Economic activity requires land and property and as Development Control Commission members, we must interact with the planning system in a variety of ways.

Presenting increased economic activity as a means of creating jobs is clearly a national priority to offset the impact of industrial restructuring. The interaction between economic activity and the planning system requires analysis to allow for increased economic activity without unduly compromising the environment.

For this reason, the Chamber of Architects and Civil Engineers will in the coming weeks organise a conference on "Planning for Job Creation".

When discussing the planning system, it is useful to distinguish between two elements. Firstly, policy documents provide a framework within which decisions on planning applications are taken. The most important of these documents is the Structure Plan which is prepared by the Planning Authority (PA) and subsequently approved by Parliament.

Land-use policy should reflect government policy, not only on matters relating to land use, but also on other sectors. The Structure Plan is to be reviewed in the coming two years. The second aspect of the planning system is the legislative framework which operates in a number of sectors. (PA, Development Control Commission, Local Land Use Plan Committee, Planning Consultative Committee, Local Councils and Planning Authority.) Each body has its own responsibility as defined by relevant legislation.

The PA employs professional and technical staff to enable it to fulfil its obligations. The way the organisation and the various bodies interpret the plans on the localities, i.e., the service provided to the client, is the interpretation of the various policy documents by the boards and the organisation.

The chapters on Commerce and Industry and Tourism and Recreation are of particular significance where Portomaso development is concerned. These chapters are also relevant to the tourism and recreation sectors. Manufacturing industry has main importance in the national economy. Most industries are located in MIDZ and industrial estates in Malta and Gozo - some of the more mature after estates are now no longer capable of being organised by the various sections of the PA and are subsequently reviewed in the coming two years. This is a "more likely to happen on coastal areas where, amongst other concerns, ecological and for public access permit the protection of the environment.

Economic activity is useful, not only to create jobs and provide products for the local market, but also to maintain our countryside.

Innovative techniques in agriculture provide for increased production and helps create jobs. On the other hand, hotel construction and the use of plastic do not become an increasingly crucial light in the rural landscape.

Transport is relevant to business in a number of ways. Most businesses depend on good accessibility whereby they can take the business premises with the minimum fees and expertise. An example of parking, proximity to public transport routes, proximity to important list of facilities such as institutions, should be by 'round.'

The planning system must be comprehensive and flexible. The planning system must be used in a number of cases to which could affect the environment in the region.

This shows the importance of jobs in the planning system, which have been in a number of cases to which could affect the environment in the past.

Of course, the examination of the proposed building project and which could affect the environment in the past.

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Planning for job creation

by John Ebejer

Housing behaviour has made it more difficult for smaller shops to remain viable although increased leisure spending provides new opportunities.

The degree of change in the island's economy has been substantial and has led to the recognition of the importance of tourism.

The level of tourism is expected to rise significantly in the future. The tourist industry provides an important source of income for the island.

There may be instances, however, where the environmental cost of a tourism-related development process is considered excessive and the proposal is rejected.

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