

MEMORANDUM TO CABINET BY THE HON. MINISTER OF PUBLIC
BUILDING AND WORKS

Messrs Beauport Investments (Malta) Ltd. has filed a building application for the development of a site at Ghadira adjacent to their hotel.

The Town Planning Board are of the opinion that no further development should take place on this site as the erection of cabanas will not harmonize with the character of the rocky Marfa Peninsula. Moreover the Board pointed out that this would set a precedent and it would be extremely difficult to stop similar requests.

The Director of Public Works does not agree with the recommendation of the Town Planning Board or with the reasons for turning down the request.

According to the Tourist Board and to the Steering Committee considerable additional hotel accommodation is still required and this same company - Beauport Investment Trust (Malta) Ltd. urgently require some 400 to 500 beds over and above those provided by their hotel nearing completion.

This being so, it is far preferable to crowd hotels in one area leaving the rest of the coast free rather than to spread out development and thus compromise the whole coastline. This, apart from the fact that the company were given a large area of Government land and it is better that this should be fully developed rather than that a large part of it should remain unbuilt.

The Town Planning Board have based their rejection of the application on two points:-

- i) the proposed buildings would hide the distinctive character of the rocky Marfa Peninsula and
- ii) Cabana development has never been recommended and if granted, it would be extremely difficult to stop similar requests for development of adjoining land.

As regards (i), the area of the proposed development consists largely of globigerina limestone with a light soil cover and there is nothing either distinctive or special about it. Further east and especially near Marfa point the rock is more largely exposed and is of a structure and configuration that is worth preserving.

As regards(ii), all the land east of the boundary of the Beauport land is Government property and it is fully within Government's power to control if and what development is allowed.

The Director of Public Works considers that this application should be approved under the following conditions:-

- a) No development should be put up less than 50 feet from the north-eastern boundary of the property;
- b) The whole development should move uphill so that a minimum distance of 300 feet is left between the first row of cabanas and the sea. This would imply the elimin-

- ation of the topmost tier of cabanas;
- c) Preserve any natural site features such as trees, characteristic rock formations, etc;
 - d) Treat the elevations of the Cabanas in particular and of the building generally as simply as possible - and build the outer walls in stone - so that the buildings are kept in harmony with the landscape;
 - e) Buildings to be kept as low as possible and nowhere to exceed three floors, except for very limited essential structures (Staircase, water-tanks, lift-well etc.) above roof level;
 - f) Straight, uninterrupted blocks of cabanas should not exceed 200 feet as an absolute maximum. Above this length, blocks of cabanas should be broken in plan and perhaps also in elevation.

The United Nations Physical Planning Adviser is in total agreement with the views expressed by the Director of Public Works and recommended that this application be approved on the condition stipulated above.

Hon. Ministers are kindly requested to decide whether this application should be considered further and permit issued.

2nd June, 1969.