

Għal Għawdex 8 Point Plan (launched in May 2023)

'Għal Għawdex', has issued an 8-point plan that outlines long-term, positive changes to construction and development policies in Gozo. The plan is designed to ensure that the fabric of Gozitan society, and the built and natural environment are respected, while promoting the sustainable development and prosperity of the island.

1. Develop a new regional plan and policies specifically designed for Gozo, to preserve it as an island of villages within a modern world, promoting the concept of responsible architecture, respecting the fabric of traditional village cores, of village and ridge skylines, and protecting the coastal environment with guaranteed access to all parts of the coast for the general public.

2. Until such time as a new Regional Plan for Gozo is finalised and agreed with all stakeholders, implement the following measures to arrest the present assault on Gozo:

- a. Suspension of DC2015 Annex 2 regulations (with some exceptions in areas that are already committed in an irreversible manner, including areas of Xlendi and Marsalforn).
- b. Extend UCA boundaries to the maximum possible, subject to the characteristics of each village with strict imposition of UCA rules in all towns and villages.
- c. Moratorium on new ODZ applications with exceptions for **genuine** agricultural use and strict application of the Rural Policy and Design Guidelines (RDG) prohibiting summary applications for any sheep, cattle and poultry farms, stables and warehouses, only allowing full development applications in exceptional circumstances under strict conditions and with monitoring of long-term use, with no subsequent sale of the property, or applications for change of use, allowed for a 25-year period following approval.

3. Until such time as a new Regional Plan for Gozo is finalised and agreed correct the implementation of fiscal incentives on sale and purchase of property in Gozo by:



- a. removing all fiscal incentives on sale of buildings and land for development into apartments.
 - b. retaining the existing incentives on sale and purchase of properties in UCA where the purchaser signs a guarantee to restore the property without subdivision.
 - c. extending the incentives in (b) above to all vernacular and postwar properties outside UCA where buyers undertake to preserve the integrity of the property, respecting and not exceeding the surrounding traditional village heights. Subdivision may be allowed only if it does not impact in any way the integrity of the property.
4. Implement a fiscal incentive scheme to encourage the restoration and conversion of existing large traditional properties and bring them back to life as residential homes, high-quality boutique hotels and guesthouses on condition that the fabric of the traditional property, the surrounding built environment and the existing traditional heights are respected and not exceeded unless it is in an area that is already heavily and irreversibly committed.
5. Designate Gozo as a *'design priority area'*, enforcing stricter architectural standards and use of traditional materials for all new buildings, with traditional limestone or reconstituted stone compulsory on all facades except in heavily committed areas where more modern, but creative designs subject to careful scrutiny, can be implemented that blend in well with the surrounding environment.
6. Strictly enforce a 150-metre buffer zone around historical and scheduled buildings and monuments, respecting and not exceeding the existing height of the historical and scheduled buildings within the buffer zone, eliminating all existing loopholes and prohibiting the use of summary applications, only allowing full development applications to be submitted in such areas.
7. Render illegal the development and sales of new apartment blocks without adequate parking facilities and make it compulsory to purchase at least one parking space with each unit (where available).





8. This plan should not in any way preclude the strict enforcement of current policies, rules and regulations, which, if properly enforced by the Planning Authority would already lead to better development within the region.

The seven key Gozitan stakeholders believe that the right changes can be made to steer the island of Gozo towards a different approach where a truly sustainable balance between the need to drive economic prosperity while protecting and preserving the island's heritage and long-term attractiveness to local and foreign residents and visitors can be achieved with goodwill and immediate positive action on all sides.



Għal Għawdex Pjan ta' 8 Punti (maħruġin f'Mejju 2023)

'Għal Għawdex', ħareġ bi pjan ta' 8 punti li jelenka bidliet pożittivi fit-tul fil-politika tal-kostruzzjoni u l-iżvilupp f'Għawdex. Il-pjan huwa mfassal b' mod li jiżgura r-rispett lejn in-nisġa tas-socjetà Għawdxija, u l-ambjent mibni u naturali, filwaqt li jippromwovi l-iżvilupp sostenibbli u l-prosperità tal-gżira.

1. Tizviluppa pjan u policies reġjonali ġodda ddisinjati speċifikament għal Għawdex biex jippreservawha bħala gżira ta' rħula fl-isfond ta' dinja moderna, tippromwovi l-kuncett ta' arkitettura responsabbli, tirrispetta il-qalba tradizzjonali ta' kull raħal, tal-linji u l-orizzonti tal-irħula u tipproteġi l-ambjent kostali b'aċċess garantit għall-kosta kollha għall-pubbliku ġenerali.

2. Sakemm jiġi finalizzat u miftiehem Pjan Reġjonali ġdid għal Għawdex mal-partijiet interessati kollha, għandhom ikunu implimentati l-miżuri li ġejjin biex jitwaqqaf l-attakk prezenti fuq Għawdex:

- a. Jiġu sospiżi r-regolamenti tad-DC2015 Annex 2 tad-dokument DC15 (b'xi eċċezzjonijiet f'żoni li huma diġà marbutin b'mod irriversibbli, inklużi żoni fix-Xlendi u f'Marsalforn).
- b. Jiġu estiżi l-konfini tal-UCA għall-massimu possibbli, sugġett għall-karatteristiċi ta' kull raħal b'impożizzjoni stretta tar-regoli tal-UCA f'kull belt u raħal.
- c. Moratorju fuq applikazzjonijiet ġodda f'ODZ b'eċċezzjonijiet għal użu agrikolu **genwin** u applikazzjoni stretta tal-Linji Gwida għall-Politika Rurali u d-Disinn (RDG) li jipprojbixxu applikazzjonijiet sommarji għal kwalunkwe razzett tan-nagħaġ, baqar u tjur, stalel u mħażen, u jiġu permessi biss applikazzjonijiet ta' żvilupp sħiħ f'ċirkostanzi eċċezjonali taħt kundizzjonijiet stretti u b'monitoraġġ ta' użu fit-tul, mingħajr l-ebda bejgħ sussegwenti tal-proprjetà, jew applikazzjonijiet għal bidla fl-użu, permessi għal perjodu ta' 25 sena wara l-approvazzjoni.



3. Sakemm jiġi ffinalizzati u miftiehem Pjan Reġjonali ġdid għal Ghawdex, titranġa l-implimentazzjoni ta' incentivi fiskali fuq bejgħ u xiri ta' proprjetà f'Ghawdex billi:

- a. jitneħhew l-incentivi fiskali kollha fuq il-bejgħ ta' bini u art għall-iżvilupp f'appartamenti.
- b. jinżammu tal-incentivi eżistenti fuq il-bejgħ u x-xiri ta' proprjetajiet f'UCA fejn ix-xerrej jiffirma garanzija biex jirrestawra l-proprjetà mingħajr sottodivizjoni.
- c. jiġu estiżi l-incentivi f'(b) hawn fuq għall-proprjetajiet vernakulari u ta' wara l-gwerra kollha, li huma barra l-UCA fejn ix-xerrejja jimpenjaw ruħhom li jippreservaw l-karatteristika u l-estetika tal-proprjetà, filwaqt li jirrispettaw ir-raġal tradizzjonali billi ma jaqbzux l-għoli tal-bini tal-madwar. Is-sottodivizjoni tista' titħalla biss jekk ma taffettwa bl-ebda mod l-integrità tal-proprjetà.

4. Implimentazzjoni ta' skema ta' incentivi fiskali biex tneġġeg ir-restawr u l-konverżjoni ta' proprjetajiet tradizzjonali kbar eżistenti, u terġa tingħatalhom il-ħajja bħala boutique hotels u guesthouses ta' kwalità għolja bil-kundizzjoni li l-qalba tal-proprjetà tradizzjonali, l-ambjent mibni tal-madwar u l-għoli tradizzjonali eżistenti jiġu rrispettati u ma jinqabzux sakemm mhux fi nħawi diġà tant kommessi u b'mod irriversibbli .

5. Ghawdex ikun innominat bħala 'design priority area', billi jiġu infurzati standards arkitettoniċi aktar stretti u użu ta' materjali tradizzjonali għall-bini l-ġdid kollu, bil-franka tradizzjonali jew ġebel rikostitwit li jkun obligatorju fuq il-faċċati kollha ħlief f'żoni kommessi fejn ikunu jistgħu jiġu implimentati disinji aktar moderni kreattivi li iżda jkunu sugġetti għal skrutinju bir-reqqa, sabiex jaqblu u jintegraw b'mod tajjeb mal-ambjent tal-madwar.

6. Infurzar b'mod strett ta' zona 'buffer' ta' 150 metru madwar bini u monumenti storiċi u skedati, filwaqt li jiġi rrispettat u ma jinqabizx l-għoli eżistenti tal-bini storiku u skedat fi ħdan iż-żona 'buffer', eliminazzjoni ta' kull ambigwiżà/lakuna, projbizzjoni ta' użu t'applikazzjonijiet sommarji, u f'dawn iż-żoni jkunu permessi u sottomessi biss applikazzjonijiet ta' żvilupp taħt il-proċess sħiħ.



7. Isir illegali l-izvilupp u l-bejgħ ta' blokki ta' appartamenti godda mingħajr faċilitajiet ta' parkeġġ adegwat u jsir obbligatorju li jinxtara mill-inqas spazju ta' parkeġġ wieħed ma' kull appartament (fejn disponibbli).

8. Dan il-pjan m'għandu bl-ebda mod jipprekludi l-infurzar strett tal-policies, regoli u regolamenti attwali, li, jekk jiġu infurzati sew mill-Awtorità tal-Ippjanar diġà jwasslu għal żvilupp aħjar fir-reġjun.

Is-seba' entitajiet ewlenin Għawdxin jemmnu li jistgħu jsiru l-bidliet it-tajba li jinkisbu b'rieda tajba u azzjoni pożittiva immedjata min-naħat kollha, sabiex il-gżira Għawdxija titmexxa 'l quddiem b'lenti differenti, fejn jinħoloq bilanċ tassew sostenibbli bejn il-ħtieġa ta' progress ekonomiku filwaqt li jiġu mħarsa u ppreservati l-patrimonju u s-sbuħija dejjiema tal-gżira għar-residenti lokali, barranin u viżitaturi.

