

MEMORANDUM FOR THE CABINET
BY THE HON. MINISTER OF JUSTICE

Hotel at Paradise Bay

On the 29th July, 1961, the previous Government granted to the Minster Property Development Co. (Malta) Ltd. a plot of land at Marfa on emphyteusis for 150 years at a groundrent of £150 a year for the purpose of erecting a resort hotel and ancillary chalets, residential villas, restaurants, shops, offices and other buildings.

2. Condition 2 of the Deed of emphyteusis states that the hotel and chalets shall be constructed and ready to receive guests within a period not exceeding 2½ years to run from the approval of the Governor given under condition 9 or from the issue by Government of all licences and permits required by law for the purpose of starting building operations whichever will be the last.

Condition 9 states that the hotel and other buildings shall be built in conformity in every respect with a general lay-out, plans, elevations, sections and specifications first approved by the Government (such approval not to be unreasonably withheld) and under the inspection and to the reasonable satisfaction of the Governor or his surveyor.

Condition 10 states that the planning and general lay-out of the recreational area shall be subject to the approval of the Governor.

Condition 11 states that the Company shall submit the general lay-out, plans, elevations, sections and specifications for the Governor's approval, as required under conditions 9 and 10 and shall apply for any licences and permits required within 6 months from the date of the deed i.e. by the 28th January, 1962. Should the Company fail to do so within the said period, the terms prescribed under condition 2 shall commence to run from the 28th January, 1962.

3. In fact the Company submitted the plans on the 31st January, 1962, and therefore the above-mentioned period of 2½ years for the completion of the hotel began to run from the 28th January, 1962.

4. The Senior Crown Counsel advises, however, that the Governor's approval cannot be delayed over an unreasonable period although the date of completion is no longer tied to it. The Hon. Minister of Justice agrees with this view.

5. A copy of the report of the Director of Public Works on the plans submitted by the Company is enclosed and Hon. Ministers are asked to agree that His Excellency the Governor be advised to approve the plans subject to the alterations proposed in the Director of Public Works' report.

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2nd April, 1962.

Chairman,
Malta Govt. Tourist Board

HOTEL PARADISE BAY

1) I have examined the drawings presented by Ley Colbeck & Partners and which you have left with me for my comments.

2) The following drawings were approved by the General Services Board on the 17th February, 1961, (Building Notice 203/61) and I have no comments to make.

Job No. 9899

Drawing No.	5
"	6
"	7B
"	10A
"	16A

3) The drawings listed hereunder have also been scrutinized and my remarks are given against each.

Job No. 9899

Drawing No. 43 (Red 1) - The privies are in direct communication with a room. They should be separated therefrom by a sufficiently ventilated space.

Drawing No. 29 (Red 2) - Same remarks as for Red 1.

Drawing No. 31 (Red 3) - Same remarks as for Red 1.

Drawing No. 17c (Red 4)

Floor "A"	- No remarks.
Floor "B"	- Stores/Offices are not sufficiently lighted.

Drawing No. 18b (Red 5) - No remarks.

Drawing No. 25a (Red 6) - No remarks.

Drawing No. 35a (Red 7) - Stores marked "Z", "X" and "Y" are insufficiently lighted.

Drawing No. 46 (Red 8) - No remarks.

Drawing No. 47 (Red 9) - No remarks.

NOTE: A form 1 application on the prescribed form should be sent to the Sanitary Engineering Officer c/o Public Works Department, making reference to Building Notice No. 203/61 approved on the 17th February, 1961.

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4) The elevations of the several buildings as shown on Sketches A, B, J, Y, Z and No. 20/1/61 and on drawing No. 32 are acceptable and are likely to be approved on presentation to the Aesthetics Board.

5) I have no comments to make on the sectional drawings and plans viz:-

Job No. 9899

Drawing No.	14A
" "	23A
" "	26A
" "	27
" "	28A
" "	30
" "	36
" "	37A
" "	38
" "	39A
" "	40

6) No comments, either, on layout plans, viz:

Drawing No.	2
" "	3

7) The developers are providing their own sewerage system including a pumping station for the hotel and buildings erected on Plot 3. The combined flow will discharge into our main sewer, at M.H. 6 on plan blue "X", provided by us.

8) The line of main sewer as it affects Plot 2 is shown coloured red on Drawings 3 and 4 by Messrs Colbeck. I have also shown in blue two alternative slight deviations which will have to be made in our line of sewer if developers insist on siting the shops where they now propose.

9) Since our sewerage scheme has been designed on the separate system it is absolutely essential that every drop of rain water be excluded from sewers, private or otherwise.

10) Our scheme will cater for water wastes from W.C.'s, Kitchens and Baths which brings in a matter which requires urgent Government decision.

11) In their report on disposal of sewage from the proposed hotel resort sites, Messrs John Taylor and Sons, advocate separation of W.C. and kitchen water from bath water; this in order to disguise pollution by the discharge of a relatively small quantity of settled sewage into the sea, the bath water being discharged separately either through soak-aways or used locally for irrigation. At Comino we are following the consultants' recommendation.

12) In the case of Cirkewwa and Mellicha Bay, however, this and the Medical and Health Department were against the proposed discharge of settled sewage in

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close proximity to our bathing beaches and we recommended that the combined flow from Ċirkewwa and Mellieha Bay be discharged into "Iċ-Ċumnija" on the west and opposite of Mellieha Bay.

13) Government decision on our latest recommendations is still awaited and until then we cannot ask developers to think in terms of separation of bath waste.

14) As a general comments, I should like to point out that where timber trusses are used, extra precautions should be taken to minimize fire risks.

(sd) S.J. Mangion
Director of Public Works.

L-Arkivji Nazzjonali ta' Malta