



Setting the Context

Daniel Borg – Gozo Regional Committee
MCESD meeting – 3rd May 2024

The Gozo Regional Development Strategy

SEPTEMBER 2023




GOZO REGIONAL
DEVELOPMENT AUTHORITY

The Gozo Regional Development Strategy

- Spatial Planning and Sustainable Urban Development is one of the priority areas of this strategy.
- A number of goals set under this priority area.
- Actions set: (a) designing according to context; (b) providing further open green spaces; (c) improving waste management; (d) rethinking mobility; (e) transforming streets towards people centred; (f) regenerating Gozitan squares; and (g) rehabilitating vacant buildings.

Discussion Paper

Nurturing Gozo's Urban Character through Context-Sensitive Design

February 2024



Nurturing Gozo's Urban Character

This discussion paper published by the GRDA puts forward good design practices:

- Maintain important visual lines in the topography of our towns and villages;
- Due consideration to be given to side and back elevations;
- Roofs to be considered as an integral component of the design process;

Discussion Paper

Nurturing Gozo's Urban Character through Context-Sensitive Design

February 2024



Nurturing Gozo's Urban Character

This discussion paper published by the GRDA puts forward good design practices:

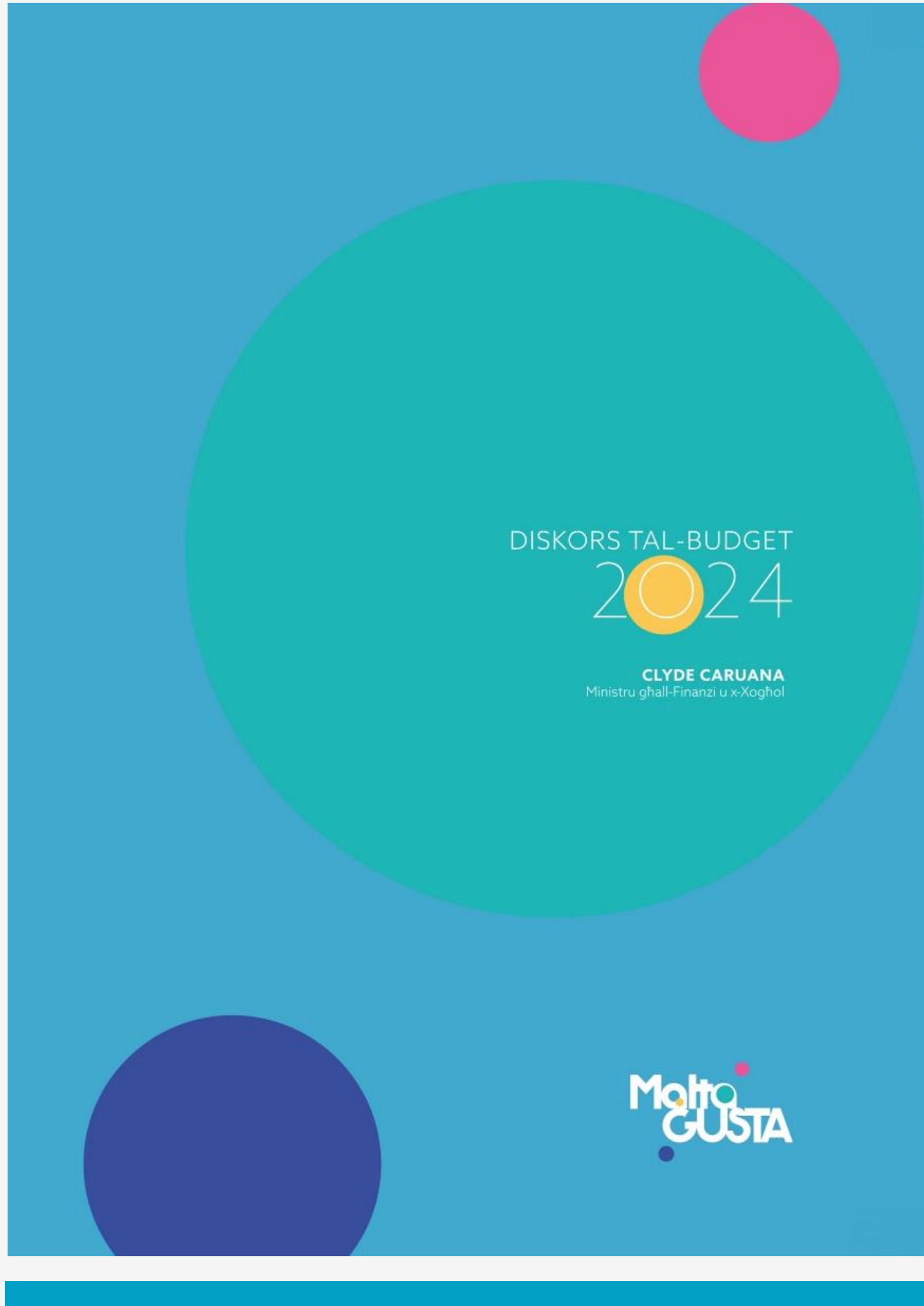
- Facade projections and setbacks to fit in with the existing context;
- Retain key architectural elements that define the characteristics of a particular street scape;
- Integrate essential building services with the aim of minimising visual clutter; and
- Designate an ad-hoc design advisory committee for the island of Gozo.



Designing for Gozo's Distinctiveness

Through this circular, issued by the Planning Authority, a number of measures and initiatives were introduced mainly:

- the use of unpainted and unrendered lower globigerina limestone on the street facade;
- the use of unpainted or unrendered franka stone on all facades which are visible from the ODZ;
- the materials used in apertures and balconies must fully integrate with unpainted and unrendered franka stone or alternative natural materials; and
- the painting of blank party walls should be in stone colour.



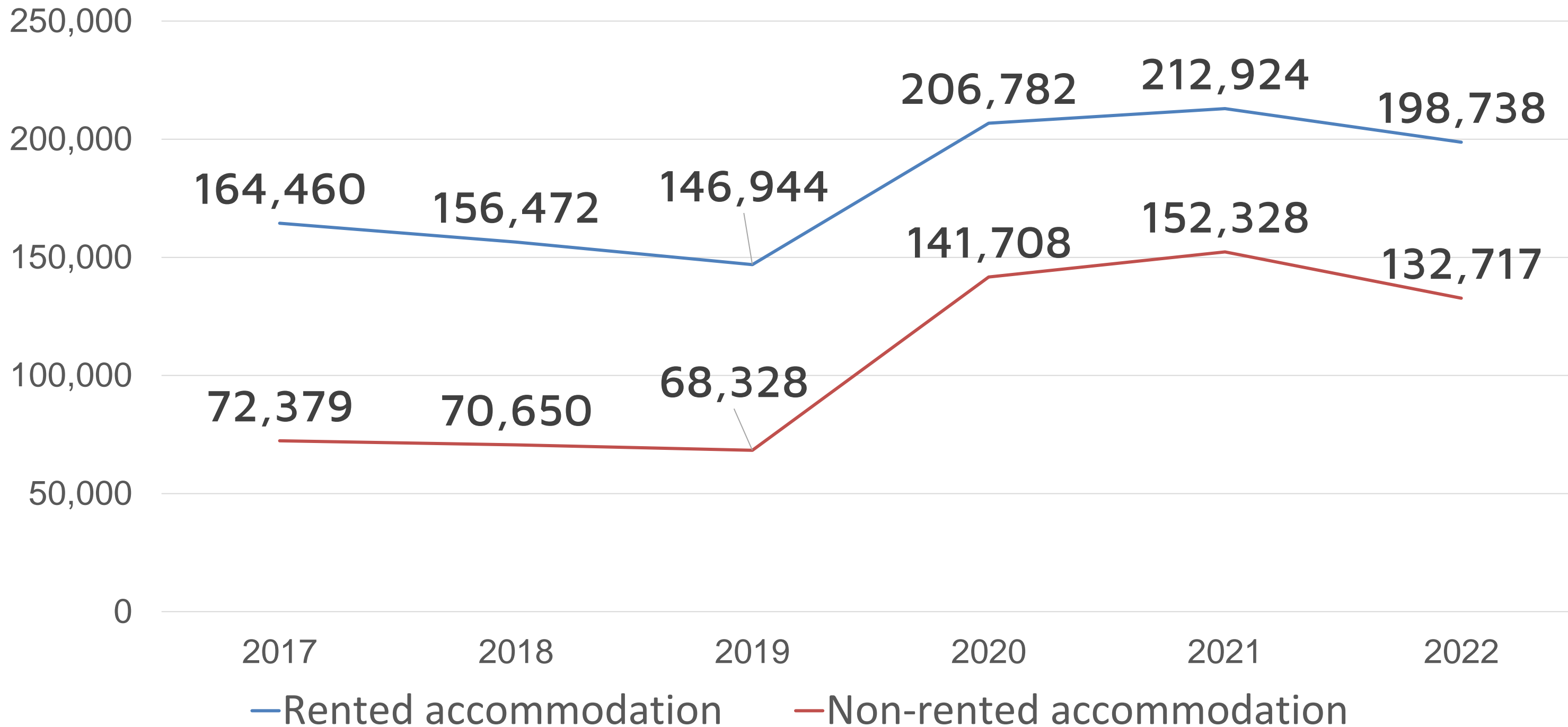
Fiscal Measures

The 2% stamp duty was removed in the last budget.

This however was not replaced by other types of fiscal incentives which would have steered development in the right direction.

Domestic Tourists: Rented – Non-Rented Accommodation

Domestic tourists in Gozo





The Gozo Regional Committee

The Gozo Regional Committee believes that the regional policy approach to be adopted for the island can serve as a catalyst for change for the whole nation.

This applies both to the:

- planning approach;
- the implementation of specific initiatives especially when it comes to product upkeep; and
- The implementation of fiscal incentives intended to steer the market in a particular direction.



The Gozo Regional Committee

This meeting should:

- Discuss further improvements which can lead to a comprehensive regional planning approach;
- Discuss the validity of fiscal incentives to steer the market in a particular direction, and whether such an approach can also be adopted to specific areas in Malta;
- Discuss the further protection of the countryside and its upkeep both for the benefit of the community and the tourism product.



Thank you