



**PA 01191/05**

**SLIEMA TOWNSQUARE**

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## **VISUAL IMPACT ASSESSMENT**

**Version 1: September 2015**



**Report Reference:**

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## Quality Assurance

### Sliema Townsquare Visual Impact Assessment September 2015

**Report for: Townsquare Sliema Ltd**

## Revision Schedule

Rev	Date	Details	Report prepared by:	Checked by:	Approved by:
00	Sep 2015	Submission to client	<b>Krista Farrugia</b> Senior Environmental Consultant	<b>Rachel Xuereb</b> Director	<b>Adrian Mallia</b> Managing Director

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## I. INTRODUCTION

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- I.1. This document has been prepared subsequent to MEPA's requirement<sup>1</sup> to assess the proposed changes for the development of Sliema Townsquare (PA 1191/05: *Construct mixed development which includes a) shopping avenue, b) commercial areas and residential units, c) underground parking and service facilities at Old Union Club, Hugh Hallet Street, Tigne' Street, Sliema*).
- I.2. In order to assess the proposed changes, the architects provided the plans as submitted to MEPA (refer to plans uploaded to MEPA on 6<sup>th</sup> July 2015) for the development of Sliema Townsquare. The master plan is found in **Appendix I** (a full set of plans is available at MEPA). The proposal is hereinafter referred to as 'the Scheme'.
- I.3. This report addresses the potential impacts of the Scheme on visual amenity. It describes the existing visual amenity of the Application Site and its surroundings, and assesses how this might change through the development of the Scheme.
- I.4. Visual impacts relate to the effect that a development would have on the amenity of sensitive receptors (those experiencing views of the site), relating to the actual or perceived visible changes to the character and quality of the landscape.
- I.5. The key issues for the assessment are:

### **Key Issues:**

- **Changes in views of key receptors**

### **Background**

- I.6. As a background to the Scheme, it is noted that an EPS was prepared on behalf of Townsquare Sliema Ltd (hereinafter referred to as 'the Applicant'), to support planning application PA 01191/05 for the redevelopment of the former Union Club site in Sliema into a high-rise residential and office complex with shopping / food and beverage / leisure facilities, as well as car parking. Planning application PA 01191/05 was validated by MEPA on 21<sup>st</sup> March 2005. The EPS was certified by MEPA in August 2007 and submitted for public consultation in September 2007. The EPS was based on a development comprising: 242 apartments, 8,847m<sup>2</sup> of retail / F&B and ancillary uses, 5,700m<sup>2</sup> of office space, and 800 car parking spaces.
- I.7. Subsequently, following detailed discussions with MEPA, the Applicant changed the height of the development; in 2010, an EPS Update was submitted to assess these changes.

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<sup>1</sup> E-mail from Ms Charlene Smith dated 10<sup>th</sup> August 2015



- I.8. In June 2011, an Addendum to the EPS was prepared, in order to assess the impact on air quality from the Scheme. Comments on the Addendum were included in Appendix 5 of MEPA's Environment Report for the Scheme that was prepared in April 2012.
- I.9. In August 2014, further changes to the Scheme were made as follows:
  - Number of residences – 181 apartments (34,800 m<sup>2</sup>, excluding terraces);
  - Offices – 4,719 m<sup>2</sup>;
  - Retail – 9,105 m<sup>2</sup>; and
  - Parking – 721 spaces.
- I.10. The general massing of the proposed project, together with the location of the tower remained unchanged. The car park entrances and exit points remained unchanged, however, the internal circulation changed due to the new structural elements that were defined in the parking levels.
- I.11. As a result of the proposed changes, a letter was prepared by Adi Associates confirming that the proposed changes were unlikely to significantly affect the findings of the certified EPS prepared for PA1191/05 and its Updates and Addenda.

#### **Proposed changes to the Scheme**

- I.12. Following further discussions with MEPA, the Scheme has again been revised as follows:
  - Number of residences – 163 apartments (33,277 m<sup>2</sup>, excluding terraces);
  - Offices – 4,719 m<sup>2</sup>;
  - Retail – 8,241 m<sup>2</sup>; and
  - Parking – 773 (parking provision can potentially be increased to 800 parking spaces as the layout may accommodate 2 and 3 car garages which are currently not included in the design).
- I.13. The figures show that the number of residences, offices, and retail areas reduced from the original EPS while the car parking spaces have remained the same. The general massing of the project and the location of the tower has remained unchanged as its location had already been defined in previous studies. The east side of the development has been re-designed to implement a less congested design in the lower floors of the development. In this way, the majority of the apartments that were originally located adjacent to the tower building and which formed part of the base of the tower, have been removed. The tower now starts from Level 0. The heights of the buildings vary from two double height commercial levels in the Villa Drago area, to an overlying additional 5 office levels in the central commercial avenue area. In the residential area, the levels vary from 8 to 15 levels on the side building which are close to the tower area, reaching up to 38 and 36 in the central tower itself. The proposed design results in a sleeker tower, albeit still based around the radial



concept originally submitted. The periphery pedestrianised road has been brought inwards to pass around the base of the tower and is still directly linked to the main commercial avenue, to ensure a more open feel when walking round the development. The redesigned pedestrian road has resulted in an increase in the overall open space of the project. The car park entrances and exit points have remained unchanged; however, the internal circulation has changed due to the new structural elements which have now been defined in the parking levels.

## **OBJECTIVES OF ASSESSMENT**

- I.14. The objectives of the visual amenity study were to:
- Undertake a baseline survey and characterisation of the visual amenity at and around the Scheme site using desk top and field survey techniques;
  - Identify the key viewpoints and receptors;
  - Predict the impacts of the Scheme on the visual amenity of the Area of Influence;
  - Input potentially beneficial design measures to the Scheme;
  - Assess the significance of the impacts on the visual amenity of the Area of Influence; and
  - Describe the mitigation measures designed into the Scheme to minimise adverse impacts and enhance any beneficial impacts on the visual amenity of the Scheme.

## **STANDARDS AND GUIDELINES**

- I.15. In view of the fact that there are no Malta-specific visual amenity assessment guidelines, the visual assessment was carried out in line with the UK's *Guidelines for Landscape and Visual Impact Assessment 2013* (GLVIA) (Institute of Environmental Management & Assessment (IEMA) and the Landscape Institute).



## 2. ASSESSMENT METHODOLOGY

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- 2.1. The viewpoints were selected based on the viewpoints identified and selected in the 2007 EPS - these had originally been selected based on the Zone of Visual Influence (ZVI) and field surveys. A new ZVI<sup>2</sup> was also prepared (see **Figure 2.1**). The viewpoints are shown in **Figure 2.2**.

### **Sensitivity of visual receptors**

- 2.2. The sensitivity of visual receptors is dependent on the location from where the receptors experience the view, their expectations, occupation or activity at the viewpoint, and the importance of the view. UK Guidelines note that the most sensitive receptors may include:
- Users of outdoor recreation facilities whose attention or interest may be focused on the landscape;
  - Communities where the development results in changes to the landscape setting or valued views enjoyed by the community;
  - Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience; and
  - Occupiers of residential properties with views affected by the development.
- 2.3. The Guidelines also note that other receptors could include people engaged in outdoor sport or recreation other than those involving an appreciation of the landscape, people travelling through the area, and people at their place of work. The latter are regarded as the least susceptible to changes in view.
- 2.4. The following definitions are used to categorise the sensitivity of receptors:
- High sensitivity receptors: those who repeatedly re-visit the viewpoint to partake of the view. Such views are generally highly valued by the community;
  - Moderate sensitivity receptors: itinerant visitors (mostly tourists) to the viewpoint; and
  - Low sensitivity receptors: road users, workers, etc.
- 2.5. Residents are not included above because views from private property are not protected under planning law or other public policy, except in so far as the zoning of the land implies certainty as to the type of development that may be permitted. The rights of nearby residents are, however, somewhat protected through the planning system, since they can object to any change of land use (or airspace). The landscape

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<sup>2</sup> In the 2013 GLVIA guidelines, this term has been replaced with the more accurate Zone of Theoretical Visibility (ZTV). ZVI is referred to in this document to facilitate consistency with the terminology used in the 2007 EPS.



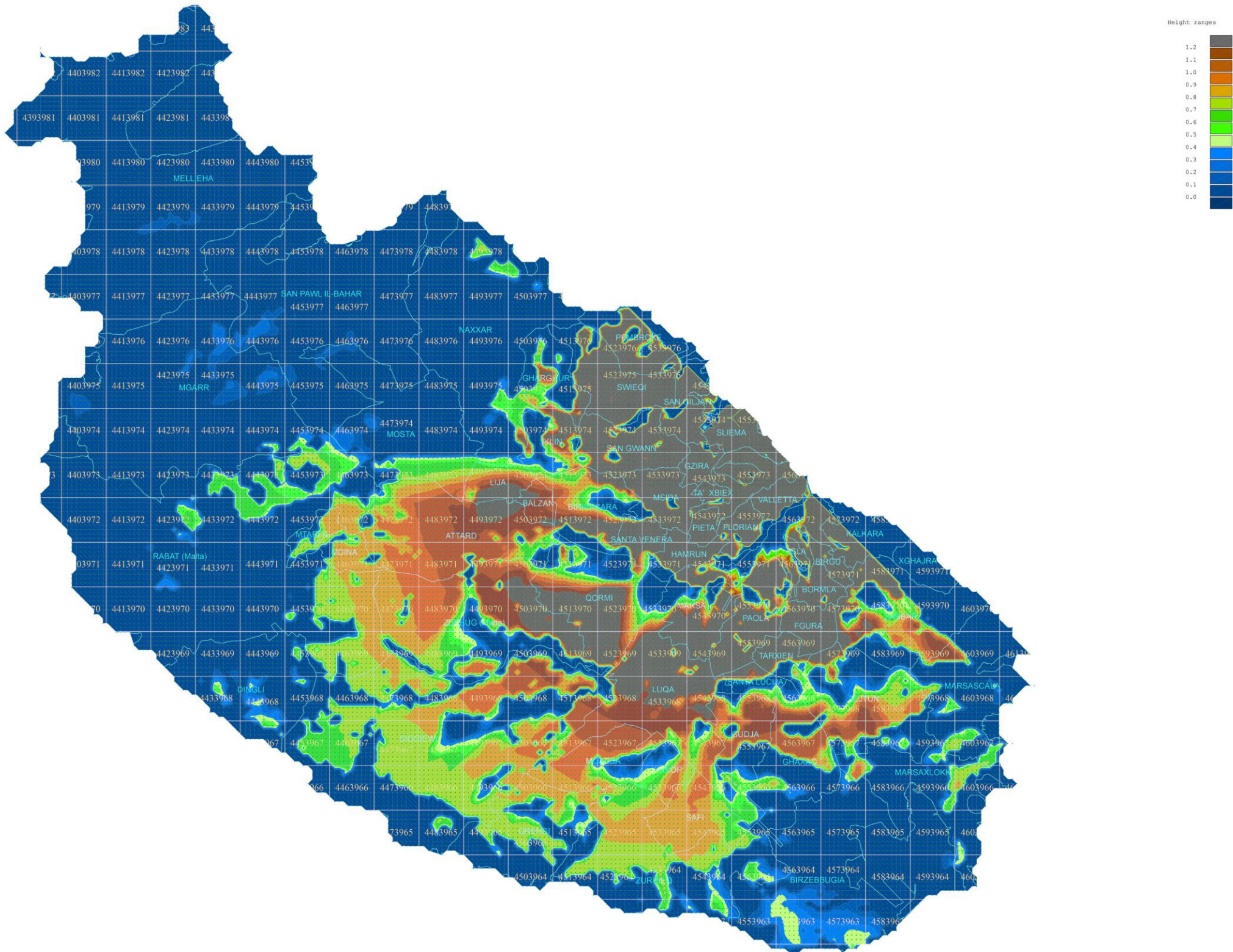


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and visual amenity process does not assess the impacts of a development on the rights or values of individuals, but rather on the public collectively, and those rights and values are as expressed in legislation and planning policy. It is for this reason that this assessment does not address the effects of loss of view from private properties, land ownership, etc.



Figure 2.1: Zone of Visual Influence



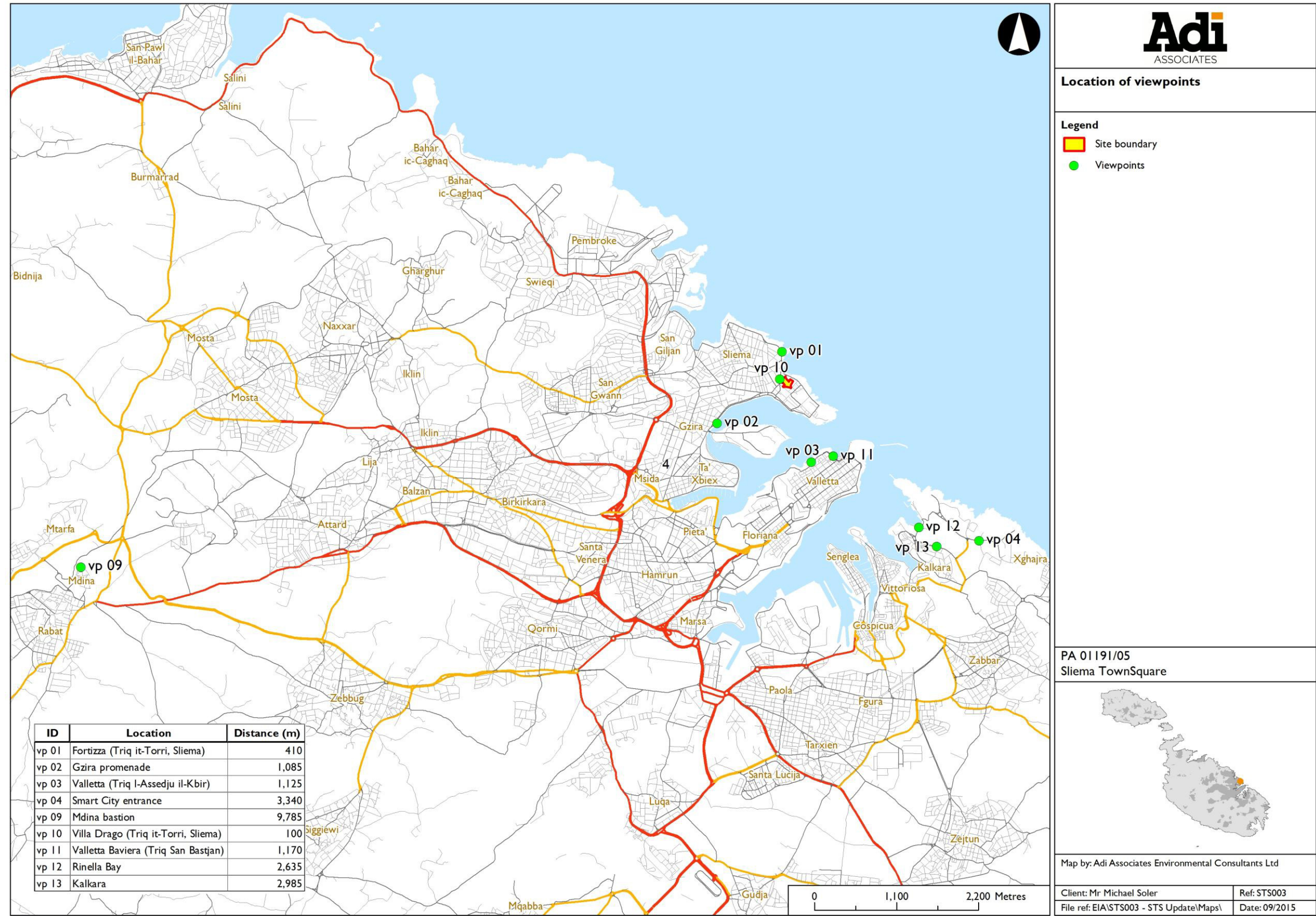
TOWNSQUARE DESIGN PROPOSAL  
Zone of Visual Influence

Zone of Visual Influence prepared by: www.vrsmalta.com





Figure 2.2: Location of viewpoints



INDICATIVE ONLY - Not to be used for direct interpretation



## Magnitude of visual change

- 2.6. Identification of the magnitude of change depends on the size or scale in change in view (relating to the extent of visibility, degree of screening, angle of view and distance from the development) and the degree of contrast or integration of any new features with existing features as well as the duration and reversibility of visual effects. **Table 2.1** defines magnitude of visual change.

**Table 2.1: Magnitude of visual change**

High	Medium	Low	Imperceptible Change
A substantial change in view affecting a large number of viewers	A moderate change in view affecting many/some viewers	A smaller change in view affecting a low number of viewers	A small, barely perceptible or no change in view.

- 2.7. Potential sensitive receptors identified include:
- Recreational users of areas in the vicinity of the Site, walkers and joggers;
  - Visitors viewing the area from a medium distance viewpoint;
  - Road users (vehicle occupants and pedestrians); and
  - Workers.

## DETERMINING IMPACT SIGNIFICANCE

- 2.8. The significance of impacts on the visual amenity is dependent upon judgements about the value of the existing visual amenity compared to the new visual amenity that would be created, the number of people affected, the receptors' sensitivity to change, the magnitude, duration and permanency of the changes, and subjective judgements about the degree to which these changes would matter to those concerned.
- 2.9. The significance of visual impacts has been assessed in relation to:
- The number and sensitivity of receptors affected;
  - The duration of the changes;
  - The extent of visibility and distance from the Scheme;
  - The type of view – proportion of development visible, focus on Scheme due to proximity and whether it is fixed, transient, or sequential;
  - The changes to the view from the identified view points as shown by the photomontages; and
  - The scope for mitigation / enhancement measures to screen the development.



2.10. Based on the above criteria an assessment of the significance of the visual impact on each of the agreed viewpoints was made in terms of whether it is considered to be of:

- **Major significance** - *substantial changes in the view*. Where the extent of the impact on the view would be large in magnitude and affect a large number of receptors or is of particular importance to the viewers affected. May be an advertised viewpoint and/or a view with high amenity and scenic qualities and few intrusive elements in the view;
- **Moderate significance** – *moderate change to the view*. Where the extent of the impact on the view would be moderate in magnitude or extent and affect a moderate number of receptors or is of some importance to the viewers affected. May be a viewpoint from which there is a view with some visual amenity / intrinsic value (this may include views across, or within, a regionally or locally designated landscape) and potentially some intrusive elements to the view;
- **Minor significance** – *smaller changes to the view*. Where the extent of the impact on the view would be small in magnitude or extent, and affect relatively few receptors, or a larger number of receptors with passing interest in their visual environment. The view would have a low visual amenity / intrinsic value or with intrusive man-made elements within the view; or be
- **Not significant** - *little or no obvious changes to the view*. Where the extent of the impact on the visual amenity would be of limited importance in scale or magnitude, or affect persons of low sensitivity to change, and / or be a view of low intrinsic value. Alternatively, the impact would affect very few people, be transient and only affect a small part of the Scheme or panorama.

2.11. **Table 2.2** identifies impact significance in a tabular format. It should be noted that there is a gradual transition between categories and magnitude and sensitivity are not necessarily evenly weighted such that the final decision on significance comes down to a professional judgement. Impact significance is recorded as one of the four categories (not significant, minor, moderate, or major).

**Table 2.2: Identification of Impact Significance**

		Magnitude of change			
		Imperceptible	Low	Medium	High
Sensitivity of Receptor	Low	Not significant	Not significant or Minor	Minor	Minor or moderate
	Medium	Not significant	Minor	Moderate	Moderate or major
	High	Not significant	Minor or moderate	Moderate or major	Major





### 3. EXISTING CONDITIONS

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#### APPLICATION SITE VISIBILITY

- 3.1. In assessing views, there is often likely to be a continuum in the degree of visibility of the development from full view to no view. **Table 3.1** summarises the situation in respect of the Scheme and with regard to the following:
- Extent of site visibility – full view, partial view, glimpse or no view into the site at all demonstrates the exposure of the site and the processes thereon to public view.
    - The Scheme is not fully visible from any viewpoint. From viewpoints 4, 5, 6, and 7 the Scheme cannot be seen. It can be seen as a glimpse or partially from the rest of the viewpoints because of the screening effects of terrain and structure.
  - Proportion of development visible – expresses the proportion of the development (the Scheme) that would be visible from the viewpoints: full, most, some, small amount, or none.
    - The proportion of the Scheme that is visible from the viewpoints varies from a large proportion at the near viewpoints (viewpoints 1, 2, and 3) to just the upper part of the towers at the other viewpoints (4, 9, 10, 11, 12 and 13).
  - Focus on Scheme due to proximity – is an indicator of the distance from the Application Site and whether the viewpoint would focus on the development due to its proximity (i.e., it is the only thing to look at), or whether the Scheme is part of a panorama.
    - Viewpoints 1, 2, 3, 4, 9, 11, 12 and 13 provide panoramic views whereas Viewpoint 10 provides a proximity view.
  - Transient or sequential view – the principal receptors will have transient views of the Application Site. Transient views are those that pass quickly (like looking through a doorway as one walks past), and sequential views expose the receptor to different yet sequential views of the site. The latter allows the site to be viewed for a longer period and from different and changing perspectives.
    - All of the viewpoints are transient.



**Table 3.1: Summary of Application Site visibility from viewpoints**

	Viewpoints								
	VP1	VP2	VP3	VP4	VP9	VP10	VP11	VP12	VP13
Approximate distance of viewpoint from the centre of the Scheme (m)	410	1,085	1,125	3,340	9,785	100	1,170		
Extent of Scheme visibility	Partial	Partial	Partial	Partial	Partial	Partial	Partial	Partial	Partial
Proportion of Scheme visible	60%	40%	40%	20%	15%	15%	20%	20%	20%
Focus on Scheme due to proximity	Panorama	Panorama	Panorama	Panorama	Panorama	Proximity	Panorama	Panorama	Panorama
Transient or sequential view	Transient	Transient	Transient	Transient	Transient	Transient	Transient	Transient	Transient

Note: Scheme not visible from viewpoints 5,6, 7 and 8.







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## **4. CHANGES IN THE VISUAL AMENITY**

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- 4.1. Changes to the visual amenity were assessed from suitable viewpoints as described above and presented below. It is noted that in the original EPS the Scheme was not visible from the following viewpoints so photomontages were not prepared for the new Scheme:
- Viewpoint 5: Bighi;
  - Viewpoint 6: Vittoriosa;
  - Viewpoint 7: Triq Garibaldi, Luqa; and
  - Viewpoint 8: University of Malta.
- 4.2. Two additional viewpoints from Kalkara (VPI2 and VI3) were selected.





Viewpoint I: Near Preluna Hotel

Viewpoint I	Near Preluna Hotel / Fortizza on Triq it-Torri	
Location	Sliema	
Key features	<p>Panoramic view across Tigne Peninsula and the Application Site. Typical seafront development rising to 7 or 8 storeys, presenting a largely regular skyline with highrise development in the background and towards the edge of the view.</p> <p>Low to moderate visual amenity, low to moderate intrinsic value.</p>	
Sensitive receptors	Users of the footpath for walking, sightseeing and recreation - tourists and locals: considerable numbers of moderate to high sensitive viewers. Road users – low sensitive receptors	
Change to Visual Amenity	A large change to the amenity whereby the Scheme dominates the skyline.	
Impact	<p>A large change to the overall view of low to moderate intrinsic value affecting a moderate / high number of moderate to high and low sensitive receptors.</p> <p>Impact: Major significance.</p>	







Viewpoint 2: Gzira seafront (near Manoel Island Bridge)

Viewpoint 2	Gzira seafront near bridge to Manoel Island	 <p>TOWNSQUARE DESIGN PROPOSAL VIEWPOINT REFERENCE: 01 - Existing view</p> <p>Camera height: 1.5m    Date of photograph: 11-Sep-15    Photomontages by: V2 www.vrsmalta.com</p>
Location	Gzira	
Key features	<p>Panoramic view of Marsamxett Harbour towards the Tigne peninsula including the Application Site. Typical seafront view with relatively low rise development on the Gzira side with high rise buildings on the peninsula. A number of cranes are noticeable in the skyline amongst the urban development. Small seacraft dotted throughout the harbour clutter the view onto the sea.</p> <p>Low to moderate visual amenity, low to moderate intrinsic value.</p>	
Sensitive receptors	Users of the footpath for walking, sightseeing and recreation - tourists and locals: considerable numbers of moderate to high sensitive viewers. Road users – low sensitive receptors	
Change to Visual Amenity	Skyline broken by the Scheme tower. The sense of scale and continuity afforded by the existing development is interrupted by the tower that, from this viewpoint, appears to be located at a slight distance from the rest of the highrise development on the Tigne peninsula resulting in a large change to the urban fringe.	
Impact	<p>A large change to the overall view of low to moderate intrinsic value affecting a considerable number of moderate to high and low sensitive receptors.</p> <p>Impact: Major significance.</p>	 <p>TOWNSQUARE DESIGN PROPOSAL VIEWPOINT REFERENCE: 01 - Proposed view</p> <p>Camera height: 1.5m    Date of photograph: 11-Sep-15    Photomontages by: V2 www.vrsmalta.com</p>





Viewpoint 3: Valletta

Viewpoint 3	Triq l-Assedju l-Kbir (near swings)	 <p>TOWNSQUARE DESIGN PROPOSAL VIEWPOINT REFERENCE: 11 - Existing view</p> <p>Camera height: 1.5m    Date of photograph: 11-Sep-15    Photomontages by: VZ- www.vrsmalta.com</p>
Location	Valletta	
Key features	Panoramic view of Marsamxett Harbour towards the Tigne peninsula including the Application Site. More typical seafront view with relatively low rise development on the Gzira side with newer, dense high rise buildings dominating the peninsula.  Moderate visual amenity, moderate intrinsic value.	
Sensitive receptors	Users of the footpath for walking, sightseeing and recreation - tourists and locals: considerable numbers of moderate to high sensitive viewers. Road users – low sensitive receptors	
Change to Visual Amenity	The skyline is broken by the Scheme tower as the tower is the tallest building on the peninsula. The change is noticeable.	
Impact	A noticeable change to the overall view of moderate intrinsic value affecting a considerable number of low and moderate to high sensitive receptors.  Impact: Moderate significance.	 <p>TOWNSQUARE DESIGN PROPOSAL VIEWPOINT REFERENCE: 11 - Proposed view</p> <p>Camera height: 1.5m    Date of photograph: 11-Sep-15    Photomontages by: VZ- www.vrsmalta.com</p>









Viewpoint 4: From Smart City

Viewpoint 4	Near Mediterranean Film Studios	 <p>TOWNSQUARE DESIGN PROPOSAL VIEWPOINT REFERENCE: 06 - Existing view</p>
Location	Kalkara	
Key features	<p>Panoramic view across a rural area including the film studios towards Tigne peninsula and the Application Site. Skyline comprising urban areas are noticeable in the distance.</p> <p>Moderate visual amenity, moderate intrinsic value.</p>	
Sensitive receptors	Workers and road users to the area; moderate numbers of low sensitivity receptors.	
Change to Visual Amenity	Skyline broken by the Scheme resulting in a noticeable change to the urban skyline that is seen in the distance.	 <p>TOWNSQUARE DESIGN PROPOSAL VIEWPOINT REFERENCE: 07 - Proposed view</p>
Impact	<p>A noticeable change to the overall view of moderate intrinsic value affecting a moderate number of low sensitive receptors.</p> <p>Impact: Minor significance.</p>	







Viewpoint 9: Mdina Bastions

Viewpoint 9	Mdina Bastion	 <p>TOWNSQUARE DESIGN PROPOSAL VIEWPOINT REFERENCE: 12 - Existing view</p> <p>Camera height: 1.5m    Date of photograph: 11-Sep-15    Photomontages by:  www.vrsmalta.com</p>
Location	Mdina	
Key features	<p>Panoramic view over the Central Plain including rural scenes as well as the urban fabric in the distance and the sea on the horizon.</p> <p>Moderate to high visual amenity, moderate to high intrinsic value.</p>	
Sensitive receptors	Visitors to the Bastion viewpoint – high sensitive viewers.	
Change to Visual Amenity	Transient distant view of the Scheme that breaks the skyline: change slightly noticeable.	
Impact	<p>A small to barely noticeable change to the distant view that is unlikely to affect the receptors.</p> <p>Impact: Not significant</p>	 <p>TOWNSQUARE DESIGN PROPOSAL VIEWPOINT REFERENCE: 12 - Proposed view</p> <p>Camera height: 1.5m    Date of photograph: 11-Sep-15    Photomontages by:  www.vrsmalta.com</p>







Viewpoint 10: Triq it-Torri

Viewpoint 10	Near entrance to Villa Drago	
Location	Sliema	
Key features	<p>Transient view sandwiched between existing low rise buildings. Skyline / view framed by latter buildings; the Norfolk pine creates a sense of scale.</p> <p>Low visual amenity, because of state of buildings, moderate intrinsic value.</p>	
Sensitive receptors	Users of the footpath: considerable numbers of moderate sensitive viewers. Road users – low sensitive receptors.	
Change to Visual Amenity	Skyline broken by the Scheme. The sense of scale and continuity afforded by the existing development is over-powered by the Scheme. A large change in magnitude.	
Impact	<p>A major change affecting considerable number of moderate and low sensitivity receptors.</p> <p>Impact: Major significance.</p>	







Viewpoint II: Is-Sur Ta’ l-Inglizi

Viewpoint II	At is-Sur Ta’ L-Inglizi (Baviera)	 <p>TOWNSQUARE DESIGN PROPOSAL VIEWPOINT REFERENCE: 10 - Existing view</p> <p>Camera height: 1.5m    Date of photograph: 11-Sep-15    Photomontages by: <a href="#">Vrsmalta</a> <a href="#">www.vrsmalta.com</a></p>
Location	Valletta	
Key features	<p>This is a panoramic view across Marsamxett Harbour towards Tigne Point and the Application Site. Typical seafront development by the coast with dense highrise buildings that dominant the skyline.</p> <p>Moderate visual amenity, moderate intrinsic value.</p>	
Sensitive receptors	Users of the footpath for walking sightseeing and recreation – tourists and locals: considerable numbers of moderate to high sensitive viewers. Road users – low sensitive receptors.	
Change to Visual Amenity	Skyline broken by the existing high rise development including Midi, Fortina and Fort Cambridge developments. The Scheme sits behind all of these developments and it extends above the area over which the highrise development predominates, rising higher than the existing buildings. A noticeable change.	
Impact	<p>A noticeable change affecting considerable number of moderate to high and low sensitivity receptors.</p> <p>Impact: Moderate significance.</p>	 <p>TOWNSQUARE DESIGN PROPOSAL VIEWPOINT REFERENCE: 10 - Proposed view</p> <p>Camera height: 1.5m    Date of photograph: 11-Sep-15    Photomontages by: <a href="#">Vrsmalta</a> <a href="#">www.vrsmalta.com</a></p>







Viewpoint 12: Rinella Bay, Kalkara

Viewpoint 12		
Location	Rinella Bay, Kalkara	
Key features	<p>This is a panoramic view across the Bay towards the Grand Harbour and its bastions. Behind the bastions church cupolas are distinct. Newer development on the Tigne peninsula is also visible in the distance. A couple of boats dot the otherwise unobstructed seaview. The bastions frame either side of the view; Villa Bighi is also partly visible on the left and an operational quay on the right.</p> <p>Moderate to high visual amenity, moderate to high intrinsic value.</p>	
Sensitive receptors	Bathers using the area for recreation – tourists and locals: moderate numbers of moderate to high sensitive viewers.	
Change to Visual Amenity	The Scheme interrupts the otherwise relatively uniform historic view. A noticeable change.	
Impact	<p>A noticeable change affecting a moderate number of moderate to high sensitivity receptors.</p> <p>Impact: Moderate to major significance.</p>	



Viewpoint 13: Kalkara

Viewpoint 13		 <p>TOWNSQUARE DESIGN PROPOSAL VIEWPOINT REFERENCE: 07 - Existing view</p> <p>Camera height: 1.5m    Date of photograph: 11-Sep-15    Photomontages by: <a href="http://www.vrsmalta.com">www.vrsmalta.com</a></p>
Location	Triq il-Missjoni Taljana, Kalkara	
Key features	<p>This is a rural view with the Grand Harbour and its bastions in the background. The close view is agricultural in nature with a tall pylon interrupting the view. In the distance behind the sea, the bastions are visible and the highrise development on the Tigne peninsula is also evident.</p> <p>Moderate visual amenity, moderate high intrinsic value.</p>	
Sensitive receptors	Passers-by and road users: low to moderate numbers of low to moderate sensitive viewers.	
Change to Visual Amenity	A noticeable change on the peninsula rising above the existing high rise buildings.	 <p>TOWNSQUARE DESIGN PROPOSAL VIEWPOINT REFERENCE: 07 - Proposed view</p> <p>Camera height: 1.5m    Date of photograph: 11-Sep-15    Photomontages by: <a href="http://www.vrsmalta.com">www.vrsmalta.com</a></p>
Impact	<p>A noticeable change affecting a low to moderate number of low to moderate sensitivity receptors.</p> <p>Impact: Minor to moderate significance.</p>	





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## 5. SUMMARY OF IMPACTS

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- 5.1. **Table 5.1** summarises the impact assessment.
- 5.2. The impact of the Scheme on the visual amenity of the area portrayed in the above photographs and photomontages varies depending on the viewpoint. Impacts range from not significant to major.
- 5.3. Residual impacts remain the same as the impacts identified in the impact assessment.



**Table 5.1: Summary of Impacts on Landscape and Visual Amenity**

Asset Impacted	Beneficial/ Adverse / Neutral	Nature, scale and type of impact						Policy Importance	Probability of impact occurring	Significance of impact	Proposed mitigation measures	Significance of residual impact
		Const'n / Oper'n	Extent of impact (Nat. / Local / Site)	Direct / Indirect	S-term / L-term	Perm / Temp	Revers / Irrevers	(Internat. / National / Local)	(Likely / Unlikely / Remote / Uncertain)	(Major / Minor / Not significant)		(Major / Minor / Not significant)
Viewpoint 1: Triq it-Torri	Adverse	Oper'n	Local	Direct	L-term	Perm	Revers	Local	Likely	Major	None	Major
Viewpoint 2: Gzira promenade	Adverse	Oper'n	Local	Direct	L-term	Perm	Revers	Local	Likely	Major	None	Major
Viewpoint 3: Triq l-Assedju l-Kbir	Adverse	Oper'n	Local	Direct	L-term	Perm	Revers	Local	Likely	Moderate	None	Moderate
Viewpoint 4: Smart City entrance	Adverse	Oper'n	Local	Direct	L-term	Perm	Revers	Local	Likely	Minor	None	Minor
Viewpoint 9: Mdina bastions	Adverse	Oper'n	Local	Direct	L-term	Perm	Revers	Local	Likely	Not significant	None	Not significant
Viewpoint 10: Villa Drago	Adverse	Oper'n	Local	Direct	L-term	Perm	Revers	Local	Likely	Major	None	Major
Viewpoint 11: Is-Sur Ta l-Inglizi (Baviera)	Adverse	Oper'n	Local	Direct	L-term	Perm	Revers	Local	Likely	Moderate	None	Moderate



Asset Impacted	Beneficial/ Adverse / Neutral	Nature, scale and type of impact						Policy Importance	Probability of impact occurring	Significance of impact	Proposed mitigation measures	Significance of residual impact
		Const'n / Oper'n	Extent of impact (Nat. / Local / Site)	Direct / Indirect	S-term / L-term	Perm / Temp	Revers / Irrevers	(Internat. / National / Local)	(Likely / Unlikely / Remote / Uncertain)	(Major / Minor / Not significant)		(Major / Minor / Not significant)
VP12: Rinella Bay, Kalkara	Adverse	Oper'n	Local	Direct	L-term	Perm	Revers	Local	Likely	Moderate to major	None	Moderate to major
VP13: Kalkara	Adverse	Oper'n	Local	Direct	L-term	Perm	Revers	Local	Likely	Minor to Moderate	None	Minor to Moderate



## **APPENDIX I**

### **Scheme Masterplan**