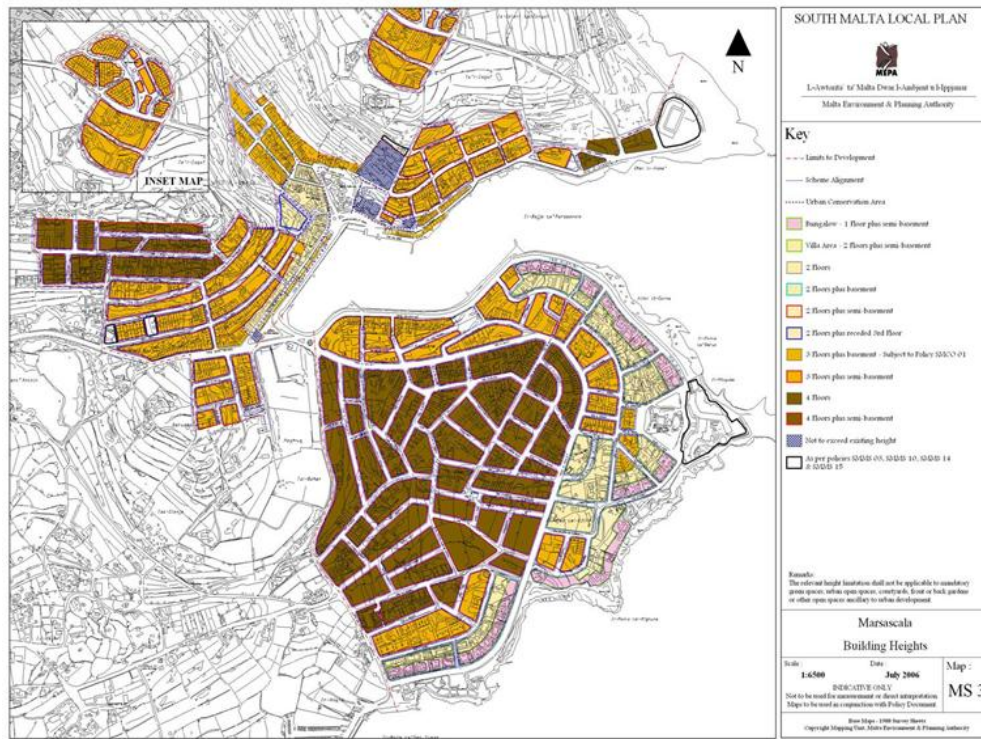
Zabbar North Policy Map



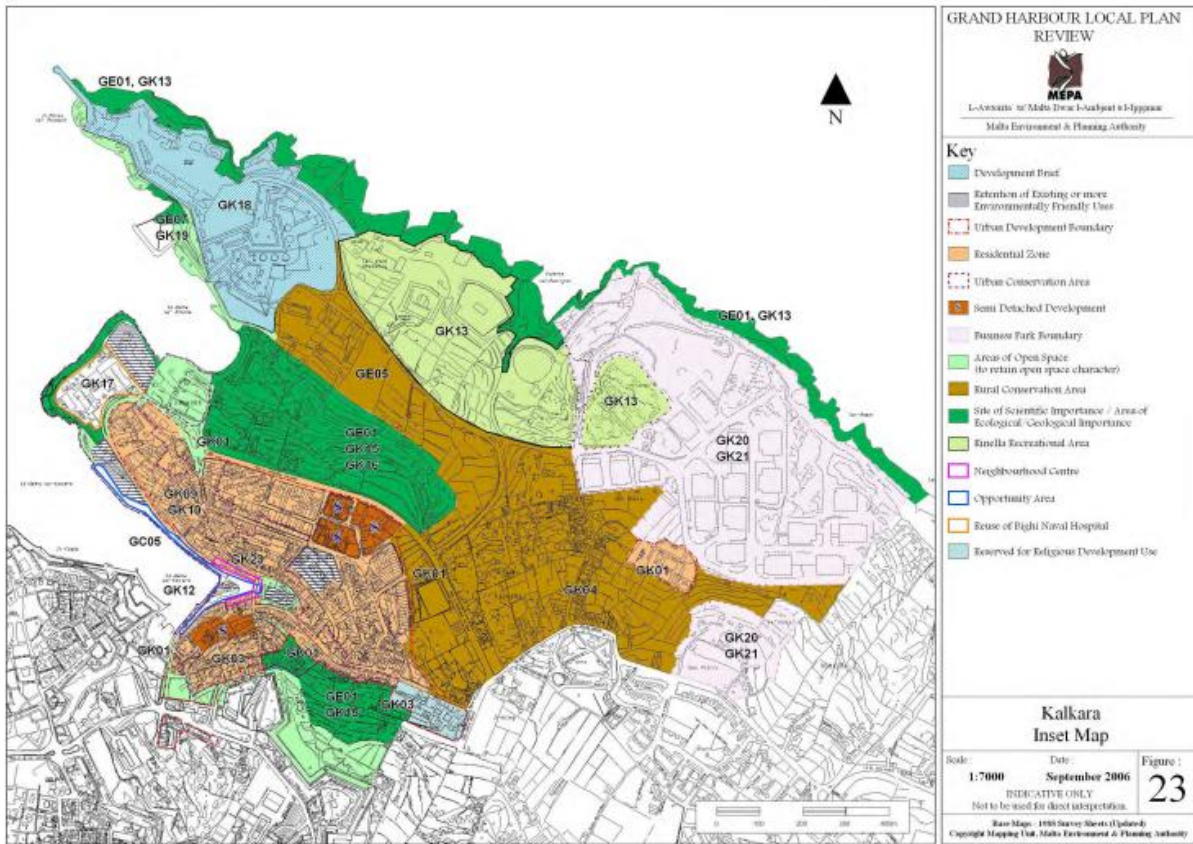
Zabbar East Environmental Constraints Map



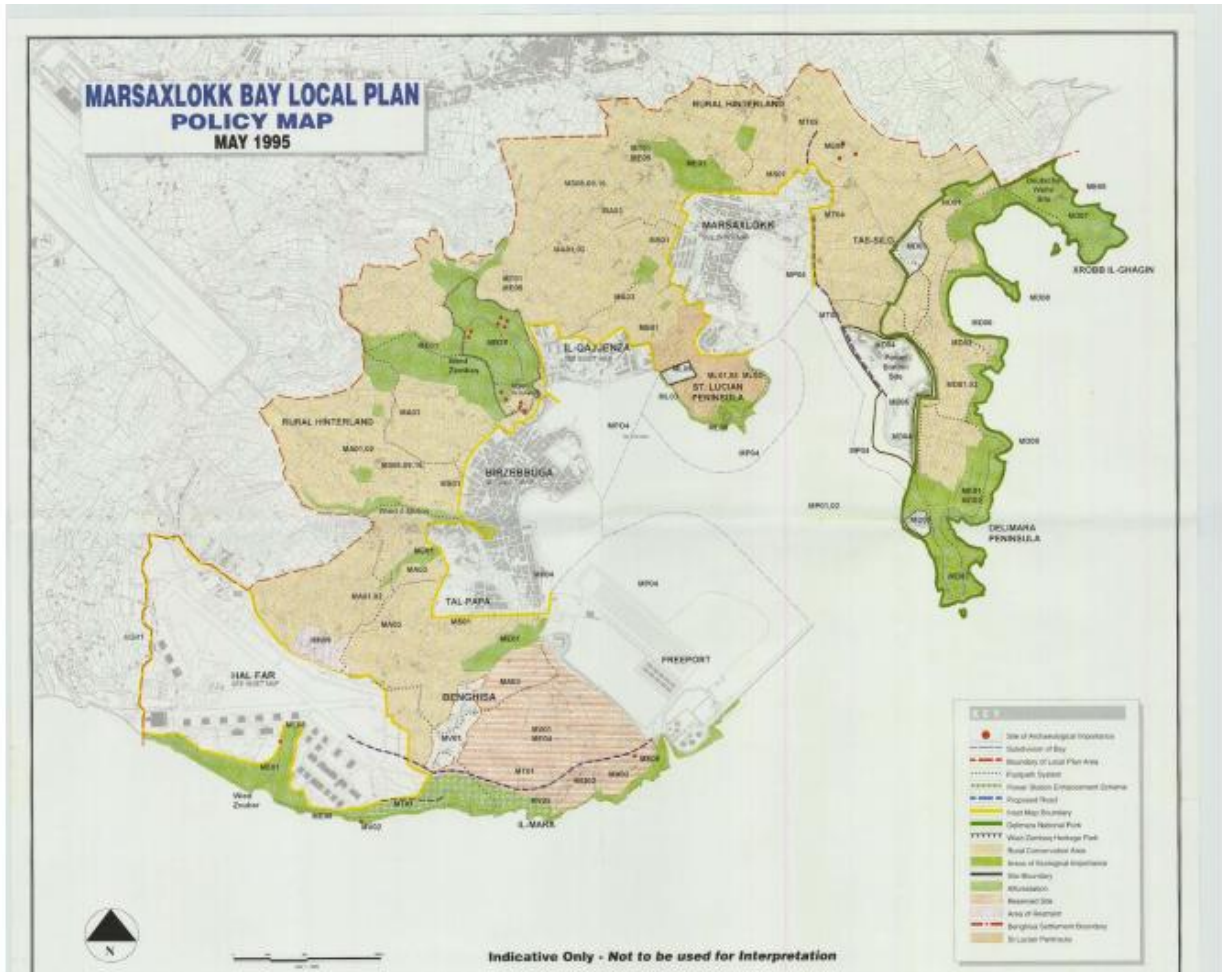
Marsascala North Policy Map



Marsascala Building Heights Map



Kalkara Inset Map



Marsaxlokk Bay Policy Map

Annex II – Government Property Division Sites

Map 1 : Site 1

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Zurrieq	53,000	Map ZU 1 Policy May indicates no zoning for the area; Map ZU 5 Environment constraints no zoning for the area, Area of Agricultural Value	Good access to roads.	The site does not have any statutory designation.	There is no statutory designation on this site.	ODZ

Conclusion: Site is an Area of Agricultural Value.

Map 2: Site 2a

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Qrendi	38,400	No specific local plan provisions.	Poor access to roads.	Site does not have any statutory designation.	There is no statutory designation on this site.	ODZ

Conclusion: Site is not well served by roads infrastructure.

Map 2: Site 2b

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Qrendi	22,700	no policy	Poor access to roads	A considerable part of eastern flank is in proposed scheduling as	There is no statutory designation on this site.	ODZ

				Level 2 AEI karstland and level 3 AEI buffer.		
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Conclusion: Site is less than the minimum required, does not have proper road access and development may have an impact on an area of nature importance.

Map 2: Site 2 c

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Zurrieq	30,200	Map ZU 5 identifies site as Agriculture Area awaiting classification of agricultural value	Whilst close to the edge of development zone, the area is accessible only through field access lanes	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ

Conclusion: The site is not well served by roads infrastructure.

Map 3: Site 3a

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Qrendi	27, 700	Map QR3 identifies site as Agriculture Area awaiting classification of agricultural value. Map QR3 identifies eastern part of site as Archaeologically sensitive	Adjacent to country road only	There is no statutory designation on this site.	Eastern part of site included in buffer zone to Site of Archaeological Importance (Misrah Sinjura Dolmen)	ODZ

		area as per SMLP Policy SMCO 04.				
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Conclusion: Site is not well served by roads infrastructure and falls within an area of cultural heritage importance.

Map 3: Site 3b

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Qrendi	27,200	Map QR3 identifies site as Agriculture Area awaiting classification of agricultural value.	Adjacent to country road only	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ

Conclusion: Site is not well served by roads infrastructure.

Map 3: Site 3c

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Qrendi	28,900	Map QR3 identifies site as Agriculture Area awaiting classification of agricultural value. Area between the north part of the site and DZ is indicated as having a borehole. Area of Agricultural Value.	Good access to existing roads	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ

Conclusion: Site is an area of agricultural value.

Map 3: Site 3d (continues with Site 7a on Map 7)

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Qrendi	49,000	Map QR3 identifies site as Agriculture Area awaiting classification of agricultural value. Area of Agricultural Value.	Good access to roads.	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ

Conclusion: Site is an area of agricultural value.

Map 3: Site 3e

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	(cultural)	DZ/ODZ
Mqabba	37,400	Map MA1 identifies the site as part of the Strategic Open Gap as per SMLP policy SMCO 01. Area of Agricultural Value.	Good access to roads.	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ

Conclusion: Site is an area of agricultural value.

Map 4: Site 4a

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Siggiewi	42,900	Map SI 5: SW part of site falls within the valley	Poor access to roads	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ

		system Wied Xkora/Wied Musa that is to have an Environment Management Plan in accordance with SMLP Policy SMCO 09.				
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Conclusion: Site is not well served by roads infrastructure and development may have an adverse impact on the valley system.

Map 4: Site 4b

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Siggiewi	24,300	Map MA 3 identifies part of the site as an Agriculture Area awaiting classification of agricultural value as per SMLP Policy SMAG 1. LP Map SI 2 indicates site as an area requiring environment management plan in accordance with SMLP Policy SMCO 09. Airport Safeguarded Area.	Site lies in countryside with access through country lanes.	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ

Conclusion: Site is not well served by roads infrastructure and is slightly less than the minimum area required. Proposal may have an impact on development and operation of airport.

Map 4: Site 4c

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Mqabba	32,100	Map MA 3 identifies site as Agriculture Area awaiting classification of agricultural value as per SMLP Policy SMAG 1. Airport Safeguarded Area.	Site is accessible through country lanes only.	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ

Conclusion: Site is not well served by roads infrastructure and proposal may have an impact on development and operation of airport.

Map 4: Site 4d

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Mqabba	57,700	Map MA 3 indicates that the site falls within a proposed AEI/SSI as per policy SMCO 03 as part of il-Wied ta' Kandja, within the buffer zone of a scheduled Roman Tower at Tal-Wilga, and identified as part of a water catchment area and part of the Aquifer Protected area zone. Airport Safeguarded Area.	Good access to roads.	Site is part of the Luqa Airport Bird Sanctuary boundary. Site proposed as and AHLV and AEI.	Scheduled AAI: Buffer Zone to Class A roman tower.	ODZ

Conclusion: Site fall within an area of cultural importance and proposal may affect the development and operation of the airport and an area of nature importance.

Map 4: Site 4 e

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Mqabba	32,200	Map MA3 identifies the site as Agriculture Area awaiting classification of agricultural value as per SMLP Policy SMAG 1	Site has food access to roads.	Site is part of the Luqa Airport Bird Sanctuary boundary. Site proposed as AHLV.	There is no statutory designation on this site.	ODZ

Conclusion: Site fall within an area of nature importance and proposal may affect the development and operation of the airport.

Map 5: Site 5 a

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Siggiewi	34,600	Map SI 5 zones the site as quarries and governed by SMLP policy SMMW 01; part is in AHLV as per SMLP policy SCMC 06 and close to the valley Protected area zone identified in SMLP Policy SMCO 07	Access through country lanes.	Majority of site in proposed scheduling for AEI, SSI valley system and AHLV.	There is no statutory designation on this site.	ODZ

Conclusion: Site is not well served by roads infrastructure and development may affect an area of nature importance .

Map 5: Site 5b

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Siggiewi	110,900	Map SI 5 indicates that most of the site is designated as a Valley Protected area Zone and Area of Ecological Importance and Site of Scientific Importance as per SMLP policies SMCO 07 and SMCO 03 respectively. The western part of the site is also designated as Agriculture Area awaiting classification of agricultural value as per SMLP Policy SMAG 1	Area is only accessible through country lanes and footpaths	The site proposed for scheduling as a valley system (Level 2 AEI and SSI) and AHLV.	There is no statutory designation on this site.	ODZ

Conclusion: Site is not well served by roads infrastructure and development may affect an area of nature importance.

Map 5: Site 5c

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Siggiewi	35,100	Map SI 5 indicates that most of the site is designated as Agriculture Area awaiting classification of	area accessible through country lanes	Southern part of site is included in proposed AHLV	There is no statutory designation on this site.	ODZ

		agricultural value as per SMLP Policy SMAG 1; part of the site is designated as a Valley Protected area; Zone and Area of Ecological Importance and Site of Scientific Importance as per SMLP policies SMCO 07 and SMCO 03 respectively. Part of the site is also designated as quarrying.				
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Conclusion: Site is not well served by roads infrastructure and development may affect an area of landscape value.

Map 5: Site 5d

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Siggiewi	30,200	According to Map SI 5 all the site fall within the valley Protected area zone, AHLV, AEI and SSI as per SMLP policies SMCO 07, SMCO 06 and SMCO 03 respectively.	site is accessible through country lanes and paths	All the site falls within proposed AHLV, AEI and SSI	There is no statutory designation on this site.	ODZ

Conclusion: Site is not well served by roads infrastructure and development may affect an area of nature and landscape importance.

Map 5: Site 5e

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Siggiewi	60,200	Map SI 5 designates the site as Agriculture Area awaiting classification of agricultural value as per SMLP Policy SMAG 1	Site accessible through country lanes.	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ

Conclusion: Site is not well served by roads infrastructure.

Map 5: Site 5f

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Siggiewi	n/a	Map SI 5 designates the site as Agriculture Area awaiting classification of agricultural value as per SMLP Policy SMAG 1; Valley Protected Zone (SMLP policy SMCO07); AHLV (SMLP Policy SMCO 06); Water Catchment Area (SMLP Policy SMCO 08) and AEI and SSI (SMLP policy SMCO 03)	Poor access to existing roads.	Site is proposed for sceduling as AEI, SSI and AHLV	There is no statutory designation on this site.	ODZ

Conclusion: Site is not well served by roads infrastructure and development may affect an area of nature importance.

Map 6: Site 6a

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Zurrieq	33,800	Map ZU 5 designates site as Agriculture Area awaiting classification of agricultural value as per SMLP Policy SMAG 1 which aims to protect agricultural land from development	Access to site through country lanes	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ

Conclusion: Site is not well served by roads infrastructure.

Map 6: Site 6b

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Zurrieq	51,600	Map ZU 5 designates site as Agriculture Area awaiting classification of agricultural value.	Access to site through country lanes	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ

Conclusion: Site is not well served by roads infrastructure.

Map 7: Site 7a

Note: Refer to Site 3d.

Map 7: Site 7b

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Zurrieq	28,600	Map ZU 5 designates site as Agriculture Area awaiting classification of agricultural value.	Site can be accessed through country lanes.	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ

Conclusion: Site is not well served by roads infrastructure.

Map 7: Site 7c (i)

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Mqabba	41,900	Map MA 3 indicates that part of the site is designated as quarries and part of the site as agricultural area	Good access to roads.	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ

Conclusion: Site is an area of agricultural value.

Map 7: Site 7 c (ii)

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Kirkop	156,400	Map KI 1 indicates site as strategic open gap with quarries. Map KI 3	Good access to roads.	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ

		indicates the site as Agriculture Area awaiting classification of agricultural value, Area of Agricultural Vaue				
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Conclusion: Site is an area of agricultural value.

Map 7: Site 7 c (iii)

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Kirkop	59,300	Map KI 1 indicates site as strategic open gap. Map KI 3 indicates the site as Agriculture Area awaiting classification of agricultural value, Area of Agricultural Value	Good access to roads.	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ

Conclusion: Site is an area of agricultural value.

Map 8: Site 8

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Mqabba	220,900	Map MA 1 Identifies north part of site as quarries; Map MA 3 designates southern part of site as Agriculture Area awaiting classification of	Good access to roads	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ

		agricultural value				
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Conclusion: Most of the site is reserved for mineral extraction.

Map 9: Site 9

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Qormi	48,300	Map QOM 1 identifies part of the site as a Strategic Open Gap as per policy CG 25; Map QOM 4 identifies the site as Agriculture Area awaiting classification as per CMLP policy CG 24. Area of Agricultural Importance.	Good access to roads	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ

Conclusion: Site is an area of agricultural value.

Map 10: Site 10a

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Zurrieq	19,800	Map ZU 2 identifies site as an Area of Ecological Importance Map ZU 4 identifies site as archaeologically sensitive as per SMLP policy SMCO 04; Valley Protected area	Poor access to roads.	Level 2 and Level 3 AEI, AHLV; Special Protected area Area, Special Area of Conservation, Natura 2000 site	Buffer to Wied Moqbol Site of Archaeological Importance	ODZ

		Zone as per policy SMCO 07; AEI and SSI as per SMLP policy SMCO 03 and also as a Special Area of Conservation				
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Conclusion: Site is not well served by roads infrastructure and lies within an area of nature and cultural importance.

Map 10: Site 10b

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Zurrieq	52,500	Map ZU 2 identifies lower part of site as quarry. Map ZU 4 identifies part of site as scheduled and the rest as Agriculture Area awaiting classification of agricultural value as per SMLP Policy SMAG1.	Poor access to roads.	AHLV and AEI. Adjacent to SPA, SAC and N2000 site	There is no statutory designation on this site.	ODZ

Conclusion: Site is not well served by roads infrastructure and lies within area of nature importance.

Map 11: Site 11 a

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Zurrieq	44,600	Map ZU 4 designates site as Agriculture Area awaiting classification of agricultural value as per SMLP Policy SMAG 1	Accessible through country lanes	Part of site included in proposed scheduling for AEI	There is no statutory designation on this site.	ODZ

Conclusion: Site is not well served by roads infrastructure and development may affect an area of nature importance.

Map 11: Site 11 b

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Zurrieq	81,000	Map ZU 4 designates site as Agriculture Area awaiting classification of agricultural value as per SMLP Policy SMAG 1	Accessible through country lanes	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ

Conclusion: Site is not well served by roads infrastructure.

Map 11: Site 11c

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Zurrieq	28,500	Map ZU 4 designates site as Agriculture Area awaiting classification of agricultural value as per SMLP Policy SMAG 1	Accessible through country lanes	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ

Conclusion: Site is not well served by roads infrastructure.

Map 11: Site 11 d

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Zurrieq	27,200	Map ZU 4 designates site as Agriculture Area awaiting classification of agricultural value as per SMLP Policy SMAG 1	Accessible through country lanes	Site is proposed for scheduling as Level 2 and Level 3 AEI	There is no statutory designation on this site.	ODZ

Conclusion: Site is not well served by roads infrastructure and development may affect an area of nature importance.

Map 11: Site 11e

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Zurrieq	104,700	Map ZU 4 designates site as Agriculture Area awaiting classification of agricultural value as per SMLP Policy SMAG 1; Valley Protected area Zone as per SMLP policy SMCO 07.	Accessible through country lanes	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ

Conclusion: Site is not well served by roads infrastructure.

Map 12 Site 12 a (linked with Site 13a, Map 13) Incomplete polygon. Site area cannot be calculated

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Safi	n/a	Map SA 3 identifies part of site as Agriculture Area awaiting classification of agricultural value as per SMLP Policy SMAG 1. Airport safeguarded zone.	Accessible through country lanes	There is no statutory designation on this site.	Scheduling: SAI Burial Catacomb Class B and buffer zone; proposed scheduling – Hajt tal-Matla	ODZ

Conclusion: Site is not well served by road infrastructure and lies within area of cultural importance. Proposal may affect the development and operation of the airport.

Map 12 site 12 b

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Safi	470,800	Map SA 3 identifies part of site as Agriculture Area awaiting classification of agricultural value as per SMLP Policy SMAG 1; and most of the site includes Archaeological Sensitive Areas (SMLP Policy SMCO 04). Airport safeguarded zone.	Accessible through country lanes	Proposed AEI level 2 and level 3 karstland on most of the southern part of the site	Scheduling: Tal-Gawhar Roman Tower Class A and Buffer Zone;	ODZ

Conclusion: Site is not well served by road infrastructure and lies within area of cultural importance. Proposal may affect the development and operation of the airport and an area of nature importance.

Map 12: Site 12 c

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Zurrieq	60,600	Map ZU 4 indicates that the site is designated as Agriculture Area awaiting classification of agricultural value as per SMLP Policy SMAG 1 partly in Valley Protected area Zone (SMLP Policy SMCO 07); Partly in Aquifer Protected area Zone (SMLP policy SMCO 08). Map LU 3: Airport safeguarded area	Good access to roads.	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ

Conclusion: Proposal may affect the development and operation of the airport.

Map 13: Site 13 a

Refer to Map 12 Site 12 a

Map 13: site 13b

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Gudja	85,600	Map GU 3 indicates that the site is designates as Agriculture Area awaiting classification of agricultural value as per	Accessible through country lanes	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ

		SMLP Policy SMAG 1; site includes Archaeological Sensitive Areas (SMLP Policy SMCO 04)				
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Conclusion: Site is not well served by roads infrastructure.

Map 14 Site 14a

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Marsaxlokk	81,900	MBLP Fig 11 indicates that part of the site is zoned for terraced development with front garden; MBLP policy Map indicates western part of site as AEI (Policy ME 01) and eastern flank of the site as Rural Conservation Area (policy MA 02)	Good access to roads.	western part proposed for scheduling as AEI (karstland)	Easternmost part in buffer zone of tas-Silg scheduled site;	Mostly ODZ, partly within DZ (already developed as housing)

Conclusion: Proposal may have an impact on areas of nature and cultural importance.

Map 14 Site 14b

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Marsaxlokk	192,900	MXBLP policy map designates site as Rural Conservation Area;	Good access to roads	Most of the site scheduled AEI as buffer zone to il-Maghluq. Special Area of	There is no statutory designation on this site.	ODZ

				Conservation and Natura 2000 site		
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Conclusion: Site falls within an area of nature importance.

Map 15: Site 15a

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Zejtun	193,300	Map ZN 5 designates site as Agriculture Area awaiting classification of agricultural value as per SMLP Policy SMAG 1. Site has agricultural value.	Good access to roads.	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ

Conclusion: Site falls within an area of agricultural value.

Map 15 Site 15 b

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
M'Xlokk	36,300	MXBLP Policy Map identifies site as Rural Conservation Area	Accessible through country lanes	There is no statutory designation on this site.	Southern flank Scheduled as buffer zone to Class A Tas-Silg Site of Archaeological Importance	ODZ

Conclusion: Site is not well served by roads infrastructure and falls within an area of cultural importance.

Map 15 Site 15c

Site 15c polygon is incomplete and therefore area cannot be calculated

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Marsascula	n/a	Site 15c is identified in Map MS 4 as Agriculture Area awaiting classification of agricultural value as per SMLP Policy SMAG 1	Accessible through country lanes	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ

Conclusion: Site is not well served by roads infrastructure.

Map 16: Site 16a

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Zabbar	23,400	Map ZA 6 identifies part of the site as Agriculture Area awaiting classification of agricultural value as per SMLP Policy SMAG 1	Good access to roads	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ

Conclusion: Site is slightly less than the minimum area required.

Map 16: Site 16b

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Zabbar	85,300	Map ZA 6 identifies part of the site as Agriculture Area awaiting classification of agricultural value as per SMLP Policy SMAG 1; Valley Protected area Zone (SMLP Policy SMCO07) and western flank as Archaeologically Sensitive Area (SMLP Policy SMCO 04)	Good access to roads	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ

Conclusion: Proposal may have an impact on areas of cultural importance.

Map 16: Site 16c

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Zabbar	22,100	Map ZA 6 identifies the site as Agriculture Area awaiting classification of agricultural value as per SMLP Policy SMAG 1; Valley Protected area Zone (SMLP Policy SMCO07)	Good access to roads.	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ

Conclusion: Site is slightly less than the minimum area required.

Map 16: Site 16d

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Marsascala	46,230	Map MS4 identifies the site as Agriculture Area awaiting classification of agricultural value as per SMLP Policy SMAG 1; most of the site as a Valley Protected area Zone (SMLP Policy SMCO07). Area of agricultural value.	Accessible through country lanes and part road at edge of scheme	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ – easternmost part is within DZ

Conclusion: Site falls within an area of agricultural value.

Map 17: Site 17

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Zabbar	23,400	Map ZA 6 identifies the site as Agriculture Area awaiting classification of agricultural value as per SMLP Policy SMAG 1; as an Area of High Landscape Value (SMLP Policy SMCO06); Valley Protected area Zone (SMLP Policy SMCO07) and the upper flank as an AEI and SSI (SMLP Policy SMCO 03)	Good access to roads.	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ

Conclusion: Site is slightly less than the minimum area required.

Map 18: Site a

Local Council	Site Area	SMLP Designation	Proximity to roads	Protected Area (nature)	Protected Area (culture)	DZ/ODZ
Zabbar	27,500	Policy Map: Strategic Open Gap; Environmental Constraints Map: Agricultural Area (awaiting classification). Area of agricultural value.	Only a restricted stretch fronts directly onto an existing road schemed Triq Santu Rokku	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ.

Conclusion: Site falls within an area of agricultural value.

Map 18: Site b

Local Council	Site Area	SMLP Designation	Proximity to roads	Protected Area (nature)	Protected Area (culture)	DZ/ODZ
Xghajra	102,400	Environmental Constraints Map: Agricultural Area (awaiting classification); Valley Protection Zone, Aquifer Protection Zone, Area of High Landscape Value, AEI (coastal stretch)	Only a restricted stretch fronts onto a single carriage way road	Coastal stretch proposed as Level 3 AEI buffer zone	There is no statutory designation on this site.	ODZ

Conclusion: Site is in proximity to the Ta'Barkat Sewage Treatment Plant and development may prejudice the future expansion of this strategic infrastructure. Proposal may have an impact on an area of nature importance.

Map 19

Local Council	Site Area	MBLP Designation	Proximity to roads	Protected Area (nature)	Protected Area (culture)	DZ/ODZ
Marsaxlokk	55, 500	Marsaxlokk Bay Policy Map: Rural Conservation Area	Poor access to roads	Level 3 AEI buffer zone to coastal cliffs and AHLV and National Park	There is no statutory designation on this site.	ODZ

Conclusion: Site falls within an area of nature importance and is not well served by roads infrastructure.

Map 20: Site a

Local Council	Site Area	MBLP Designation	Proximity to roads	Protected Area (nature)	Protected Area (culture)	DZ/ODZ
Marsaxlokk	46, 700	Marsaxlokk Bay Policy Map: Delimara National Park, Rural Conservation Area, Area of Ecological Importance (coastal cliffs)	Poor access to roads	Level 3 AEI buffer zone to coastal cliffs and AHLV and National Park	There is no statutory designation on this site.	ODZ

Conclusion: Site falls within an area of nature importance and is not well served by roads infrastructure.

Map 20: Site b

Local Council	Site Area	MBLP Designation	Proximity to roads	Protected Area (nature)	Protected Area (culture)	DZ/ODZ
Marsaxlokk	42,900	Marsaxlokk Bay Policy Map: Delimara National Park, Rural Conservation Area	Poor access to roads	Level 3 AEI buffer zone to coastal cliffs and AHLV and National Park	There is no statutory designation on this site.	ODZ

Conclusion: Site falls within an area of nature importance and is not well served by roads infrastructure.

Map 21: Site a

Local Council	Site Area	SMLP Designation	Proximity to roads	Protected Area (nature)	Protected Area (culture)	DZ/ODZ
Marsascala	32,700	Environmental Constraints Map: Agricultural Area (awaiting classification); Valley Protection Zone, Area of High Landscape Value. Area of Agricultural Value.	Frontage on a single carriageway road exists	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ

Conclusion: Site is an area of agricultural value.

Map 21: Site b

Local Council	Site Area	SMLP Designation	Proximity to roads	Protected Area (nature)	Protected Area (culture)	DZ/ODZ
Marsascala	24,000	Environmental Constraints Map: Partly	Poor access	There is no statutory designation on this site.	There is no statutory	ODZ.

		Agricultural Area (awaiting classification); Partly Valley Protection Zone			designation on this site.	
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Conclusion: Site is slightly less than the minimum area required and is not well served by roads infrastructure.

Map 21: Site c – Zonqor site refer to preliminary site evaluation report

Local Council	Site Area	LP Designation	Proximity to roads	Protected Area (nature)	Protected Area (culture)	DZ/ODZ

Map 22

Local Council	Site Area	SMLP Designation	Proximity to roads	Protected Area (nature)	Protected Area (culture)	DZ/ODZ
Paola	62,300	Policy Map: Strategic Open Gap Environmental Constraints Map: Agricultural Area (awaiting classification); Aquifer Protection Zone, Area of High Landscape Value;	Direct frontage on an arterial/distributor road	Nature Reserve	There is no statutory designation on this site.	ODZ.

Conclusion: Site falls within an area of nature importance.

Map 23: Site a

Local Council	Site Area	MBLP Designation	Proximity to	Protected Area (nature)	Protected Area	DZ/ODZ
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			roads		(culture)	
BBugia	186,900	Marsaxlokk Bay Policy Map: Rural Conservation Area, Area of Ecological Importance. Area of Agricultural Value.	Good access	Proposed Level 2 and 3 AEI	There is no statutory designation on this site.	ODZ.

Conclusion: Site falls within an Area of Agricultural Value. Development may have an impact on an area of nature importance.

Map 23: Site b

Local Council	Site Area	MBLP Designation	Proximity to roads	Protected Area (nature)	Protected Area (culture)	DZ/ODZ
BBugia	47,400	Marsaxlokk Bay Policy Map: Rural Conservation Area, Area of Agricultural Value	Good access	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ

Conclusion: Site is an area of agricultural value.

Map 23: Site c

Local Council	Site Area	MBLP Designation	Proximity to roads	Protected Area (nature)	Protected Area (culture)	DZ/ODZ
BBugia	68,700	Marsaxlokk Bay Policy Map: Rural Conservation Area	Poor access to roads	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ

Conclusion: Site is not well served by roads infrastructure.

Map 24: Site a

Local Council	Site Area	MBLP Designation	Proximity to roads	Protected Area (nature)	Protected Area (culture)	DZ/ODZ
BBugia	51,600	Marsaxlokk Bay Policy Map: Rural Conservation Area	Short stretch of frontage on a single carriageway road	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ.

Conclusion: Site is not well served by roads infrastructure.

Map 24: Site b

Local Council	Site Area	MBLP Designation	Proximity to roads	Protected Area (nature)	Protected Area (culture)	DZ/ODZ
BBugia	36,800	Marsaxlokk Bay Policy Map: Rural Conservation Area, Area of Agricultural Value.	Good access to roads.	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ

Conclusion: Site is an area of agricultural value.

Map 24: Site c

Local Council	Site Area	MBLP Designation	Proximity to roads	Protected Area (nature)	Protected Area (culture)	DZ/ODZ
BBugia	166,500	Marsaxlokk Bay Policy Map: Rural Conservation Area, Area of Ecological	Good access to roads. Part of site perimeter fronts onto a	There is no statutory designation on this site.	There is no statutory designation on this site.	Mostly ODZ. Partly within the DZ.

		Importance, Area of Agricultural Value	schemed road, Triq tal-Papa			
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Conclusion: Site is an area of agricultural value.

Map 25: Site a

Local Council	Site Area	SMLP Designation	Proximity to roads	Protected Area (nature)	Protected Area (culture)	DZ/ODZ
Ghaxaq	26, 700	Environmental Constraints Map: Area of High Landscape Value, Valley Protection Zone, Agricultural Area awaiting classification, Aquifer protection zone, Area of Ecological Importance	Poor access to roads	Proposed Level 3 AEI buffer zone	There is no statutory designation on this site.	ODZ

Conclusion: Proposal may have an impact on an area of nature importance and is not well served by roads infrastructure.

Map 25: Site b

Local Council	Site Area	MBLP Designation	Proximity to roads	Protected Area (nature)	Protected Area (culture)	DZ/ODZ
BBugia	32, 500	Marsaxlokk Bay Policy Map: Rural Conservation Area	Poor access	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ

Conclusion: Site is not well served by roads infrastructure.

Map 25: Site c

Local Council	Site Area	MBLP Designation	Proximity to roads	Protected Area (nature)	Protected Area (culture)	DZ/ODZ
BBugia	67, 300	Marsaxlokk Bay Policy Map: Rural Conservation Area	Only short stretch of site perimeter has access onto a schemed road (Triq il-Port Hieles)	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ.

Conclusion: Site is not well served by roads infrastructure.

Map 25: Site d

Local Council	Site Area	MBLP Designation	Proximity to roads	Protected Area (nature)	Protected Area (culture)	DZ/ODZ
BBugia	167, 000	Marsaxlokk Bay Policy Map: Area of Ecological Importance, Wied Zembaq Heritage Park	Poor access to roads	Proposed AEI level 2 and 3	Area of Archaeological Importance	ODZ

Conclusion: Site falls within an area of cultural importance, is not well served by roads infrastructure and development may have an impact on an area of nature importance.

Map 26: Site a

Local Council	Site Area	SMLP Designation	Proximity to roads	Protected Area (nature)	Protected Area (culture)	DZ/ODZ
Ghaxaq	43, 400	Environmental Constraints Map: Area	Poor access to roads	Proposed level 2 and level 3 AEI	There is no statutory	ODZ

		of High Landscape Value, Valley Protection Zone, Agricultural Area awaiting classification, Aquifer protection zone, Area of Ecological Importance Constraints Maps on Mapserver: Within 200m radius of a fireworks factory			designation on this site.	
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Conclusion: Site is not well served by roads infrastructure and may have an impact on an area of nature importance.

Map 26: Site b – same as site d in Map 25

Local Council	Site Area	LP Designation	Proximity to roads	Protected Area (nature)	Protected Area (culture)	DZ/ODZ

Map 26: Site c

Local Council	Site Area	MBLP Designation	Proximity to roads	Protected Area (nature)	Protected Area (culture)	DZ/ODZ
BBugia	62, 300	Marsaxlokk Bay Policy Map: Rural Conservation Area, Area of Agricultural Value	Good access to roads	Very minor portion proposed Level 3 AEI buffer	There is no statutory designation on this site.	ODZ

Conclusion: Site falls within an Area of Agricultural Area.

Map 26: Site d – incomplete site boundary

Local Council	Site Area	LP Designation	Proximity to roads	Protected Area (nature)	Protected Area (culture)	DZ/ODZ

Map 27: Site a

Local Council	Site Area	SMLP Designation	Proximity to roads	Protected Area (nature)	Protected Area (culture)	DZ/ODZ
Ghaxaq	26,600	Environmental Constraints Map: Area of Ecological Importance, Agricultural Area awaiting classification. Constraints Maps on Mapserver: Within 200m radius of a fireworks factory. Site allocated for alternative development.	Good access to existing and planned streets within the DZ	Proposed level 3 AEI	There is no statutory designation on this site.	Mostly included in the DZ in 2006.

Conclusion: Site is already allocated for development and part of the site is within the radius of a fireworks factory. Proposal may have an impact on an area of nature importance.

Map 27: Site b

Local Council	Site Area	SMLP Designation	Proximity to roads	Protected Area (nature)	Protected Area (culture)	DZ/ODZ

			roads		(culture)	
Zejtun	23,600	Zejtun Policy Map: Strategic Open Gap. Zejtun Environmental Constraints Map: Agricultural Area awaiting classification	Good access to arterial/distributor roads	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ.

Conclusion: Site does not have the minimum site area required.

Map 27: Site c

Local Council	Site Area	SMLP Designation	Proximity to roads	Protected Area (nature)	Protected Area (culture)	DZ/ODZ
Zejtun	44,300	Zejtun Policy Map: Strategic Open Gap. Zejtun Environmental Constraints Map: Valley Protection Zone, Agricultural Area awaiting classification, Area of Agricultural Value	Good access to arterial/distributor roads	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ

Conclusion: Site falls within an Area of Agricultural Value.

Map 28

Local Council	Site Area	SMLP Designation	Proximity to roads	Protected Area (nature)	Protected Area (culture)	DZ/ODZ
Zejtun	28,900	Environmental	Good access to	There is no statutory	There is no	ODZ

		Constraints Map: Agricultural Area awaiting classification, Valley Protection Zone, Archaeologically sensitive area, Area of Agricultural Value	local roads	designation on this site.	statutory designation on this site.	
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Conclusion: Site falls within an Area of Agricultural Value.

Map 29

Local Council	Site Area	SMLP Designation	Proximity to roads	Protected Area (nature)	Protected Area (culture)	DZ/ODZ
Tarxien	29, 900	Tarxien Policy Map: Planned road through site, Residential Area and Mixed Development Area for residential, commercial and social facilities and public open space on 3 floors plus semi basement	Good access to local roads	There is no statutory designation on this site.	There is no statutory designation on this site.	DZ

Conclusion: Site is suitable for consideration for the development of a university campus.

Map 30

Local Council	Site Area	SMLP Designation	Proximity to roads	Protected Area (nature)	Protected Area (culture)	DZ/ODZ
Zabbar	47,800	Zabbar Policy Map: Strategic Open Gap; Environmental Constraints Map: Agricultural Area awaiting classification, Aquifer Protection Zone; Area of Agricultural Value.	Good access to arterial/distributor roads	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ

Conclusion: Site falls within an Area of Agricultural Value.

Map 31

Local Council	Site Area	SMLP /MBLP Designation	Proximity to roads	Protected Area (nature)	Protected Area (culture)	DZ/ODZ
BBugia	2,010,000	Hal Far Area Policy Map: Hal Far Industrial Area, Government Administrative Entities, Recreational Area; Marsaxlokk Bay Policy Map: Area of Restraint (Industrial)	Good access to arterial/distributor roads	Coastal cliffs as Level 2 AEI and AHLV. SAC, SPA and Natura 2000.	Area of archaeological importance. Very small area.	Mostly an industrial zone or committed land for industrial development

Conclusion: Site falls within an area of nature and cultural importance and most is a strategic industrial area.

Map 32: Site a

Local Council	Site Area	MBLP Designation	Proximity to roads	Protected Area (nature)	Protected Area (culture)	DZ/ODZ
Marsaxlokk	195, 500	Marsaxlokk Bay Policy Map: Delimara National Park, Area of Ecological Importance, Fort Delimara to be rehabilitated for tourism uses	Poor access to roads	Coastal cliffs as Level 2 AEI and AHLV.	Fort Delimara	ODZ

Conclusion: Site falls within an area of nature and cultural importance and is not well served by roads infrastructure.

Map 32: Site b

Local Council	Site Area	LP Designation	Proximity to roads	Protected Area (nature)	Protected Area (culture)	DZ/ODZ
Marsaxlokk	63, 300	Marsaxlokk Bay Policy Map: Delimara National Park, Area of Ecological Importance, Rural Conservation Area	Poor access to roads	Coastal cliffs as Level 2 and Level 3 AEI and AHLV.	There is no statutory designation on this site.	ODZ

Conclusion: Site falls within an area of nature importance and is not well served by roads infrastructure.

Map 33: Site a

Local Council	Site Area	SMLP Designation	Proximity to roads	Protected Area (nature)	Protected Area (culture)	DZ/ODZ
Luqa, Gudja, Santa Lucija	1,000,000	Luqa Policy Map: Strategic Open Gap;	Good access to arterial/	There is no statutory designation on this site.	There is no statutory	ODZ

		Luqa Environmental Constraints Map: Agricultural Area awaiting classification, Valley Protection Zone, Birds and Wild Rabbits Protection Zone, location of borehole. Gudja Environmental Constraints Map: Agricultural Area awaiting classification, Valley Protection Zone, location of borehole, Archaeologically sensitive areas. Santa Lucija Environmental Constraints Map: Agricultural Area awaiting classification, Valley Protection Zone, Archaeologically sensitive areas. Area of Agricultural Value	distributor and local roads		designation on this site.	
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Conclusion: Site falls within an Area of Agricultural Value.

Map 33: Site b

Local Council	Site Area	SMLP Designation	Proximity to roads	Protected Area (nature)	Protected Area (culture)	DZ/ODZ
Santa Lucija, Ghaxaq	136, 700	Sanat Lucija/ Ghaxaq Environmental	Good access to arterial/	There is no statutory designation on this site.	There is no statutory	ODZ

		Constraints Map: Agricultural Area awaiting classification, Valley Protection Zone, location of borehole, Area of Agricultural Value	distributor and local roads		designation on this site.	
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Conclusion: Site falls within an Area of Agricultural Value.

Map 34: Site 34a (i)

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Marsa/Luqa /Paola	2,100,000	GHP: Fig 12 site designations included Opportunity Area; Site of Scientific Importance, Area of Open pace, Transport Infrastructure Upgrade and Public Facilities (GHP Policies GM 15, GM 06, GM 11, GE 01, GM 13) SMLP: Map LU 1 Strategic Open Gap, Social and Community Facilities and Mixed Development (SMLP Policies SMCO 10; SMSO 01; SMSO 04; SMHO 04 and SMLU 01	Good access to roads	Addolorata Bird Sanctuary and Tree Protected area Area	There is no statutory designation on this site.	ODZ

		Map PA 2: Addolorata Cemetry and Strategic Open Gap (SMLP Policy SMCO 10)				
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Conclusion: Site includes a range of strategic land uses and activities such as the Marsa Industrial estate, The Marsa Golf Course, the Marsa racing Track and St. Vincent de Paule Home which cannot be relocated.

Map 34: Site 34a (ii)

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Luqa	404,700	Map LU 1 designates following uses: Reservoir, Industrial, Aviation, Commercial Area/Retail park and residential (SMLP Policies: SMCO 08; SMLU 09; SMLU 03; SMLU 05) Map LU7 designates part of site as Water Cathment area; Agriculture Area awaiting classification; Bird and Wild Rabbit Protected area zone (Policy SMCO 08; SMAG 01)	Good access to roads	Bird Sanctuary	There is no statutory designation on this site.	ODZ/ Rationalisation

Conclusion: The Luqa Industrial Estate is a strategic land use which cannot be relocated.

Map 34 Site 34b

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Luqa	15,700	Map LU 1: Strategic Open Gap SMLP Policy SMCO 10 Map LU 7: designates part of site as Water Catchment area; Agriculture Area awaiting classification; Bird and Wild Rabbit Protected area zone and Archaeologically Sensitive Area (Policy SMCO 08; SMAG 01; SMCO 04)	Good access to roads	There is no statutory designation on this site.	Scheduled AAI: Unclassified Megaliths Class B and Buffer Bird Sanctuary	ODZ

Conclusion: Site is less than the minimum area required and falls within an area of cultural importance.

Map 34 Site 34c

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Luqa	335,600	Map LU 1 Site designation include Land Area Administered by AFM, Aviation and Air Malta Development Brief (SMLP Policy SMLU 08);	Good access to roads	Bird Sanctuary	Proposed Scheduling of AFM Military Barracks	ODZ

		Map LU 7 Birds and Wild Rabbits Protected area Zone				
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Conclusion: Site is strategically located next to the airport and should be safeguarded for airport related development which cannot be located elsewhere.

Map 34 Site 34d

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Paola	19,900	Map PA 2 Strategic Open Gap; Map PA 5: aquifer Protection zone (SMLP SMCO 08) and Agriculture Area awaiting classification as per SMLP Policy SMAG 01	Good access to roads	There is no statutory designation on this site.	Proposed scheduling of Royal Opera House remains	ODZ

Conclusion: Site is less than the minimum area required and may have an impact on an area of cultural importance.

Map 34 Site 34e (i)

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Ghaxaq	207,800	Map GH 3 identifies site as Aquifer Protected area Zone (SMLP Policy SMCO 08); Valley Protected area zone (SMLP Policy	Poor access to roads	Bird Sanctuary; eastern part proposed for scheduling as AEI	There is no statutory designation on this site.	ODZ

		SMCO 07); AEI and SSI (SMLP Policy SMCO 03) and includes Archaeologically Sensitive Areas (SMCO 04)				
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Conclusion: Site is not well served by roads infrastructure.

Map 34 Site 34e (ii)

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Ghaxaq	10,500	Map GH3: Valley Protected area Zone (SMLP Policy SMCO 07); Southern tip as Archaeologically sensitive area (SMLP policy SMCO 04); Aquifer Protected area zone (SMLP Policy SMCO 08)	Poor access to roads	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ

Conclusion: Site is less than the minimum area required and is not well served by roads infrastructure.

Map 34 Site 34e (iii)

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Ghaxaq	5,100	Map GH3: Valley Protected area Zone (SMLP Policy SMCO 07); Aquifer Protected	Poor access to roads	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ

		area zone (SMLP Policy SMCO 08)				
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Conclusion: Site is less than the minimum area required and is not well served by roads infrastructure.

Map 34 Site 34f

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Ghaxaq/B'bugia	84,900	Map GH3: Valley Protected area Zone (SMLP Policy SMCO 07); Aquifer Protected area zone (SMLP Policy SMCO 08); AHLV (SMLP Policy SMCO 06) ; AEI and SSI (SMLP Policy SMCO03)	Poor access to roads	Proposed scheduling for AEI and buffer covers majority of site	There is no statutory designation on this site.	ODZ

Conclusion: Site is not well served by roads infrastructure and may have an impact on an area of nature importance.

Map 34 Site 34g

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
B'bugia	128,000	MBXLP Policy Map: Rural Conservation Area and AEI	Good access to roads	Proposed scheduling AEI	Scheduled AAI Tombs and AAI GHar Dalam Punico Roman remains;	ODZ

Conclusion: Site falls within an area of cultural importance and may have an impact on an area of natural importance.

Map 34 Site 34h (i)

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Marsaxlokk	85,300	MXBLP Policy Map identifies San Lucjan peninsula as Open Land. Area of Agricultural Value.	Good access to roads	Part in proposed scheduling AEI	There is no statutory designation on this site.	ODZ

Conclusion: Site falls within an Area of Agricultural Value. Development may have an impact on an area of nature importance.

Map 34 Site 34h (ii)

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Marsaxlokk	7,300	MXBLP: Policy Map identifies site as Rural Conservation Area and partly as AEI	Good access to roads	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ

Conclusion: Site is less than the minimum site area required.

Map 34 Site 34h (iii)

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Marsaxlokk	17,900	MXBLP Policy Map identifies San Lucjan peninsula as Open Land.	Good access to roads	Site is Scheduled AEI and AHLV	There is no statutory designation on this site.	ODZ

Conclusion: Site is less than the minimum site area required and falls within an area of nature importance.

Map 34 Site 34h (iv)

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Marsaxlokk	11,600	MXBLP Policy Map identifies San Lucjan peninsula as Open Land.	Good access to roads	Site is Scheduled AEI and AHLV	There is no statutory designation on this site.	ODZ

Conclusion: Site is less than the minimum site area required and falls within an area of nature importance.

Map 34 Site 34j

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Zejtun	43,400	Map ZN 5 part of site designated as Agriculture Area awaiting classification as per SMLP Policy SMAG 01	Poor access to roads	There is no statutory designation on this site.	Proposed scheduling of Misrah Strejnu Anti Aircraft Battery	ODZ

Conclusion: Site is not well served by roads infrastructure and development may have an impact on an area of cultural importance.

Map 34 Site 34k

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Fort tas-Silg, Marsaxokk	60,300	MXBLP Policy Map: Delimara National Park and Rural	Poor access to roads	There is no statutory designation on this site.	Proposed Scheduling of Military Fort	ODZ

		Conservation Area				
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Conclusion: Site is not well served by roads infrastructure and development may have an impact on an area of cultural importance.

Map 34 Site 34l

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Marsaxlokk	42,200	MXBLP Policy Map National Park and Rural Conservation Area	Poor access to roads	AEI, AHLV	No: Proposed for scheduling Wolsley Battery	ODZ

Conclusion: Site is not well served by roads infrastructure and falls within an area of natural importance. Development may have an impact on an area of cultural importance.

Map 34 Site 34m

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Marsaxlokk	179,300	MXBLP Policy Map National Park and Rural Conservation Area; AEI	Poor access to roads	AEI, AHLV	There is no statutory designation on this site.	ODZ

Conclusion: Site is not well served by roads infrastructure and falls within an area of nature importance.

Map 34 Site 34n (i)

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Marsascala	182,167	Map MS4 identifies site as Agriculture Area awaiting classification of agricultural value as per SMLP Policy SMAG 1; Valley Protected area Zone (SMLP Policy SMCO 07) and southern part adjacent to Archaeological Sensitive Area, Area of Agricultural Value	Good access to roads	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ

Conclusion: Site falls within an Area of Agricultural Value.

Map 34 Site 34n (ii)

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Marscala	62,000	Map MS 4 identifies site as Agriculture Area awaiting classification of agricultural value as per SMLP Policy SMAG 1, Area of Agricultural Value	Good access to roads	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ

Conclusion: Site falls within an Area of Agricultural Value.

Map 34 Site 34n (iii)

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Marsascale	11,800	Map MS 4 identifies site as Agriculture Area awaiting classification of agricultural value as per SMLP Policy SMAG 1, Area of Agricultural Value	Good access to roads	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ

Conclusion: Site falls within an Area of Agricultural Value and is less than the minimum site area required.

Map 34 Site 34o

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Marsascale	33,300	Map MS 4 identifies site as Agriculture Area awaiting classification of agricultural value as per SMLP Policy SMAG 1 and southern part as Valley Protected area Zone (SMLP Policy SMCO 07)	Poor access to roads	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ

Conclusion: Site is not well served by roads infrastructure.

Map 34 Site 34 p Xaghjra Fort San Leonardo: As per original site evaluation report

Map 34 Site 34q

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Kalkara	27,000	Map 23 Designates site as part of Rinella Recreational Area (GHLP Policy GK13)	Good access to roads	There is no statutory designation on this site.	Fort Rinella Scheduled Grade 1	ODZ

Conclusion: Development may have an impact on an area of cultural importance.

Map 34 Site 34r

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Kalkara	18,500	Map 23 Development Brief for recreation and tourism GHLP Policy GK18	Good access to roads	There is no statutory designation on this site.	Fort Ricasoli Glacis Scheduled Grade 1 and AHLV	ODZ

Conclusion: Site does not have the minimum site area required and falls within an area of cultural importance.

Map 34 Site 34s

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Kalkara/Bormla/ Paola	525,300	GHLP Figure 17: designates part of site as Opportunity Area; Informal Recreation,	Good access to roads	There is no statutory designation on this site.	Grade 1 Cottonera Lines; AHLV	DZ

		Figure 23 designates Kalkara bastions as open space.				
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Conclusion: Site falls within an area of cultural importance.

Map 34 Site 34t

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Zejtun/Zabbar	1.32km ²	Map ZN 3 identifies Bulebel Industrial Area and southern part of Industrial Area earmarked for expansion subject for further studies (SMLP Policy SMZN 02); South harbour highway strategy as per SMLP Policy SMIA 02; Map ZN 5 and Map ZA 5 indicate the whole area outside Industrial Estate as Agricultural Area waiting classification (SMLP policy SMAG 01); Southern part of site is a Valley Protected area Zone (policy SMLP SMCO 07) and includes and AEI and SSI (policy SMCO 03) and	Good access to roads	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ

		boreholes (policy SMCO 08), Area of Agricultural Value				
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Conclusion: Site includes the Bulebel Industrial Estate which is a strategic development which cannot be relocated and falls within an area of agricultural value.

Map 34 Site 34 u

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Ghaxaq	79,500	Map GH3: Agriculture Area awaiting classification of agriculture value (SMLP Policy SMAG 01; Aquifer Protected area Zone; with borehole (Policy SMCO 08) and Valley Protected area Zone (SMLP Policy SMCO 07), Area of Agricultural Value	Good access to roads	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ

Conclusion: Site falls within an area of agricultural value.

Map 34 Site 34v

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Paola/ Kordin	729,900	GHLP Figure 16	Good access	There is no statutory	Various Cultural	DZ (Industrial)

		designates uses for Kordin as Industry, Sports, Open Space, Port related uses and Industrial Park as per GHLP Policies GH04, GH 05, GI 01, GI 03, GI 07, GI 09 and GI 10	to roads	designation on this site.	Heritage features are scheduled including Grade 1 Military Bastions, Polverista and Military Prisons; AHLV; Proposed scheduling of underground power station.	
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Conclusion: Site includes the Kordin promontory accommodating strategic industrial and sports uses which cannot be relocated. Site also includes numerous structures of cultural importance.

Map 34 Site 34w

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Paola	40,900	Map PA 1 zones the site as Public Urban Open Space (Policy SMSE 04), includes religious facilities and recreational area (SMPA 06)	Good access to roads	There is no statutory designation on this site.	There is no statutory designation on this site.	DZ

Conclusion: Site has been allocated as an extension to the MCAST campus which cannot be relocated.

Map 34 Site 34x

Local Council	Site area	LP designation	Proximity to roads	Protected area (nature)	Protected area (culture)	DZ/ODZ
Marsa	150,400	GHLP Figure 12	Good access to	There is no statutory	There is no statutory	DZ

Shipbuilding		designates site for port related uses	roads	designation on this site.	designation on this site.	
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Conclusion: Site has been allocated as a maritime hub which cannot be relocated.

Annex III - Sites identified through the online public consultation exercise

On Consultation Exercise Location	Line	Area (sqm)	Local Plan Designation	Proximity to roads	Protected Area (nature)	Protected Area (culture)	DZ/ODZ	Conclusion
Jerma, Marsascalea		19,700	SMLP Map: MS2 Tourism Development Subject to a Development Brief SMMS 15.	Good access to roads	There is no statutory designation on this site.	There is no statutory designation on this site.	DZ	Site area is less than the minimum required. Does not merit further consideration.
Fort San Leonardu		68,800	SMLP Map: ZA1 Heritage Site, District Park, National Park	Poor access to roads	There is no statutory designation on this site.	Proposed Scheduling	ODZ	Despite having few buildings Forti San Leonardu may be a good candidate especially if linked with other similar nearby sites, such as Fort Ricasoli, Forti San Rokku, Fort Rinella and Delle Grazia Battery all within a reach of 3.3km.
Boathouse Area San Tumas		17,300	SMLP Map: MS2 St. Thomas Bay Coastal Recreational Area SMMS 08	Good access to roads	Partly AEI Buffer Zone	There is no statutory designation on this site.	ODZ	Site area is less than the minimum required. Development may have an impact on an area of nature importance. Does not merit further consideration.
Sur tas-Salvatur, Kalkara		13,800	GHLF Figure 21: To retain open space character. Policy CG16: maintenance and rehabilitation of bastions, relocation of legally established uses	Good access to roads	There is no statutory designation on this site.	Fortifications Grade 1	DZ	Site area is less than the minimum required. There are few buildings / chambers and therefore may not be enough to accommodate the required internal floor area. Proposal may have unacceptable adverse impacts on cultural heritage. Does not merit further consideration.
Marsa Power Station		63,000	GHLF Figure 12: Retain existing use or more	Good access to roads	There is no statutory	There is no statutory	DZ	Site may be suitable for further consideration and can be combined

		environmentally friendly uses		designation on this site.	designation on this site.		with the Chadwick Building on the promontory to reach the required minimum site area. Site is not immediately available due to extensive site remediation works required.
Behind Grabiell Restaurant, Marsascala	17,200	SMLP, Marsascala Environmental Constraints Map: AEI	Good access to roads	AEI (level 3) Natura 2000 site il-Magħluq	There is no statutory designation on this site.	ODZ	Site area is less than the minimum required. Proposal may adversely affect a protected area of natural importance. Does not merit further consideration.
Ex Air Malta Offices, Luqa Part of Site 34c in GPD list	68,000	SMLP, Luqa Policy Map LU4: Airmalta Development Brief Area for retail, food and drink, sports facilities, tourist accommodation, public open space	Good access to roads	There is no statutory designation on this site.	Buildings proposed for scheduling and buffer zone for catacombs	ODZ	Site merits further consideration if combined with another suitable site to reach the minimum land area required and subject to the safeguarding of the cultural value of the site. Site is located close to Airport and needs to be safeguarded for potential growth of aviation related development.
Guze D'Amato, School, Paola	4,400	SMLP Map PA 1: Educational Facilities SMSO 03	Good access to roads	There is no statutory designation on this site.	There is no statutory designation on this site.	DZ	Site area is much less than the minimum required. Does not merit further consideration.
Fort San Lucjan (B'Bugia)	7,900	MBLP Marsaxlokk Bay Policy Map: AEI	Good access to roads	On coastal cliffs Level 2 AEI and AHLV	Grade 1 - Fort	ODZ	Site is much less than minimum site required. There are few buildings / chambers and therefore may not be enough to accommodate the required internal floor area. Relocation of the Malta Aquaculture Centre would be

							required. Does not merit further consideration.
Qajjenza (B'Bugia) LPG plant	21,600	MBLP Qajjenza Inset Map: Policy MQ03 allocates site for residential and commercial development and a boatyard	Good access to roads	There is no statutory designation on this site.	There is no statutory designation on this site.	DZ	Site area is less than the minimum required. Does not merit further consideration.
Dock 1, Bormla	6,600	GHLP Cospicua Inset Map Fig 17: Development Brief Area; Secondary Town Centre	Good access to roads	There is no statutory designation on this site.	AHLV; Proposed for Scheduling as Grade 2	DZ	Suitable for use, especially for educational institutions amongst some other uses if appropriate. Site is much less than minimum site required however may be considered if linked with other similar nearby sites.
Fetha bejn Triq Born u Lampuka, M'Scala	13,800	SMLP M'Scala Policy Map (Map 12): Social and Community Facilities SMSO 04	Good access to roads	There is no statutory designation on this site.	There is no statutory designation on this site.	DZ	Site area is less than the minimum required. Does not merit further consideration.
Quarries next to Triq il-Wilga u l-Assedju, Tarxien- Part of Site 29 in GPD list	15,600	SMLP Tarxien Policy Map (Map TA 1): Mixed Development Area SMTA 02	Good access to roads	There is no statutory designation on this site.	There is no statutory designation on this site.	DZ	Site merits further consideration as part of site 29 in GPD list.
Behind Cottonera Sports complex Part of Site 34s in GPD list	37,100	GHLP Cospicua Inset Map: Opportunity Area	Good access to roads	There is no statutory designation on this site.	AHLV- Fortifications; Grade 1 Glacis	DZ	The site is the glacis area of the fortifications and there are no buildings, hence new buildings would be required, which will impact on the open space character of the fortifications. Does not merit further consideration.
Zonqor Pool,	10,400	SMLP Map MS 1: Sports	Good access	There is no	There is no	DZ	Site is less than the minimum site

M'Scala		Facilities, Commercial and Residential id developed as part of a yacht marina	to roads	statutory designation on this site.	statutory designation on this site.		area required however may be considered if linked with the Zonqor site considered in preliminary report.
B'Bugia/Petroleum Division/31 st March Depot	41,500	MBLP Fig 4: Relocation of tanks with no alternative use identified	Good access to roads	There is no statutory designation on this site.	There is no statutory designation on this site.	DZ	Does not merit further consideration unless combined with other sites to reach the minimum land area requirement. Site is not immediately available due to extensive site remediation works required.
Wied Fulija, Zurrieq	45,800	SMLP Map ZU 4 identifies eastern flank as AEI and SSI	Poor access to roads	There is no statutory designation on this site. – adjacent to Natura 2000 site, SPA, SAC, AEI and AHLV	There is no statutory designation on this site.	ODZ	Caution is required in view of the previous use as a land fill. May have an adverse impact on protected areas of natural importance due to infrastructure provision. Does not merit further consideration.
Ex Dumping site in Valletta Road between Luqa and Marsa	16,700	SMLP Map LU 1: Strategic Open Gap (Policy SMCO 10)	Good access to roads	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ	Site area is less than the minimum required. Caution is required in view of the previous use as a land fill. Does not merit further consideration.
Quarries' area between Mqabba and runway, Mqabba	60,300	SMLP Map MA 1: Quarries (Policies SMIA 11; SMMW 01) After use subject to clearance from airport authorities	Good access to roads	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ	Quarries are still in active use and proposal will sterilise a mineral resource. Does not merit further consideration.
Villa Sans Souci, M'Xlokk	7,200	MBLP Policy Map designates site as Rural	Good access to roads	Part of site proposed for	There is no statutory	ODZ	Site area is less than the minimum required.

		Conservation Area		scheduling	designation on this site.		Does not merit further consideration.
Auberge de France, Birgu	500	GHLP Fig 21: Housing Improvement Action Area	Good access to roads	There is no statutory designation on this site.	Grade 1 Scheduled building; AHLV Harbour Fortifications	DZ	Site area is much less than the minimum required. Does not merit further consideration.
Albert Town, Marsa	112,800	GHLP Figure 12: Industrial	Good access to roads	There is no statutory designation on this site.		DZ	Site already in use, includes Abattoir and Fishmarket which have benefitted from recent EU funding. AUM will require the displacement of a range of existing uses.
Fort San Rokku, Kalkara	21,200	GHLP Figure 23: Rinella Recreational Area	Good access to roads	There is no statutory designation on this site.	Grade 1: Fort	ODZ	Despite having few one-storey buildings Forti Santu Rokku may be a good candidate especially if linked with other similar nearby sites, such as Fort Ricasoli, Forti San Leonardu, Fort Rinella and Delle Grazia Battery, all within a reach of 3.3km.
Fort Ricasoli, Kalkara	83,800	GHLP Figure 23: Tourism and recreation subject to Development Brief	Good access to roads	There is no statutory designation on this site.	Grade 1: bastions; AHLV fortifications	ODZ	Fort Ricasoli may be a good candidate on its own as it has at least three blocks of two-storey British Barracks apart from the numerous Knights' period vaults and open spaces. If need be, it may be linked with other similar nearby sites, such as Forti San Rokku, Forti San Leonardu, Fort Rinella and Delle Grazia Battery, all within a reach of 3.3km. Relocation of film facilities would be required as this is a growing industry which has become essential for Maltese economy.

							The relocation of the tank cleaning facility may also cause issues in the short term.
Wied Moqbol, assume refers to quarry area, Zurrieq	71,100	SMLP Map ZU4: Quarry; AHLV; Archaeologically Sensitive Area	Poor access to roads	Part in AHLV; part in proposed AEI; adjacent to SPA, SAC, Tree Preservation Area and Natura 2000 site	There is no statutory designation on this site.	ODZ	Quarries are still in active use a proposal will sterilise a mine resource. May have an adverse impact on protected areas of natural importance. Does not merit further consideration.
Fort Delimara Part of Site 32 in GPD list	24,000	MBLP Policy MDO3 – Forts to be rehabilitated for for tourism purposes or other tourism compatible uses	Poor access to roads	Part Scheduled AEI coastal cliffs and AHLV;	Fort proposed for scheduling	ODZ	There are few buildings / chambers and therefore may not be enough to accommodate the required internal floor area. Fort Delimara is one of the only two forts in Malta that still have their original armament; there are four 38ton Rifle Muzzle Loading guns. Parts of the gun chambers are in a precarious structural state owing to fissures of the cliffs on which the emplacements were built. May be considered as part of a cluster of forts on the Delimara peninsula (Fort Delimara, tas-Silg Fort, St. Paul’s Battery, Wolsely battery). May have adverse impacts on protected areas of natural importance due to the need to upgrade road and infrastructure provision.

Benghajsa ex Maltacom site	81,200	MBLP identifies site as a Reserved site (Freeport)	Good access to roads	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ	Site needs to be safeguarded for the potential expansion of the Freeport and should not be allocated for educational use. Does not merit further consideration.
Hockey Pitch Kordin Part of Site 34v in GPD list	3,500	SMLP Map PA 1: Green Area (SMSE 04); Sports Facility (SMRE 01)	Good access to roads	There is no statutory designation on this site.	Scheduled AAI buffer to Kordin Megalithic Temples	DZ	Site is far too small and may have an adverse impact on scheduled areas. Does not merit further consideration.
Site at Kordin on Moll tal- Faham Part of Site 34v in GPD list	18,000	GHLP Figure 16: Port related uses	Good access to roads	There is no statutory designation on this site.	There is no statutory designation on this site.	ODZ	Site area is less than the minimum required. Does not merit further consideration.
Scrapyard next to Villa Overhills	9,500	MBLP policy area – Rural conservation area	Poor access to roads	There is no statutory designation on this site.	Part in AAI for Ghar Dalam	ODZ	Site area is less than the minimum required, has poor access to roads and may have an adverse impact on a protected area of cultural importance. Does not merit further consideration.
Il-Macina	1,200	GHLP Fig 19: Subject to Development Brief Dock 1	Good access to roads	There is no statutory designation on this site.	AHLV Fortifications; proposed Scheduling of building	DZ	Site is far too small and may have an adverse impact on scheduled areas and buildings. Does not merit further consideration.
Quarries, l/o il-Mara	36,600	MBLP Policy Map-afforestation	Poor access to roads	Adjacent to SAC, N2000 site and SPA, AHLV, AEI and SSI coastal cliffs	There is no statutory designation on this site.	ODZ	Site has poor access to roads and may have an adverse impact on protected areas of natural importance. Does not merit further consideration.
Oil storage plant	16,000	MBLP Policy ML 05: no	Good access	Adjacent to	There is no	DZ	Site area is less than the minimum

near gas plant, Qajjenza		further extension and relocation. No alternative designation	to roads	coastal cliffs buffer AEI and AHLV; proposed buffer to Level 2 AEI	statutory designation on this site.		required and the relocation of the established use (oil storage) may cause issues in the short to medium term. Does not merit further consideration.
Delle Grazie Battery	28,400	SMLP Map XA1: Heritage site; recreational area (SMRE 01); Map XA3: AHLV (SMCO06), Valley Protection Zone (SMCO 07)	Good access to roads	There is no statutory designation on this site.	Proposed scheduling	ODZ	Delle Grazie Battery has a couple of one-storey buildings and is insufficient for the requirement, unless linked with other similar nearby sites such as Fort Ricasoli, Fort San Rokku, Fort Rinella and Forti San Leonardu, all within a reach of 3.3km. Relocation of the Xaghjra Local Council offices would be required.
Zonqor Battery	7,900	SMLP Map MS1: Heritage Site (SMMS 13); Map MS 4: AHLV (SMCO 06) and Agriculture Area awaiting classification (SMAG 01)	Poor access to roads	There is no statutory designation on this site.	Proposed scheduling	ODZ	Site is far too small. There are no buildings, with only a couple of underground small ammunition magazines, which are not suitable to accommodate the proposed use. Site has poor access to roads and may have an adverse impact on scheduled building. Does not merit further consideration.
Fort St. Thomas	9,100	SMLP Map MS 1: Heritage site (SMMS 13); Map MS4: scheduled site	Good access to roads	There is no statutory designation on this site.	Proposed Scheduling	DZ	The internal spaces are small mainly consisting of two chambers on top of each other and are not suitable or enough to accommodate the required internal floor area. Site area does not meet the minimum requirement and

							proposal may have an adverse impact on scheduled building. Does not merit further consideration.
St. Paul's Battery	13,500	MXBLP Policy Map – Rural Conservation Area	Poor access to roads	AEI, AHLV	Proposed scheduling	ODZ	There are no buildings and only a couple of underground small ammunition magazines, which are not suitable to accommodate the proposed use. May be considered as part of a cluster of forts on the Delimara peninsula (Fort Delimara, tas-Silg Fort, St. Paul's Battery, Wolsely battery). May have adverse impacts on protected areas of natural importance due to the need to upgrade road and infrastructure provision.
Wolsley Battery	14,700	MXBLP Policy Map – Delimara National Park; Area of Ecological Importance	Poor access to roads	AEI, AHLV	Proposed scheduling	ODZ	There is a one-storey guardroom and only a couple of underground small ammunition magazines, which are not suitable to accommodate the proposed use. May be considered as part of a cluster of forts on the Delimara peninsula (Fort Delimara, tas-Silg Fort, St. Paul's Battery, Wolsely battery). May have adverse impacts on protected areas of natural importance due to the need to upgrade road and infrastructure provision.

Delimara Lighthouse	500	MXBLP Policy Map – Delimara National Park; Area of Ecological Importance	Poor access to roads	AEI, AHLV	There is no statutory designation on this site.	ODZ	Site is far too small, has poor access to roads and may have an adverse impact on protected areas of natural importance. Does not merit further consideration.
Fort Rinella Part of 34 q in GPD list	6,300	GHLP Fig 23 Kalkara Inset Map: Rinella Recreational Area	Good access to roads	There is no statutory designation on this site.	Grade 1; buffer	ODZ	Fort Rinella is the only one of two forts in Malta (the other is Fort Delimara) that still has its original armament, a 100-ton Rifle Muzzle Loading gun that is one of the only two surviving in the world (the other is at Gibraltar). The internal spaces are small and mostly underground and are not likely to be suitable or enough to accommodate the required internal floor area. Fort Rinella is not considered as offering sufficient space, unless linked with other similar nearby sites such as Fort Ricasoli, Fort San Rokku, Delle Grazie Battery and Forti San Leonardu, all within a reach of 3.3km. Relocation of the heritage attraction would be required. Such relocation is not desirable since the raison d'être of the museum is the presence of the 100-ton gun and the fort was purposely built to accommodate it.
Fort Benghajsa	70,400	MXBLP Policy Map – Reserved site for LPG	Poor access to roads	Adjacent to Adjacent to	Grade 1 Fort	ODZ	Site has few buildings / chambers and may not be enough to

		plant (MQ02)		AHLV; coastal cliffs AEI and SAC, SPA and Natura 2000 site			accommodate the required internal floor area. Site may have adverse impacts on protected areas of natural importance due to the need to upgrade road and infrastructure provision. Site is in proximity to Industrial Estate and LPG storage site. Does not merit further consideration.
Lyster Barracks, Hal Far Part of site 31 in GPD list	16,900	MXBLP Inset Map Hal Far, Figure 3 : Light Industry (MH 12; MH 14)	Yes	No	Site of Archaeological Importance (Menhir and buffer).	ODZ	Approximately one third of the site is scheduled as Site of Archaeological Importance. Works for necessitated to accommodate the proposed development including infrastructure provision may have adverse impacts on protected areas. Site is already in use by Government. AUM will require the displacement of an existing use. Does not merit further consideration.
ETC offices, Hal Far Part of site 31 in GPD list	9,800	MXBLP Hal Far Inset Map Fig 3: retain existing use	Yes	No	No	ODZ	Site is already in use by Government and is much less than minimum site area required. AUM will require the displacement of an existing use. Does not merit further consideration.
Immigrant site, Hal Far Part of site 31 in	19,600	MXBLP Hal Far Inset Map Fig 3: Recreational Area (MH02) preferably open	Yes	No	No	ODZ	Site already in use by Government. AUM will require the displacement of an existing use.

GPD list		space					Does not merit further consideration.
Marsa Detention Centre	7,500	GHLP Marsa Inset Map Fig 12: retain existing use (education)	Yes	No	No	DZ	Site area is much less than the minimum required and is already in use by Government. AUM will require the displacement of an existing use. Does not merit further consideration.
Deutsche Welle Site 34m in GPD list							Refer to Site 34m in GPD list
Ghaddafi gardens Site 34 w in GPD list							Refer to Site 34 w in GPD list
Hal Far Industrial Estate Part of site 31 in GPD list							Industrial Estates are strategic locations of national importance that cannot be displaced. Does not merit further consideration.
Marsa shipbuilding Site 34x in GPD list							Refer to Site 34x in GPD list
Luqa Barracks Part of site 34c in GPD list							Site is used by AFM and is a strategic location. Does not merit further consideration.
Quarries behind St. Antnin Plant							Quarry on site is still active. Does not merit further consideration.
Bulelebel Industrial Estate Part of site 34t in GPD list							Industrial Estates are strategic locations of national importance that cannot be displaced. Does not merit further consideration.
Fort Tas –Silg Site 34k in GPD list							Refer to site 34k in GPD list

Verdala Barracks, Bormla		Site already in use for housing and a school. AUM will require the displacement of an existing use. Does not merit further consideration.
Ghammieri, Qormi		Site already in use by MSDEC (Rural and Fisheries DGs). AUM will require the displacement of an existing use which is difficult to relocate. Does not merit further consideration.
Sant Antnin Waste Plant, M'scala		Site already in use by Wasteserv Malta (as per National Waste Management Strategy) with National and EU Funds invested. AUM will require the displacement of strategic infrastructure facility. Does not merit further consideration.
Smart City, Kalkara		Site already committed for alternative development. Location of AUM will require the displacement of existing or planned uses. Does not merit further consideration.
Bighi, Kalkara		Site already committed for alternative development: the concept behind National Interactive Science Centre is linked to Bighi's original use. Location of AUM will require the displacement of existing and planned uses which are difficult

		to relocate. Does not merit further consideration.
Quarry next to Sant Antnin Plant		Quarry is still in active use and proposal will sterilise a mineral resource.

GHLP – Grand Harbour Local Plan

SMLP – South Malta Local Plan

MBLP – Marsaxlokk Bay Local Plan