SMZG 01 - Hal Mula Mixed Use Area

The Hal-Mula area, designated for industrial uses in the Temporary Provision Schemes, 1988, is designated as a Mixed Use Area, as indicated in the Zebbug Policy Map ZG 2 and MEPA will encourage the provision of the following uses in this area:-

Within Areas A, MEPA will consider the development of the following land uses*:*

- **Class 1, Use Classes Order (1994), residential dwellings, provided these are on the upper floors;**
- **Class 4, Use Classes Order (1994) shops;**
- **Showrooms provided that they comply with the relevant provisions of MEPA's Retail Planning Guidelines (2003).**
- **Supermarkets provided that they comply with the provisions of Policy SMCM 07, and development can be accommodated without creating negative impacts (e.g. loading/unloading on street, take up of on street parking) on the amenity of the area**
- **Class 5, Use Classes Order, 1994, offices;**
- **Class 6, Use Classes Order (1994), food and drink outlets;**
- **Class 7, Use Classes Order, 1994, Non-residential institutions;**
- **Class 9, Assembly and Leisure**
- **Class 11, Use Classes Order (1994), business and light industry, provided that MEPA is to be fully satisfied that the proposed development does not create unnecessary impacts which are not desirable to the neighbouring properties. No additional new sprayers, mechanics and/or panel beaters will be permitted in this area, from the date of approval of this policy, and extensions to existing operations will be permitted subject to the implementation of mitigation measures to reduce existing negative impacts. Industrial uses will only be permitted at ground floor. However, applications for the development of Class 11 (Use Classes Order, 1994), business and light industry, will be assessed by MEPA on their own merits, and MEPA is to be fully satisfied that the proposed development will not unduly impact on the surrounding land uses:**
- **Class 17, Use Classes Order (1994), storage and distribution, except in Triq Dun Luret Callus and Triq Pawlu Mifsud and provided that road width is**

sufficient enough to accommodate warehousing activity and vehicle operations . However the development of warehouses directly beneath residential units will not be permitted.

- **Taxi Business or for hire of motor vehicles;**

Within Areas B the following uses will be permitted:

- **Class 4, Use Classes Order, 1994, Retail shops including showrooms and supermarkets, provided that the latter comply with the provisions of Policy SMCM 07,**
- **Class 5, Use Classes Order, 1994, Offices;**
- **Class 6, Use Classes Order, 1994, Food and Drink;**
- **Class 9, Use Classes Order, 1994, Assembly and Leisure;**
- **Class 11, Use Classes Order, 1994, Business and Light Industry;**
- **Class 17, Use Classes Order, 1994, warehousing;**
- **Taxi Business or for hire of motor vehicles;**
- **No new residential units will be permitted.**

Building heights within these areas is 3 floors and semi-basement (14 metres) . No penthouses will be allowed.