

CPO

Coastal Protection Overlay

Zone Development Control and Design Regulations – Coastal Protection Overlay

Purpose

Qatar has long embraced its relationship to the ocean and celebrated its bounty through iconic cultural design and popular local custom. The interface between land and ocean is a wonderfully sensitive and dynamic region, and an area where modern day development tends to favour for its access, views, tourism, and recreation. Qatar is experiencing a period of unprecedented urbanization and special attention is required to preserve this beautiful yet fragile asset. In order to control the type, size, bulk and scale of development within Qatar's coastal environment a 2km wide coastal area has been established known as the Coastal Protection Overlay. This area centres on the high spring tide mark and extends 1km inland and 1km out into the sea.

The Coastal Protection Overlay (CPO) consists of a number of categories of sensitivity. Each category of the overlay will have an increasing degree of control regarding the acceptable land uses in this coastal area and an appropriate level of regulations controlling the physical form and location of the development and protection.

All development proposals received for PIN's located within the CPO will be considered conditional development and, in most cases, referred to the Ministry of Environment for specialist comments prior to any decision or approval being made. The 'Interim Coastal Development Guidelines' should be taken into account

The purpose of the Coastal Protection Overlay is to preserve and enhance the sensitive coastal interface between land and sea. The coastal area has both historic and cultural significance to the Qatari people and significant environmental value which this overlay intends to identify and protect. While an area of land may not have obvious environmental significance, it is the purpose of this overlay to assess the contributing or abrading capacity of any development before it is undertaken to avoid remedy or mitigate long term or irreversible environmental damage. The overlay will encompass a number of underlying zones and potentially other overlays. The purpose and objectives from these underlying zones will remain the guiding regulations and principles unless otherwise stated.

The "Interim Coastal Guidelines" are included in the "Additional Guidance" section for the guidance regarding permitted uses within the Coastal Zones across the country.

Objectives

Amenity

- Preserve areas of cultural and environmental significance along Qatar's coastline and within the immediate coastal waters.
- Identifying certain categories of coastal land suited to current and future urban expansion needs.
- Identify coastal areas that have suitable location and natural geography to cater for the recreational and tourism needs of the country.
- Protection of sensitive areas of the coastline from unplanned coastal development.
- To ensure the life giving and sustaining capacity of rural and agricultural coastal land is protected from long term or irreversible detrimental harm.
- Avoid adverse impacts to populated areas, breeding grounds or areas of critical habitat for endangered species fauna or flora.
- Ensure that future development is sympathetic in design, scale, bulk and environmental character within the bounds of the carrying capacity of the locality.
- Ensure that the interface of future development is reflective of the desired character of the area

