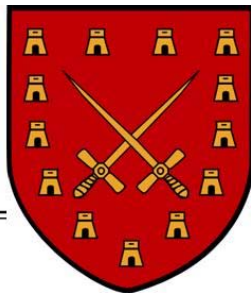


Kunsill Lokali Pembroke

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MINUTI

Laqgħa tal-Kunsill Lokali Pembroke

SEBA' LEGISLATURA

Laqgħa Numru 07/2018

It-Tlieta 22 ta' Mejju, 2018

Il-Kunsill Lokali Pembroke Itaqa' fl-Uffiċċju Amministrattiv tiegħu li jinsab fl-indirizz Triq Alamein, Pembroke, fil-5:30 ta' filgħaxija.

PREŻENTI:

Dean Hili – Sindku
Raymond Lanzon – Viċi Sindku
Evelyn Vella Brincat – Kunsillier
Mark Causon – Kunsillier
Charles Cesare – Kunsillier

ASSENTI b'APOLOGIJI (Skont Ordni Permanenti 14A (3):

Evelyn Vella Brincat – Kunsillier (Dok. 1)

ASSENTI

Ħadd

UFFIĊJAL PREŻENTI:

Kevin Borg – Segretarju Eżekuttiv

Sindku : Avv. Dean Hili Viċi Sindku : Raymond Lanzon
Kunsilliera : Evelyn Vella Brincat, Mark Causon u Charles Cesare

Segretarju Eżekuttiv : Kevin Borg

Minuti

Is-Sindku Dean Hili ppresjeda l-laqqha.

7.1 DB Proposed City Centre multi-use development – PA03807/17.

- 07.1.1 Is-Sindku Dean Hili nforma lill-Kunsill li l-Kunsillier Evelyn Vella Brincat talbet li tiġi skużata. Il-kelliem ippropona li l-Kunsill jilqa' din l-apoloġija. **(Dok. 1)**
- 07.1.2 Il-Kunsillier Charles Cesare issekonda.
- 07.1.3 Il-Kunsill qabel unanimament.
- 07.1.4 Is-Sindku Dean Hili għamel referenza għall-proġett propost mill-kumpanija db, kif ukoll kemm għall-laqqha pubblika li organizza l-Kunsill fejn kienu preżenti l-iżviluppaturi biex iwiegħbu għad-domandi tar-residenti kif ukoll għall-protesta li għamlu r-residenti ma' NGO's ambjentali fil-jiem li għaddew, fejn informa lill-Kunsill li: (1) abbażi tar-rapport li kien prepara l-Perit għan-nom tal-Kunsill u li kien ġie intavolat lill-ERA; (2) Il-laqqha li saret mal-iżviluppaturi fil-Kunsill meta ġie preżentat il-proġett; (3) kif ukoll għall-kummenti li ħarġu waqt il-laqqha pubblika u kummenti diġà sottomessa minn membri tal-Kunsill, ta' struzzjonijiet lill-Perit biex jipprepara draft bħala rimarki li l-Kunsill għandu jressaq lill-PA għall-iżvilupp propost. **(Ara Dok. 2)** Wara diskussjoni li kien hemm, il-kelliem ippropona li l-Kunsill iqabbad lill-Perit tal-Kunsill biex joġġezzjona għall-iżvilupp propost abbażi tar-rapport li kien ipprepara l-Perit stess.
- 07.1.5 Il-Kunsillier Mark Causon issekonda.
- 07.1.6 Il-Kunsill qabel unanimament.

07.2 Tmiem tal-Laqqha u data tas-seduta li jmiss.

- 07.2.1 Il-laqqha ntemmet fil-5.45pm u ġiet aġġornata għad-29 ta' Mejju 2018 fil-5:30pm.

Konfermati, illum 29 ta' Mejju, 2018

IFFIRMATA

Avv. Dean Hili
Sindku

IFFIRMATA

Kevin Borg
Segretarju Eżekuttiv

Pembroke Local Council at Local Councils

From: evelyn@vellabrincat.com
Sent: 22 May 2018 19:39
To: Pembroke Local Council at Local Councils
Cc: evelyn@vellabrincat.com
Subject: today's meeting

Importance: High

Dear Kevin,

Please excuse me from today's meeting.

Thank you

Evelyn



Cornerstone Architects and Civil Engineers

Clarifon, Triq Balaguer, Balzan

T: 79261045, 79888800, 77280164

info@cornerstonemalta.com

Date: 17th May 2018

PA: 3807/17

Location: Former ITS Site, Wesghet George Portanier & Wesghet Lewis V. Farrugia, Triq il-Profss Walter Ganado, Triq ix-Xatt ta' San Gorg, San Giljan / Pembroke, San Giljan

Proposal: Proposed City Centre multi-use development, including 5 Star Hotel (464 rooms) Class 3B, 158 residences, commercial office space (Class 4A), shopping mall (Class 4B) & restaurants (Class 4C and 4D) and basement car park

Dear Sir/Madam,

PA 03807/17 - Comments on Proposed City Centre Development Project

Following a number of studies and some comments by consultees such as the DAC, doc 3027a, which stated that *the size of the towers and their placing is giving the impression of a proposal that is out of scale with its context. The Committee also noted that the visual impact statement carried out by the independent consultants has indicated that the proposal shall have a high-adverse impact from all the distant views identified*, and the Civil Protection Department doc 1571a, who asked to *provide the updated fire safety report as per fresh drawings and plans*, the Pembroke Local Council is contrary to the proposed development.

On behalf of the Pembroke Local Council, we reiterate our concern on the project and its consequences on the zone's existing land uses especially the residential areas in the immediate vicinity, on the bars of which the Local Council is objecting to this massive development. This in view of the fact that there is no Master Plan of the area that governs the integration of this proposal to any other future proposals in the area whilst safeguarding the residents. The locality of Pembroke is presently being threaten by a number of massive projects such as the construction of yet another school, a new embassy and even re-development of existing hotels along the shoreline. These projects should not be assessed each one on its own but should be part of a well-thought and designed Master Plan.



Traffic and Parking Issues

The PLC is still very much concerned that the proposal will result in a massive traffic congestion of traffic going in and out of the locality. The surrounding roads were never designed to take such heavy traffic, both that required for the excavation and construction of the project and also for its operations. This means that both the geometry of the roads, especially the junctions and the exit/entry routes are not planned to cater for such large amount of traffic. In addition, even their construction and build-up, was not designed to withstand such traffic and therefore is it expected that the new project will mean the ruin of existing road network.

With regards to the envisaged damage to the existing roads, the Council is still insisting on a substantial bank guarantee kept in place for the first 5 years of operations of the project to ensure that all road damages due to the intensification of traffic is rectified at the expense of the developer.

The widths of the existing roads cannot be fixed and thus any newly projected junctions and routes need to be included in the first phase of the project, prior to any demolition/excavation takes place on site. This means that only after the proposed new tunnel is fully completed and operational can one start to consider the feasibility of this project. It would be a grave mistake from the PA to allow such a mammoth project take place without first ensuring that the existing road network is adequate. Proper planning requires that the infrastructure is in place, followed by possible development and not have the project in place and, as an afterthought, try to figure out how to mitigate the problems caused by the same project. Any mitigation measures being proposed should be in place before approval of the project. Road network/tunnels are essential to this project and the project depends on said tunnel but these are still not a condition to the project. This is of concern.

Of particular concern is Triq Pietru Darmenia, which is being proposed to change from the existing residential road to a service road for the proposed hotel. The PLC is against having any residential roads hijacked by any one project at the expense of its residents.

We would also like to note that at per TM note doc 2049a, the Traffic Impact Assessment Addendum is still being assessed and therefore, no one is yet fully aware of the repercussions of the project as per 14th May 2018. Full assessment can only be carried out after studying of the TIA final assessment report.



Health and Safety and Environmental Issues

- 1) The council is very concerned about the amount of dust (during construction) and NOx and PM10 (during operation) and their significance to potentially negatively impact the surrounding residential neighbours, the adjoining valley, and the coastal water body, which although unclear to date, is expected to be significant. Substantial mitigation measures are expected to be undertaken by the developer to dampen such effects on residents. The guarantee will only be released once Pembroke Local Council issues a written confirmation that the Contractor has complied by all these mitigation measures.

- 2) Noise and vibration during construction (site clearance, excavation and construction) phase will be generated. All works including excavation, construction and finishes have to respect the residential neighbourhood and be restricted to normal working hours as per LN 295 of 2007, schedule 3, i.e. works shall not commence before 7.00 am and shall cease at 8.00 p.m. Site activities generating more than 65dB measured immediately outside the site shall cease between 2pm and 4pm. During the period between 15th June and 30th September, demolition works or excavation shall not be allowed since this is a tourism zone. No excavation/construction/finishing work, shall be carried out on Sundays and Public Holidays. All activity on site should halt outside the working hours, including casting of concrete, even if the concrete is mix from the on-site batching plant.

The PA planning permit should clearly indicate the working times of the project, and not just specify that the working times shall be according to the relevant law. This should ensure that the contractor does not apply the provision asking for an extension of the working hours. All works on site should cease outside the stipulated working hours.

- 3) While the Council would prefer that, should such project be given the green light, the inconvenience of demolition/excavation/construction and finishing of the project is implemented as swiftly as possible to minimise the duration of suffering of its locality and residents, the proposed timeframe of two and a half years from the start to finish of the project seem too short. A heavy fine daily, due to the Council, should be imposed on the developer should such timeframe be exceeded. The timeframe should be noted as the final full completion in its entirety and not practical completion, meaning that all parking/ landscaping/ hotel/ apartments are full finished by this time.



- 4) The PLC strongly objects to the implementation of the on-site batching plant. During discussion with the developer it transpired that it is likely possible that cement shall not only be brought to the on-site batching plant using a bowser that would ensure that all cement is pumped through a system of pipework into the on-site silo and thus preventing major dust clouds. Due to the unavailability of a sufficient number of such bowsers, the developer conceded that he may require to transport cement also in other means. This means that the system will not be entirely dust-proof as originally pictured and therefore is completely unacceptable to the Council.

Further to and notwithstanding the above, the Pembroke local council stresses the need for preserving the privacy, solar access, and character of adjacent residences. Maintaining liveability in nearby residential areas is critically important because the success of such a mixed-use centre is economically and physically dependent on the support of the adjacent neighbourhoods. It is both a challenge and a pre-requisite for such an intense development to be conditioned so that the privacy, solar access, and general liveability conditions of adjacent residences are not significantly impacted. It is assumed that design will be fine-tuned to respect basic principles of good planning with sufficient:

- Green buffer zones,
- Traffic generation and parking provision.
- Noise and vibration mitigation measures,
- Health hazard mitigation measures
- Upgrading of important roads and junctions which will be effected namely that between Triq Professur Ganado, Triq Pietru Darmenia, Triq Sant' Andrija and Triq ix-Xatt ta' San Gorg.

In this regard, the Council feels that the project needs to be redesigned to offer more public open spaces. The locality and its residents are sacrificing too much for this project, while the project is not offering much in return. Any project for this prime site should include a serious, clear commitment to the improvement of the locality in general such as committing substantial funds to the upkeep and maintenance of green spaces located within the locality that will represent a general upgrade to the environment of the whole of Pembroke.



While the Council is of the opinion that various measures can be taken to address some of the concerns of the residents which will be most impacted during the construction phase and after the completion of said massive project, some of which have also been addressed in this document, the Council remains opposed to this development in principle as it does not benefit the area which the developer is seeking to develop.

Last and not least, our Client would like to be notified on any submissions related to this application and on the date of the sitting of the board so that he may make his oral representations if required.

Regards,

A handwritten signature in blue ink, appearing to be "Joseph Saliba".

Joseph Saliba Obo Cornerstone A&CE