

THE MANOEL ISLAND DEVELOPMENT





THE REVISED MANOEL ISLAND MASTERPLAN

The Manoel Island Masterplan, prepared by award winning and internationally renowned architects Foster+Partners, was approved by the Planning Authority on 7th March 2019.

The Key Features of the Masterplan are:

- **Low rise** residential development.
- Pedestrianised **car free** streetscape.
- **Public piazzas** connecting the pedestrianised streets.
- An **80,000sqm public park** surrounding Fort Manoel.
- **Easy access** to the entire foreshore and the swimming zones.
- A **five star hotel** at the Lazzaretto.
- A **yacht marina** catering for a mix of small and large yachts.
- A centre for **Culture and the Arts** at Fort Manoel.



MANOEL ISLAND WILL BE A STRICTLY LOW RISE DEVELOPMENT

- The Masterplan contemplates that the height of the residential clusters will be developed **up to four floors** above the car park which varies between one and two levels.
- The residential cluster facing the Gzira Promenade, to be built on reclaimed land, will be **terraced from the foreshore towards the piazza from 2 floors to 4 floors**.
- The heights of the residential clusters along the marina will respect the existing height of the Lazzaretto.
- The highest buildings will be located towards the centre of the island to respect the islands topography and to create a varied architectural skyline.



 Dredging Area  Reclamation Area

DREDGING RESULTING IN SIGNIFICANTLY IMPROVED WATER QUALITY

The **dredging** works relate to:

- Widening the channel between Manoel Island and the Gzira Gardens and increasing water depths up to 3m.

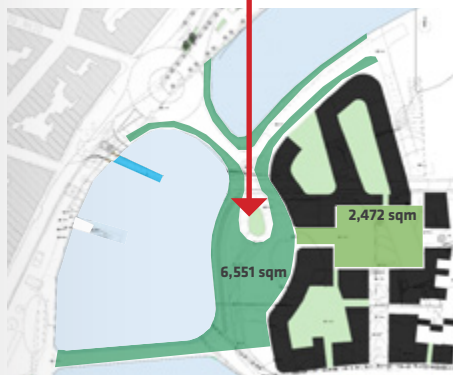
The **reclamation** works relate to:

- Extending the area in front of Manoel Island Yacht Yard.
- Extending the area at the entrance to Manoel Island to be developed by MIDI.

The dredging works will increase the circulation of water in the channel, **significantly improving the quality of the sea water**. MIDI is committed to **providing an alternative location for the slipway** for the benefit of local enthusiasts.

CREATION OF EASY ACCESS ROUTES TO THE ISLAND AND ITS FORESHORE

- **Uninterrupted waterfront walkway** linking Gzira Promenade to Gzira Gardens via two new bridges.
- **Creation of a 6,551sqm public plaza** forming part of the extended promenade.
- **Upgraded traffic junction** to address the existing hazardous situation which will reduce the existing promenade by circa 600 square meters.
- **Creation of a pedestrianised car-free environment** with interconnected landscaped spaces and piazzas.
- **Ensuring unfettered access** to the foreshore and swimming zones.



- New Extended Waterfront Promenade / Pedestrian Routes
- Vehicular route
- Existing Interrupted Pedestrian Route
- Restored coastal walk
- Public Piazza

Improved Public Pedestrian Promenade at Manoel Island Entrance

MANOEL ISLAND PUBLIC PARK WILL PROVIDE SOUGHT AFTER GREEN SPACES



- **Improving and delivering more than 80,000sqm** of new green parkland around Fort Manoel.
- **Creating the largest open space** in the area for the enjoyment of the general public.



HERITAGE BUILDINGS TO BE RESTORED TO THEIR FORMER GLORY

MIDI is committed to continuing its ambitious plan to restore all heritage buildings which are to be respectfully integrated into the development of Manoel Island.

The heritage buildings include:

- **Fort Manoel** which has been restored at a cost in excess of **€10 million** and will become a centre for Culture and the Arts.
- The **Lazzaretto** which will be restored as a five star hotel.
- The **Cattle Shed** which will be converted into a centre of retail activity.
- The **Admiralty Building** which will be utilised for commercial uses.



Restored Couvre Port



Restored Piazza, Fort Manoel



The Chapel of St. Anthony of Padua pre-restoration



Restoration of the Chapel of St. Anthony of Padua

THE PUBLIC INTEREST WILL BE SAFEGUARDED BY A DEED

In March 2018, under the auspices of Prime Minister Dr Joseph Muscat, MIDI entered into a Guardianship Deed with The Manoel Island Foundation and the Gzira Local Council to safeguard public interest.

The Guardianship Deed guarantees:

- Access to the **foreshore**.
- Designated protected **swimming zones**.
- Use of the **public park**.
- Access to **Fort Manoel**.
- Maximum **building heights**.



Signing of Guardianship Agreement



Conrad Borg Manch  - G ira Mayor