



PA 02767/16

**REDEVELOPMENT OF AN EXISTING DERELICT HOTEL
AT TA' KALANKA, DELIMARA**

ENVIRONMENTAL PLANNING STATEMENT

NON TECHNICAL SUMMARY

Version 1: January 2017



Report Reference:

Adi Associates Environmental Consultants Ltd, 2017. Redevelopment of Existing Derelict Hotel at Ta' Kalanka, Delimara (PA 02767/16). San Gwann, January 2017; ii + 10 pp.

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PA 02767/16

Redevelopment of Existing Derelict Hotel

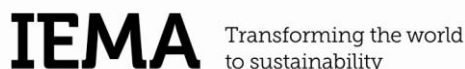
Environmental Planning Statement

Report for: **Delimara Bay Hotel Ltd**

Revision Schedule

Rev	Date	Details	Written by:	Checked by:	Approved by:
00	Jan 2017	Submission to client	Krista Faurrgia Consultant	Rachel Xuereb Director	Adrian Mallia Managing Director

File ref: G:_Active Projects\EIA\DBH004 - Boutique hotel at Delimara\EPS\Non-technical Summary\NTS English_FINAL.docx



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INTRODUCTION

1. This Environmental Planning Statement (EPS) was commissioned by the Delimara Bay Hotel Ltd, to support its proposal to redevelop the former Delimara Bay Hotel, at Ta' Kalanka, Delimara, as a boutique hotel.
2. A Project Description Statement (PDS) for the proposed development was submitted to the Malta Environment and Planning Authority (MEPA)¹ in September 2015. The Environment and Resources Authority (ERA) subsequently determined that the development required an Environmental Impact Assessment (EIA) in accordance with Schedule IA, Category II, Section 3.3.2.2(ii) of the *Environmental Impact Assessment Regulations, 2007* (Legal Notice 114 of 2007) (S.L. 549.46).
3. Hereafter in this EPS, the proposed development is referred to as 'the Scheme'. A detailed description of the Scheme is provided in **Chapter 3** of the EPS.

Purpose of the EPS

4. The purpose of this EPS is to present the findings of the EIA. EIA is the process of systematically assessing the likely significant environmental impacts of development

proposals. EIA also ensures that the significance of these impacts, and the scope for reducing them, is clearly understood by the public, and by ERA and the PA before a decision is made on whether or not the development should be approved.

Background to the Scheme

5. The Scheme takes the form of the redevelopment of the derelict Delimara Bay Hotel into an boutique hotel comprising 17 suites and ancillary facilities, including beach facilities (for public use) at Kalanka Bay.

Terms of Reference

6. The Terms of Reference (ToR) for the EIA were prepared by ERA, in consultation with the relevant Government Departments. The final version of the ToR is available in **Technical Appendix I: Terms of Reference and Method Statements**.
7. The ToR were formulated following a scoping exercise, undertaken by ERA, to identify the issues to be considered in the EIA. The ToR focused on those impacts ERA considered likely to be significant and, therefore, requiring further assessment. The ToR also described the various components of the EIA.

Method Statements

8. Method Statements were prepared to assess the impacts of the Scheme in respect of the topic areas: geo-

¹ MEPA has since been split into the Planning Authority (PA) and the Environment and Resources Authority (ERA).

environment, terrestrial ecology, cultural heritage, landscape and visual amenity, and noise emissions.

9. The Method Statements outlined the baseline survey work to be carried out, the methodology to be used to assess the predicted impacts, and the means by which the significance of the impacts would be determined. The Method Statements were agreed by ERA. The Method Statements are reproduced in **Technical Appendix I: Terms of Reference and Method Statements**.

EIA Approach

10. Baseline surveys were undertaken in relation to the topic areas *geo-environment, ecology, cultural heritage, landscape and visual amenity, and noise emissions*, having regard to an 'Area of Influence' (A of I) for each topic area, agreed in consultation with ERA.
11. A detailed assessment of the Scheme's impact on the features present on / within the Scheme Site and the Aol was undertaken, and any potential environmental benefits of the Scheme were identified.

Significance of Impacts

12. Assessment of the significance of impacts arising from the Scheme is a key stage in the EIA process. This judgement is critical in informing the decision-making process. However, defining significance can be difficult. In general terms, environmental significance involves assessing the amount of change to the environment perceived to be

acceptable to the community (Sippe, 1999).

13. The following criteria were used in the EIA to assess the significance of an impact:
- type of impact (adverse / beneficial);
 - extent and magnitude of impact;
 - direct or indirect impact;
 - duration of impact (short term / long term; permanent / temporary);
 - comparison with legal requirements, policies and standards;
 - sensitivity of receptor (residential dwellings, hotel, recreational areas, etc.);
 - probability of impact occurring (certain, likely, uncertain, unlikely, remote);
 - reversibility of impact;
 - scope for mitigation / enhancement (very good, good, none); and
 - residual impacts.
14. Using these criteria, the significance of the negative impacts arising from the Scheme was categorised, as follows:

- **not significant**, where the impact is environmentally acceptable;
- **minor significance**, where the impact is manageable;
- **moderate significance** (where applicable), where the impact may be manageable in certain circumstances, although is likely to require implementation of suitable mitigation measures and
- **major significance**, where the impact is environmentally damaging and requires redesign or mitigation measures to minimise it.

15. The EPS includes an assessment of the significance of predicted impacts and, following the implementation of any proposed mitigation measures, the significance of any residual impacts. A summary of the identified significant impacts is included in **Chapter 10** of the EPS. The recommended mitigation measures, and residual impacts, are described in respect of each topic area, at the end of the relevant chapter (see **Chapters 5 to 9** of the EPS) as well as in **Chapter 10**.

Uncertainty

16. The EIA process is designed to enable good decision-making based on the best possible information about the environmental implications of a proposed development. However, there will always be some uncertainty as to the

exact scale and nature of the environmental impacts. This arises through shortcomings in information, doubts, or lack of certainty on the likelihood that an incidence will occur, and/or due to the limitations of the prediction process itself. Where uncertainties have arisen, and where they remain, this is clearly stated in the EPS.

Consultation

17. There was consultation with ERA throughout the EIA process. Additionally, there was consultation with the Malta Tourism Authority (MTA), Blue Flag Malta, the non-governmental organisation Nature Trust Malta, and the Marsaxlokk Local Council.
18. The purpose of this consultation was to identify the issues these entities considered important in respect of the potential environmental impacts of the Scheme, to inform the EIA. The feedback from the consultations, in respect of the potential environmental impacts of the Scheme, is described in **Chapter 3** of the EPS.

DESCRIPTION OF SCHEME

19. The Scheme involves the redevelopment of the former, now derelict, Delimara Bay Hotel to provide for a new boutique hotel. The existing hotel ceased operations in 1985 and the building is currently in a dilapidated state. The proposed replacement hotel will comprise 17 suites (13 luxury suites, three superior deluxe suites and one presidential suite), as well as ancillary amenities including a

lounge area, bar and restaurant, gymnasium, spa, and outdoor pool.

20. The Scheme also includes construction of public facilities to serve the rocky beach at Kalanka Bay, including a beach equipment store, first aid room, and sanitary facilities. There will be access to the Bay via a tunnel (to be constructed as part of the Scheme); the tunnel will allow for wheel-chair access to the beach.
21. The Scheme Site covers an area of approximately 3,646 m² (see **Figure 1**). The current building footprint is approximately 343 m²; the built up area will increase to 561 m². **Figure 2** shows a photomontage of the Scheme.

Scheme Construction

22. It is envisaged that the Scheme will be constructed over a period of approximately eight months. Construction will be carried out concurrently across the site.

Waste Management during Construction

23. Waste generated during construction of the Scheme will primarily consist of demolition and excavation waste. Owing to its clay content, there is limited potential for the excavated rock to be reused, either on or off-site. However, there is potential for the material to be used as fill (in quarry restoration, for example).
24. Demolition waste will be appropriately disposed of and / or recycled. Any hazardous wastes will be disposed of in

accordance with the relevant regulations.

25. Smaller quantities of wastes generated during construction (concrete brick and timber off-cuts and metal cut-offs) will be transferred to licensed sites for disposal / recycling, as appropriate.

SCHEME OPERATION

26. It is envisaged that the Scheme will employ up to approximately 17 employees in its operational phase - 11 full-time employees and 6 part-time employees

Resources

27. The Scheme has been designed to incorporate a number of passive environmental control systems and measures to reduce energy consumption, including the installation of Photo Voltaic (PV) panels and the use of Combined Heat and Power (CHP) for domestic hot water. It is estimated that the Scheme will generate an annual surplus energy of 21, 951 kWh.
28. The Scheme has also been designed to take account of water conservation and sustainable consumption. Rainwater will be collected and reused on site.

Figure I: Location of the Scheme



Figure 2: Photomontage of the Scheme



Waste Management

29. Operational waste will primarily consist of municipal solid waste. In addition to sewage and foul water, this will include packaging waste (for example, plastic, glass, metal, cartons, and paper) and kitchen waste, including waste oil. These wastes will be separated and disposed of by licensed waste contractors engaged by the operator, in accordance with the relevant regulations.

SIGNIFICANT ENVIRONMENTAL IMPACTS AND MITIGATION

30. The predicted impacts of the Scheme were assessed on a topic area basis, in accordance with the ToR. Particular attention was given to the predicted principal impacts and how these could be mitigated.
31. The potential impacts identified during the assessment related to geo-environment, terrestrial ecology, cultural heritage, landscape and visual amenity, and to noise emissions, are described below.

Geo-environment

32. The impact on geological resources is considered to be of major negative significance since it involves the extraction of mineral resources (approximately 2,708 m³). The impact on the stability of the cliff adjacent to the Scheme Site, and on the integrity of this geomorphology feature, is also considered to be of major negative significance since the proposed tunnel will breach the cliff face and the area

immediately behind the cliff face will be further excavated to provide for the beach facilities. Omission of the tunnel and beach facilities would considerably mitigate the impact of the Scheme in respect of the geomorphology of the area and the stability of the cliff, potentially reducing the impact from major to minor negative significance. Omitting these elements would also mitigate, to some extent, the impact on the mineral resource.

33. The impact of the Scheme on surface water run-off is considered to be of no significance to potentially of minor positive significance. Currently, water coming from upstream of the Scheme Site, and from within the site, flows directly into Kalanka Bay. The Scheme will include measures to collect rain and surface water from within the site, as well as from the road and parking area adjacent to the site.
34. The Scheme will have no impact on groundwater quality since there are no aquifers within the Delimara Peninsula.

Cultural Heritage

35. The new buildings and structures will generally be restricted to the already developed western portion of the Scheme Site. However, there is the potential for impacts on cultural heritage arising from possible loss of, or damage to, unrecorded archaeological artefacts during excavation for the new build. Excavation of the tunnel and beach facilities also has the potential to cause the loss of, or damage to, unrecorded archaeological artefacts.

The extent of this impact is uncertain, as it will depend on whether artefacts are present, their importance, and the extent of any loss or damage.

36. There is unlikely to be any significant impact on the candidate Grade I scheduled Fort Delimara and the Delimara Lighthouse, given nature and scale of the development, and the sightlines to these features. It is also unlikely that there will be any significant impact on the candidate Grade 2 scheduled salt pans complex.

Terrestrial Ecology

37. The expected footfall when the Scheme comes into operation is likely to result in increased trampling of the habitats in the area. With the possible exception of the habitats directly within and beneath the site that will no longer be accessible with the development in place, increased footfall is likely to result in increased trampling of the habitats in the area. Such disturbance could potentially result in negative impacts on habitats of conservation significance in the area; the impact could potentially be of major negative significance. Mitigation measures to cordon off important habitats, and to educate guests to avoid trampling and other disturbance, would reduce the impact to minor significance.
38. The habitats in the vicinity of the Scheme Site could also be impacted during the construction of the Scheme where, again, the impact could potentially be of major negative significance. Again, mitigation measures to avoid

overspill of the construction works onto these habitats would reduce the impact to minor significance.

39. The impact on habitats within the Scheme Site is considered to be of minor negative significance. The habitats identified have low ecological value.
40. The new landscaping on the Scheme Site could result in a potentially major significant negative impact on the surrounding habitats if the species used are not appropriate to the area; certain species have already been planted on the Scheme Site that are not compatible with the surrounding ecology. Attention to ecologically compatible species which is in line with the *Guidelines on Trees, Shrubs and Plants for Planting and Landscaping the Maltese Islands 2002* would reduce the impact to minor significance.

Landscape and Visual Amenity

41. The impact on landscape character is considered to be of major negative significance in relation to the 'Delimara Peninsula Character Area LLT: Rural / natural area' and the 'Delimara Peninsula Character Area LLT: Coastal area'. Notwithstanding that there are existing structures on the site, the Scheme will result in a large change in the rural / natural landscape with the introduction of a larger and taller hotel building with a modern form. Moreover, there will be the introduction of commercial activity in the area, which is currently remote and not highly frequented by people. The physical interventions to the cliff, to

provide the tunnel and beach facilities, and the increased activity on the rocky beach will result in a large change in the coastal landscape.

42. The impact on visual amenity is considered to be of major significance in relation to two views, looking north-eastwards from Delimara Point and looking westwards. The Scheme introduces a relatively large modern building that will dominate the view of the site from the north-east, where the new building rises higher than the existing building / structures and will include relatively high walls and a swimming pool, extending the footprint of development further along the cliff side. The introduction of a modern, larger building will break the skyline when viewed from the west. In the longer term (10 years from planting), the landscaping scheme to be implemented on site could potentially reduce the visual impact of the building as viewed from the west, from major to moderate significance.

Noise Emissions

43. Construction noise impacts on the nearest residential properties could potentially be of moderate to major negative significance, depending on the stage of the construction and the timing of the works (the nearest properties are summer residences). It is considered that construction noise impacts on the users of the rocky beach at Kalanka Bay could be potentially of major negative significance throughout the construction period, again depending on the timing of the works.

44. Operational noise impacts on the nearest residential properties could potentially be of no significance to major negative significance in the evening time, depending on the level of amplified music played on the outdoor terrace.

Mitigation

45. Where appropriate, mitigation measures have been recommended and these are described at the end of **Chapters 5 to 9**. It would be appropriate for, and it is recommended that, these mitigation measures be taken account of in the conditions of any eventual development permit.
46. The mitigation measures include:
- omitting the tunnel and related beach facilities from the Scheme, where this would considerably mitigate the impact the stability of the cliff and on the geomorphology of the area, as well as mitigate, to some extent, the impact on the mineral resource;
 - reusing the stone material to be excavated as fill (in quarry restoration, for example);
 - scheduling the construction works to exclude peak summer months, and restricting the noisier activities to outside of the months either side of July and August;

- cordoning off of the Annex II habitats in the vicinity of the Scheme Site during construction, so as to minimise the risk of trampling;
 - putting in place appropriate surface water containment measures, during construction and in operation;
 - implementing a landscaping scheme which includes the transplanting the existing protected trees on the site (where possible), which is ecologically compatible with the adjacent natural habitats, and which is in line with the *Guidelines on Trees, Shrubs and Plants for Planting and Landscaping the Maltese Islands 2002*;
 - implementing a lighting regime designed to avoid light spill onto the natural habitats in the vicinity of the Scheme Site and generally to minimise the use of exterior lighting, including through the use of a Building Management System (BMS);
 - implementing operational waste management measures so as to avoid littering in the natural habitats in the vicinity of the Scheme Site;
 - controlling the noise arising from the site, and from activity on the outdoor terrace in particular (including by adhering to regulations on the playing of amplified music outdoors); and
 - educating guests on the importance of avoiding trampling of sensitive habitats and general disturbance to the natural areas around the Scheme Site.
47. Finally, the Construction Management Plan (CMP) to be prepared should include:
- a detailed excavation methodology and a monitoring programme for the excavation;
 - measures to control dust and noise emissions arising from all stages of the construction, and a monitoring programme to monitor dust and noise emissions throughout the construction;
 - measures to address surface water pollution that could arise from construction;
 - measures to minimise the risk of trampling onto Annex II habitats during all stages of the construction; and
 - measures to manage the storage and disposal of construction waste materials, ensuring their timely removal off-site.



PA 02767/16

**ŻVILUPP MILL-ĠDID TA' LUKANDA EŻISTENTI MITLUQA
F'TA' KALANKA, DELIMARA**

**DIKJARAZZJONI DWAR IPPJANAR
AMBJENTALI**

SUNT MHUX TEKNIKU

Verżjoni 1: Jannar 2017



Referenza tar-Rapport:

Adi Associates Environmental Consultants Ltd, 2017. Żvilupp mill-ġdid ta' lukanda eżistenti mitluqa f'Ta' Kalanka, Delimara (PA 02767/16). San Ġwann, Jannar 2017; ii + 12 pp.

**DIN HIJA KOPJA DIĠITALI TAR-RAPPORT.
IRRISPETTA L-AMBJENT – ŻOMMHA DIĠITALI**

Assigurazzjoni ta' Kwalità

PA 02767/16

Żvilupp mill-ġdid ta' Lukanda Eżistenti Mitluqa

Dikjarazzjoni dwar Ippjanar Ambjentali

Rapport għal: **Delimara Bay Hotel Ltd**

Skeda ta' Revizjoni

Rev	Date	Details	Written by:	Checked by:	Approved by:
00	Jan 2017	Mogħtija lill-klijent	Krista Farrugia Konsulent	Rachel Xuereb Direttur	Adrian Mallia Direttur

File ref: G:_Active Projects\EIA\DBH004 - Boutique hotel at Delimara\EPS\Non-technical Summary\NTS Maltese_FINAL.docx



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to sustainability

Dan id-dokument thejja skont l-ambitu tal-ftehim ta' Adi Associates mal-klijent u huwa sugġett għall-kundizzjonijiet ta' dak il-ftehim. Huwa indirizzat lill-klijent ta' Adi Associates biss biex jorbot fuqu hu u għall-użu kunfidenzjali tiegħu.

Adi Associates ma jaċċettaw ebda responsabbiltà għal xi użu ta' dan id-dokument minn xihadd barra l-klijent tagħhom u biss għall-iskopijiet li għalihom thejja u ngħata. Minbarra kif stipulat fil-leġislazzjoni, ebda persuna hlief il-klijent ma tista' tikkopja (kollu jew parti minnu) jew torbot fuq il-kontenut ta' dan id-dokument, mingħajr il-permess minn qabel bil-miktub ta' Adi Associates. Kull parir, opinjoni jew rakkomandazzjoni f'dan id-dokument wiehed irid jaqrahom u jorbot fuqhom biss fil-kuntest tad-dokument kollu kemm hu. Il-kontenut ta' dan id-dokument ma jipprovdix parir jew opinjoni legali jew dwar taxxa.

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INTRODUZZJONI

1. Din id-Dikjarazzjoni dwar l-ippjanar Ambjentali (DIA) tqabbadna nagħmluha minn Delimara Bay Hotel Ltd, b'appoġġ għall-proposta tagħhom li jiżviluppaw mill-ġdid bħala boutique hotel dik li kienet id-Delimara Bay Hotel, f'Ta' Kalanka, Delimara.
2. Dikjarazzjoni Deskrittiva tal-Proġett (DDP) għall-iżvilupp propost kienet sottomessa lill-Awtorità ta' Malta dwar l-Ambjent u l-Ippjanar (MEPA)¹ f'Settembru 2015. L-Awtorità ta' Malta għall-Ambjent u r-Riżorsi (ERA) iddeċidiet sussegwentement li l-iżvilupp kien jeħtieġ Studju dwar l-Impatt Ambjentali (SIA) skont l-Iskeda 1A, Kategorija II, Taqsima 3.3.2.2(ii) tar-*Regolamenti dwar l-Istudju dwar l-Impatt Ambjentali, 2007* (Avviż Legali 114 tal-2007) (S.L. 549.46).
3. Minn hawn 'il quddiem f'din id-DIA, l-iżvilupp propost qed jissejjaħ 'l-iSkema'. Deskrizzjoni ddettaljata tal-iSkema qed tingħata f'**Kapitlu 3** tad-DIA.

Skop tad-DIA

4. L-iskop ta' din id-Dikjarazzjoni dwar l-ippjanar Ambjentali huwa li jiġu ppreżentati r-riżultati tal-Istudju dwar l-Impatt Ambjentali (SIA). Dan huwa l-proċess li bih l-impatti ambjentali importanti li

¹ Il-MEPA sadattant inqasmet f'Awtorità tal-Ippjanar (PA) u Awtorità għall-Ambjent u Riżorsi (ERA).

probabbli joħorgu mill-proposti jkunu studjati b'mod sistematiku. SIA jiżgura ukoll li s-sinjifikat ta' dawn l-impatti, u x'possibbiltà hemm li jitnaqqsu, jinftehm u b'mod ċar kemm mill-pubbliku u kemm mill-ERA u l-PA qabel ma tittieħed deċiżjoni dwar jekk l-iżvilupp għandux jiġi approvat jew le.

Sfond tal-iSkema

5. L-iSkema tikkonsisti fl-iżvilupp mill-ġdid tal-lukanda mitluqa Delimara Bay Hotel bħala boutique hotel bi 17-il suite u faċilitajiet anċillari, inklużi faċilitajiet fix-xatt (għal użu pubbliku) fil-Bajja tal-Kalanka.

Termini ta' Referenza

6. It-Termini ta' Referenza (TtR) għall-iSIA thejjew mill-ERA b'konsultazzjoni mad-Dipartimenti tal-Gvern li għandhom x'jaqsmu. Il-verżjoni finali tat-TtR tinsab f'**Technical Appendix 1: Terms of Reference and Method Statements**.
7. It-TtR ġew ifformulati wara li l-ERA għamlet eżercizzju dwar l-ambitu biex ikunu identifikati s-sugġetti li għandhom jiġu eżaminati fl-iSIA. It-TtR ffokaw fuq dawk l-impatti li l-ERA kkunsidrat li aktarx ikunu sinjifikanti u, għalhekk, jeħtieġu iżjed studju. It-TtR ddeskrivew ukoll id-diversi komponenti tal-iSIA.

Dikjarazzjonijiet ta' Metodu

8. Thejjew Dikjarazzjonijiet ta' Metodu kif ikunu studjati l-impatti tal-iSkema fejn jidhlu l-oqsma ta': geo-

ambjent, ekoloġija terrestri, wirt kulturali, pajsagġ u sbuħija tad-dehra u ħsejjes.

9. Id-Dikjarazzjonijiet ta' Metodu jiddeskrivu fil-qosor ix-xogħol ta' sħarriġ bażiku li jrid jitwettagħ, il-metodoloġija li trid tithaddem biex jiġu studjati l-impatti mbassrin, u l-mezzi li bihom kellha tiġi ddeterminata l-importanza tal-impatti. Id-Dikjarazzjonijiet ta' Metodu kienu aċċettati mill-ERA. Id-Dikjarazzjonijiet ta' Metodu huma riprodotti f'**Technical Appendix 1: Terms of Reference & Method Statements**.

Kif sar l-iSIA

10. Xogħol ta' sħarriġ bażiku sar fl-oqsma tal-*geo-ambjent, ekoloġija, wirt kulturali, pajsagġ u sbuħija tad-dehra*, u *emissjoni ta' ħsejjes*, skont Area ta' Influenza (A ta' I) miftehma b'konsultazzjoni mal-ERA għal kull qasam ta' suġġett.
11. Sar studju ddetaljat tal-impatt li l-Iskema jkollha fuq il-karatteristiċi preżenti fis-Sit tal-Applikazzjoni, u ġie identifikat kull benefiċċju ambjentali possibbli tal-Iskema.

Importanza tal-Impatti

12. L-istudju tal-importanza tal-impatti li jirriżultaw mill-Iskema huwa stadju ewlieni fil-proċess tal-iSIA. Huwa dan il-ġudizzju li jholl u jorbot biex il-proċess ta' teħid ta' deċiżjonijiet ikun wieħed infurmat. Iżda jista'

jkun diffiċli tiddefinixxi din l-importanza. F'termini ġenerali, l-importanza ambjentali tfisser li tistudja u tiżen l-ammont ta' tibdil ambjentali meqjus aċċettabbli għall-komunità (Sippe, 1999).

13. Il-kriterji li ntuzaw fl-iSIA biex jiġi studjat kemm huwa importanti impatt huma dawn:
- tip tal-impatt (negattiv/benefiku);
 - firxa u kobor tal-impatt;
 - impatt dirett jew indirett;
 - kemm idum jinħass l-impatt (żmien qasir/fit-tul; permanenti/temporanju);
 - tqabbil ma' dak li jitolbu l-liġi, il-policies u l-istandards;
 - kemm hu sensittiv dak li jintlaqat minnu (djar, lukanda, inħawi ta' rikreazzjoni, eċċ.);
 - probabbiltà li l-impatt iseħħ (ċert, aktarx, inċert, aktarx le, remota);
 - kemm hu reversibbli l-impatt;
 - kemm hemm possibbiltà ta' mitigazzjoni/titjib (tajba ħafna, tajba, xejn); u

- impatti residwi
14. Meta ntuzaw dawn il-kriterji, l-importanza tal-impatti li jirrizultaw mill-liskema tqiegħdet f'kategoriji kif ġej:
- **mhux importanti**, fejn l-impatt huwa ambjentalment aċċettabbli;
 - **importanza żgħira**, fejn l-impatt jista' jkun ikkontrollat;
 - **importanza moderata** (fejn applikabbli), meta impatt jista' jkun ikkontrollat f'ċerti ċirkustanzi, għalkemm aktarx ikun jeħtieġ l-implimentazzjoni ta' miżuri mitigatorji xierqa; u
 - **importanza kbira**, fejn l-impatt jagħmel ħsara lill-ambjent u jeħtieġ disinn mill-ġdid jew miżuri mitigatorji biex jitnaqqas kemm jista' jkun.
15. Id-DIA fiha studju tal-importanza tal-impatti mbassrin u, wara l-implimentazzjoni ta' miżuri mitigatorji proposti, tal-importanza ta' xi impatti residwi. Għabra fil-qosor tal-impatti importanti identifikati tinsab f'**Kapitlu 10** tad-DIA. Il-miżuri mitigatorji rrakkomandati u l-impatti residwi huma deskritti, għal kull qasam ta' suġġett, fl-aħħar tal-kapitlu relevanti (ara **Kapitli 5** sa **9** tad-DIA) kif ukoll f'**Kapitlu 10**.

Inċertezza

16. Il-proċess tal-iSIA huwa mfassal b'mod li jagħmilha possibbli li jittieħdu deċiżjonijiet tajbin ibbażati fuq l-aħjar informazzjoni possibbli dwar l-implikazzjonijiet ambjentali ta' żvilupp propost. Madankollu, dejjem ikun hemm xi inċertezza dwar il-kobor u n-natura eżatta tal-impatti ambjentali. Dan jiġi minn nuqqasijiet fl-informazzjoni, dubji, jew nuqqas ta' ċertezza fuq kemm hemm probabbiltà li haġa tigr, u/jew minħabba l-limitazzjonijiet tal-proċess tat-tbassir innifsu. Fejn qamu inċertezzi, u fejn baqgħu, jintqal b'mod ċar fid-DIA.

Konsultazzjoni

17. Kien hemm konsultazzjoni mal-ERA matul il-proċess kollu tal-iSIA. Barra minn hekk, kien hemm konsultazzjoni mal-Awtorità tat-Turiżmu ta' Malta (MTA), Blue Flag Malta, l-organizzazzjoni mhux governattiva Nature Trust Malta, u l-Kunsill Lokali ta' Marsaxlokk.
18. L-iskop ta'din il-konsultazzjoni kien li jiġu identifikati l-materji li dawn l-entitajiet kienu jqisu importanti fejn jidhlu impatti ambjentali possibbli tal-iSkema biex ikun hemm l-informazzjoni meħtieġa għall-iSIA. Il-feedback minn din il-konsultazzjoni, fir-rigward tal-impatti ambjentali possibbli tal-iSkema, hija deskritta f'**Kapitlu 3** tad-DIA.

DESKRIZZJONI TAL-ISKEMA

19. L-iSkema tinvolvi l-iżvilupp mill-ġdid ta' dik li kienet id-Delima Bay Hotel, illum mitluqa, biex tagħmel wisa' għal boutique hotel ġdida. Il-lukanda eżistenti waqfet topera fl-1985 u l-bini bħalissa qed jiġġarraf. Il-lukanda li qed tkun proposta minflokha jkun fiha 17-il suite (13 luxury suites, tlieta superior deluxe suites u waħda presidential suite), kif ukoll servizzi anċillari inklużi lounge area, bar u restaurant, gymnasium, spa, u pixxina fil-beraħ.
20. L-iSkema tinkludi ukoll bini ta' faċilitajiet pubbliċi biex jaqdu x-xatt tal-blat fil-Bajja tal-Kalanka, inklużi maħżen għat-tagħmir ta' fuq il-blat tal-bajja, kamra għall-ewwel għajnuna, u faċilitajiet sanitarji. Ikun hemm aċċess għall-Bajja minn mina (li tinbena bħala parti mill-iSkema); il-mina tippermetti aċċess għax-xatt għal min juża sigġu tar-roti.
21. Is-Sit tal-iSkema jkopri medda ta' bejn wieħed u ieħor 3,646 m² (ara **Figura 1**). Il-bini li hemm illum jinfirex fuq madwar 343 m²; il-medda art li sa tinbena titla' għal 561 m². **Figura 2** turi fotomontaġġ tal-iSkema.

Kostruzzjoni tal-iSkema

22. Huwa kkalkulat li l-iSkema tinbena fuq perjodu ta' madwar tmien xhur. Il-kostruzzjoni ssir fl-istess ħin mas-sit kollu.

Immaniġġar tal-Iskart waqt il-Kostruzzjoni

23. L-iskart iġġenerat matul il-kostruzzjoni jkun primarjament jikkonsisti fi skart mit-twaqqiġ u t-tħaffir. Minħabba t-tafal li fih, il-potenzjal li l-blat skavat jerġa' jintuża fis-sit jew band'oħra huwa limitat. Iżda hemm potenzjal li l-materjal jintuża għall-mili (ngħidu aħna għar-restawr tal-barrieri).
24. L-iskart mit-twaqqiġ jintrema kif suppost u/jew jiġi rriciklat. Kull skart perikulu jintrema skont ir-regolamenti applikabbli.
25. Ammonti iżgħar ta' skart iġġenerat waqt il-kostruzzjoni (biċċiet imqacċtin tal-konkrit u injam u fdal tal-metall) jittieħdu f'siti lliċenzjati għar-rimi/riciklaġġ, skont il-każ.

THADDIM TAL-ISKEMA

26. Huwa maħsub li l-iSkema tipprovdi xogħol għal madwar mhux iżjed minn 17-il persuna meta titthaddem – 11 impjegati full-time u 6 part-time.

Riżorsi

27. L-iSkema kienet iddiżinjata biex tinkorpora għadd ta' sistemi passivi ta' kontroll tal-ambjent u miżuri biex jitnaqqas il-konsum ta' enerġija, inklużi l-installazzjoni ta' pannelli fotovoltaiċi (PV) u l-użu ta' *Combined Heat and Power* (CHP) għall-miżhun domestiku. Huwa stmat li l-iSkema tiġġenera surplus annwali ta' enerġija ta' 21, 951kWh.

28. L-iSkema kienet iddisinjata wkoll biex tagħti kas tal-konservazzjoni tal-ilma u l-konsum sostenibbli. L-ilma tax-xita jingabar u jerġa' jintuża fis-sit.

Immaniġġar tal-Iskart

29. Skart operazzjonali jkun jikkonsisti l-aktar fi skart solidu muniċipali. Minbarra d-drenaġġ u ilma maħmuġ, dan ikun jinkludi skart tal-ippakkjar (ngħidu aħna, plastik, ħġieġ, metall, kartun u karta) u skart tal-kċina, inkluż żejt għar-rimi. Dawn it-tipi ta' skart ikunu sseparati u jintremew minn kuntratturi lliċenzjati għall-ġbir tal-iskart u mqabbdin mill-operatur, skont ir-regolamenti applikabbli.

Figura 1: Post tal-iSkema



Figura 2: Fotomontaġġ tal-iSkema



IMPATTI AMBJENTALI IMPORTANTI U MITIGAZZJONI

30. L-impatti mbassrin tal-Iskema kienu studjati qasam qasam, skond it-TtR. Attenzjoni partikolari ngħatat lill-impatti prinċipali mbassrin u kif dawn setgħu jkunu mitigati.
31. L-impatti potenzjali li kienu identifikati waqt l-istudju kellhom x'jaqsmu mal-ġeo-ambjent, ekoloġija terrestri, wirt kulturali, pajsagġ u sbuħija tad-dehra, u emissjoni ta' ħsejjes, u huma deskritti hawn taħt.

Ġeo-ambjent

32. L-impatt fuq ir-riżorsi ġeoloġiċi huwa meqjus ta' importanza negattiva kbira billi jinvolvi t-tneħħija ta' riżorsi minerali (madwar 2,708 m³). L-impatt fuq l-istabbiltà tal-irdum maġenb is-Sit tal-iSkema, u fuq l-integrità ta' din il-karatteristika tal-ġeomorfoloġija, ukoll jitqies ta' importanza negattiva kbira billi l-mina proposta iċċarrat wiċċ l-irdum u l-medda art immedjatament wara wiċċ l-irdum tkompli titthaffer biex tipprovdi għall-faċilitajiet fuq ix-xatt. Jekk ma jsirux il-mina u l-faċilitajiet fuq ix-xatt l-impatt tal-iSkema fuq il-ġeomorfoloġija tal-inħawi u l-istabbiltà tal-irdum jonqos konsiderevolment, possibilment inaqqsuh minn ta' importanza negattiva kbira għal

importanza negattiva żgħira. Jekk jitneħħew dawn l-elementi jitnaqqas ukoll, sa ċertu punt, l-impatt fuq ir-riżorsa minerali.

33. L-impatt tal-iSkema fuq il-kurrent tal-ilma tal-wiċċ ma huwa kkunsidrat ta' ebda importanza jew possibilment ta' importanza żgħira pożittiva. Bħalissa, l-ilma li jiġi minn iżjed 'il fuq mis-Sit tal-iSkema, u minn ġos-sit innifsu, jiskula direttament fil-Bajja tal-Kalanka. L-iSkema tkun tinkludi miżuri biex jingabar l-ilma tax-xita u dak tal-wiċċ minn ġos-sit, kif ukoll mit-triq u mill-parkeġġ ta' maġenb is-sit.
34. L-iSkema ma jkollha ebda impatt fuq il-kwalità tal-ilma taħt l-art billi ma hemmx ħażna tal-ilma tal-pjan fil-Peniżola ta' Delimara.

Wirt Kulturali

35. Il-bini u l-istrutturi ġodda jkunu ġeneralment ristretti għall-parti tal-punent tas-Sit tal-iSkema, il-parti ġa żviluppata. Madankollu, hemm il-possibiltà ta' impatti fuq il-wirt kulturali li jiġu mill-possibiltà li jintilfu jew issir ħsara lil artefatti arkeoloġiċi li ma nafux bihom waqt it-taħfir għall-binja l-ġdida. L-iskavar tal-mina u l-faċilitajiet fuq ix-xatt jista' wkoll jikkawża li jintilfu jew issir ħsara lil artefatti li ma nafux bihom. Kemm hu kbir dan l-impatt mhuwiex ċert, għax jiddependi minn

jekk hemmx artefatti, mill-importanza tagħhom, u minn kemm tkun kbira t-telfa jew il-ħsara.

36. Mhux probabbli li jkun hemm xi impatt importanti fuq il-Fortizza ta' Delimara, kandidata biex tkun skedata fi Grad 1, u fuq il-Fanal ta' Delimara, meta wieħed iqs in-natura u d-daqs tal-iżvilupp u l-linja tal-vista ta' dawn il-karatteristiċi. Lanqas ma hu probabbli li jkun hemm xi impatt importanti fuq il-kumpless tas-salini, kandidat biex jiġi skedat fi Grad 2.

Ekoloġija Terrestri

37. Meta tibda topera l-iSkema, il-mixi mistenni aktarx li jirriżulta f'izjed tgħaffiġ tal-habitats tal-inħawi. Possibilment, b'eccezzjoni għall-habitats li jinsabu direttament fis-sit tal-iżvilupp jew fiż-żona taħt is-sit li ma tkunx iktar aċċessibbli meta tinbena l-iSkema, iż-żieda fil-mixi f'dawn l-akwati aktarx li jirriżulta f'izjed tgħaffiġ tal-habitats tal-inħawi. Dan it-tip ta' disturb jista' potenzjalment iwassal għal impatti negattivi fuq habitats ta' importanza għall-konservazzjoni tal-ambjent; l-impatt jista' potenzjalment ikun ta' importanza negattiva kbira. Miżuri ta' mitigazzjoni biex habitats importanti jingħalqu u biex ir-residenti jsiru jafu fejn ma għandhomx jirfsu jew jiddisturbaw mod ieħor, iniżżlu l-impatt għal wieħed ta' importanza

żgħira.

38. Il-habitats qrib is-Sit tal-iSkema jistgħu jintlaqtu wkoll waqt il-kostruzzjoni tal-iSkema fejn, mill-ġdid, l-impatt jista' jkun potenzjalment ta' importanza negattiva kbira. Hawn ukoll, miżuri ta' mitigazzjoni biex ix-xogħlijiet ta' kostruzzjoni ma jinvađu dawn il-habitats inaqqsu l-impatt għal wieħed ta' importanza żgħira.
39. L-impatt fuq il-habitats ta' gos-Sit tal-iSkema huwa meqjus ta' importanza negattiva żgħira. Il-habitats identifikati għandhom valur ekoloġiku baxx, għalkemm speċi ta' siġar protetti (*Phoenix dactylifera* u *Tamarix africana*) sa jitneħħew. Jekk jinżammu xi siġar minnhom jew kollha kemm huma l-impatt negattiv jonqos.
40. It-tisbiħ pjażagġistiku ġdid fis-Sit tal-iSkema jista' potenzjalment iġib miegħu impatt negattiv ta' importanza kbira fuq il-habitats ta' madwar jekk l-ispeċi li jintużaw ma jkunux addattati għall-inħawi; diġà tħawlu ċerti speċi fis-Sit tal-iSkema li mhumiex kompatibbli mal-ekoloġija ta' madwarhom. B'attenzjoni għal speċi ekoloġikament kompatibbli skont il-*Guidelines on Trees, Shrubs and Plants for Planting and Landscaping the Maltese Islands 2002* l-impatt jitniżżel għal wieħed ta' importanza żgħira.

Pajsaġġ u Sbuħija tad-Dehra

41. L-impatt fuq il-karattru tal-pajsaġġ huwa kkunsidrat ta' importanza negattiva kbira fid-dawl tad-‘Delimara Peninsula Character Area LLT: Rural / natural area’ u tad-‘Delimara Peninsula Character Area LLT: Coastal area’. Minkejja li hemm strutturi eżistenti fis-sit, l-iSkema tirriżulta f'bidla kbira ħafna fil-pajsaġġ rurali / naturali bl-introduzzjoni ta' bini ta' lukanda ikbar u oġġla ta' għamla moderna. Barra minn hekk, ikun hemm l-introduzzjoni ta' attività kummerċjali fl-inħawi, li bħalissa huma mbegħdin u mhux tant iffrekwentati min-nies. L-interventi fiżiċi fuq l-irdum biex isiru mina u faċilitajiet fuq il-blat tax-xatt u ż-żieda ta' attività fuq il-blat tax-xatt iġibu magħhom bidla kbira ħafna fil-pajsaġġ tal-kosta.
42. L-impatt fuq is-sbuħija tad-dehra huwa meqjus ta' importanza kbira fejn jidhru żewġ veduti, lejn il-grigal mill-Ponta ta' Delimara u lejn il-punent. L-iSkema tintroduci bini modern relattivament kbir li jkun jiddomina l-veduta tas-sit mill-grigal, fejn il-bini l-ġdid jogħla iżjed mill-bini/strutturi eżistenti u jinkludi ħitan relattivament għoljin u pixxina, u jestendi iżjed il-medda art żviluppata matul il-ġenb tal-irdum. L-introduzzjoni ta' binja moderna u ikbar tikser il-linja tal-profil bejn sema u bini meta tħares lejha mill-

punent. Iżjed 'il quddiem (10 snin mit-tħawwil), l-iskema tat-tisbiħ tal-pajsaġġ li sa tkun implimentata fis-sit tista' potenzjalment tnaqqas l-impatt viżwali tal-binja meta taraha mill-punent, minn ta' importanza kbira għal waħda moderata.

Emissjoni ta' Hsejjes

43. L-impatti minn hsejjes tal-kostruzzjoni fuq l-eqreb proprjetajiet residenzjali jistgħu jkunu potenzjalment ta' importanza negattiva moderata jew kbira, skont il-fażi tal-kostruzzjoni u ż-żmien tax-xogħlijiet (l-eqreb proprjetajiet huma djar tas-sajf). Huwa meqjus li l-impatti mill-hsejjes tal-kostruzzjoni fuq min juża x-xatt tal-blat fil-Bajja tal-Kalanka jistgħu jkunu potenzjalment ta' importanza negattiva kbira matul il-perjodu kollu tal-kostruzzjoni, dejjem skont iż-żmien li fih isiru x-xogħlijiet.
43. L-impatti ta' hsejjes meta tibda topera l-lukanda fuq l-eqreb proprjetajiet residenzjali jistgħu jkunu potenzjalment minn ta' ebda importanza sa ta' importanza negattiva kbira filgħaxijiet, skont il-livell tal-mużika amplifikata li tindaqq mit-terrazzin miftuħ.

Mitigazzjoni

44. Fejn hu xieraq, ġew irrakkomandati miżuri ta' mitigazzjoni u dawn jinsabu deskritti fl-aħħar tal-**Kapitli 5** sa **9**. Ikun xieraq, u huwa rrakkomandat, li jingħata kas ta' dawn il-miżuri ta' mitigazzjoni fil-kundizzjonijiet tal-permess ta' żvilupp jekk u meta jinħareġ.

45. Il-miżuri ta' mitigazzjoni jinkludu:

- li jitneħħew il-mina u l-faċilitajiet fuq ix-xatt mill-iSkema, u b'hekk jonqos b'mod konsiderevoli l-impatt fuq l-istabbiltà tal-irdum u l-ġeomorfologija tal-inħawi, kif ukoll jitnaqqas, sa ċertu punt, l-impatt fuq ir-riżorsa minerali;
- li jerġa' jintuża għall-mili l-materjal ta' blat skavat (fir-restawr tal-barrieri, per eżempju);
- li x-xogħlijiet ta' kostruzzjoni jiġu ppjanati b'mod li jeskludu l-aqwa xhur tas-sajf, u l-attivitàjiet l-izjed storbużi jkun ristretti għax-xhur qabel Lulju u wara Awwissu;
- li jingħalqu l-Annex II habitats qrib is-Sit tal-iSkema waqt il-kostruzzjoni, biex jonqos

kemm jista' jkun ir-riskju ta' tgħaffiġ;

- li jkun hemm miżuri xierqa li jikkontrollaw l-ilma tal-wiċċ, waqt il-kostruzzjoni u l-operazzjoni;
- li tkun implimentata skema ta' tisbiħ pjażagġistiku li tinkludi t-taħwil band'oħra tas-siġar eżistenti fis-sit (fejn hu possibbli), li hija ekoloġikament kompatibbli mal-habitats naturali ta' hdejh, u li timxi mad-dispożizzjonijiet tal-*Guidelines on Trees, Shrubs and Plants for Planting and Landscaping the Maltese Islands 2002*;
- li jkun hemm sistema ta' dawl maħsuba apposta biex ma tħallix dawl jasal fuq il-habitats naturali ta' qrib is-Sit tal-iSkema u tnaqqas kemm jista' jkun b'mod ġenerali l-użu ta' dawl fuq barra, inkluż permezz ta' Building Management System (BMS);
- li jittiehdu miżuri ta' immaniġġar tal-iskart matul l-operazzjoni biex ikun evitat tfigħ ta' skart fil-habitats naturali qrib is-Sit tal-iSkema;

- li jkunu kkontollati l-ħsejjes li joħorġu mis-sit, u partikolarment minn attività fit-terrazzin miftuħ (inkluż billi jkunu rrispettati r-regolamenti dwar daqq ta' mużika amplifikata fil-beraħ); u
- li r-residenti jintwerew l-importanza li ma jsirx tgħaffiġ fuq habitats sensittivi u b'mod ġenerali ma jkunux iddisturbati l-inħawi naturali madwar is-Sit tal-iSkema.

46. Fl-aħħar, il-Pjan għall-Immaniġġar tal-Kostruzzjoni (PIK) li għandu jithejja jrid jinkludi:

- metodoloġija ddettaljata tat-tħaffir u programm ta' monitoraġġ tat-tħaffir;
- miżuri biex ikun ikkontrollat il-ħruġ ta' trab u ħsejjes li jinħolqu fl-istadji kollha tal-kostruzzjoni, u programm ta' monitoraġġ biex jikkontrolla dawn l-emissjonijiet;
- miżuri li jindirizzaw it-tniġġis tas-ilma tal-wiċċ li jista' jkun ikkawżat mill-kostruzzjoni;
- miżuri biex jonqos kemm jista' jkun ir-riskju ta' tgħaffiġ fuq Annex II habitats waqt l-istadji kollha tal-kostruzzjoni; u

- miżuri għall-immaniġġar tal-ħażna u r-rimi ta' skart ta' materjal tal-kostruzzjoni, u t-tneħħija f'waqtha tiegħu mis-sit.