

San Pawl il-Bahar

**Il- laqgħa Nru 34 tas-seba' Kunsill**  
**saret nhar**  
**it-Tlieta 24 ta' Settembru 2013 fis-6.30pm**  
**fl-Uffiċċji Amministrattivi**  
Triq San Pawl, San Pawl il-Bahar, SPB 3411 - Malta

**Preżenti għal-Laqgħa:**

Mario Salerno	Sindku
Alexander Bezzina	Vici Sindku
Graziella Galea	Kunsilliera
Raymond Tabone	Kunsillier
Anne Fenech	Kunsillera
Jane Chircop	Kunsilliera
Oliver Mallia	Kunsillier
Mandy Buhagiar	Kunsilliera
Robert Piscopo	Kunsillier
Mario Buhagiar	Kunsillier
Frans Chircop	Segr. Eżekuttiv

**Skuzat/a:-**

John Bray, Daniel Grima u Peter Abela.

## **Is-Sindku qal it-talba u ppresieda l-laqgħa.**

### **Qari u approvazzjoni tal-minuti.**

Il-minuti tal-laqgħa precedenti numru 33 ittiehdu bhala moqrija u korretti peress li gew cirkulati minn qabel. Ingibdet l-attenzjoni mill kunsilliera Graziella Galea li peress li kien hemm referenza għall qbil li sar mill kuntratturi biex ikunu jistghu jonoraw it-tender tal-bankini SPBLC \_\_\_ bejn tnejn li qalet li din id-decizjoni ma' kienitx tresqet għall vot. Is-Sindku Mario Salerno spjega li billi ma' kienx hemm kjarazza, l-Kunsill kien ser jitlob linja gwida lid-dipartiment, u s'issa għadna bla risposta. Hawnhekk Graziella Galea semmiet ukoll jekk kellniex risposta fuq iz-zebra crossing biex tersaq aktar lejn gnien Olimpiku u gie spjegat li għad m'għandniex risposta minn TM fuq dan ir-rigward. Graziella Galea gibdet l-attenzjoni tas-segretarju li fil-laqgħa precedent semmiet biex l-Għassa ta' San Pawl il-Bahar jekk jista' jkun tibda tinfetah aktar ta' spiss.

### **Approvazzjoni tal-iskeda tal-hlasijiet.**

Giet approvata l-iskeda tal-hlasijiet wara li gew iccarati xi items. Anne Fenech gibdet l-attenzjoni li item no 4776 tal-Arms għanddu jinbidel bhala tal-Go. L-approvazzjoni saret wara li ttiehed vot b' Mario Salerno, Alex Bezzina, Raymond Tabone, Mandy Buhagiar, Oliver Mallia, Jane Chircop u Mario Buhagiar favur u Graziella Galea u Anne Fenech astjenew.

### **Stqarrija tas-Sindku**

**Is-Sindku Mario Salerno qara l-istqarrija tiegħu lill kunsilliera fejn huwa ta' spjegazzjoni għall diversi xogħolijiet u hidma pjanata sal-laqgħa li gejja. Is-segwenti hija l-istqarrija kif moqrija:-**

1. Nixtieq nagħti merħba lil Kunsillier Mario Buhagiar u perswaz li se jkun pedina importanti għal Kunsill lokali ta' San Pawl il-Bahar .
2. Il-kunsill ezawra kull mezz biex ikun hemm tindif fil-Widien mal-entitajiet koncernati. Il-perit Bonnelo Stephen inghata l-karigu biex inaddaf bicca minn Wied Qannotta u billi l-metodologija tat-tindif thares il-protezzjoni tal-flora ta' valur , kellu jirrikorri biex inaddaf il-wied bicca , bicca. Huwa process ta' rijabilitazzjoni li jried hafna hin u pacenzja.
3. Fil-jiem qarib se jkun inniedi mill-ETC il-programm ta' tahrig fejn persuni b' dizabilita jistghu igawdu minn skema tal-UE , u jitgħallmu jahdmu fl-ufficju tal-kunsilli lokali. Ahna se jkollna tnejn f' din l-iskema li jistghu jikbru fid-dinja tax-xogħol .
4. Bhalissa nħarget opportunita għal progetti li jirrigwardjaw it-turizmu fil-lokalita , dejjem taht il-mizura 313 tal-Galmajjistral. Il-kunsill lokali tagħna se jdahhal applikazzjoni biex noholqu progett li jkattar u jippromwovi t-turizmu fiz-zona tal-Qawra . Dan il-progett se jkun imħallas kollu kemm hu mill-fond tal-Leader. Il-progett il-gdid se jikkumplimenta l-izvillupp turistiku li sar fil-ponta tal-Qawra.
5. Il-local plan tal-lokalita qed ikun diskuss mar-rapprezentanti tal-Mepa . Kien hemm diskussjoni pubblika fuq is-siti ta' natura 2000. Il-kunsill lokali kien mistieden biex jagħti l-opinjoni fuq il-local plan u llum nistghu nitkellmu fuq dak li huwa propost sabiex il-karatteristici tal-lokalita ma jintilfux , b' mod partikulari zoni li dejjem holqu karattru fil-lokalita. Ma nistax ma nsemmix li l-bungalows tal-Qawra li għandhom izommu l-

karatteristici li jsebbhu l-inhawi. Ma ghandu qatt ikun rovinat il-karattru li sawwru l-bungalows fil-Qawra u ma ghandu jkun qatt permess xi bini gholi li jirovina bini tal-girien jew tal-inhawi. L-istess jghodd ghal zvilupp fix-Xemxija . Aparti l-gholi tal-binjiet u l-izviluppi tal-bini inriedu nibqghu iffokati fuq issues ohra fil-lokalita bha : L-issue tal-parkegg tirrekjedi l-attenzjoni kollha , investimenti bhal yacht marina , centru sportif li jindirizza diversi dixxiplini sportivi , skate park fiz-zona ta' fejn kien hemm l-Ex Go li jistghu ikunu mhallsa mill-fond tal- MEPA , protezzjoni ta' Siti Natura 2000 u ghandu jkun imsahhah bl-ingagg ta' ranger , tindif u rijabilitazzjoni tal- widien . Ezempju kif inriedu nharsu l-interessi tal- hafna residenti kemm tal- Qawra u tax-Xemxija imma wkoll inriedu nharsu l-karatteristici ta' djar antiki , l-ambjent tal-kosta bil-makja selvagg li nriedu niprotegu u li nriedu nzommu fil-lokalita .

## **QAWRA – St. Pauls Bay**

### **NWSP 11 Redevelopment Schemes for Villa/Bungalow Sites**

#### **Areas B, B1 and C and Qawra Residential Priority Area as indicated in Map 40 of existing Local Plan**

A desirable area in Qawra is that part that runs between the Dolmen Hotel and the Qawra Palace Hotel. It is characterized with a promenade along which one enjoys a beautiful vista and stunning sunsets making it most popular with both locals and tourists alike. It has now become even more attractive with the construction of the Aquarium, designed with forethought and imagination, and which has become a focal point enriching the local landscape, On the other side of the road, the detached buildings on the front have surrounding open spaces and sit in front of the higher buildings at the back. The buildings at the back along Triq it-Trunciera are residential complexes having about 135 units, namely Dolmen Court, Trilithon Court and Mariners Court. Each court consists of three storey detached blocks with surrounding gardens and swimming pools. Although planned in the 60's they have electrical services running underground, which is something not even adopted today. The original developers had included height limitation conditions in the contracts of transfer so as to safeguard the present setup.

During a public consultation meeting for the establishment of the present North West Local Plan, MEPA had recommended that the buildings in the front could be developed into three storey units with semi basement and penthouse, effectively 5 floors. MEPA had justified this because of pressure to do so. This pressure must have come only from developers because the residents, St. Paul's Bay Residents Association and the Local Council strongly objected to this. Unfortunately, the Local Plans were approved without further consultation and the NWSP 11 policy was adopted against the wishes of the residents and the public in general.

NWSP 11 was adopted on the basis that "over the years, a number of developments both within the blocks and even more so in the surrounding areas, occurred, which seriously compromised the low-density residential character which the 1960 scheme had intended". This is obviously not so. A walk along the promenade confirms this. Basically, instead of detached bungalows or two storey villas, Policy NWSP 11 allows three storeys plus semi basement, 3 floors plus penthouse, effectively 5 floors, provided that a master plan agreed to by 75% of

the owners of the gross floor area is submitted and approved. It is stated that this policy was inserted in the interests of residents "as it seeks to enhance the urban environment and protects the amenity of existing residents". It does nothing of the sort and only goes to deface the streetscape and environment.

This policy gave an opportunity to the original owners of the sites to demand huge sums of money to rescind the condition limiting height that was part of the contract of sale. Some owners agreed to pay while others did not and are still bound with this condition. Even if this was not the case and 75% of the owners agreed to participate in the master plan, there could still be 25% that would want their property to remain a bungalow or a villa. So in effect there would be 5 floors with single storey buildings in between. It is inconceivable how this could be considered good planning practice in the interest of residents.

Public participation in Land Use Planning is crucial to the democratization of the planning process as regulated by the Development Planning Act. Adopting procedures which limit, or curtail this right, is unacceptable. This was unfortunately done when the present local plans were approved. It is therefore being requested that the voice of the residents be heard and acted upon and that all the buildings developed according to the approved schemes then in force, remain as they are with low detached buildings at the front and higher buildings at the back – in effect remaining as per approved schemes in the 60's and to which they conform.

Perit Anton Cassar and the neighbours

#### **Re: COMMENTS ON REVISION OF LOCAL PLANS – XEMXIJA AREA**

Reference is made to the correspondence relating to both PA5701/09 (dated 5<sup>th</sup> March 2010) and PA5868/09 (dated 28<sup>th</sup> November 2012), addressed to the Director of Planning and copied to the Forward Planning Division – local Planning Unit, wherein a number of considerations were put forward at the MEPA for the next local plan review and update.

This correspondence specifically concerned the context of lower Xemxija and was directed towards halting development which undermines the quality of the area, and in particular its low density character. Additional development, the elimination of side curtilages and additional height shall impact the streetscapes, views from distance, and extend what has become the inanimate overdeveloped 'Upper Xemxija', as well as most of its seafront.

**As residents, but also as citizens who hold dear the quality of their environment, we would like to reiterate the issues highlighted in the above-mentioned correspondence as a contribution to this review.**

#### **Specific comments**

The area in question is a part of the satellite town of St Paul's Bay, Xemxija, which has been developed since the 1960s. Reference to such a development is also made in the current North West Local Plan section 5.2.17, in which, a 1960s masterplan for

villas is referred to. The zone, consisting of Triq ir-Ridott, Triq Raddet ir-Roti, Triq is-Simar and Triq l-Oqbra Punici, is designated for residential priority and residential development in policy map number 43 of the same local plan.

The area primarily consists of semi-detached three and two storey dwellings, following the pronounced inclined topography of the landscape of Xemxija on the upper and lower end respectively. The same area (specifically Triq is-Simar) is designated for two storeys on the upper part (primarily consisting of existing three storey structures) and four floors (plus penthouse) on the southern side (existing two storey structures).

It is clear from plans (refer to Image 1), that this lower zone does in fact primarily consist of similar development to that on the upper side, which was clearly conceived to complement each other in urban design terms.

Image 1 (Mapserver abstract, MEPA website, 2012)

One also notes the distinct planimetric layout of existing residences, based on a structure which enhances the quality of the urban layout, by maximising privacy, open spaces and natural light on both a macro and at the individual residential amenity level. The current layout allows for an intermittent through vision between the plots whilst exploiting the naturally terraced profile of the topography and enhancing the general townscape. On the other hand the north eastern portion of Xemxija, in all its inanimate and disproportionate form, evidently lacking any holistic urban vision or planning, is much more in line with what will certainly result in the area, if the current plans for the area are interpreted at face value and are not a strategic guideline to conserve and possibly improve on the current situation (vide image 2).

**This direction was taken very seriously by MEPA board in PA5701/09, wherein the concerns raised by residents were heeded to by the Board when they unanimously decided that the proposed development (superficially in line with the local plan) would be an overdevelopment, was incompatible and would constitute a negative impact on the amenity of the area.**

Image 2 View of Xemxija, illustrating the area where the Local plan contemplates the extension of the current two/three floor units to four plus penthouse. The current situation is evidently in contrast to the North western portion (over-development), as will result in the lower portion if current plans are interpreted to the letter.

Clearly it is not possible for such local plan policies to achieve the desired effect if they are limited to specific parcels of land. This is also not possible if they ignore the existing context, which is based on an urban design concept where the design, including that of the opposite sides of the street, but also of back to back development, complement each other. It is clear that this zone, as part of the residential area of the lower Xemxija zone, has not been sufficiently considered and will consequently not contribute positively to both the local environment and upon viewing from a distance. This is therefore counter to urban design concepts, as set out in DC2007, which state that 'new development should respect its context, including the character..., scale, massing, height and density'. Coupled to the above, is the seemingly piecemeal consideration of

the impact of traffic generation. Given the limited access to Xemxija from Triq ir-Ridott and Triq il-Mistra with their respective junction on the already overburdened Telghet ix-Xemxija, the areas would certainly benefit from a traffic impact assessment to analyse the realistic impact of the maximum additional development which is currently contemplated in the plans.

We humbly insist therefore that, notwithstanding the indications in the NWLP plan 44 for this area, especially that for four floors plus penthouse, the MEPA should reconsider the designation of this zone because of the loss of amenity of the neighbourhood, the resulting extension of a very **poor urban design and overdevelopment in this area.**

**The complement to the naturally terraced profile of the pronounced inclined topography is being lost and plans certainly not conducive to the betterment of the general townscape, as perceived both from within and from across Xemxija Bay. Additional development shall contribute further to lower Xemxija's transformation into the inanimate and disproportionate form of the North East side evidently lacking any holistic urban vision or planning! Such development precludes any sense of interesting architectural form, character of spaces or urban quality that the Maltese built environment should be directed to achieve!**

It is in circumstances such as these where one appeals to the qualities of discernment of the professionals within the MEPA and its boards, to make development decisions which are conducive to better development and to an overall urban design result which is truly positive, rather than clearly erroneous.

**It is also cases such as these that most merit consideration and indeed justify revisions of local plans, in order to address discrepancies, anomalies and plans that are actually and very visibly detrimental to proper planning and sustainable development.**

If such errors in planning or judgement are not remedied at local plan revision stage, it would be tantamount to entrenching former errors in the plans and simply opening an exercise to increase development through plan revision, rather than to improve it, and bury former errors. As President F.D. Roosevelt had once famously said, and re quoted by President Kennedy in his last speech, "an error only becomes a mistake when we refuse to correct it".

It is worth considering that such a change would not be a first, and has been made in planning before, albeit at a very late stage in zone development. A case in point is the streetscape of Dingli Street, Sliema, where the height limitations were drastically reduced, but only after most of the properties had already been developed to 6 floors and penthouse. Making the required change to the local Plan to keep lower Xemxija at 2 and 3 floors, similar to the original plan of the 1960's and 1970's, would be a much needed stitch in time that would save this zone from irrevocable bad planning at the expense of the residents, many of whom chose to move to this part of Xemxija specifically to avail

themselves of the original coherent plan which was widely recognised to be a prime example of good planning on the island. It is also worth noting that as detailed above the Mepa's Board understood and appreciated the serious anomaly in the local plan for lower Xemxija in the case of PA 5701/09, and mainly used the Policies BEN 1 and BEN 2 to justify not granting the maximum height stipulated in the Local Plan, and as a result, refusing the application. This is another indication that the anomaly needs to be rectified at Local Plan revision stage.

**Finally, our appeal as Maltese citizens is to bring to a halt over-development which clearly undermines the quality of the built environment in the Maltese Islands and the particular character of the few remaining areas which have not yet been ravaged by over-aggressive attitudes to development. In this case, a low density development is being obliterated in broad daylight and this, at a time when there is a growing consciousness of the appreciation of such structures.**

Whilst trusting that the above is self-explanatory, we remain available for any clarifications.

**Avv. Rodolfo Ragonesi, Perit Svetlana Sammut and neighbours**

**Proposal:** NWSP 12 on policy map 39, its scope, the area covered, and the level of protection should be kept and transferred over to the new local plan in its entirety. MEPA should also confirm the designation of the green and coastal areas in Ghar tal-Vecca and Ghar Ghasfur as protected sites, thereby endorsing the scheduling which has already been imposed on these sites through the current local plan and the temporary provisions scheme.

**Justification:** The areas currently protected in St. Paul's Bay by NWSP12 include areas/sites in close proximity to the sea that are of environmental and/or archaeological value, as well as plain green areas. These areas even if not of high environmental value form an integral part of the overall scenic value of St. Paul's Bay when viewed from Xemxija and beyond (Art 18.1.39 of NWSP 12). The confirmation of the current protection status of all areas under this policy will help us to safeguard the visual and structural integrity of the coast line including this particular stretch of land between Ghar tal-Vecca and Ghar Ghasfur.

6. Fil-prezent , ghad hemm bankini li jriedu l-attenzjoni mehtiega u nriedu nirrangaw biex nevitaw hserat fuq strutturi privat kawza ta' ilmiet li jinzlu minn taht il-bankini u mit-toroq imsemmija hawn taht . Ghandna lmenti minn sidien ta' hwienet li l-ilma qed jidhol minn bankini u li qed jikkawza hserat fin-negozju taghhom bhal Segaways fi Triq it-Turisti u Triq il- Bahhara u jirrekjedu saff konkos u build -in biex johloq accessibilita minhabba anke kaxxa tal-enemalta li qeghda timblokka l-passagg ta' l-istess bankina quddiem l-entratura tal-hanut. Hemm ukoll ilment fuq tariff ta' bankina li hija fit-Triq it-Turisti man – naha

- tal-lukanda Qawra Hotel fejn wegghu xi nies u tried issir build- in biex ikun hemm accessibilta u rampa biex tiffacilita l-access.
7. Ittri bl-avukati intbaghtu lis-segretarju fejn il-kunsill qed jintalab jaghti risposta permezz tal-avukat Dr Formosa. Wahda tirrigwardja hlas tal-ex kuntrattur Veljo li kien jigbor l-iskart sas-sena l-ohra fejn dan jippretendi ta' hlas komplut meta huwa stess kien naqas li jigbor l-iskart minn certu toroq u l-kunsill kellu jqabbad b' emergenza kuntratturi ohra biex jigbru skart li kien thalla ma ngabarx. Dan tkellem minkejja li kellu tender skadut u li kien jinghata x-xoghol mil-kunsill lokali ta' qabel u ma nistax nemmen fuq l-imma pretezi f'ried jithallas ghal xoghol li huwa naqas li jwettaq. Il-kawzi li ghandna fil-qrati se jkompli jinstemghu fil- granet li gejjien. Ghad inriedu nistennew kif se tkun zvolgiet il-kawza li qed taghmel turista russa fil-konfront li kienet wegghet hdejn il-Fraben waqt l-open disco, kif ukoll il- kaz l-iehor tal- Flower kiosk li minkejja gie offrut siti alternativi lilu , ghad ma ta l-ebda risposta lil Kunsill taghna. Ukoll ircevejna mandat tal-inibizzjoni milli nmissu bankina li trangat biex jitnehha l-periklu mahluq u minn zebra crossing li ma kellix permess gewwa Triq it-Turisti . il-kunsill ghandu jelimina kull periklu u ma ghandux jibza' jerfa' responsabilita biex jipprotegi c-cittadini . l-akbar problema li ghandu c-cittadin huwa l-burokrazija. Tajjeb li nsemmu wkoll li fil-kaz tal- izvilluppi li se jsehhu fuq il-lukanda San Antonio , l-management talab li jkun hemm DNO ghal ghalqa biex titnaddaf u tintuza' bhala parkegg. Il-htiega ghal parkegg aktar qeghda tikber.
  8. Dixxiplina finanzjarja hija vitali fis-sostenibilita tal-governanza. Huwa stat ta' fatt li minkejja li l-kunsill lokali ma ghandux allokazzjoni bizzejjed biex ilahhaq mal-esigenzi bazici bhal twissijiet ta' bankini u toroq , zamma tas-soft areas , amministrazzjoni , mannigg tal-iskart , u xi affarijiet ohra , xorta jibqa' l-fatt li nriedu nzommu man-nefqa medja ta' 110,000 ewros kull xahar . Inriedu nizguraw li sa l-ahhar ta' din is-sena , nispiccawha bit-tajjeb.
  9. Hsarat fl-air condition tal-kunsill lokali , li affettwaw l-andament tal-operat tal-haddiema fejn soffrejna shana kbira fl-ufficju taghna. L-indikazzjonijiet wrew li ma hemmx spazju bizzejjed biex jinzammu l-kompressuri tal-air condition fix-xaft tal-binja . is-shana kbira tas-sajf qeghda timblokka u zzomm l-air conditions li b' rizultat kemm l-anzjani qeghdin isofru bil-kbir kif ukoll kull min jigi jahdem gewwa l-kunsill. Zgur li ma nuqqasijiet ohra bhal toilet li mhux accessibli li jintuza' mill-haddiema klerikali tal-kunsill qed itellfu l-progress ta' l-istess Kunsill. Hemm xi korrisondenza li turi li l-kunsill ta' qabel qabbad xi espert biex jaghtihom parir fuq kemm l-air condition u fuq il-lift , liema flejjes kienu kbar u mhallsa mill-kunsill. Ikun ingust li l-kunsill prezenti jitwikka b' xi responsabilita ta' decisjoni w ghemil li sar mill-kunsill precedenti u dan in-nuqqas ghandu jingieb ghall-attenzjoni tad-dipartiment tal-kunsilli lokali.
  10. Id-dekasteri lil Kunsilliera huma importanti li jkunu evalwati sabiex ikun stabilit ir-rwol ta' kull Kunsillier. Nahseb li minn naha tal-parit nazzjonalista , la darba kien hemm tibdil fl-amministrazzjoni , jista' jkun hemm xi tibdil fl-atteggjament politiku mill-minority leader. Inried nafferma li jkun hemm xi affarijiet li jintalbu minnha u wara li jsiru ix-xogholijiet , titkellem f'isem shaba l-kunsilliera biex jastjenu fil-hrug tal-pagamenti. Illum inriedu naraw fejn se nmexxu u x' inhi l-pozizzjoni tal-kunsilliera nazzjonalista fir-rigward tad-dekasteri u x' inriedu jaghmlu fil-gejjieni.



11. Ir-rottot tal- Arriva se jkunu diskussi mat-TM raprezentanti . Ghalhekk huwa ferm importanti li ahna nwasslu b' mod konkrett u tangibli x' tip ta' rottot hemm bzonn li jiziedu aparti dawk li kienu jezistu fl-antik u li ghad hemm htiega ghal dawn ir-rottot l-antiki. Hemm bzonn li titqajjem l-issue tal-bus shelters li ghadhom neqsin u li nrieduhom b' mod immedjat. Se nkunu mistiedna biex inwasslu l-feedback taghna lil TM fil-jiem li gejjien.
12. Attivitajiet kulturali ma naqsux matul din il-legislazzjoni , nhar il-hamis 26 ta' settembru se jkun hemm l-ewwel maritime fest gewwa Bugibba fejn se jkun hemm programm varat ,bi zjarat u nzul lejn il-gzejjer ta' san pawl u l-fish farms , il-partecipazzjoni tal- Mcast fuq taghrif ta' korsijiet relatati mat-tkabbir tal- hut u l-mannigg tal-opri tal- Bahar , is-sehem ta' subaqua schools u l-introduzzjoni tal- 'eco-diving' , is-sajjeda u dawk kollha li ghandhom xi forma ta' attivita mal-kosta. Barra l-attivita maritima se jkun hemm il-festival artisan mtella mill-MTA u aktar il-quddiem se jkun hemm il-ftuh tal- aquarium li llkoll ahna se nkunu mistiednin. Il-loghob tan-nar se jsir il-gimgha 4 ta' ottubru jum wara l-ftuh.
13. Ghal zmien il- milied, il-vici sindku se jkollu f' idejh il-kordinament li jikkordina t-tizjin tal-milied. Ghalkemm se nziedu xi armar gdid , se ninvolvu aktar lil privat biex jaghti sehemu biex ikun hemm tqassim ahjar fid-dekorazzjoni fit-toroq tal-lokalita.
14. Wahda mill- bzonnijiet ghaz-zaghzaggh huwa li dawn jimlew il-milja taghhom fejn fl-izvillupp zaghzugh iriedu jimirhu fl-izvillupp fiziku li jaghmel tajjeb biex ikollna zaghzagh sportivi. Ghal dan il-ghan il-kunsill iried jaghmel hiltu biex jghaggel u jmexxi b'mod sod hrug ta' tender ghal kirja ta' garaxx sabiex nigbru z-zaghzaggh tal-lokalita. Hemm gruppi organizzati li jirrekjedu l-ghajnuna tal-Kunsill u bhala dmir il-kunsill ghandu jiggarantixi li sa l-ahhar ta' din is-sena , jkun hemm uzu ta' binja ghaz-zghazagh biex jipprattikaw xi ezercizji marzjali .

Mal-istqarrija s-Sindku Mario Salerno kompla jispjega li ser tibda tattendi l-kunsill wahda bi bzonnijiet specjali. Il-Kunsillier Raymond Tabone gibdel l-attenzjoni lis-Sindku li peress li l-Kunsill mhux kollu huwa accessibli ghall persuni bi bzonnijiet specjali mhux aqli li tinghata dan il-permess. Wara diskussjoni qasira sar kompromess li s-sinjura bi bzonnijiet specjali tibda tattendi u toqghod ma' tad-Day Centre ghax hemmekk hemm toilets li huma apposta ghan-nies bi bzonnijiet specjali.

Rigward il-local development plan, is-Sindku qal li l-quddiem ghandha ssir laqgħa specifika għar-residenti halli jigi spjegat lilhom dawn l-affarijiet u d-dettalji li qed jigu diskussi mall Perit tal-Kunsill. Gie diskuss li f'dan il-local development plan ghandhom jidhlu l-Sports Centre, Respite Centre, Harbour Marina u bathing area għall-annimali.

Is-Sindku kompla jzid ukoll li fil-lokalita ghandna problema bil-bankini, speċjalment dawm magħmula bil-bricks l-ahmar. Dan għaliex qed jidhol l-ilma u kull minn għandu xi garaxx jew kantina qed jispicca jghereq b' ilma tax-xita. Kaz bhal dan huwa fil-Qawra fejn gejna mitluba minn stabbiliment li jikri s-segways lit-turisti. Huwa qal li għandna talba biex titwessa l-bankina u jsir xogħol fuq il-patching tat-triq san naha ta' triq Bahhara. Għaldaqstant għanda ssir talba lill Perit biex japplika għall DNO halli jkun jista' jibda x-xogħol meħtieġ. Billi l-ammont ta' xogħol huwa sostanzjali, s-Sindku talab

L-approvazzjoni tal-kunsilliera halli titranga l-bankina u titranga wkoll il-wicc tat-triq kantuniera fejn kienet il-Gallina Hotel. Kien hemm approvazzjoni unanima fuq din.

L-avukat Robert Piscopo skuza ruhu mall-kunsilliera ghax kellu jitlaq mil-laqgħa minhabba mpenji personali. Huwa hareg fil-1855.

### **Korrispondenza.**

Is-Sindku spjega li l-kunsill kellu ittra minghand l-avukat tal-kumpanija Velljoe fejn il-kunsill kien qed jigi mitlub biex ihallas kont pendent meta kellu t-tender mall-Kunsill. Graziella Galea qamet minn mal-mejda minhabba ragunijiet ta' konflitt ta' interess. Is-Sindku spjega li l-kont pendent imsemmi fl-ittra huwa ta' meta Joe Vella kien kuntrattat biex jigbor iz-zibel u waqaf hesrem milli jghamel dan. Ghaldaqstant il-Kunsill kien qabbd kollettur iehor biex jigbor minfloku u allura l-ammont dovut ta' dawk il,2-granet li fihom ma' ngabarx iz-zibel kien thallas bihom il-kollettur li gabar b'emergenza. Gie deciz li tintbghat ittra bl-avukat tal-Kunsill fuq dan ir-rigward. Graziella Galea regghet dahlet mal-mejda u tkomplet il-laqgħa.

Is-Sindku rega' spjega l-kwistjoni tal-flower kjosk u informa f' liema stadju waslet il-kawza quddiem l-avukati tal-Kunsill, insurance u l-avukat tal-kjosk. Huwa kompla jispjega li Christopher tal-kjosk inghata alternattivi ohra u ma' accettax. Il-Kunsillier Raymond Tabone qal li qatt ma' kien qabel ma' din il-proposta ghax minn dejjem kien hemm il-biza li l-quddiem mbagħad tintalab change of use u ssir gabbana li toffri servizzi ohra. Ghaldaqstant Ray qal li din il-proposta kienet twarrbet u l-Kunsill kien favur imbagħad rega bdielu u hareg kontra. Raymond Tabone sahaq li personalment qatt ma' qabel ma' dan.

Il-Kunsillier Ray Tabone spjega li l-Kunsill, dak iz-zmien kien hareg it-tender biex issir l-gabbana. Dak iz-zmien, il-kunsilliera Nazzjonalisti kienu qablu li ssir din il-gabbana, tant li hargu t-tender. Wara kienet giet abbandunata l-ideja tal-Kunsill Nazzjonalista stess. Meta l-individwu applika ghaliha kien ga hemm l-applikazzjoni tal-kjosk mis-Sindku tal-Kunsill precedent. Is-Sindku Salerno spjega li qed tintalab is-somma ta' kumpens għas-somma ta' €240,000 għall hin mitluf fuq din il-kwistjoni. L-ammont huwa z-zmien tal-kawza għall €230 kuljum.

Il-Kunsillier Raymond Tabone talab spjegazzjoni ghaliex ma' kienx inghata permiss f' zmien Graziella - biex ma' jhaffirx għad-drenagg jew għall gabbana? Dan ghaliex il-Kunsill precedent b'maggoranza Nazzjonalista, kien hareg huwa stess din it-tender. Graziella Galea qalet li hija wirtet il-problema minghand is-Sur Paul Bugeja li kien Sindku qabilha. Il-Kunsillier Oliver Mallia qal li hemm bzonn issir laqa' mall-avukat anke biex naraw il-kwistjoni l-ohra tal-accident ta' Fraben gewwa l-Qawra li f' party kienet wegghet studenta Russa u qed tfittex lill Kunsill għall danni wkoll.

Raymond Tabone staqsa li billi issa l Kunsilliera huma responsabbli personalment tal-hidma tagħhom – minn huwa responsabbli għall li gara qabel ? Is-Sindku Mario Salerno qal li l-insurance qed issostni li huma qatt ma' kienu gew infurmati bl-attività.

Gie nnotat ukoll li l-avukat fuq dawn iz-zewg kazijiet ser jibqa' jiehu hsieb l-avukat John Bonanno u kazijiet godda jiehu hsiebhom l-avukat Larry Formosa.

### **San Antonio Hotel Development**

Il-Kunsill gie infurmat li s-sidien ta' San Antonio Hotel ser ikompli jizviluppaw aktar il-Hotel halli takkomoda zewg sulari ohra. Ghaldaqstant kienet saret laqgħa bejn l-entitajiet kollha koncernati, TM, MEPA, WSC, Telemalta, Arriva u Enemalta fis-sala tal-Kunsill. Kien hemm il-perit flimkien mal-izviluppaturi tal-Hotel u kulhadd seta' jistaqsi li ried. Gie spjegat lill kulhadd kif kien ser isir dan l-izvilupp u kif kienet ser tingħalaq bicca mit-triq u jitnehha karregjata ta' karożzi sakemm ikun għaddej ix-xogħol. Spjega wkoll li minhabba dan l-inkonvenjent, il-Kunsill ser jibbenifika għax ser isir tindif estensiv quddiem is-Santana Hotel u għaldaqstant għalkemm ser jintilfu circa 50parkegg mit-triq, il-Kunsill ser jirbah parkegg li jesgħa madwar 500 karożza fuq medda ta' zmien permanenti. Is-sid tal-Hotel San Antonio irringrazzja lill kulhadd tal-koperazzjoni u irringrazzja lill Kunsill ukoll tal-ghajnuna li tawh halli dejjem inkomplu inkabbbru u ntejbu l-prodott turistiku li Malta għandha x' toffri.

### **Aircondition tal-Kunsill.**

Billi din il-gimgha u ta' qabel kien hawn problema bis-sistema tal-arja kundizzjonata, l-Kunsill kien gab l-electrician u tal-aircondition biex jaraw għaliex ta' kull darba nispiċkaw bla dawl u l-aircondition jieqaf. Konsegwenza ta' dan billi l-post tal-ufficini tal-Kunsill huma mgħaluqa u bla twieqi, tkun insapportibli għall haddiema biex ikomplu bil-hidma tagħhom. Kien gie suggerit mill-haddiema tal-kumpanija tal-arja kundizzjonata biex isir katusi kbar għall-ventilazzjoni tal-arja għax bis-shana li tigi genreata qed jifgaw u jtajru s-salvavita biex ma' jinharqux il-muturi. Għaldaqstant għandu jigi kkuntatjat is-sid tal-post minn fejn kien mikri l-Kunsill.

### **Rotot tal-Arriva.**

Ircievejna invit mingħand il-Ministeru tat-trasport biex nattendu bhala Kunsill għal laqgħa fuq l-andament tal-laqgħat rigward ir-rotot tal-Arriva fil-konfini tal-kunsill Lokali San Pawl il-Bahar. Gie deciz li tmur wahda mill-impjegati tal-Kunsill u Raymond Tabone bhala Kunsillier mil-lokal.

### **Bus Shelters.**

Gie diskuss il-problema tal-Bus Shelters li għandna fil-lokalita. Gie spjegat li ga saret korrispondenza mall-entitajiet kollha biex jitpoggew xelters fi Triq il-Wileg u postijiet ohra fejn qatt ma' ingħata permess biex jitwahhlu. Għaldaqstant il-Kunsill għandu japplika għall- DNO jew permessi ohra mingħand TM biex isir xelter temporanju biex tittaffa din il-problema.

### **Attivitajiet,**

Is-Sindku Mario Salerno ser ikollna l-ewwel festival marittimu bit-trips lejn il-gzejjer ta' San Pawl il-Bahar. Huwa kompla jgħati spjegazzjoni tal-attivitajiet kif ser ikun il-programm għall gurnata kollha.

### **Tender għall 3 Visual Screens biex jehlu mall Promenade.**

Billi ingibdet l-attenzjoni li hemm bizzejjed fondi biex bl-ammont allokati mill-EU halli jinxtrow aktar visual screens id-dipartiment tal-fondi approva li tohrog tender ohra għall tliet screens godda. Dawn għandhom jikkomplimentaw it-tnejn li għalihom ga kienet harget tender qabel. Għaldaqstant intalbet l-approvazzjoni tal-Kunsill biex tkun tista' tohrog din it-tender. Kien hemm qbil nem con.

### **Triq il-Qawra.**

Traffic claming measures. Saret talba biex minhabba d-diversi accidenti tal-karozzi li jkunu għaddejnin fl-istess triq għandhom jitwaxx jew sleeping police jew strippi biex jitnaqqas l-speed eccessiv u nevitaw accident li jista' jkun anke fatali. Il-Kunsillier Raymond Tabone għandu jiltaqa' mal kuntrattur fuq dan ix-xogħol. Is-Sindku ssugerixxa wkoll li ssir tabella Alcohol Kills fl-istess triq.

### **Hsarat fil-lattrini.**

Ingibdet l-attenzjoni ta' kulhadd li għall diversi drabi l-lattrini pubblici gew vandalizzati sistematikament. Għalhekk għanda tinkiteb ittra lis-Sup. Baylis biex il-pulizija jghatu aktar attenzjoni fuq il-vandalizmu sfrenat li qed jolqot il-lokalita tagħna.

### **Mandat ta' inibizzjoni.**

Il-Kunsill ircieva mandate ta' inibizzjoni biex iz-zebra crossing ta' Triq il-Maskli ma' titmissiex minn kif qeghda sakemm tinqata' u tinghata decizjoni mill-qorti. Għalhekk għandu jjeqaf kull tip ta' xogħol fuq dan il-post. Raymond Tabone qal li ma' sar l-ebda xogħol bla permess, anzi l-Kunsill kien qed jirringa z-zebra crossing li kien hemm bla permess u li wara li nqala' dan il-kjass kollu kien inghata l-permess wara. Graziella Galea qalet li qatt ma' kien sar xogħol bla permess, mentri Raymond Tabone sostna li fejn Casa Serena hemm kaxxa bla permess u saru fi zmien meta Graziella Galea kienet Sindku.

### **Bye-laws.**

Is-Sindku Mario Salerno qal li l-Kunsill kien ga għamel laqgħa mall-avukat fejn kienu mistiedna l-kunsilliera kollha. Għall din l-istess laqgħa kienu gew biss Raymond Tabone, s-Sindku u l-avukat. Raymond talab biex issir laqgħa pubblika biex dawn il-bye-laws jigu diskussi magħhom u wara jerga' jintbghat feedback lill avukat.

### **Increment tal-impjegati.**

Gie diskuss li l-iskrivani li għandhom jizjeddu skala din is-sena jinghataw iz-zieda pero billi kienet ingibdet l-attenzjoni tas-segretarju ezekuttiv li kienet saret ksur tar-regolamenti tal-HR tal-Kunsilli Lokali meta inghataw zewg increments f'daqqa, għandhom jghaddu s-sentejn qabel ma' l-istess impjegati jizjeddu zewg increments. F'dan ir-rigward, is-Sinjura Cathleen Diacono għandha tiehu l-increment mentri Delcine u Gloria li kienu inghataw iz-zewg increments f'daqqa iridu jghaddu s-sentejn li inghatawlihom bil-quddiem.

### **Kumitat għall bin ital-monument ta' San Pawl.**

Is-Sindku Mario Salerno qal li ser isir kumitat biex jibda l-gbir tal-fondi halli jsir il-monument ta' San Pawl. L-iskultur li għandu jjeħu hsieb dan il-monument huwa is-Sur

Camilleri Gauci. Mario Salerno talab votazzjoni biex il-holma tal-monument ta' San Pawl issir u jkollhom ghajnuna mill-Kunsill lokali tinghata. Ghalhekk il-Kunsill ghandu jahdem mall-Gvern fuq dan l-ghatt.

### **Ittra tal-Fun Train.**

Saret talba biex isir parkegg tal Fun Train fi Triq it-Turisti bil-konsegwenza li jinhela aktar parkegg. Anne qalet li ma' taqbilx biex jerga' jersaq in-naha ta' Triq it-Turisti u maghha qabel kulhadd. Raymond Tabone qal li la TM qabdet u harget permess lill tal-Fun Train biex jibda joqghod fejn tal-McDonalds, din ghandha terga' tmur fejn il-jetty jew inkella jghazel wahda minnhom.

Ingibdet l-attenzjoni tal-Kunsill biex tal-Fun Train ma' jergghux jghaddu min naha tal-iskola fil-hin tal-iskola minhabba l-periklu li jista' jkun hemm ghat-tfal.

### **Aggornament tax-xogholijiet tal-Kunsilliera**

#### **Alex Bezzina.**

Il-Vici Sindku Alex Bezzina qal li twahhlu tabelli biex jitnehhew il-karrijiet minn fejn il-Gillieru Kienet twahlet karta ta' zgombru sal-15 ta' Settembru biex jitnehhew minn hemm. Alex Bezzina qal li bhal ma Sup. Bayliss qal li ahna naqbd u nghalqu t-toroq bla ma' nghamlu konsulazzjoni – huwa talab li l-istess ghandhom jikkonsultaw mall-Kunsill.

Alex Bezzina kompla jghid ukoll li l-iskip li talab lill kuntrattur ghada mhux hemm u ghandha bzonn titpogga fi Triq il-Gwiebi.

#### **Raymond Tabone**

Il-Kunsillier Raymond Tabone staqsa meta ser jsiru l-kaxxi biz-zebgha fuq is-simenta li kienu gew approvati mill-kunsill f' laqgha ohra. Staqsa wkoll meta ser tehel il-bollard biex ma' jibqghux deklin bil-karozza fuq is-simenta. Is-Segretarju ezekuttiv wiegeb li dawn ghandhom jigu ordnati u tehel il-bollard fil-jiem li gejjin.

#### **Anne Fenech**

Il-Kunsilliera Anne Fenech qalet li ghandu jsir xoghol biex titranga l-bankina ta' Triq Sant Antnin kantuniera ma' Triq ir-Rebbiegha u jsir ukoll tindif tal-bankina biex titnehha s-swiedija minn fejn l-bins. Hija komplet tghid li quddiem Little Italy u Sotto Zero titwahhal bollard.

#### **Mario Buhagiar.**

Il-Kunsillier Mario Buhagiar rigward il-hinijiet ta' bil-lejl sakemm tista' tibqa ghaddejja l-muzika mil-istabbilimenti fil-lokal ghax hemm xi whud mir-residenti li qed igergru minhabba l-muzika li tindaqq b'volum gholi.

#### **Raymond Tabone.**

Il-kunsillier Raymond Tabone gibded l-attenzjoni tal-Kunsill li qed jarmaw van f'it il-fuq mill pjazza biex jirriklama t-timeshare. Ghandu jsir rapport ghax qed jghamel zgombu u jghalaq parti sostanzjali mit-triq. Huwa ghandu ritratti biex jintbghat mar-rapport lill pulizija.

#### **Oliver Mallia.**

Il-kunsillier Oliver Mallia qal li hemm bzonn ta' zebra crossing qabel ma' titla ghall ta' Cassia – quddiem il-Bellavista Hotel.

#### *Mandy Buhagiar dahlet ghal-laqgħa fit-2055.*

Mandy skuzat ruhha ghax ma' setghetx tattendi qabel minhabba impenn iehor li kellha. Hija qalet li talbet biex il-laqgħa ssir il-gimgha kif kien ippjanat imma s-Sindku spjega li kien hemm il-laqgħa tas-Sindki.

#### **Jane Chircop**

Il-Kunsilliera Jane Chircop qalet li n-nies qed jikkonkorru mhux hazing għas-servizz offrut minn dar l-Umanita f' Burmarrad. Ray Tabone ferhilha tax-xogħol u s-servizz li qed tagħti. Jane talbet biex jekk inhu possibli l-istage ta' fejn l-ghassa jersaq naqra lejn il-kantuniera. Hija talbet ukoll spjegazzjoni jekk loading/unloading bay fejn Cinque Stelle fi Triq il-Hgejjeg hijiex għall-uzu tiegħu biss jew *shared*. Gie spjegat li kull loading/unloading bay tkun *shared* mill-hwienet tal-vicinanza.

#### **Graziella Galea.**

Il-Kunsilliera Graziella Galea staqsiet għaliex il-live streaming mhux qed jahdem. Gie spjegat li l-apparat qed jahdem imma hemm xi problema teknika ghax is-sound mhux qed jinstema' għaldaqstant għandu jigi avviciat min wahhal il-camera u jara x' gara. Hija gibdet l-attenzjoni fuq xogħol ta' patching fi Triq it-Trunciera, Tony Bajjada u l-bankina fi Triq Tony Bajjada wkoll. Staqsiet fuq Measure 125 fejn wasal il-process u gie spjegat li l-fondi gew approvati. Talbet ukoll lis-Sindku biex l-istqarrija tas-Sindku tibda tintbghat qabel il-laqgħa. Staqsiet ukoll fuq applikazzjoni ta' bozza għida fi Triq Ghajn Razul Burmarrad u gie konfermat li qed tigi processata.

#### **Mandy Buhagiar.**

Mandy qalet li qed isir iz-zbir ta' sigar quddiem is-SantanaHotel u sar tindif estenziv fl-akwata. Sar ukoll iz-zbir fejn id-dawl dekorattiv u l-parkegg. Staqsiet fuq dan l-istess dawl u gie spjegat li kien għad baqa' l-ahhar intoppi biex id-dipartiment ihallas l-ahhar kont tad-dawl li kien hemm pendent. B'hekk ikun jista' jinqaleb il-meter fuq il-Kunsill u jitranga d-dawl dekorattiv li kien ilu ma' jixgħel għall diversi snin.

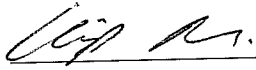
#### **Aggornament tal-laqgħa.**

Il-laqgħa spiccat fis-8.30pm u giet aggornata għall nhar l-Erbgħa 23 ta' Ottubru fil-5.30pm gewwa l-ufficju Amministrattiv tal-Kunsill Lokali San Pawl il-Bahar.



Mario Salerno

Sindku – Kunsill San Pawl il-Bahar.



Frans Chircop

Seg. Ezekuttiv.-Kunsill San Pawl il-Bahar.