

E&C

Environment and Conservation Zone

Zone Development Control and Design Regulations – Environment and Conservation Zone

Purpose

The purpose of the Environmental and Conservation Zones is to protect and maintain areas within Qatar that have special scenic, natural, unique critical habitat and ecological values. The zone includes the Environmental Protected Areas gazetted by the Private Engineer Office and the MME as well as other areas that are environmentally sensitive including Sabkhat, Rodhat and Wadi.

Because of the sensitive environmental values present in the Environmental Conservation Zone, the level of development and intensity of public use (relative to the Open Space and Green Belt Zones), is heavily restricted. Few uses are permitted, with some others made conditional which allows full assessment of their potential effects on the environment. All other uses are prohibited.

Development within the Environmental and Conservation zone is also subject to compliance with the MME's Environmental Impact Assessment (EIA) procedures required in Qatar's decreed Law 30, 2002, Protection of Environment. All applications for conditional approval will be referred to the MME.

Objectives

Adverse effects

1. Adverse impacts of activities on the scenic, natural environment, critical habitat, and ecological values will be avoided.
2. Other than passive recreation, the only uses that may be approved through conditional development application will be those that have a low intensity of development and are consistent with any approved management plan for the area.

Built Form and Ground Disturbance

3. Structures and ground disturbance will be significantly limited in their scale, bulk and physical extent in order to protect the natural character and habitat values of the Zone.
4. All land uses and structures (including those ancillary to passive recreation activities) will require a development approval as a conditional use, and applications must be accompanied by a comprehensive Environmental Impact Assessment setting out detailed Environmental Management Systems approved by the MME ensuring the development and uses remain low impact and avoid any permanent loss or impact on the natural environment.
5. The scale and appearance of buildings associated with passive recreation uses within the Environment and Conservation Zone must be in keeping with the primary purpose and the overall landscape character of the zone.
6. The establishment of passive recreation and small-scale tourism facilities in suitable locations is permitted only where they do not compromise the intent of the zone, and in a manner that minimizes land use conflicts
7. Infrastructure such as roads and car parking are similarly constrained to avoid any adverse impacts on these sensitive environments

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LAND USE TABLE		
PERMITTED	CONDITIONAL	PROHIBITED
Passive Recreation	Wildlife Sanctuary	Any other use that is not permitted or conditional.
Free camping	Camping ground and eco-tourism facilities	
Planting for the purposes of habitat restoration	Mosques	
	Any buildings, structures or ground disturbance such as interpretive/information centers, public toilets, and car parking in connection with permitted and conditional activities	
	Road and track forming	
	Any permitted development within 1km of the shoreline (except Doha Municipality)	

ENVIRONMENT AND CONSERVATION ZONE CONDITIONAL LAND USE REGULATIONS	
<ol style="list-style-type: none"> 1. All applications for conditional approval will be referred to the Ministry for the Environment for review. 2. Note that permitted activities such as planting for habitat restoration and free camping may be subject to the management plans of other agencies. In the case of free camping, licences may be required from the MME. 	
BUILDING HEIGHT	
Maximum Height	5m, except for Minarets
SITE COVERAGE	
Total area of modification per application site	1%
Total area of modification for each protected area	Cumulative area of modification shall not exceed 10% of total protected area.
SINGLE BUILDING AREA	
Maximum area of a single building	200m ²
SETBACKS	
Building /Structures	200m from all boundaries 200 m away from the highest tide level (Also refer to Coastal overlay)
HAZARDOUS CHEMICALS	
Disposal or discharge of refuse or hazardous chemicals	All refuse and hazardous material shall be collected and stored in an approved designated waste storage area on the site, for regular collection and disposal in an approved waste disposal area. All storm water discharge and sewage waste collection systems shall be designed to meet MME Guidelines.
FENCES	
Fence material	Fencing material shall be fauna/wildlife compatible, permeable with possible natural materials and suitable sizing.
INFRASTRUCTURE	
Access routes/roads	Applications for access road/route are required to be accompanied by an EIA.
PARKING	
Parking Spaces	Determined through the conditional use development application process in accordance with the Car Parking Regulations and/or in accordance with the relevant Ministry guidelines