



وزارة البلدية والتخطيط العمراني
Ministry of Municipality & Urban Planning



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Interim Coastal Development Guidelines

July 2013



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Interim Coastal Development Guidelines

الدليل المؤقت للإرشادات والاشتراطات الخاصة بالتنمية
بالمناطق الساحلية

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ACKNOWLEDGEMENT

The content in this guideline was drawn from joint contribution from officers within the MMUP and MoE and in consultation with a number of relevant stakeholders. MMUP is pleased to pass its acknowledgement to the following stakeholders/ individuals:

1. QNMP team members, MMUP
2. Dr Mohamed A. Abdel-Moati, MoE
3. Representatives from all Municipalities
4. Representatives from QP
5. Representatives from Qatar Tourism Authority
6. Representatives from Qatar Museum Authority
7. Representatives from PEO

EXECUTIVE SUMMARY

The coastal environment of Qatar is the permanent and migratory home to many nationally and internationally protected species. The sea and coastline assets are of great spiritual and cultural significance to the people of Qatar. In the meantime Qatar is one of the fastest growing economies in the Arabian Gulf and has also undergone a rapid expansion in population and infrastructure development. Qatar National Master Plan (QNMP) highlighted that "although Qatar is a coastal nation, there is a significant under provision of recreational and leisure facilities in coastal locations for the community to enjoy". Accordingly many applications have started to come to the MMUP's Urban Planning department seeking to establish new coastal resorts, leisure and tourism opportunities and other types of urban development. However MMUP does not yet have policies, guidelines, regulations or standards to regulate such developments.

QNDF has proposed the preparation of a comprehensive Integrated Coastal Zone Management Planning (ICZMP) to help manage and sustain the nation's valuable coastal assets. However ICZMP would require considerable time to complete and put in action. Therefore, it is important to develop an Interim Coastal Development Guideline (ICDG) that will be compatible and integrated with the future ICZMP and also consistent in meeting the needs of protecting the sensitive areas along the coastline as a precautionary measure.

The ICDG will be the guide for the assessment and approval of recreational, leisure, tourism and other forms of development and facilities proposed in coastal locations. The ICDG has been developed based on a logical methodology based on the four main steps. First step, based on the coastal form of Qatar, land use and occupancy, four major Coastal Zones have been identified. Secondly general guidelines have been developed based on international practices and GCC best practice for dealing with coastal development in Qatar. Then focusing on the Future Development Zone (CZ-III) and based on the sensitivity maps and the precautionary approach the CZ-III has been classified into three sub-zones. Finally specific regulations have been developed for each zone and sub-zone.

1.0 Introduction

The coastal environment of Qatar is the permanent and migratory home to many nationally and internationally protected species of birds, fish, reptiles and mammals, and provides turtle nesting areas, fish habitats and areas of mangrove essential for their conservation. The sea and coastline assets are of great spiritual and cultural significance to the people of Qatar. The benefit of these assets includes aesthetic enjoyment, recreation, artistic and spiritual fulfillment, intellectual development, food and wealth.

Qatar is one of the fastest growing economies in the Arabian Gulf and has also undergone a rapid expansion in population and infrastructure development. Its economy is based on the development and exploitation of natural resources of oil and especially gas found in its Exclusive Economic Zone (EEZ). This economy is therefore mainly based on an industrial development creating many projects, some of which have the potential to impact on the coastal and marine environment, such as changing the shape of the coast line and therefore causing changes in local marine environment and local marine populations.

Major infrastructure projects such as the construction of desalination plants, Hamad International Airport, New Doha Port at Mesaaieed, and the future Qatar-Bahrain Causeway may also impact on this marine and coastal ecosystem. Another risk is linked to urban planning projects which have, over the years, been reshaping the coast line. The Doha Bay, for example, was entirely constructed by land reclamation in Qatar's offshore sea boundary, and more recent projects such as West Bay Lagoon, the Pearl and the extension of Doha with the city of Lusail having adverse impacts on the marine and coastal environment during and after completion of these projects.

Qatar National Master Plan (QNMP) and its companion strategic framework document Qatar National Development Framework (QNDF) highlighted that "although Qatar is a coastal nation, there is a significant under provision of recreational and leisure facilities in coastal locations for the community to enjoy". Accordingly many applications have started to come to the MMUP's Urban Planning department seeking to establish new coastal resorts, leisure and tourism opportunities and other types of urban development. However MMUP does not yet have policies, guidelines, regulations or standards to regulate such developments.

QNDF has proposed the preparation of a comprehensive Integrated Coastal Zone Management Planning (ICZMP) to help manage and sustain the nation's valuable coastal assets. A joint MMUP and MoE project to prepare the ICZMP has already been initiated. This will analyze all potential impacts from all forms of developments along Qatar's coastline and develop appropriate planning policies/standards to regulate these developments including proposals for tourism and recreational activities. The ICZMP also aims to propose necessary conservation and rehabilitation measures to maintain healthy coastal and marine areas for the state of Qatar.

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Given the nature and scope of works involved, ICZMP would require considerable time to complete and put in action. Therefore, it is important to develop an Interim Coastal Development Guideline (ICDG) that will be compatible and integrated with the future ICZMP and also consistent in meeting the needs of protecting the sensitive areas along the coastline as a precautionary measure.

1.1 Context of the ICDG

The ICDG is compatible with many QNDF key policy actions (ENV4.x, ENV5.3, and LC14.3) and it is actually part of (ENV4.2) "Pending the completion of the Integrated Coastal Zone Management Plan, the precautionary approach will be used to identify all possible impacts and develop mitigation measures to prevent the risk of environmental degradation in the Coastal Zones" (Please refer to Annex 9.1 for relevant QNDF Policies and Policy Actions)

The ICDG will also be the guide for the assessment and approval of recreational, leisure, tourism and other forms of development and facilities proposed in coastal locations. The ICDG based on the sensitivity maps of Qatar will direct public and private sector development to follow a clear set of development objectives, definitions and regulations that will complement with the precautionary approach to identify all possible impacts and develop mitigation measures to prevent the risk of environmental degradation in the Coastal Zones.

The ICDG are established in light of the following considerations:

- The main element of successful land use planning in the coastal zone is an understanding of the environments and how they will be affected by coastal development.
- The coastal zone comprises three main elements: the land, the inter-tidal zone and the sea. Planning control does not extend below the Mean Low Water Mark (MLWM). The landward extent of the coastal zone varies considerably, but in general is determined by the extent to which it is affected by coastal processes. For the purposes of ICDG, the coastal zone is taken to mean the land area within 1km of the coast and 1km from the mean high water of spring tides towards the Gulf. Figure 1 shows the extent of the ICDG in comparison to the ICZMP.

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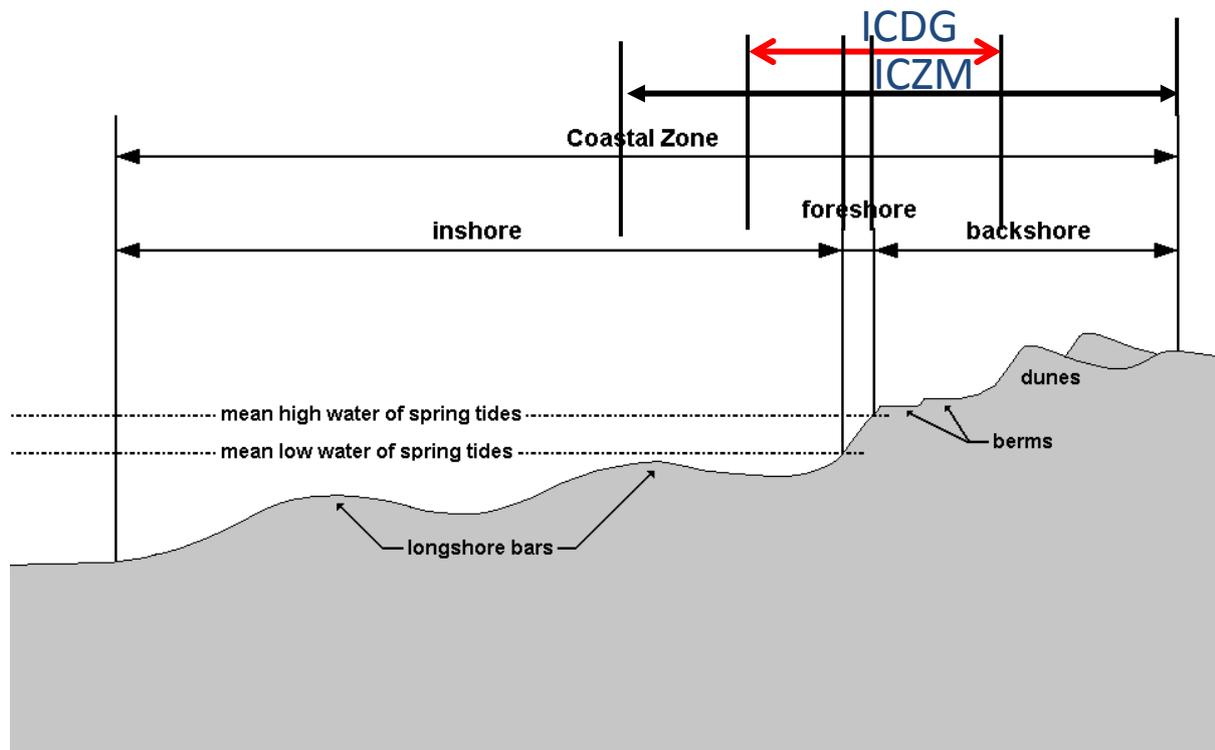


Figure 1 The extent of the ICDG in comparison to the ICZMP

1.2 Purpose and Implementation

- The purpose of this ICDG is to protect the character of the coastal zone from inappropriate development and to direct development requiring a coastal location to areas with existing development, or sites where the character of the coastal zone can accommodate such development without detrimental impacts.
- Alignment with the QNDF: The ICDG is one of the QNDF's implementation strategies to help achieve the Qatar National Vision 2030 (QNV 2030).
- Ownership in planning and implementation: The ICDG is a collaborative project between the MMUP and with the MOE. The ICDG has been prepared in line with international practices and through consultations with the MMUP's QNMP Project Team and the Urban Planning Department, and with the MoE.
- Regulatory Provisions: The ICDG will provide the MMUP's Urban Planning Department with key planning policy material to assist in assessing development applications in coastal areas until the ICZMP is completed and implemented. It will also assist the MoE in providing advice about such development proposals.

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- The ICDG provides a consolidated technical profile for the assessment and approval of recreational and leisure facilities, and other forms of proposed development in coastal locations.
- In the interim period until the Integrated Coastal Zone Management Plan is prepared and approved, all developments and activities within the coastal zone shall not violate the provisions of the ICDG.

1.3 ICDG Objectives

The specific objectives of the Interim Coastal Development Guidelines are to:

- Preserve natural and cultural heritage amenities of the coastal environment for future generations
- Provide opportunities for recreation, relaxation and enjoyment of Qatar unique coastal setting
- Maintain ecological 'services', including shoreline stability, coastal processes, fish breeding and wildlife habitats.
- Help shape the spatial distribution of urban development within Qatar Cities as compact, mixed use communities with a unique sense of place (by preventing sprawl along the coast)
- Ensure public access to the coastline
- Facilitate the efficient and timely provision of necessary infrastructure and support services to designated coastal development areas and communities.
- Support the continuation of existing economic activities such as the fishing industry and ports, in appropriate locations
- Control the development activities and ensure protection of the sensitive areas along the coastline
- To be used as an "interim" guideline document to establish relevant planning policy for the assessment and approval of recreational, leisure tourism development and associated facilities in coastal locations

2.0 Methodology

The ICDG has been developed based on a logical methodology based on the four main steps as follows:

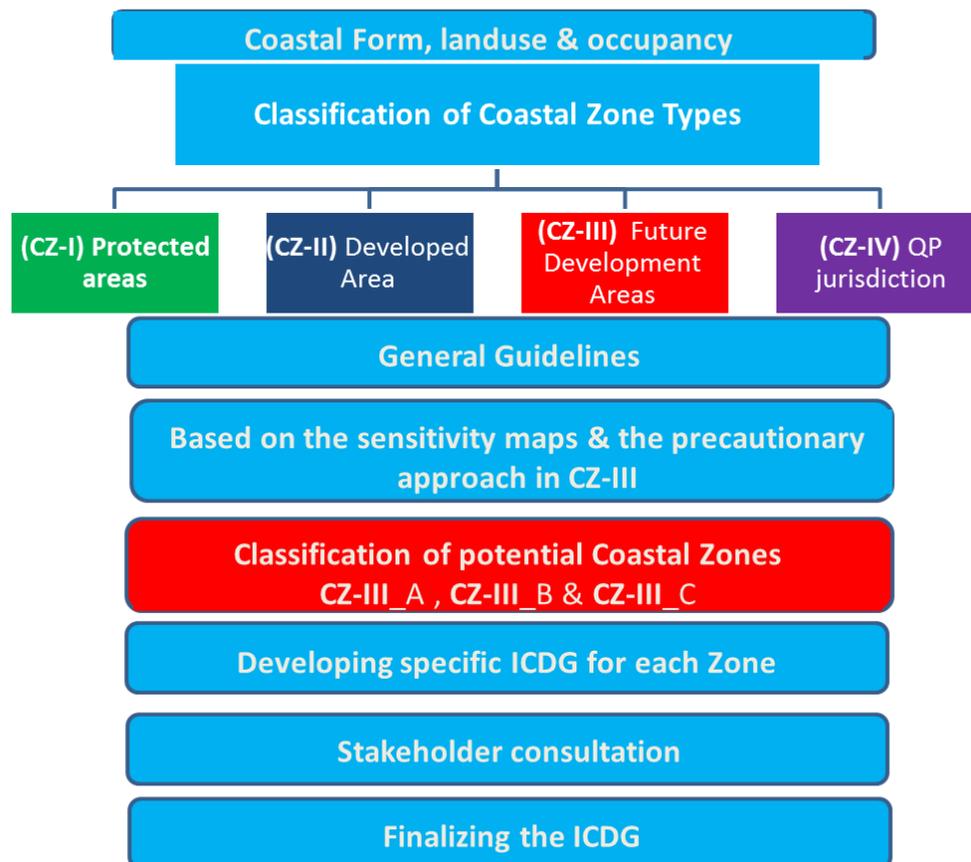


Figure 2 The ICDG methodology

First step: Based on the coastal form of Qatar, land use and occupancy, four major Coastal Zones have been identified. They are:

- CZ I - Protected Areas and Aquifer Protection Zone
- CZ II – Developed Zone
- CZ III – Future Development Zone
- CZ IV – QP Jurisdiction Zone

Second step: General guidelines have been developed based on international practices and GCC best practice (UAE, KSA..etc) for dealing with coastal development in Qatar.

Third step: Focusing on the Future Development Zone (CZ-III) and based on the sensitivity maps and the precautionary approach the CZ-III has been classified into three sub-zones:

- CZ-III_A The Future development zone with less environmental sensitivity
- CZ-III_B The Future development zone with medium environmental sensitivity
- CZ-III_C The Future development zone with high environmental sensitivity

Fourth step: Specific regulations have been developed for the CZIII zone and each sub-zone (Please refer Annex 9.2). These zoning regulations will be used as an effective planning tool to assess and guide development in a logical and orderly fashion in order to:

- protect land value or revalue land as needed, and to
- Encourage private reinvestment or new development in particular areas of need.

The Zoning Regulations define land use activities that can be permitted outright within any particular coastal zone, and land uses that can be permitted “conditionally” under certain circumstances. Conditional uses require a development application to be made, and may be permitted after evaluation by the Assessing Authority (in this case the MMUP). Approvals may also be subject to certain conditions as deemed necessary to ensure that the overall predominant character of any particular coastal zone is not compromised. Prohibited uses may also be stipulated within the \coastal zones.

Zoning Regulations also stipulate the location of a building on any lot using front, rear and side setbacks, and the overall maximum development density allowed, using floor area ratios, coverage, and/or building heights. Specific regulations related to overall building form, design, provision of open space and landscaping, parking, fencing and signage are also stipulated in the zoning regulations.

In summary, the methodology utilizes clear set of development objectives, definitions and regulations that reflect the precautionary approach to identify all possible impacts, and to put in place mitigation measures to prevent the risk of environmental degradation in the Coastal Zones. Figure 2 shows the project methodology.

3.0 Classification of Coastal Zone Types

Based on the coastal form of Qatar and the land use sensitivity analysis that has been undertaken and mapped, appropriate forms of land use and occupancy in the four major coastal zones have been identified. Figure 3 shows present coastal form, land use and occupancy.

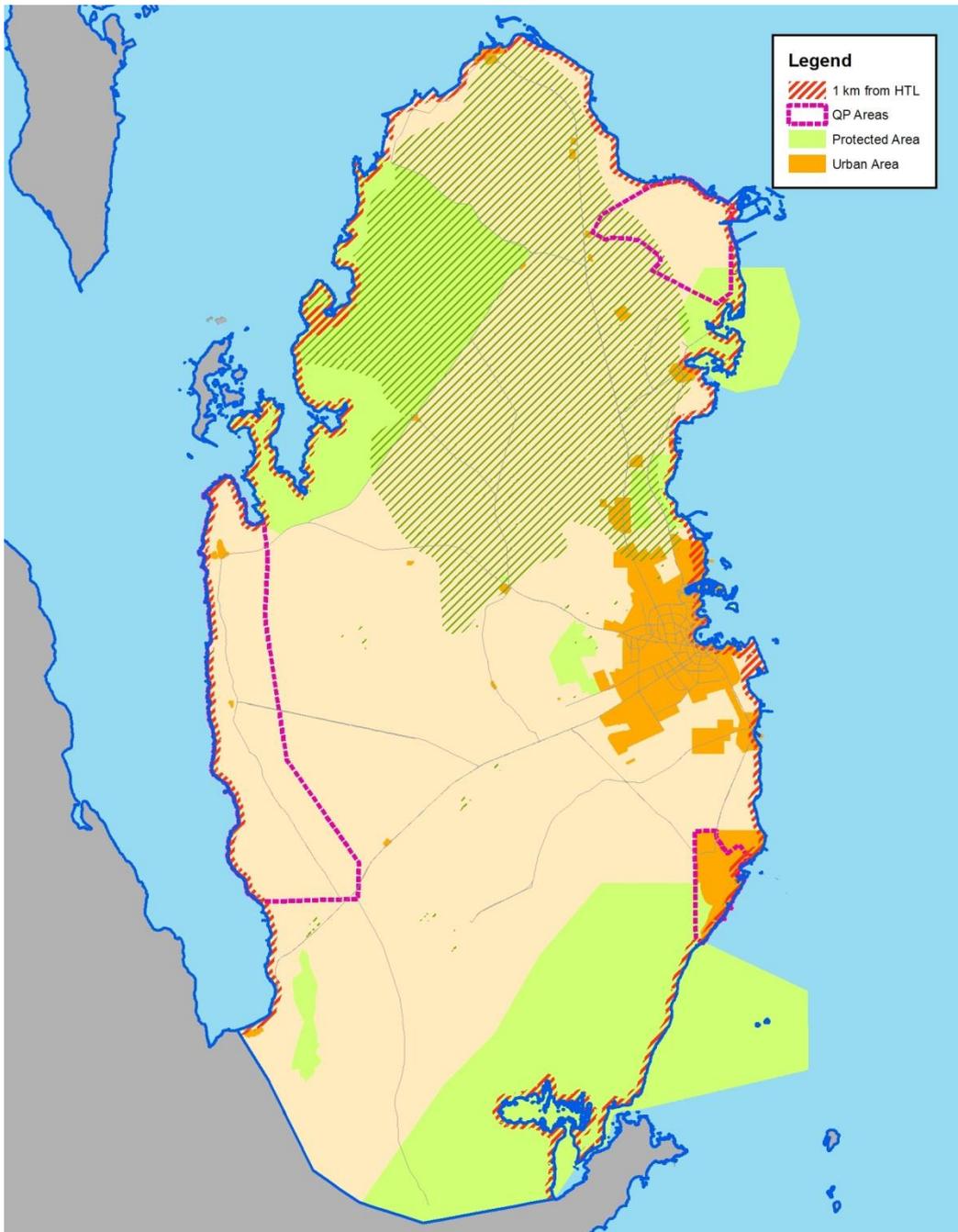


Figure 3 Coastal Form, Land use & Occupancy

The 4 main zones are:

- (CZ-I) Protected Areas and Aquifer Protection Zone,
- (CZ-II) Developed Areas,
- (CZ-III) Future Development Zone, and
- (CZ-IV) QP Jurisdiction Zone boundary (and areas that have not been designated as CZ-I, CZ-II or CZ-III).
Figure 4 shows the four Coastal Zone Types.

3.1 Category I (CZ-I)

Areas that are ecologically sensitive and important (lying between the Low Water Mark and the High Water Mark), such as national parks/marine parks, sanctuaries, wildlife habitats, mangroves, corals/coral reefs, areas close to breeding and spawning grounds of fish and other marine life, areas of outstanding natural beauty/historically/heritage areas, areas rich in genetic diversity, areas likely to be inundated due to rise in sea level consequent upon global warming, and such other areas as may be declared by the Government or the concerned authorities from time to time.

3.2 Category-II (CZ-II)

Areas that have already been developed up to or close to the shore-line. For this purpose, "developed area" is referred to as that area within the municipal limits or in other legally designated urban areas which is already substantially built up and which has been provided with drainage and approach roads and other infrastructural facilities, such as water supply and sewerage mains.

3.3 Category-III (CZ-III)

Areas that are relatively undisturbed and those which do not belong to either Category-I or II. These will include parts of coastal zone falling within rural areas (developed and undeveloped) and also areas within Municipal limits or in other legally designated urban areas which are not substantially built up.

3.4 Category-IV (CZ-IV)

QP concession area.

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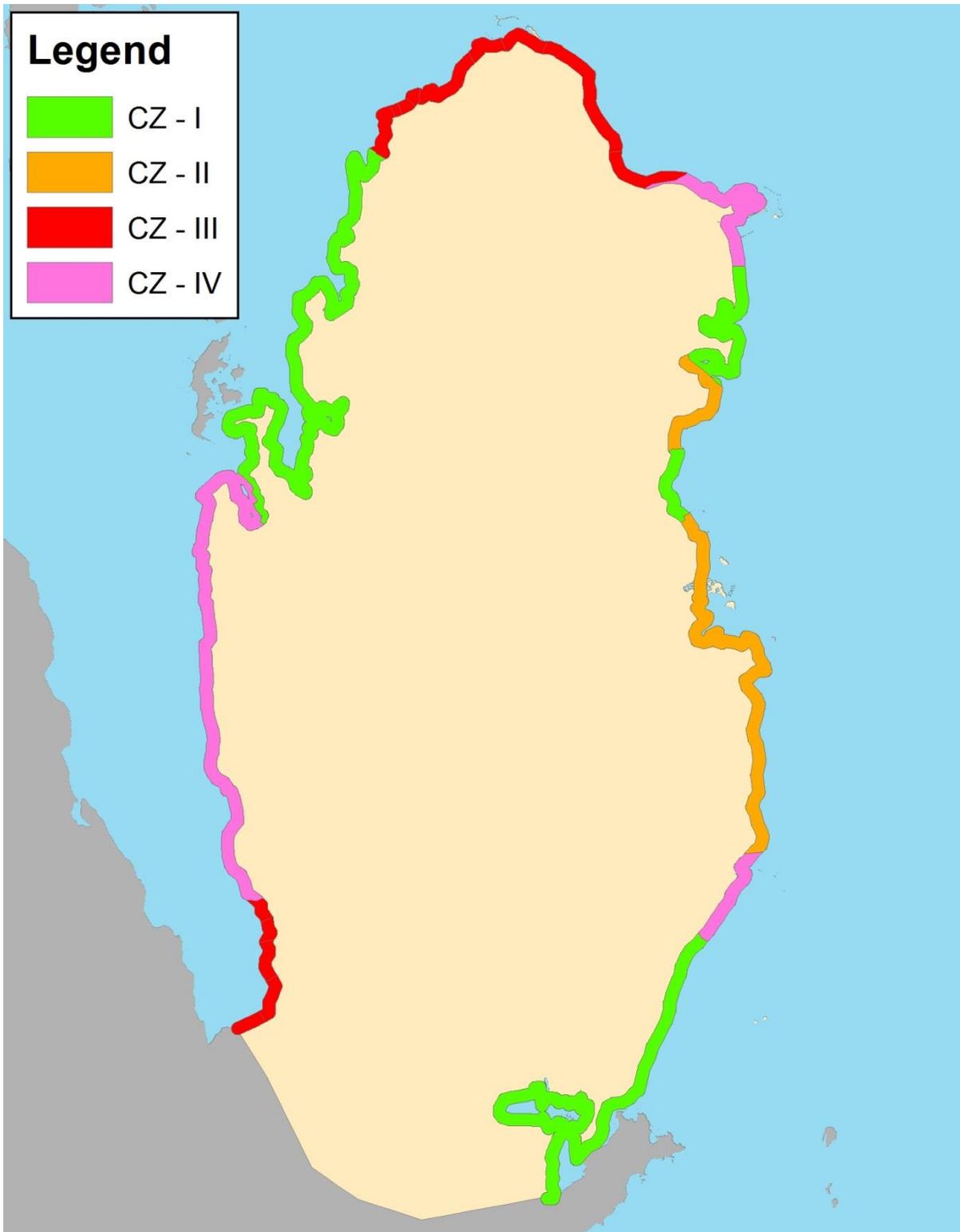


Figure 4 the four Coastal Zone Types.

4.0 General Guidelines

In general it is expected that the scale of development and its potential impacts on the coast will determine where it should be directed or permitted on the coast. The following guidelines should be treated as interim guidelines for all development activities within the coastal zone and will be effective until the formal guidelines are formulated based on the findings of the research, investigations and studies identified by ICZMP.

4.1 Prohibited Activities

The following activities are prohibited, within the coastal zone.

- Damage and Removal of corals other than for research purposes.
- Development within the designated protected areas unless there is an approval from the General Directorate of Natural Reserves (PEO\GDNR), MOE and MMUP.
- Removal of sand except in areas identified by MMUP and permitted by MOE in addition to any development activity within sand dune areas.
- Mining of sand, rocks and other substrata materials, except those rare minerals not available outside the coastal zone areas (with the approval of the relevant licensing authority);
- Land reclamation, filling by sand and other materials or disturbing the natural course of sea water with similar obstructions, except those required for:
 - control of coastal erosion
 - maintenance or clearing of waterways, channels and ports,
 - prevention of sandbars (except for tidal regulators)
 - storm water drains and structures for prevention of salinity ingress and for sweet water recharge.
- Development within a structure free set-back (buffer zone). This setback starts from the Mean High Water line and is not less than 200 meters.
- No permanent structure for sports facilities shall be permitted except construction of temporary goal posts, net posts and lamp posts.

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- Harvesting or withdrawal of ground water and the construction of equipment for this purpose within 200 m of HTL (in the 200 m to 500 m zone it shall be permitted only when done manually through ordinary wells for the purpose of drinking, horticulture, agriculture and fisheries.
- Any construction activity between the LTL and HTL except dewatering (with the approval of the relevant licensing authority). However, permits will require the end of the dewatering pipeline to be at least 75 cm below the surface of the seawater at low tide.
- Dressing or altering of sand dunes, hills natural features including landscape changes for beautification, recreational and other such purpose, except as permissible under the ICDG.
- Development within a radius of 200 m of archaeological, historical and religious sites.
- Any development activity that will significantly degrade the quality of any area designated as being of exceptional value and amenity.
- Setting up of new industries and/or the expansion of existing industries, except those directly related to a water-front location or directly needing foreshore facilities for their operation (with the approval of the relevant licensing authority).
- Manufacture, handling, storage or disposal of hazardous substances.
- Setting up and expansion of fish processing units including warehousing (excluding hatchery and natural fish drying in permitted areas), unless located within an existing port or waterfront industrial area.
- Setting up and expansion of units/mechanisms for the disposal of waste and effluents (except facilities required for discharging treated effluents into the water course with approval from MOE and MMUP).
- Discharge of untreated wastes and effluents from industries, cities or towns and other human settlements. Schemes shall be implemented by the concerned authorities for phasing out the existing practices, if any, within a reasonable time period not exceeding three years from the date of this ICDG.;
- Dumping of city or town waste within the coastal zone for the purposes of land filling or otherwise.

4.2 Permitted Activities General Regulations

All permitted activities, except those prohibited above, may be allowed (in some cases subject to conditions) in the coastal zones, provided that:

- An application is made to the MMUP's Urban Planning Department.
- All activities will also require environmental clearance from the Ministry of Environment (including conducting an EIA).
- Clearance shall be given for any activity within the Coastal Zone only if it can clearly demonstrate the need for a water front location and foreshore facilities.
- Development is of a minor or ancillary nature which does not have an adverse impact on the environmental character or amenity of the coast.
- The economic and social benefits of the development requiring a coastal location clearly outweigh any potential detrimental effect on the environment.
- There is no reasonable likelihood of coastal erosion or tidal inundation.
- Tourism and Recreation developments may be appropriate for any coastal zone types depending on the scale and potential impact.
- Formal facilities such as visitor centers or marinas are most appropriately sited within the CZII and CZIII Zones. (There may be scope for very informal facilities such as carefully designed and managed coastal footpaths in both the CZIII and CZIV Zones where the impact on the coastal environment is minimized).
- Marine aquaculture proposals within the sea are presently outside the scope of approval under the planning system, but may have a land based components which will require development approval by the MMUP's Urban Planning Department. The MMUP will also be consulted on individual applications for sea bed leases, and the potential impact on the character of the coast will be a consideration in the appraisal of such developments.
- Treated sewage water must be disposed by pipeline with the sea bed outfall being a minimum of 4 miles from the shoreline. Untreated sewage water must be disposed by pipeline with the sea bed outfall being a minimum of 12 miles from the shoreline. Pipes could be 1m in diameter but should end with a diffuser. Alternative

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distances will require justification through appropriate modeling studies demonstrating minimal environmental impact if these distances are to be reduced.

- Treated storm water could be disposed by pipeline with the sea bed outfall being a minimum of 4 miles from the shoreline. Untreated storm water must be disposed by pipeline with the sea bed outfall being a minimum of 12 miles from the shoreline. Pipes could be 1m in diameter but should end with a diffuser. Alternative distances will require justification through appropriate modeling studies demonstrating minimal environmental impact if these distances are to be reduced.
- The establishment of navigational lights or facilities to enhance marine safety and navigation are considered to be appropriate developments requiring a coastal location.
- Floating jetties on piles are permitted and the length of which is restricted by the low water mark and the approval of MOE.

4.3 Development Guidelines

The development or construction activities in different categories of the Coastal Zone area shall be undertaken in accordance with the following guidelines:

4.3.1 CZ-I

- i. No new construction shall be permitted within 1,000 meters of the High Water Mark.
- ii. Furthermore, development within this zone is prohibited unless there is an approval from the General Directorate of Natural Reserves (GDNR).
- iii. Potential developments (including transportation and infrastructures of the developments) requiring to be located in this area are subject to a case by case assessment and approval by both MoE and MMUP and will follow the CZIII regulations under Section 6 based on the sensitivity rating of the coast.

4.3.2 CZ-II

- i. Buildings shall not be permitted on the seaward side of the existing road or on the seaward side of existing authorized structures. Buildings permitted on the landward side of the existing and proposed road/existing authorized structures shall be subject to the existing Zoning Regulations.
- ii. Reconstruction of the authorized buildings may be permitted subject to the existing Zoning Regulations norms and without change in the existing use, its scale or intensity of development.

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- iii. The scale, design and construction of buildings shall be in keeping with their intended purpose, and be consistent with the surrounding landscape and local architectural style.

4.3.3 CZ-III

- i. The area up to 200 meters from the High TL is to be earmarked as a 'No Development Zone'. No construction shall be permitted within this zone except for repairs to existing authorized structures.
- ii. Development of vacant plots between 200 and 1,000 meters of the High Water Mark in designated areas of CRZ-III (with prior approval of Ministry of Environment) is permitted for construction of a detached dwelling house and/or hotels/beach resorts for temporary occupation of tourists/visitors subject to the impact on local conditions including the hydrological aspects of erosion and ecological sensitivity and an assessment of the cumulative impacts, in addition to the conditions as stipulated in the regulations at Section 6.
- iii. The quality and manner of disposal of treated effluents, solid wastes, emissions and the impact of noise levels, etc. from the project area must conform to the standards laid down by the competent authorities including the MOE.
- iv. Appropriate arrangements for the treatment of the effluents and collection and disposal of solid wastes must be made. No untreated effluents and/or solid wastes are to be discharged into the water or onto beach areas.
- v. Public access to the beach must be maintained, and a minimum gap of 20 meters width for public access ways shall be provided between any two hotels/beach resorts. The front width (or extent) of the development (the resort/ hotels etc) facing the beach shall not exceed more than 1000 meters in order to minimize interruptions to access the beach by public.
- vi. Public or Semi-Public Bating Beach may be appropriate for this zone and subject to regulations under Section 6.
- vii. Reconstruction/alterations of an existing authorized building is permitted without change in the existing use, its scale or intensity of development, and subject to regulations under Section 6.

4.3.4 CZ- IV

- i. No New construction of buildings shall be permitted within 200 meters of the HTL. However, development within CZ-IV zone shall be subjected to QP current regulations and provisions.

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- ii. The buildings between 200 and 1,000 meters from the High Water Mark for purposes other than QP mandates are subjected to case by case assessment and approval by both MoE and MMUP and will follow the CZIII regulations under Section 6 based on the sensitivity of the coast.

5.0 Classification of (CZ-III) Future Development Zone

Based on the sensitivity maps, Figure (4, 5) show the sensitivity maps for Qatar. Furthermore using the precautionary approach towards the development the CZ-III has been classified into 3 zones. Figure (6, 7, 8) shows the Classification of potential Coastal Zones

To be more specific the sensitivity maps exhibits the variety of coastal and marine ecosystems which occur around Qatar and Halul Island. Each ecosystem, with respect to its biodiversity and its fragility, has been given a defined degree of sensitivity in order to better control future developments which possibly will impact this ecosystem.

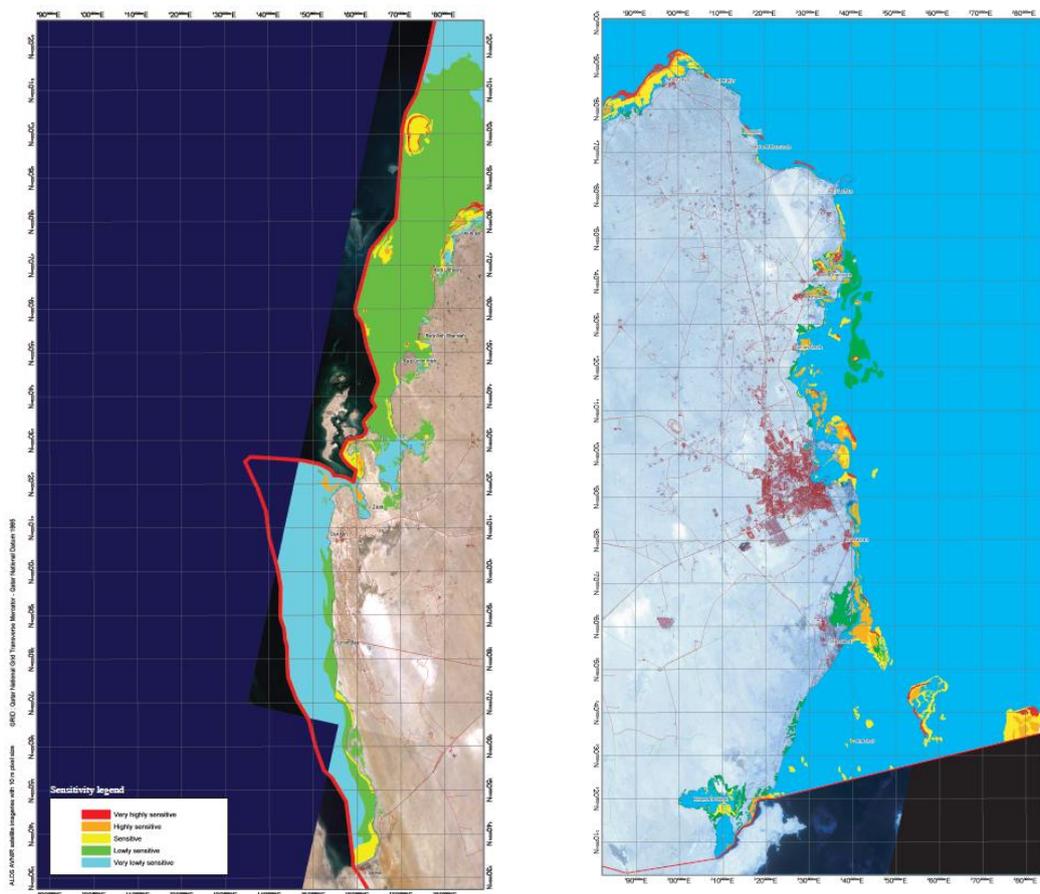


Figure 4, 5 The sensitivity maps for Qatar

5.1 CZ-III_A

The Future development zone with less environmental sensitivity

5.2 CZ-III_B

The Future development zone with medium environmental sensitivity

5.3 CZ-III_C

The Future development zone with high environmental sensitivity

6.0 Interim Coastal Zone Guidelines and Regulations for Zone CZ-III

These guidelines focus on the important considerations that should be taken into account in assuring the sustainability, and therefore the continued, positive contribution towards the wellbeing of the relevant area, through the development of viable and appropriate land uses. It gives particular attention to the criteria that are relevant to the evaluation of development applications in terms of location, density and size requirements, environmental protection, cumulative impacts, sustainable infrastructure and design, construction and maintenance aspects.

See Table attached in Annex 9.2

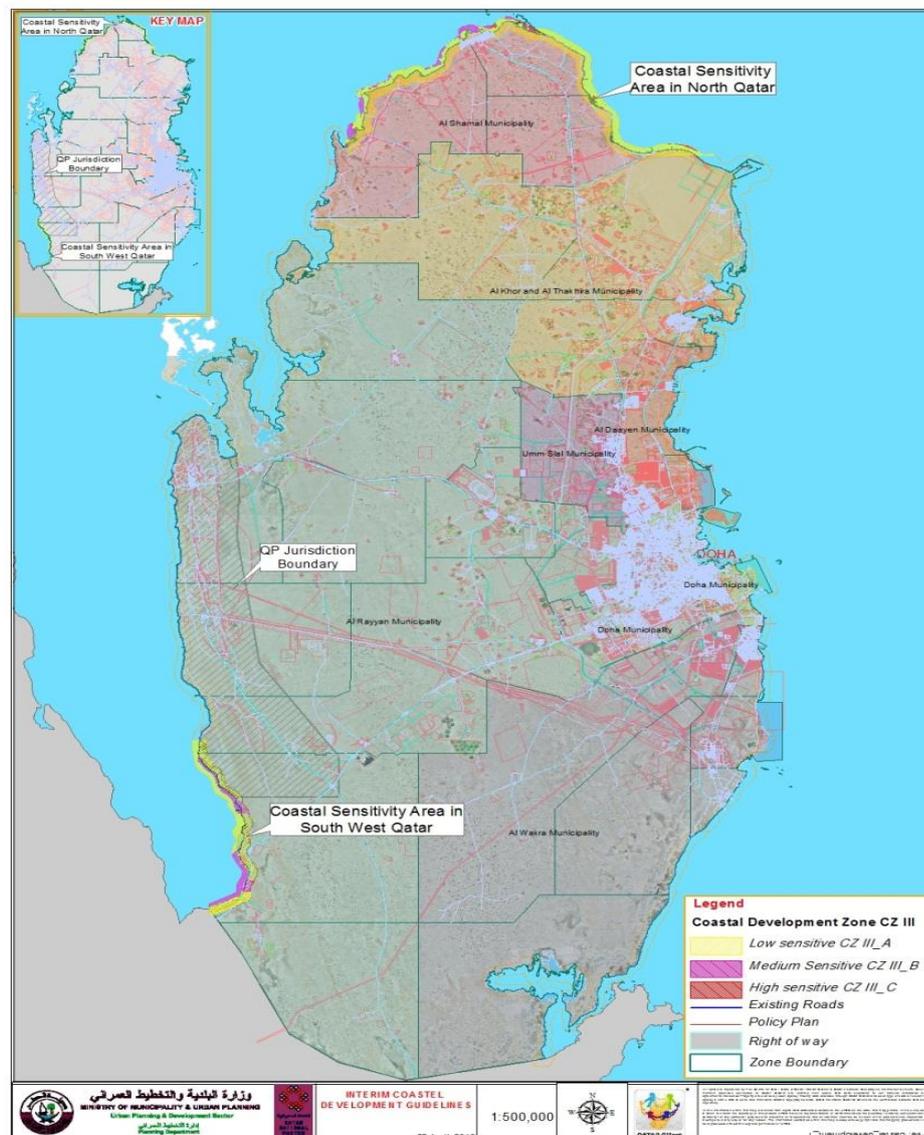
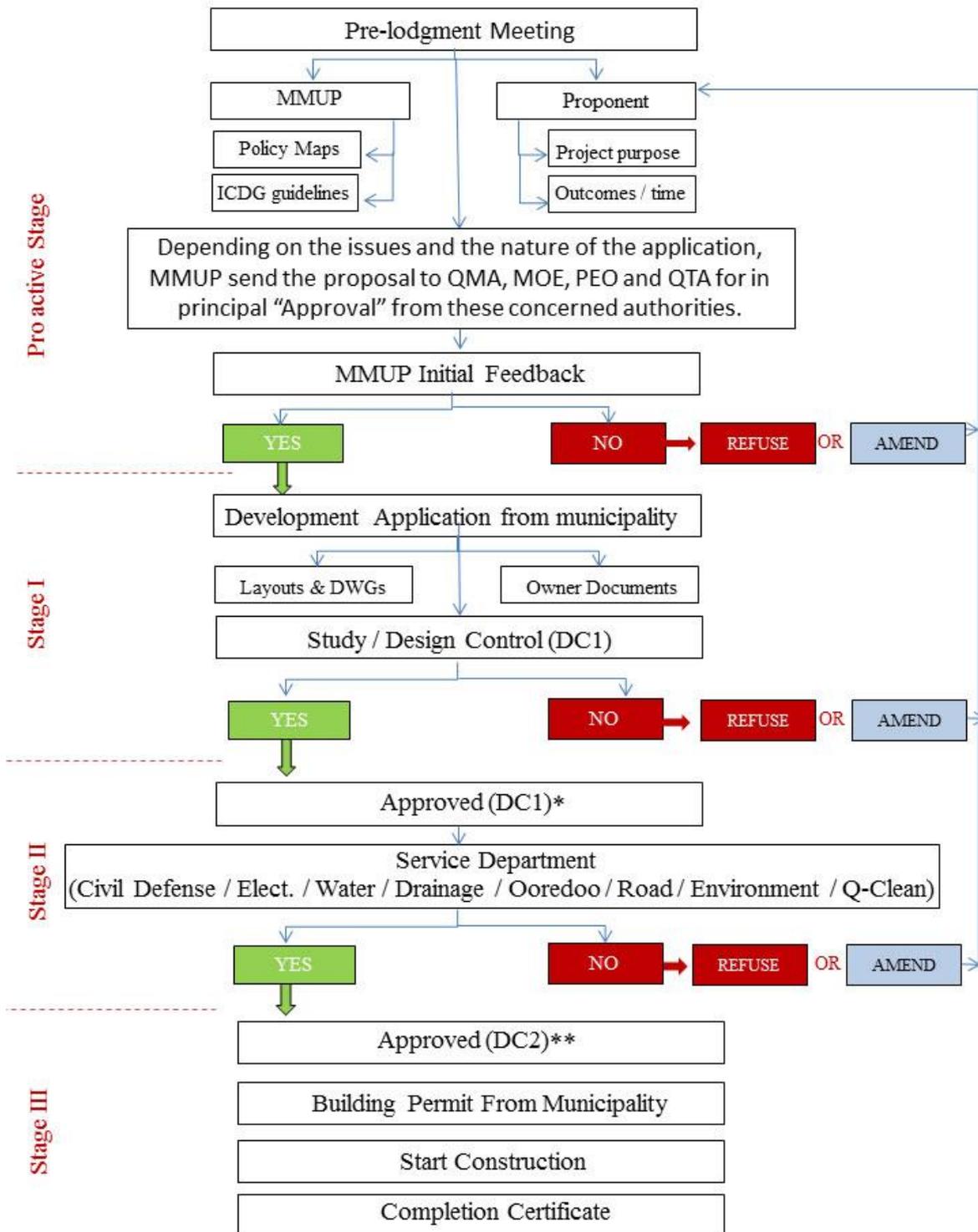


Figure 6 The Classification of potential Coastal Zones

7.0 Development Approval Process



Figure(9) Development Approval process

Note 1 – The proposed process above is for all permitted and conditional development within the “CZ III” land as delineated in the “Interim Coastal Development Guideline (ICDG)” Map 6 and as outlined in the ‘regulation’ section of the ICDG. Figure (9) shows the Development Approval Process.

PRE-LODGEMENT MEETING

- 1- Prior to submitting any application for development in the CZ III Future Development Zone land, the proponent (i.e. the Land Owner or the Developer acting on behalf of the Land Owner) should seek an initial meeting with the MMUP’s Urban Planning Department Officers. This will need to be requested in writing from the proponent. As part of this request, the Applicant shall also submit necessary details of the proposed development. This will include (but not limited to) exact location, the details of the land, nature of the development, size of the development, potential issues that may impact the development as well as the issues that may impact on the surrounding as a result of the proposed development, necessary utilities and services, etc.
- 2- The Urban Planning Department will set the meeting time and make relevant officers available to attend the meeting. This meeting is treated as a pre-lodgment meeting.

Note 2: “Pre-lodgment” meetings shall not be treated as a condition of submitting the development application in the coastal areas. This is information sharing meeting where the proponent briefly explains the background (goals and objectives) and preliminary details of the development proposal. The approval authority, i.e. the MMUP explains the approval process/ requirements and provides necessary information, such as the ICDG guideline and any associated data to the proponent. These meetings will be helpful to the proponent because of the special ‘environmental sensitivities’ which prevail in the coastal areas which are often not well understood by the general public. It will assist in better defining the design of the project, which agencies should be consulted, and any major impediments to the proposed development.

- 3- During the Pre-lodgment meeting the following will be discussed/ required (but not limited to):
 - a. Proponent provides sufficient background the proposal, e.g. what is the project? what is its purpose? outcomes, timing, location, details of the land, size of the project/ development, potential issues and impacts, potential requirements of the services and utilities, etc.
 - b. Proponent also answers any questions and issues that are raised by the MMUP planners.
 - c. MMUP provides the ICDG guideline with the necessary “Policy Map, i.e. Map 6” and explains the sensitivities involved in developing within the coastal areas. The Policy Map is a map that shows the

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currently designated part of the costal land that is subject to permitted and/or conditionally permitted development activities.

- d. MMUP also advise the proponent that it would officially send the proposal to 4 (four) key stakeholders/ concerned authorities for initial “in principal” approval subject to necessary detail requirements/ submissions outlined by these authorities. These authorities are (i) MoE, (ii) PEO, (iii) QTA and (iv) QMA. This referral would benefit both the proponent and the MMUP, to decide whether the proposal should move to any future stages for processing.
- e. MMUP also advises the proponent to submit specific information in support of relevant regulations (contained in the ICDG document) prior to submitting the proposal for approval through DC 1 and DC 2 stage.
- f. MMUP also provides the required application forms for the proponent to complete and pursue with relevant service authorities which may have an interest in the project. MMUP clearly advises which forms need to be completed and pursued at different stages.
- g. For STAGE I - DC 1 Approval, ONLY DC 1 Approval Form is required to be submitted.
- h. For STAGE II - Approval from Service Authorities Stage, approvals/ permits from a number of service authorities will be required before moving into STAGE III.
- i. For STAGE III – DC 2 Approval, the proponent will be briefed about all necessary studies, investigations, detailed design, drawings that will be required to process DC 2 Approval.
- j. If at the pre-lodgment meeting it is noted that the proposed development is outside the “Designated CZ III Land” or “incompatible” with the ICDG permitted or conditionally permitted development, the proponent is advised not to proceed with the proposal any further.

7.1 STAGE 1 – DC 1 APPROVAL

- 1- The proponent then prepares necessary preliminary information (as required by the DC 1 Approval Form).
- 2- After fulfilling the preliminary information requirement as outlined in the DC 1 Approval Form and also confirming that the proposed development is compatible with the permitted or conditionally permitted development on the “Designated CZ III Land” as per the ICDG, the proponent submits his proposal to the concerned Municipality for DC 1 Approval.

Note 3: It should be NOTED that applications for development that are not compatible with permitted or conditionally permitted development on the “CZ III – Future Development Zone” land will be refused at the DC 1 Stage, and the MMUP shall not make any “exemption” in favor of those applications.

Note 4: DC 1 Approval is ‘conditional’ upon successful compliance and demonstration in meeting all regulatory requirements before commencing STAGE II and STAGE III of the development approval process.

Note 5: DC 1 Approval/ rejection notice shall be provided to the proponent within 10 working days after officially receiving the Application.

Note 6: The concerned Municipality will issue the DC 1 Approval in consultation with the Urban Planning Department.

- 3- After satisfactory completion of the DC 1 Approval process, the concerned Municipality will issue the DC 1 Approval. At this stage, the Municipality will clearly list all the relevant service authorities and approval agencies that the proponent shall need to seek approval/ permits from.

7.2 STAGE II – SERVICE AUTHORITIES / AGENCY APPROVAL

- 1- Using all necessary information, the proponent shall obtain approval/ permit from relevant concerned / agencies and service authorities. These authorities include, but not limited to:
 - a. Kahramma (Electricity and Water)
 - b. Ashghal (Roads and Drainage design)
 - c. ICT Qatar
 - d. Civil Defense

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- e. Civil Aviation
- f. MMUP's Transport and Infrastructure Planning Department (TIPD)
- g. Ministry of Environment (Approval of EIA and Environmental Permit)
- h. Qatar Tourism Authority
- i. Qatar Museum Authority
- j. Ministry of Business and Trade (if applicable)
- k. Others (as determined by the nature of the development proposal).

Note 7: After successful completion of the STAGE I - DC 1 Approval, the proponent will be provided a list of the service authorities and the concerned agencies that he shall have to seek approvals / permits from.

Note 8: Irrespective of the all permitted and conditionally permitted developments on CZ III land; the proponent MUST obtain approvals/ permits from the following four agencies:

- i. Ministry of Environment (MoE)*
- ii. Qatar Tourism Authority (QTA)*
- iii. Qatar Museum Authority (QMA)*
- iv. Private Engineering Office (PEO)*

Note 9: Any objection from any concerned authority, if not addressed by the proponent to the satisfaction of the concerned authority, will be deemed an automatic refusal of the proposal.

7.3 STAGE III – DC 2 APPROVAL

- 1- The proponent is required to engage a suitably qualified consultant to undertake a detailed design (including preparation of architectural drawings, etc.), necessary impact assessment studies (Traffic Impact Study (TIS), Environmental Impact Assessment (EIA)), Geotechnical Investigation, Inundation Mapping from anticipated Seal Level Rise (SLR), etc.)

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Note 10: In order to ensure that the proposed development does not have any adverse or cumulative impact on surrounding developments (Residential/ Commercial / Mixed-use, if any), the proponent needs to undertake a 'Social Impact Study' as well.

- 2- Using the data/ results from 1 above, the proponent or his consultant shall prepare a 'Development Compliance Report' outlining strict adherence with all the regulations listed in the ICDG.
- 3- After completing steps 1 and 2 above, the proponent shall submit the proposal to MMUP's Urban Planning Department for clearance certification and recommendation to the concerned Municipality.
- 4- The Urban Planning Department will assess the proposal in detail and prepare its response. This response will be in the form of a "Clearance for issuing DC 2 Approval" or "Rejection of DC 2 Approval". During DC 2 Assessment by the MMUP's Urban Planning Department, if it requires more supporting information, it will contact the proponent.
- 5- The Urban Planning Department will also recommend a clear set of "Regulatory Compliance Checking Requirements" for the Municipality to pursue during and a specified period after the completion of the development.
- 6- After reviewing the Urban Planning Department's advice, recommendation and compliance note, the concerned Municipality will issue a DC 2 approval.
- 7- After obtaining the DC 2 approval, the proponent shall commence construction within 90 days after which time the approval lapses. The project must also be completed within 2 years of the commencement date.

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9.0 **Annex**

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Annex 9.1

Relevant QNDF Policies and Policy Actions

QNDF Policy and Policy Actions

Policy ENV4: Integrated Coastal Zone Management

Achieve effective management and use of coastal land and marine environment to protect and sustain the nation's valuable coastal assets

Relevant Policy Actions for ENV4

4.2 Pending the completion of the Integrated Coastal Zone Management Plan, the precautionary approach will be used to identify all possible impacts and develop mitigation measures to prevent the risk of environmental degradation in the Coastal Zones

Policy ENV5: Biodiversity

Safeguard biodiversity in Qatar from development pressures to preserve the natural environment for existing and future generations

Relevant Policy Action for ENV5

5.3 Outside of proposed Coastal Zone Protection Areas and Environmental Protected Areas, applications for development will identify natural landscapes, habitats and vegetation at threat and incorporate proposals and strategies for their retention and protection during and after construction

Policy LC14: Community Recreation and Leisure Opportunities

Enhance active and passive recreation and leisure facilities to improve quality of life of all residents

Relevant Policy Action for LC14

14.3 Applications for coastal waterfront development will not be permitted unless they provide direct public access and facilities such as pedestrian walkways, bikeways, public art, and refreshment facilities and public conveniences along the foreshore through developer contributions and Government programs

Annex 9.2

Regulations

CZIII_A Zone Regulations

Coastal Zone III_A (CZIII_A) – Low Environmental Sensitivity

Purpose

The desired future character of the CZIII_A zone is to provide for residential and short-term accommodation in a high quality sustainable environment comprising variety of recreation opportunities and community benefits, including access to public open space and amenities.

The recommended building typologies for this zone are:

- Palace Development
- Detached Dwelling House Development
- Short-term accommodation (Holiday chalets / Resorts / Hotels)

Objectives

- The regulations are intended to preserve the amenity values and the environmental quality of the surrounding areas
- Improve the visual and environmental character of the locality.
- Plan and design low density zone with densities not exceeding 30 persons per hectare.
- Promote building typologies that meet the desired future character of the zone.
- Provide flexible housing choices available to the community within the zone.
- Ensure that the development meets the future target population densities for the area.

Site Objectives

- Ensure that adequate site area and dimensions are available for the proposed building typology.
- Avoiding excessive site utilization by maintaining a reasonable proportion of the site as landscaped area.
- Ensure adequate provision of open space for recreation and use by public with reference to international standards.
- Ensure adequate provision for car parking and access to the site.

Building Design Objectives

- Ensure that future development is sympathetic in design, scale, bulk and environmental character with surrounding developments and the locality.
- Ensure that the built form is in harmony with that of zone properties.
- Ensure that the external appearance of the development is reflective of the desired future character of the area.
- Ensure the accessibility to sufficient amenities within the sites.
- Promote high quality development that maintains adequate privacy and amenity to occupants.

Interim Coastal Development Guidelines

LAND USE TABLE		
PERMITTED	CONDITIONAL	PROHIBITED
Palace Development	Any permitted development seeking variation under the small lot variation control. This does not apply to alterations and additions to existing small lots.	All development not listed as a permitted or a conditional activity.
Detached Dwelling House	Any permitted activity that does not comply with the permitted activity regulations	
Restaurants		
Commercial Recreation		
Holiday chalets / Resorts / Hotels.		
Residential for the purposes of staff employed for the operation of the Hotel on the site.		
Open Space		
Public or Semi-Public Bating Beach		
Passive Recreation		
Daily Mosques		
Commercial facilities incidental to the operation of public recreational uses, such as refreshment stands, small concessionaire shops dispensing sporting goods, etc.		
Marinas, floating jetties and water sports facilities including water sport and sailing clubs.		
Alterations and additions to any existing development		

Interim Coastal Development Guidelines

ZONE DEVELOPMENT CONTROL AND DESIGN REGULATIONS

SITE DESIGN

Lot Size (min)	1500m ² (Detached Dwelling) or any other permitted land use except (Palace Development / Holiday chalets / Resorts / Hotels) 4000m ² (Palace Development) 20000m ² (Holiday chalets / Resorts / Hotels) 20000m ² Public or Semi-Public Bating Beach
Small Lot Variation	Existing sites less than 1500m ² can only be developed for the purposes of a dwelling house. Undersized lots will still need to meet all other development controls applicable to development in this zone. Any development seeking approval under the small lot variation control will be assessed as Conditional Development .
Site Dimension (min)	The minimum ratio between width and depth is 1:2 and the minimum width for Holiday chalets / Resorts / Hotels and Public or Semi-Public Bating Beach is 100 m .

DENSITY

Site Density (max)	1 dwelling / building per 1500m ² of site area Exceptions 1 room per 500m ² (Holiday chalets / Resorts / Hotels) Public or Semi-Public Bating Beach: 20 meters ² /person and 1 person / 20-50 meter of beach Ancillary buildings
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BUILDING ENVELOPE

Building Height (max)	G+1+P Exceptions G (Ancillary buildings)
Building Coverage (max)	20% (All buildings) Exceptions 25% (Penthouse Level (P)) of the permitted building envelope

Interim Coastal Development Guidelines

Building Setbacks (min)	
- Water Front (water front Setback)	200m from the mean high water of spring tides
- Street (Street Setback) (min)	10m Exceptions 5m (for 50% of the length of the building where it faces a secondary street) 0m (Ancillary Buildings) Explanatory note: The secondary street rule only applies where the site is on a corner or has dual street access.
- Side Setback (min)	4m Exceptions 0m (Ancillary Buildings)
- Rear Setback (min)	10m
Building Separation (min) (applies when multiple buildings (dwellings) on the same site)	7m Exceptions 3m (non-habitable window to non-habitable window/no window)
Floor Area Ratio (FAR) (max)	0.45 Exceptions 0.55 (small lots under 1500m ²)
BUILDING DESIGN	
Building wall articulation (max)	12m (No building wall having a height of 2 storeys shall be more than 12m in length without a major physical break in the facade) Explanatory note: A physical break can occur in either the vertical or horizontal planes. The physical break should have a sufficient depth to perceive visually a change in the façade treatment. The use of patterns, wall decorations can be used to visually reduce large wall lengths.
Floor to ceiling heights (max)	3.5m Exceptions

Interim Coastal Development Guidelines

	4.0m (Palace all levels) 4.5m (ground floor) provide no mezzanine design occur.
FENCES & WALLS	
- Water front Height (Max)	Live fencing and barbed wire fencing with vegetative cover may be allowed around private properties subjects to the condition that such fencing shall in no way hamper public access to the beach;
- Street Wall Height (max)	2.5m Exceptions 4.5m (pedestrian and vehicular entry portal) 3.5m (Palace)
- Street Wall Design Treatment	A minimum of 25% of the boundary fence is to be transparent or semi-transparent. Exceptions The 25% transparent requirement can be varied where it is demonstrated that the visual bulk of the wall is reduced through the use of patterns, landscaping or articulation.
Side Boundary Wall Height	2.5m
OPEN SPACE DESIGN	
Landscape Area (min)	The open area shall be suitably soft landscaped with appropriate vegetal cover 40% of site area Exceptions 25% (small lot developments)
CAR PARKING DESIGN	
Number of spaces	2 spaces per residential unit 1 space per room in (Holiday chalets / Resorts / Hotels)
Design Standards	Refer to Parking Chapter
SIGNS	
Maximum Area	1.0m ²
Maximum Number of Signs per site	1
Site related	Signs must denote only the name, character or purpose of any Permitted Activity on the site
Illumination	Illuminated signs must not flash

Interim Coastal Development Guidelines

UTILITY SERVICES

Utility Connections

The activity shall be serviced with utility service connections for telecommunications, water, electricity, wastewater and stormwater and all lines and pipes associated with utility services connections shall be placed underground.

Coastal III_B Zone Regulations

Coastal Zone III_B (CZIII_B) – Medium Environmental Sensitivity

Purpose

The desired future character of the CZIII_B zone is to provide for residential accommodation in a high quality sustainable environment comprising variety of recreation opportunities and community benefits, including access to public open space and amenities.

The recommended building typologies for this zone are:

- Palace Development
- Detached Dwelling House Development

Objectives

- The regulations are intended to preserve the amenity values and the environmental quality of the

Surrounding areas

- Improve the visual and environmental character of the locality.
- Prohibit non-residential or tourism activities.
- Plan and design low density zone with densities not exceeding 15 persons per hectare.
- Promote building typologies that meet the desired future character of the zone.
- Provide flexible housing choices available to the community within the zone.
- Ensure that the development meets the future target population densities for the area.

Site Objectives

- Ensure that adequate site area and dimensions are available for the proposed building typology.
- Avoiding excessive site utilization by maintaining a reasonable proportion of the site as landscaped area.
- Ensure adequate provision of open space for recreation and use by public with reference to international standards.
- Ensure adequate provision for car parking and access to the site.

Building Design Objectives

- Ensure that future development is sympathetic in design, scale, bulk and environmental character with surrounding developments and the locality.
 - Ensure that the built form is in harmony with that of zone properties.
 - Ensure that the external appearance of the development is reflective of the desired future character of the area.
 - Ensure the legibility to sufficient amenities within the sites.
- Promote high quality development that maintains adequate privacy and amenity to occupants.

Interim Coastal Development Guidelines

LAND USE TABLE		
PERMITTED	CONDITIONAL	PROHIBITED
Palace Development	Any permitted development seeking variation under the small lot variation control. This does not apply to alterations and additions to existing small lots.	All development not listed as a permitted or a conditional activity.
Detached Dwelling House	Any permitted activity that does not comply with the permitted activity regulations	
Open Space	Restaurants	
Passive Recreation	Commercial Recreation	
Daily Mosques	Holiday chalets / Resorts / Hotels.	
Alterations and additions to any existing development	Residential for the purposes of staff employed for the operation of the Hotel on the site.	
	Commercial facilities incidental to the operation of public recreational uses, such as refreshment stands, small concessionaire shops dispensing sporting goods, etc.	
	Marinas and water sports facilities including water sport and sailing clubs.	

Interim Coastal Development Guidelines

ZONE DEVELOPMENT CONTROL AND DESIGN REGULATIONS

SITE DESIGN

Lot Size (min)

3000m² (Detached Dwelling)
5000m² (Palace Development)

Small Lot Variation

Existing sites less than 3000m² can only be developed for the purposes of a dwelling house. Undersized lots will still need to meet all other development controls applicable to development in this zone.

Any development seeking approval under the small lot variation control will be assessed as **Conditional Development**.

Site Dimension (min)

The minimum ratio between width and depth is 1:2.

DENSITY

Site Density (max)

1 dwelling per 3000m² of site area

BUILDING ENVELOPE

Building Height (max)

G+1+P
Exceptions
G (Ancillary buildings)

Building Coverage (max)

20% (All buildings)
Exceptions
25% (Penthouse Level (P)) of the permitted building envelope

Building Setbacks (min)

- **Water Front (water front Setback)**

200m from the mean high water of spring tides

Interim Coastal Development Guidelines

- Street (Street Setback) (min)	10m Exceptions 5m (for 50% of the length of the building where it faces a secondary street) 0m (Ancillary Buildings) Explanatory note: The secondary street rule only applies where the site is on a corner or has dual street access.
- Side Setback (min)	4m Exceptions 0m (Ancillary Buildings)
- Rear Setback (min)	10m
Building Separation (min) (applies when multiple buildings (dwellings) on the same site)	7m Exceptions 3m (non-habitable window to non-habitable window/no window)
Floor Area Ratio (FAR) (max)	0.45
BUILDING DESIGN	
Building wall articulation (max)	12m (No building wall having a height of 2 storeys shall be more than 12m in length without a major physical break in the facade) Explanatory note: A physical break can occur in either the vertical or horizontal planes. The physical break should have a sufficient depth to perceive visually a change in the façade treatment. The use of patterns, wall decorations can be used to visually reduce large wall lengths.
Floor to ceiling heights (max)	3.5m Exceptions 4.0m (Palace all levels) 4.5m (ground floor) provide no mezzanine design occur.

Interim Coastal Development Guidelines

FENCES & WALLS	
- Water front Height (Max)	Live fencing and barbed wire fencing with vegetative cover may be allowed around private properties subjects to the condition that such fencing shall in no way hamper public access to the beach;
- Street Wall Height (max)	2.5m Exceptions 4.5m (pedestrian and vehicular entry portal) 3.5m (Palace)
- Street Wall Design Treatment	A minimum of 25% of the boundary fence is to be transparent or semi-transparent. Exceptions The 25% transparent requirement can be varied where it is demonstrated that the visual bulk of the wall is reduced through the use of patterns, landscaping or articulation.
Side Boundary Wall Height	2.5m
OPEN SPACE DESIGN	
Landscape Area (min)	The open area shall be suitably landscaped with appropriate vegetal cover 40% of site area Exceptions 25% (small lot developments)
CAR PARKING DESIGN	
Number of spaces	2 spaces per residential unit
Design Standards	Refer to Parking Chapter
SIGNS	
Maximum Area	1.0m ²
Maximum Number of Signs per site	1
Site related	Signs must denote only the name, character or purpose of any Permitted Activity on the site
Illumination	Illuminated signs must not flash
UTILITY SERVICES	

Interim Coastal Development Guidelines

Utility Connections

The activity shall be serviced with utility service connections for telecommunications, water, electricity, wastewater and storm water and all lines and pipes associated with utility services connections shall be placed underground.

Coastal III_C Zone Regulations

Coastal Zone III_C (CZIII_C) – High Environmental Sensitivity

Purpose

The desired future character of the CZIII_C zone is to provide for residential in a high quality sustainable environment comprising variety of recreation opportunities and community benefits, including access to public open space and amenities.

The recommended building typologies for this zone are:

- Palace Development
- Detached Dwelling House Development

Objectives

- The regulations are intended to preserve the amenity values and the environmental quality of the surrounding areas
- Improve the visual and environmental character of the locality.
- Prohibit non-residential or tourism activities.
- Plan and design low density zone with densities not exceeding 5 persons per hectare.
- Promote building typologies that meet the desired future character of the zone.
- Provide flexible housing choices available to the community within the zone.
- Ensure that the development meets the future target population densities for the area.

Site Objectives

- Ensure that adequate site area and dimensions are available for the proposed building typology.
- Avoiding excessive site utilization by maintaining a reasonable proportion of the site as landscaped area.
- Ensure adequate provision of open space for recreation and use by public with reference to international standards.
- Ensure adequate provision for car parking and access to the site.

Building Design Objectives

- Ensure that future development is sympathetic in design, scale, bulk and environmental character with surrounding developments and the locality.
 - Ensure that the built form is in harmony with that of zone properties.
 - Ensure that the external appearance of the development is reflective of the desired future character of the area.
 - Ensure the legibility to sufficient amenities within the sites.
- Promote high quality development that maintains adequate privacy and amenity to occupants.

Interim Coastal Development Guidelines

LAND USE TABLE		
PERMITTED	CONDITIONAL	PROHIBITED
Palace Development	Any permitted development seeking variation under the small lot variation control. This does not apply to alterations and additions to existing small lots.	All development not listed as a permitted or a conditional activity.
Detached Dwelling House	Any permitted activity that does not comply with the permitted activity regulations	
Passive Recreation		
Daily Mosques		
Alterations and additions to any existing development		

ZONE DEVELOPMENT CONTROL AND DESIGN REGULATIONS

SITE DESIGN

Lot Size (min)	4000m ² (Detached Dwelling) 7500m ² (Palace Development)
Small Lot Variation	Existing sites less than 4000m ² can only be developed for the purposes of a dwelling house. Undersized lots will still need to meet all other development controls applicable to development in this zone. Any development seeking approval under the small lot variation control will be assessed as Conditional Development .
Site Dimension (min)	The minimum ratio between width and depth is 1:2.

DENSITY

Site Density (max)	1 dwelling per 4000m ² of site area
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BUILDING ENVELOPE

Building Height (max)	G+1+P Exceptions G (Ancillary buildings)
Building Coverage (max)	20% (All buildings) Exceptions 25% (Penthouse Level (P)) of the permitted building envelope

Interim Coastal Development Guidelines

Building Setbacks (min)		
-	Water (water Setback) Front front	200m from the mean high water of spring tides
-	Street (Street Setback) (min)	10m Exceptions 5m (for 50% of the length of the building where it faces a secondary street) 0m (Ancillary Buildings) Explanatory note: The secondary street rule only applies where the site is on a corner or has dual street access.
-	Side (min) Setback	4m Exceptions 0m (Ancillary Buildings)
-	Rear (min) Setback	10m
Building Separation (min) (applies when multiple buildings (dwellings) on the same site)		7m Exceptions 3m (non-habitable window to non-habitable window/no window)

Interim Coastal Development Guidelines

<p>Floor Area Ratio (FAR) (max)</p>	<p>0.45</p> <p>Exceptions</p> <p>0.55 (small lots under 1500m²)</p>
<p>BUILDING DESIGN</p>	
<p>Building wall articulation (max)</p>	<p>12m (No building wall having a height of 2 storeys shall be more than 12m in length without a major physical break in the facade)</p> <p>Explanatory note:</p> <p>A physical break can occur in either the vertical or horizontal planes. The physical break should have a sufficient depth to perceive visually a change in the façade treatment. The use of patterns, wall decorations can be used to visually reduce large wall lengths.</p>
<p>Floor to ceiling heights (max)</p>	<p>3.5m</p> <p>Exceptions</p> <p>4.0m (Palace all levels)</p> <p>4.5m (ground floor) provide no mezzanine design occur.</p>
<p>FENCES & WALLS</p>	
<p>- Water front Height (Max)</p>	<p>Live fencing and barbed wire fencing with vegetative cover may be allowed around private properties subjects to the condition that such fencing shall in no way hamper public access to the beach;</p>

Interim Coastal Development Guidelines

<p>- Street Wall Height (max)</p>	<p>2.5m</p> <p>Exceptions</p> <p>4.5m (pedestrian and vehicular entry portal)</p> <p>3.5m (Palace)</p>
<p>- Street Wall Design Treatment</p>	<p>A minimum of 25% of the boundary fence is to be transparent or semi-transparent.</p> <p>Exceptions</p> <p>The 25% transparent requirement can be varied where it is demonstrated that the visual bulk of the wall is reduced through the use of patterns, landscaping or articulation.</p>
<p>Side Boundary Wall Height</p>	<p>2.5m</p>
<p>OPEN SPACE DESIGN</p>	
<p>Landscape Area (min)</p>	<p>The open area shall be suitably soft landscaped with appropriate vegetal cover</p> <p>40% of site area</p> <p>Exceptions</p> <p>25% (small lot developments)</p>
<p>CAR PARKING DESIGN</p>	
<p>Number of spaces</p>	<p>2 spaces per residential unit</p>
<p>Design Standards</p>	<p>Refer to Parking Chapter</p>

Interim Coastal Development Guidelines

SIGNS	
Maximum Area	1.0m ²
Maximum Number of Signs per site	1
Site related	Signs must denote only the name, character or purpose of any Permitted Activity on the site
Illumination	Illuminated signs must not flash
UTILITY SERVICES	
Utility Connections	The activity shall be serviced with utility service connections for telecommunications, water, electricity, wastewater and storm water and all lines and pipes associated with utility services connections shall be placed underground.

CAR PARKING REGULATIONS

Car Parking

Purpose

The purpose of the Car parking Standards is to ensure that an appropriate level of car parking is provided in connection with all development, to an appropriate design standard.

Objectives

1. To ensure that car parking and associated facilities - such as heavy vehicle, delivery vehicles and bicycles - are provide in accordance with:
 - The 17 Strategic Planning Objectives detailed within the Qatar National Development Framework (QNDF),
 - QNDF Policy “M3: Parking Management, Allocation and Enforcement,
 - The general and detailed objectives of each zone and overarching policies.
2. To ensure that an appropriate number of car parking spaces are provided for each use within a zone, taking into account:
 - Demand generated,
 - The activities undertaken,
 - Nature of the locality.
3. To ensure the efficient use of car parking spaces through the consolidation of car parking facilities.
4. To ensure that car parking does not adversely affect the amenity of the locality.
5. To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

Interim Coastal Development Guidelines

NUMBER OF CAR PARKING SPACES

CAR PARKING RATES ARE SET OUT IN EACH ZONE REGULATION TABLE. A SUMMARY OF CAR PARKING RATES IS ATTACHED IN THE TABLE BELOW.

WHERE THERE IS ANY INCONSISTENCY BETWEEN THE PARKING RATES IN THE TABLE BELOW AND THOSE SPECIFIED IN THE ZONE REGULATIONS TABLES, THE PARKING RATES FROM THE ZONE REGULATIONS SHALL PREVAIL.

Use	Rate	Car Parking Rate
Residential		
(villa/detached/ Palaces)	2	For each three or more bedroom dwelling.
Labour Accommodation	0.25	100 sq.m GTA
Restaurant	10.30	100 sq.m GFA
Fast Food Restaurant	7.00	100 sq.m GFA
Parks	50	Per Hectare
Hotel Resort	1 1	Per every 2 rooms Every 10m ² of GFA of clubrooms, restaurant, retail and commercial standads.
Hotel	0.7	Per Room

DESIGN STANDARDS FOR CARPARKING

All car parking developments must be in accordance with the “**Recommended Practice Guide for Designing Parking Facilities**” developed under the Transport Master Plan for Qatar.

If a proposed design standard is outside the above “Recommended Practice Guide” it will be assessed on an individual case by case basis by the relevant Municipality or Government Department.

Access ways	<p>Access must enable vehicles to enter and leave a car parking area with minimum delay and minimum queuing across footpaths and onto public streets. The following apply:</p> <ul style="list-style-type: none"> • Access road to be at least 3m wide • Internal radius to be at least 4.2 meters • Provision of at least 2.1 meter headroom. • If the car of for any use except residential, or on a local road, the access way must be designed so that cars can exit in a forward direction • Access should be from the lower grade road if the development borders multiple roads. • Access should be at least 30m from an Intersection • Access is prohibited on a Freeway or Expressway
Access Gradients	<p>Access gradients should not be steeper than 1:10 within 5 meters of the frontage to ensure safety for pedestrians and vehicles. Other aspects will be addressed on a case by case basis.</p>

Interim Coastal Development Guidelines

Car Park Dimensions

(Short Term <2 hours (retail etc)) (Medium Term 2-4 hours (leisure activities etc)) (Long Term >4 hours (office residential etc))

Angle of Parking	of	Parking Class	Space Width (m)	Space Width Parallel to Aisle (m)	Space Length (m)	Space Depth to Wall (m)	Aisle Width (m)	Module Wall to Wall (m)
30 (one aisle)	way	Short Term	2.7	5.4	5.5	5.1	4.0	14.2
		Med. Term	2.6	5.2	5.5	5.0	4.0	14.0
		Long Term	2.5	5.0	5.5	4.9	4.0	13.8
45 (one aisle)	way	Short Term	2.7	3.8	5.5	5.8	4.5	16.1
		Med. Term	2.6	3.7	5.5	5.7	4.5	16.0
		Long Term	2.5	3.5	5.5	5.7	4.5	15.8
60 (one aisle)	way	Short Term	2.7	3.1	5.5	6.1	6.0	18.2
		Med. Term	2.6	3.0	5.5	6.1	6.0	18.1
		Long Term	2.5	2.9	5.5	6.0	6.0	18.0
90 (two aisle)	way	Short Term	2.7	2.7	5.5	5.5	8.0	19.0
		Med. Term	2.6	2.6	5.5	5.5	8.0	19.0
		Long Term	2.5	2.5	5.5	5.5	8.0	19.0

Urban Design/Landscaping

The following urban design aspects required consideration for car parking:

- Access ways and garage doors should not adversely affect the public realm and the streetscape.
- At least 70 percent of car parking spaces should be shaded.
- Landscaping, public realm, art work and pedestrian and cycling paths and facilities all need to be included within the car park design.

Safety

To improve and enhance safety in car park areas, the following requires consideration:

- Adequate lighting and signage (legibility)

- Surveillance and pedestrian visibility
- Pedestrian access and movements (including routes through the car park)

Regulation Definitions

USE DEFINITIONS

“Active Recreation” - Organized/structured recreation involving the use of ball fields, indoor pool/recreation facility, any recreational area that includes significant infrastructure for the purposes of active sports or organized events.

“Ancillary Use” - is any use or activity that is clearly subordinate to, in connection with, incidental to, or associated with the principal use. An ancillary use must be conducted on the same land/plot as the principal use to which it is related.

“Ancillary Development” – A development, structure or use that is subordinate, incidental to, and customarily found in connection with the principal use allowed on a lot by the zoning law.

“Archaeological site” - means a location that has yielded or may yield information on history or prehistory. An archaeological site contains physical remains from the past. An archaeological site may be found within historic places and historic areas.

“Commercial Recreation” - means any commercial enterprise which receives a fee in return for the provision of some recreational activity including, bowling alleys, billiards halls, water parks but does not include movie theaters and amusement parks.

“Detached Dwelling” - A free standing residential housing unit, located on a single plot or compound development.

“Golf Course” – any premise which has at least nine holes for playing a game of golf. A golf course may include clubhouse, restrooms, driving range and shelters.

“Historic Area” - means an area containing buildings or places in which historic events have occurred or which have special public value because of notable architectural or other feature.

“Historic Place” - means

- (i) Any land (including an archaeological site); or
- (ii) Any building or structure (including part of a building or structure); or
- (iii) Any combination of land and a building or structure; or
- (iv) Any combination of land, buildings or structures, and associated buildings or structures (including any part of those buildings or structures, or associated buildings or structures)

That forms a place that is part of the historical and cultural heritage of Qatar; and includes anything that is in or fixed to such land.

“Hotel” - Any premises used to provide serviced room accommodation for persons away from their normal place of residence and where provision is made for leisure, sporting and entertainment facilities to be used by guests and visitors to the premises. The term includes Resorts. The term does not include Flats or apartments.

“Leisure and Entertainment Centers” – any premises used solely for indoor recreation and entertainment and usually contain cinemas, bowling alleys, automatic and electronic amusement machines, snooker, billiard or pool tables and other amusements for a fee.

“Marina” - Premises used to store and or moor boats above or adjacent to the water. It includes facilities for boat recovery, fuelling, maintenance, and sale of boat accessories.

Interim Coastal Development Guidelines

“Minor Development” – An alteration, addition or extension to an existing building or land use where the gross area is less than ten per cent (10%) of the building or twenty-five (25) square meters, whichever is the lesser.

“Nationally Significant Project” – Means a project declared a National Significant Project by the Minister for Municipality and Urban Planning using the process established in the Qatar National Development Regulatory Provisions of the QNDF.

“Parks and Open Space” - Any area and premises intended for the public for free recreation and enjoyment, e.g. playing field, playground, or ornamental garden areas, which are used infrequently for events. Facilities for park users may include kiosks, shelters, play equipment, car parking areas or public conveniences. This term does not allow for commercial amusements such as water slides, go-karts, and golf courses.

“Passive Recreation” - Recreational activities that are commonly unorganized and noncompetitive, including, but not limited to, picnicking, bird watching, falcon flying, camel riding, kite flying, bicycling, and walking. Site amenities for such activities include, but are not limited to, picnic tables, photo stands, open play areas where substantial clearing is not required, rest rooms, tot lots, boardwalks, paved paths, pathways, benches, and pedestrian bridges and appurtenant structures.

“Recreational Centre” - Any premises used for playing of sport games, recreation, instruction or athletics, where the activity is primarily outdoors. The term includes archery, sports track, and swimming pool. It does not include sport or recreation based on motorized activities (such as performance cars, motor cycles or go-karts). It may include minor ancillary facilities such as clubhouse, equipment store and change rooms.

“Restaurant” - Any premises used for the serving of meals to the public. The restaurant may include the provision of an ancillary take-away food service. The term does not include Fast Food Outlet.

“Resort” – see Hotel.

“Sign” – any structure erected for the purpose of advertising and where the device is visible from a road, railway line, waterway or public place. It includes the framework, noticeboard, wall or fence on which it is erected. It does not include directional signage or signs erected by Municipalities, or government departments.

“Single Family” – Family unit containing any mixture of immediate family members: Parents, children and grandparents.

“Transportation & Utilities activity” - means the construction, operation and maintenance of the following:

- Railway lines, railway bridges, railway tunnels, railway lights, railway stations and railway depots and associated uses
- Roads including road signage, road bridges including interchanges, road tunnels, footpaths, road markings, cycle paths, pedestrian over bridges
- Bus stops, bus stations and bus depots
- Parking buildings including park and ride facilities
- Cables, lines poles, towers and other structures for the transmission of electricity
- Radio and telecommunication facilities including cables, lines, buildings, masts, towers, dishes and antennae
- Navigational and safety aids and beacons
- Pipes and pumping stations for gas, water, storm water shallow groundwater, district cooling and wastewater
- Treatment facilities for water, sewage, storm water and shallow groundwater

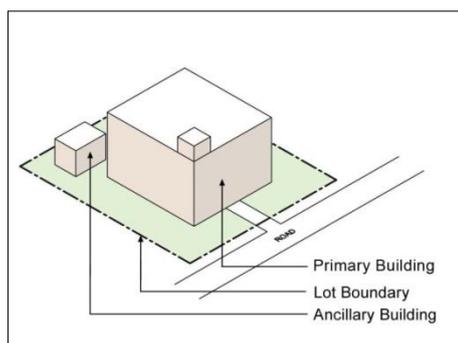
- Culverts, retention ponds and drains
- Energy generating facilities including district cooling
- Meteorological equipment and buildings

“Wildlife Sanctuary” – Designated area physically defined by fencing for the keeping of threatened, endangered or rare animals.

ADMINISTRATIVE DEFINITIONS

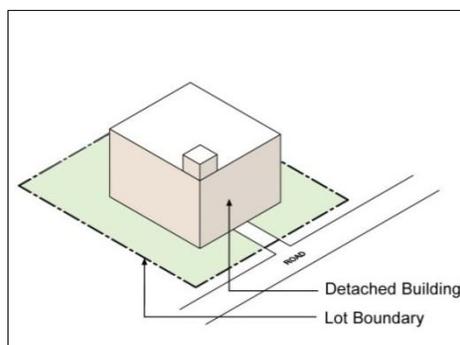
“Ancillary Building”

Is any building erected on a lot that is incidental to a primary building on the same lot and the use of which is related to the primary building. Such uses include Majlis, Guardhouse, Outdoor Kitchen, Prayer Rooms, Public Toilets, and Maids Quarters



“Detached Building”

Is a freestanding building that does not abut on any other building



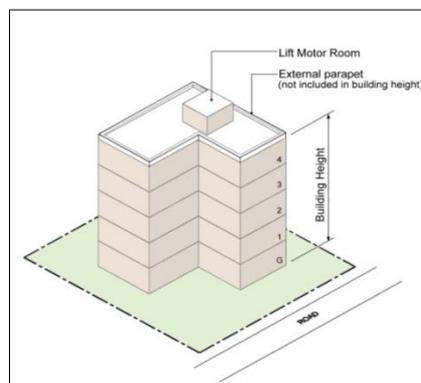
“Building Coverage” - is the percentage of the lot area occupied by the ground area of the primary and all ancillary buildings on such lot, including areas created by cantilevered building projections of upper floors, but it does not include the following:

Interim Coastal Development Guidelines

- Bay windows with a projection of 0.5m or less.
- Roof eaves and sun shading projections.

“Building Height” - is both the overall height of a building measured in stories (e.g. a five-story building is indicated as G + 4), and the vertical distance between the ground level and the highest part of the building. It does not include:

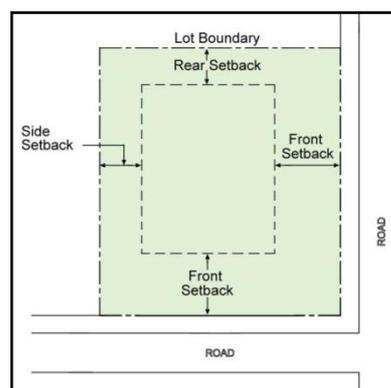
- External parapets not exceeding 1.5m
- Lift overruns;
- Antennas;
- Rooftop M&E service rooms and water tanks;
- Any screening structures permitted by the Urban Planning Department (UPD).



“Building Wall Articulation” - Division of the building wall into meaningful, visually separate parts.

“Building Setback” - is the minimum distance (in plan) by which a building must be offset from the lot boundary, except for any permitted intrusions or structures.

- **Front Setback**
The minimum required setback as measured from the lot boundary fronting any road to the external main wall of any primary or ancillary building.
- **Rear Setback**
The minimum required setback as measured from the lot boundary directly opposite of the front lot boundary.
- **Side Setback**
The minimum required setback as measured from the lot boundary that extends between the front and rear lot boundaries.

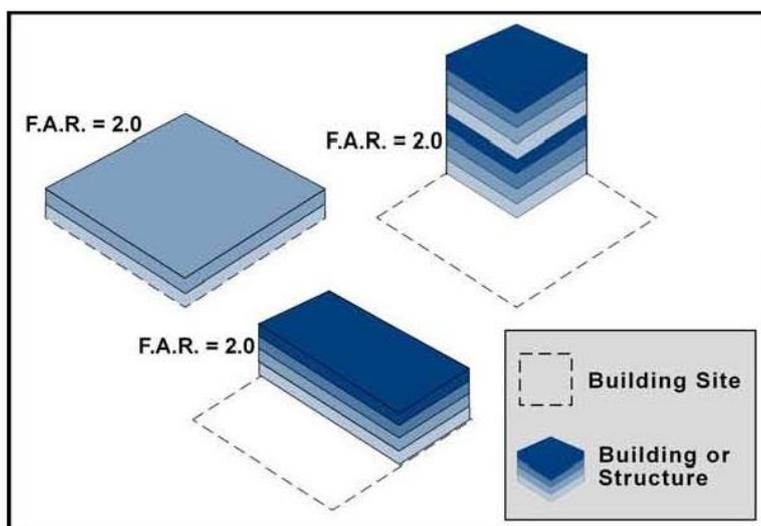


“Density” – means when used in reference to Residential and Residential Related development, the number of Dwellings on a Site expressed as Dwellings per hectare;

“Façade” – means the exterior outward face of a building. Typically, the façade of interest is that surface that serves as the front of that building and faces a building’s primary street. Buildings on the corner of two streets or a street and an alley present two public façades.

“Floor Area” – means the total Floor Area of the building or structure, contained within the outside surface of the exterior and Basement walls, provided that in the case of a wall containing windows, the glazing line of windows may be used;

“Floor Area Ratio” - means is the ratio of gross floor area of all primary and ancillary buildings to the lot area, excluding: (a) Basement areas used exclusively for storage or service to the building; (b) parking areas below grade; (c) walkways required by the Development Officer; and (d) Floor Areas devoted exclusively to mechanical or electrical equipment servicing the development, divided by the area of the Site;



“Frontage” - is the term which describes any boundary shared between the plot and a road.

- **Primary Frontage**

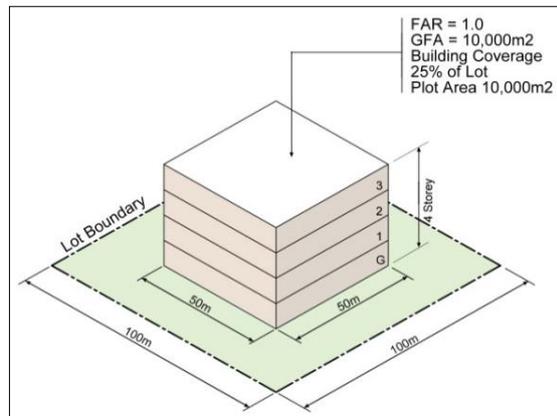
In relation to a building, it is the road which forms part of the street address of the building, as determined by the Municipality.

- **Secondary Frontage**

In relation to a building, is any road other than the primary road.

“Gross Floor Area (GFA)” - is the sum of the gross horizontal areas of all the floors of all primary and ancillary buildings on a lot, measured from the exterior face of exterior walls or mid-point of common or party walls. The "floor area" of a building shall include basement floor area, but exclude floor area used for parking facilities.

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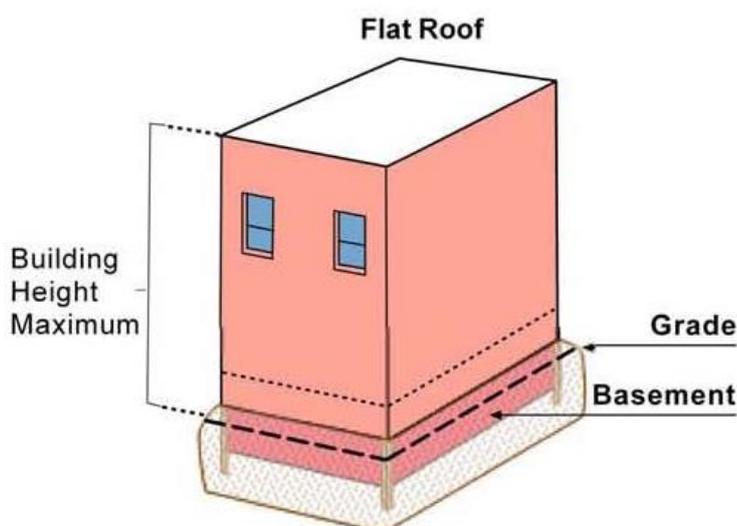


“Ground Level” – for any site on which a building is situated or proposed, it is the mean of the sum of the highest and lowest levels at ground level of the outer surface of the external walls of the building.

“Guard House”- is an ancillary building erected on a lot where security personnel are stationed, and in the case where security personnel are resident, may include sleeping and cooking facilities.

“Habitable Room”- is any room within a dwelling which is used for living purposes and normal domestic activity. It includes the living room, bedroom, kitchen, and maids quarters, but does not include the bathroom, laundry, and garage or refuse room.

“Height” – means when used with reference to a building or structure, the vertical distance between the horizontal plane through grade and a horizontal plane through

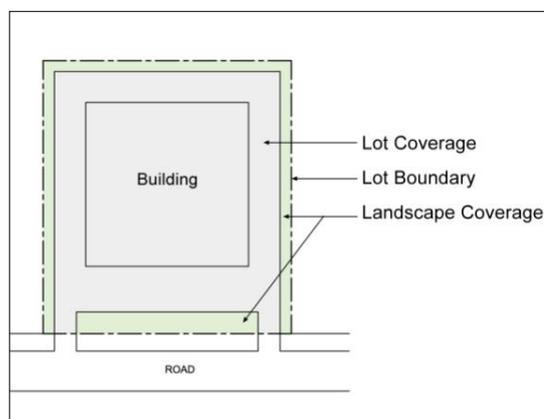


“Landscape Coverage” - is the percentage of lot area covered by permeable surfaces and meant for aesthetic landscaping and the planting of grass, shrubbery, and trees but may contain such impermeable surface areas that are used as communal gathering spaces, or for landscaping features such as fountains, furniture or shade pergolas.

“Landscaping”- means the preservation or modification of the natural features of a Site through the placement or addition of any or a combination of the following:

- a. soft landscaping elements: such as trees, shrubs, plants, lawns and ornamental plantings;
- b. decorative hard surfacing elements: such as bricks, pavers, shale, crushed rock or other suitable materials, excluding monolithic concrete and asphalt, in the form of patios, walkways and paths; and
- c. architectural elements: such as decorative fencing, walls and sculpture

“Lot Area” - is the total horizontal area (in square meters) included within the lot boundary lines.



“Lot Coverage” - is the percentage of a lot area occupied by the ground area of the primary and all ancillary buildings, structures and driveways, aisles and parking spaces.

“Maid’s Quarters” - is an ancillary building erected on a lot or an attached room in a private home where domestic helpers reside.

“Majlis” - is an ancillary building erected on a lot and used to entertain family and guests.

“Major Infrastructure” - refers to utilities corridors, major electrical substations, pumping stations, expressways, water tank and reservoir, power and desalination plants, and/or Sewage Treatment Works (STW).

“Mezzanine” - is an intermediate storey or floor between Ground Floor and 1st Floor that is directly above and internally connected to the ground floor below it.

“Minor Infrastructure” - refers to small substations (11 KV), pumping stations, and roads (excluding expressways), as well as other minor underground utilities not within utilities corridors (cabling, piping).

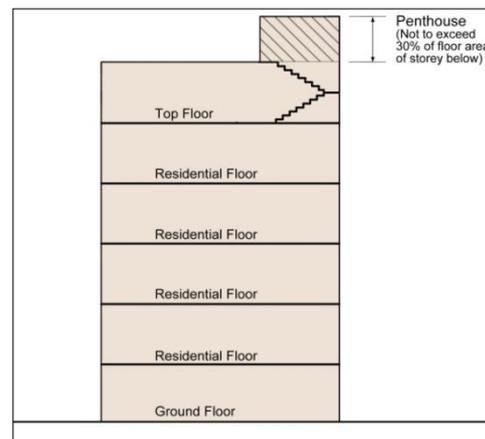
“Residential Density” - refers to the number of dwellings per hectare measured as ‘Gross’ or ‘Net’.

- Gross - the number of dwellings within a specific area that includes public roads, open space and non-residential development such as Schools and Shops etc.
- Net – the number of dwellings within a specific area that includes only land designated as residential development

“Parking Area” - means an area that is used for the parking of vehicles. A Parking Area is comprised of one or more parking spaces, and includes a parking pad, but does not include a Driveway

Interim Coastal Development Guidelines

“Penthouse” - is the uppermost storey or floor of a building that is directly connected to, and associated with the use of the storey immediately below it.



“Plot Width” - means the horizontal distance between the side boundaries of the Plot measured at a distance from the Front Lot Line equal to the required Front Setback for the Zone

“Public Bathing Beach”- means any bathing beach open to the general public, whether or not any entry fee is charged, that permits access to bathing waters.

“Semi-Public Bathing Beach” - means any bathing beach that has common access and/or common use by a group or organization, which includes

- (a) any bathing beach used in connection with a hotel, motel, a manufactured home park, campground, apartment house, condominium, country club, youth club, school, camp or other similar establishment where the primary purpose of the establishment is not the operation of the bathing beach, and where admission to the use of the bathing beach is included in the fee or consideration paid or given for the primary use of the premises.
- (b) any bathing beach used in connection with a neighborhood or residential association
- (c) any bathing beach operated solely for the use of members and guests of an organization that maintains such a bathing beach.

“Site means” - an area of land consisting of one or more abutting Lots

“Site Area” – the area of land contained within the boundaries of the site.

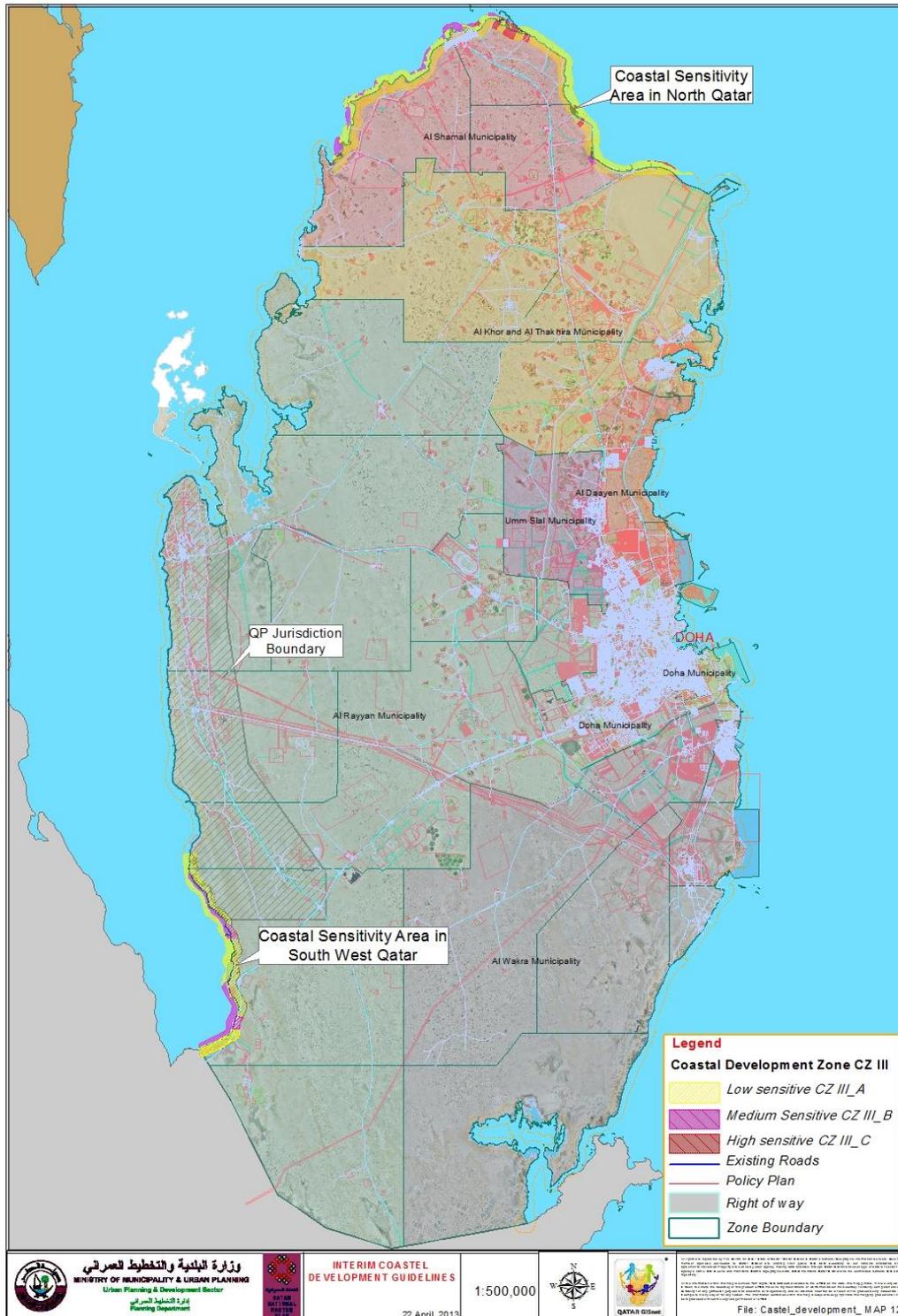
“Site Coverage” - means the total horizontal area of all buildings or structures on a Site which are located at or higher than 1.0 m above grade, including Accessory Buildings or Structures, calculated by perpendicular projection onto a horizontal plane from one point located at an infinite distance above all buildings and structures on the Site. This definition shall not include:

- a. steps, eaves, cornices, and similar projections;
- b. driveways, aisles and parking lots unless they are part of a Parking Garage which extends 1.0 m or more above grade; or
- c. unenclosed inner and outer courts, terraces and patios where these are
- d. less than 1.0 m above grade;

Annex 9.3

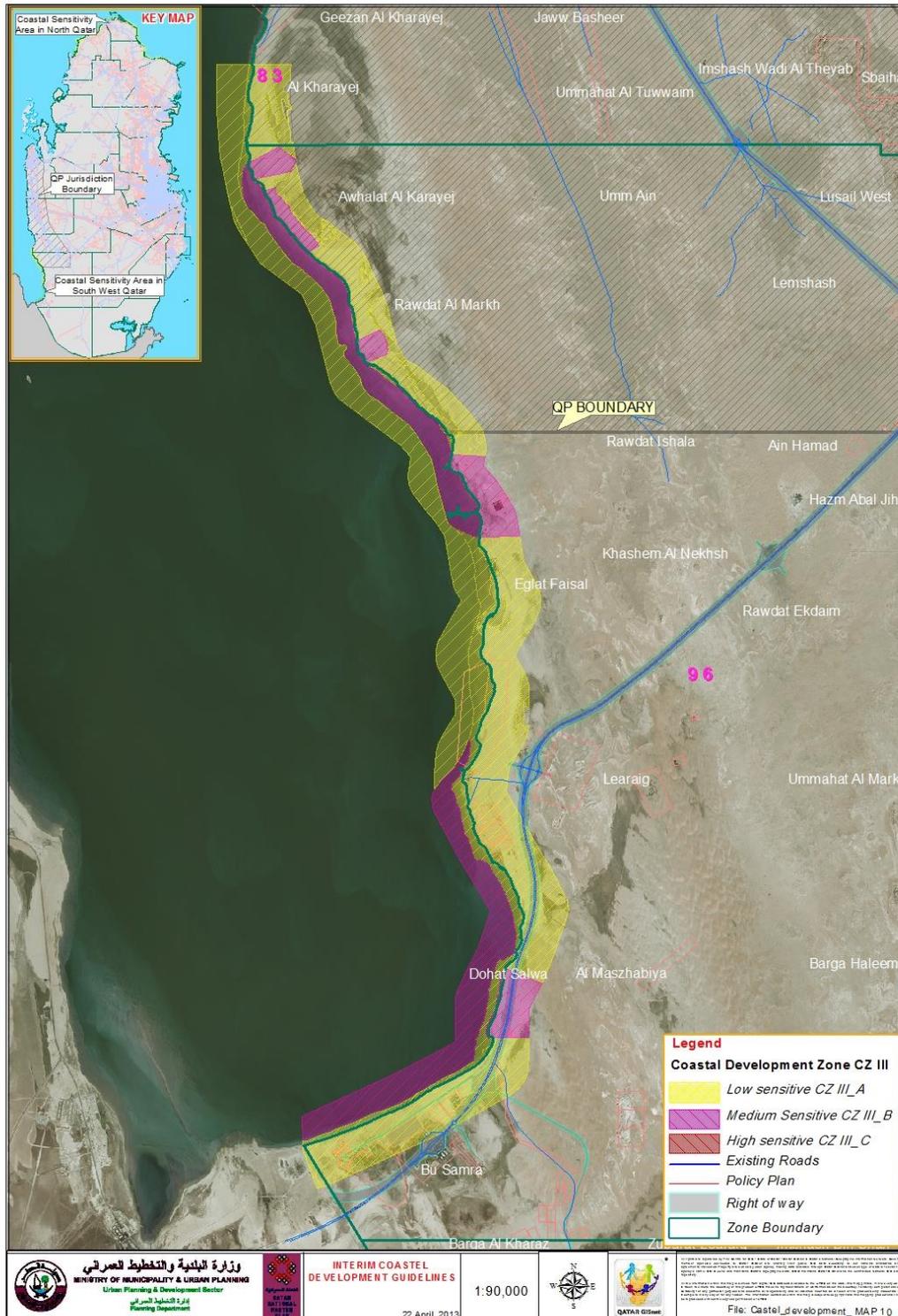
Maps

Interim Coastal Development Guidelines



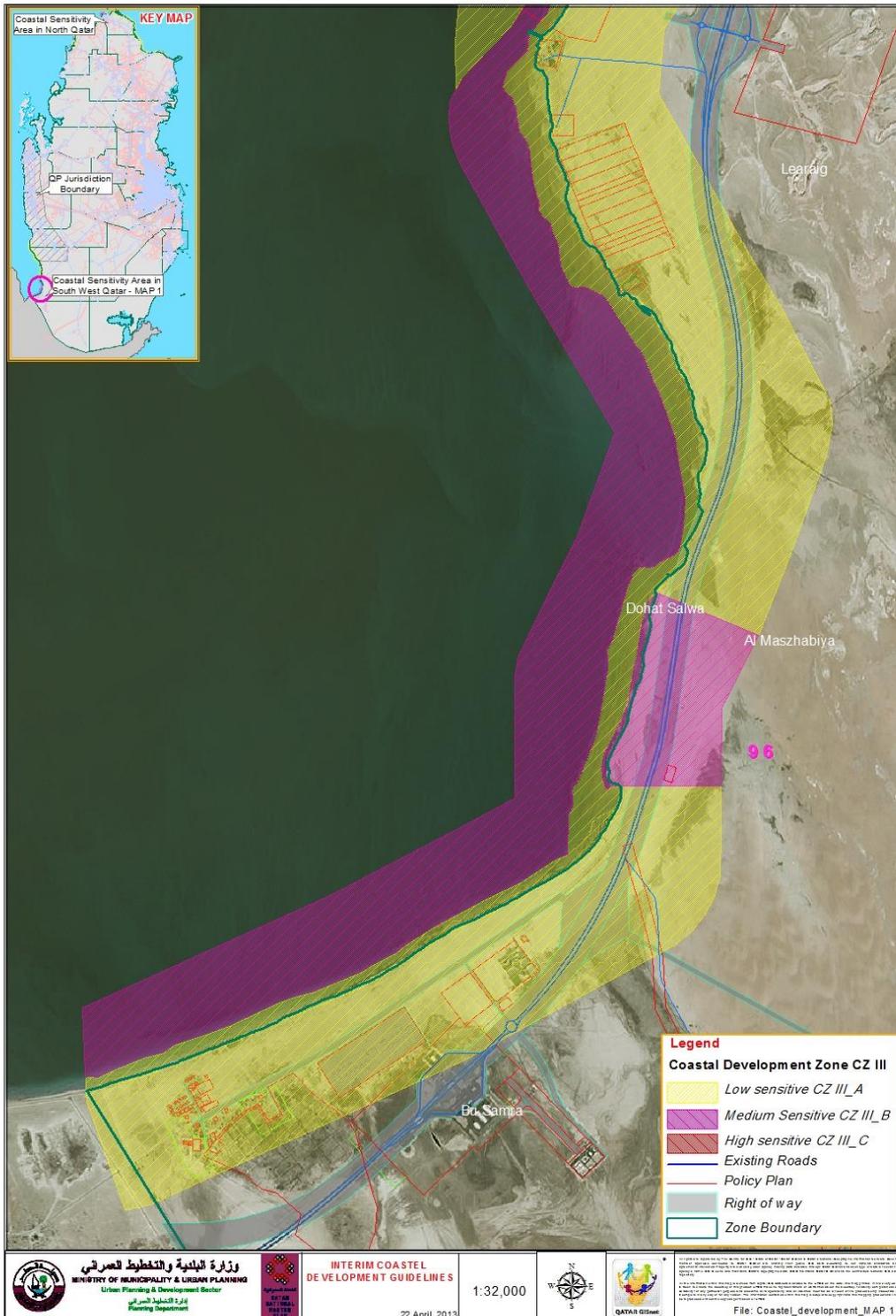
Coastal Development Zone CZ III (Qatar)

Interim Coastal Development Guidelines



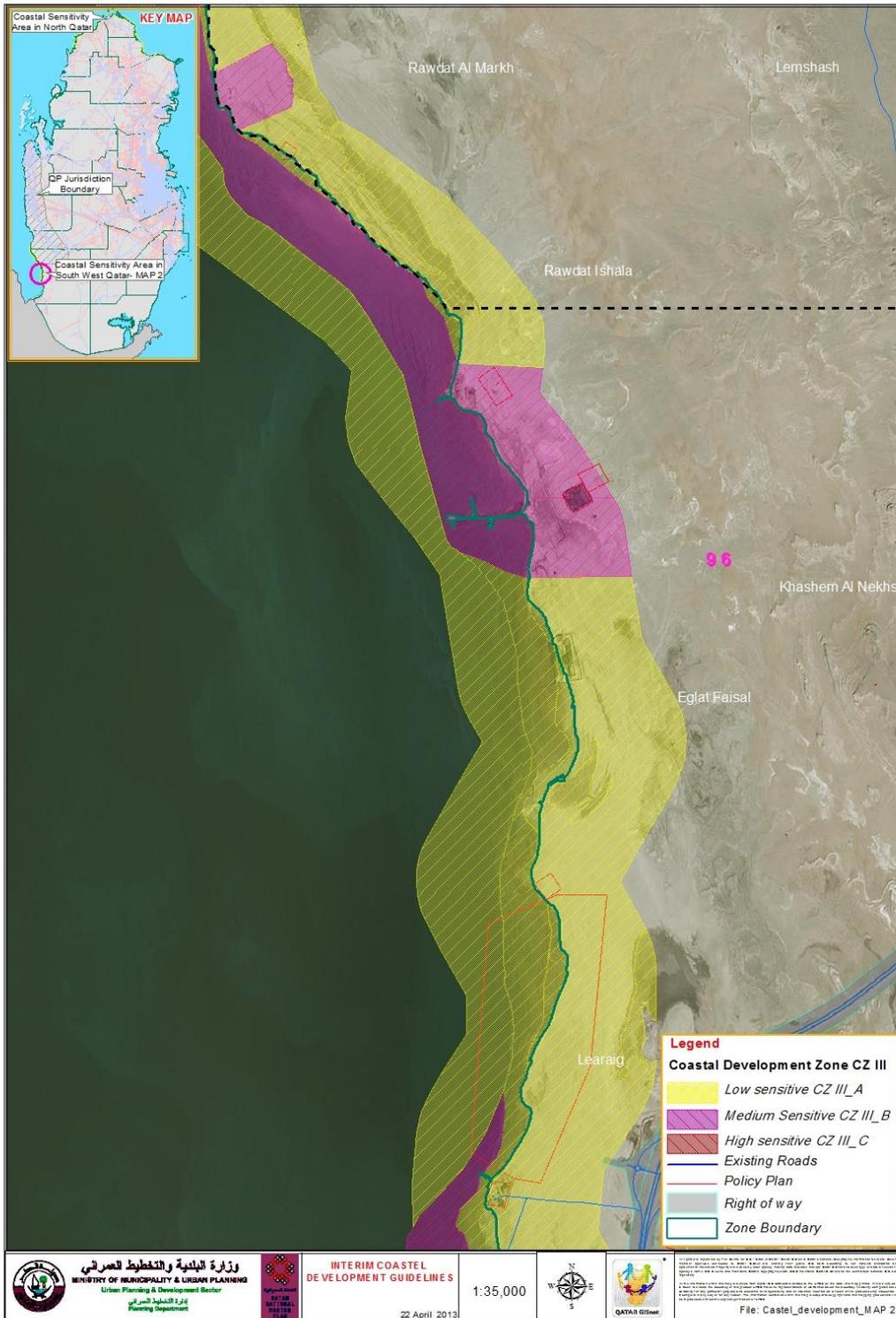
Coastal Development Zone CZ III (Salwa)

Interim Coastal Development Guidelines



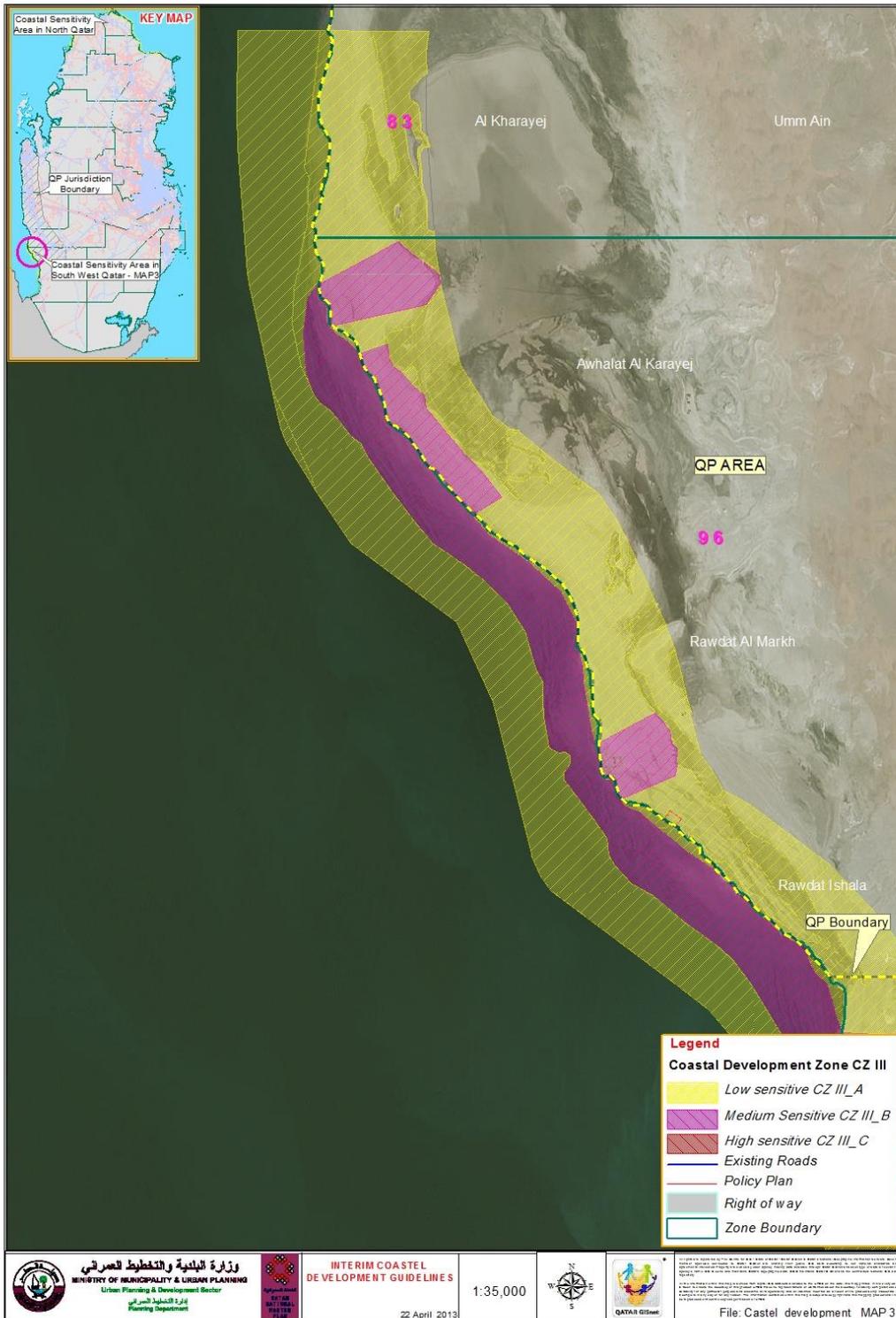
Coastal Development Zone CZ III (Salwa_1)

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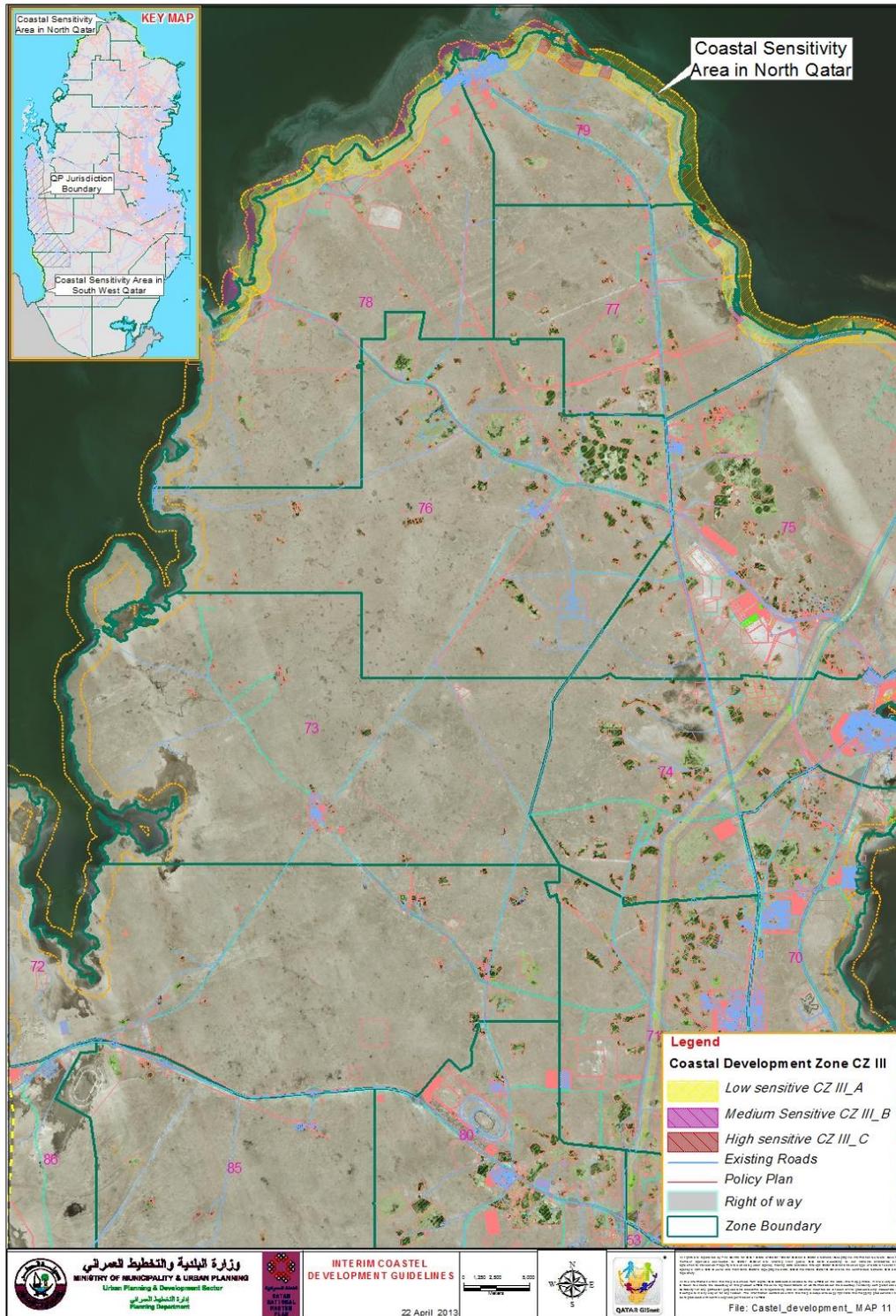
Coastal Development Zone CZ III (Salwa_2)

Interim Coastal Development Guidelines



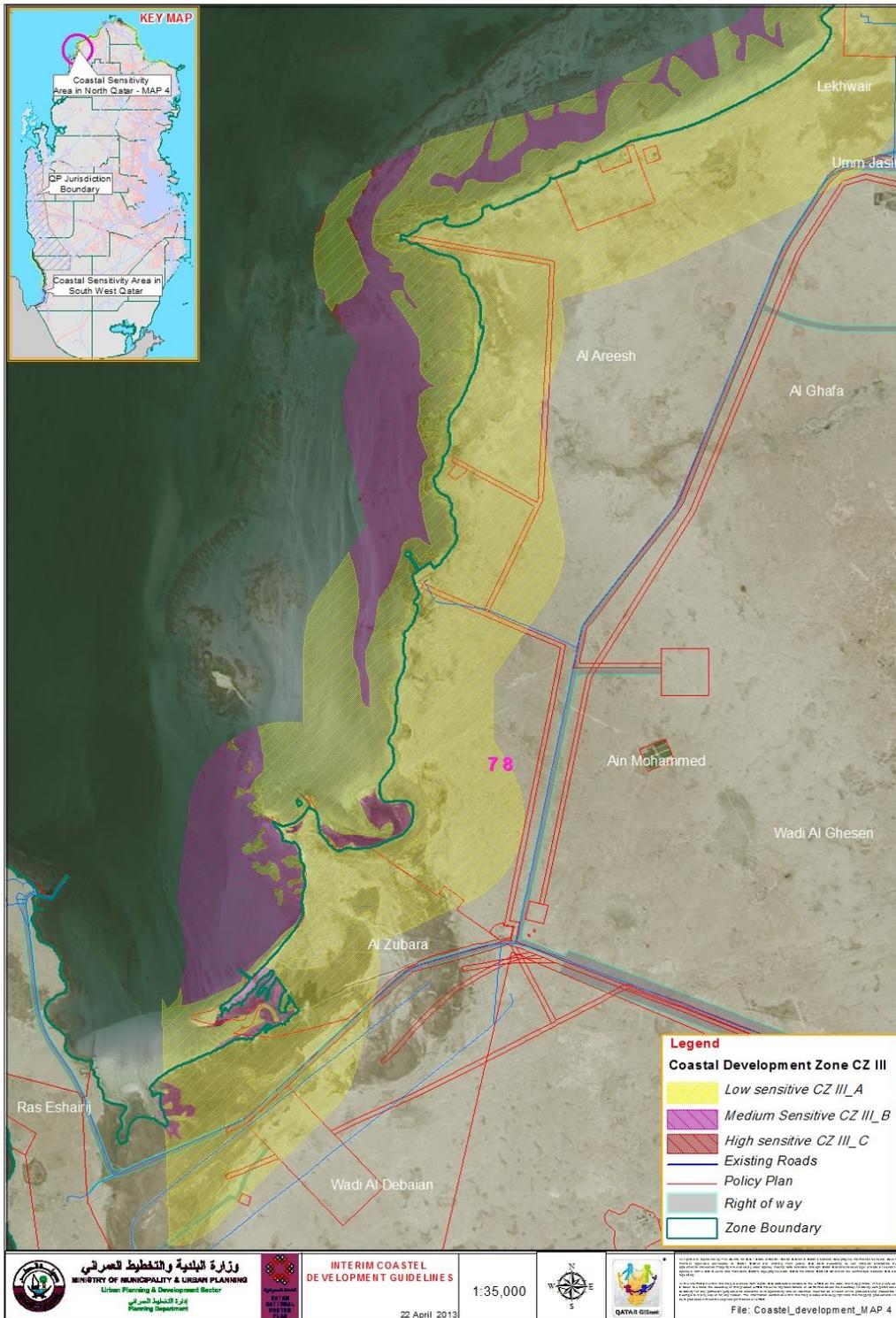
Coastal Development Zone CZ III (Salwa_3)

Interim Coastal Development Guidelines



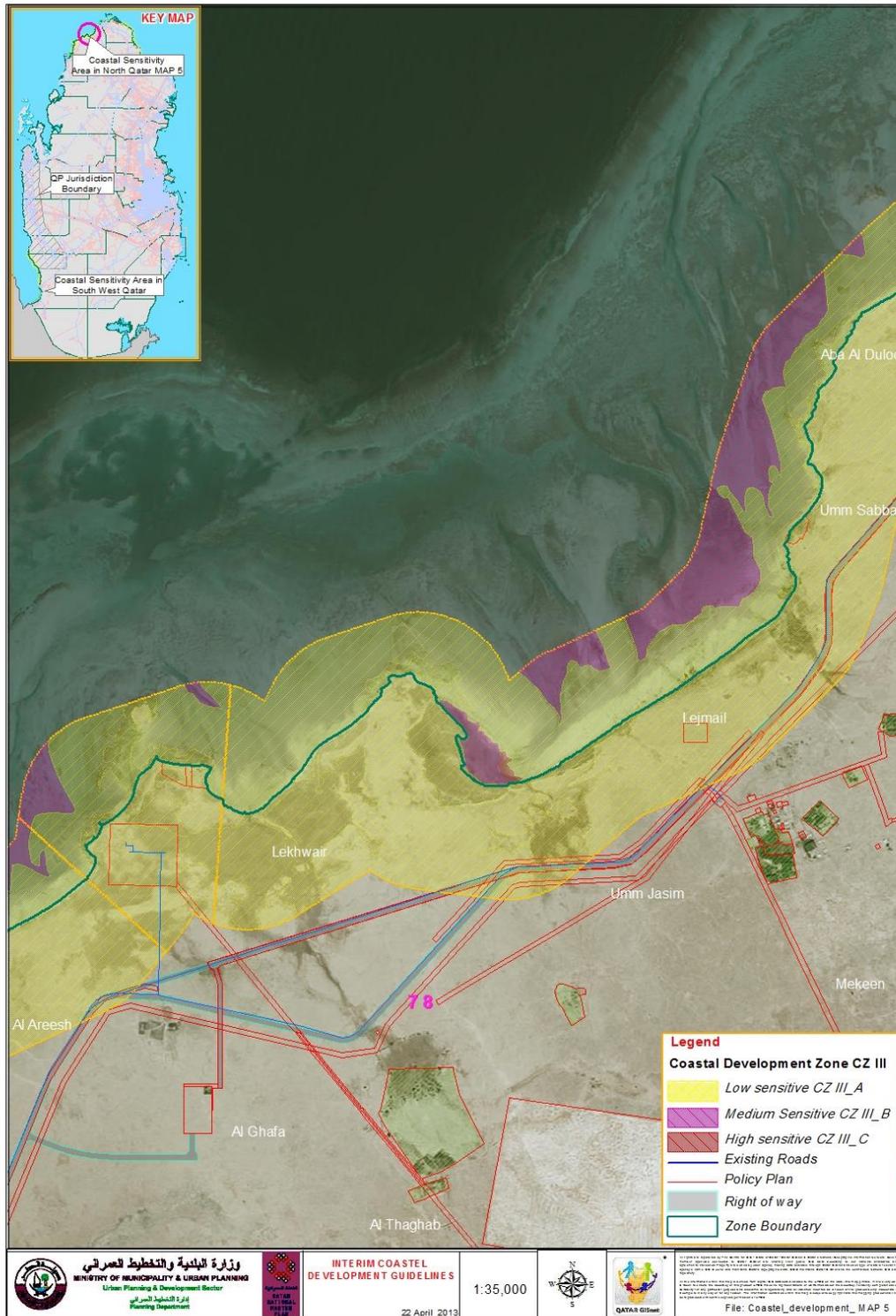
Coastal Development Zone CZ III (North)

Interim Coastal Development Guidelines



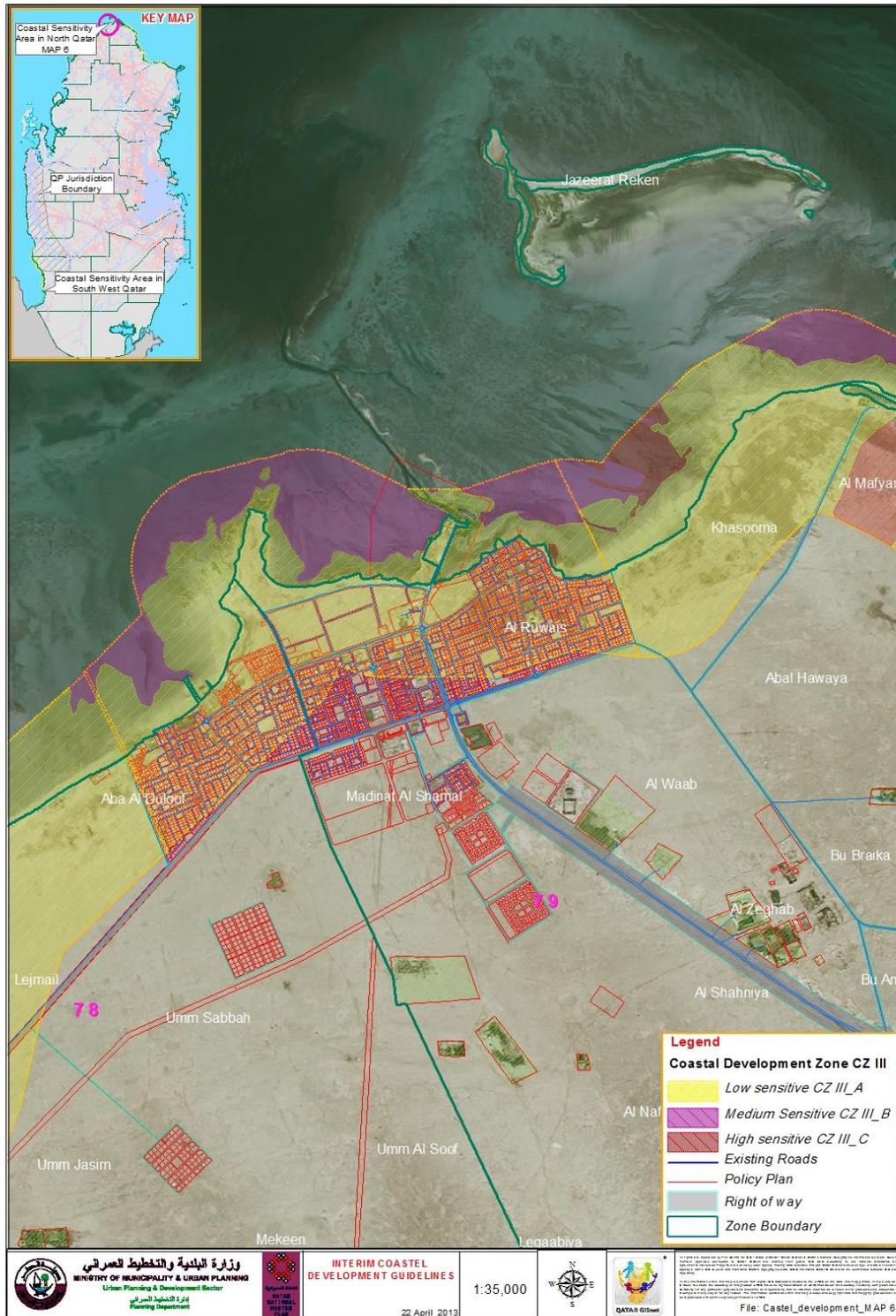
Coastal Development Zone CZ III (North_1)

Interim Coastal Development Guidelines



Coastal Development Zone CZ III (North_2)

Interim Coastal Development Guidelines



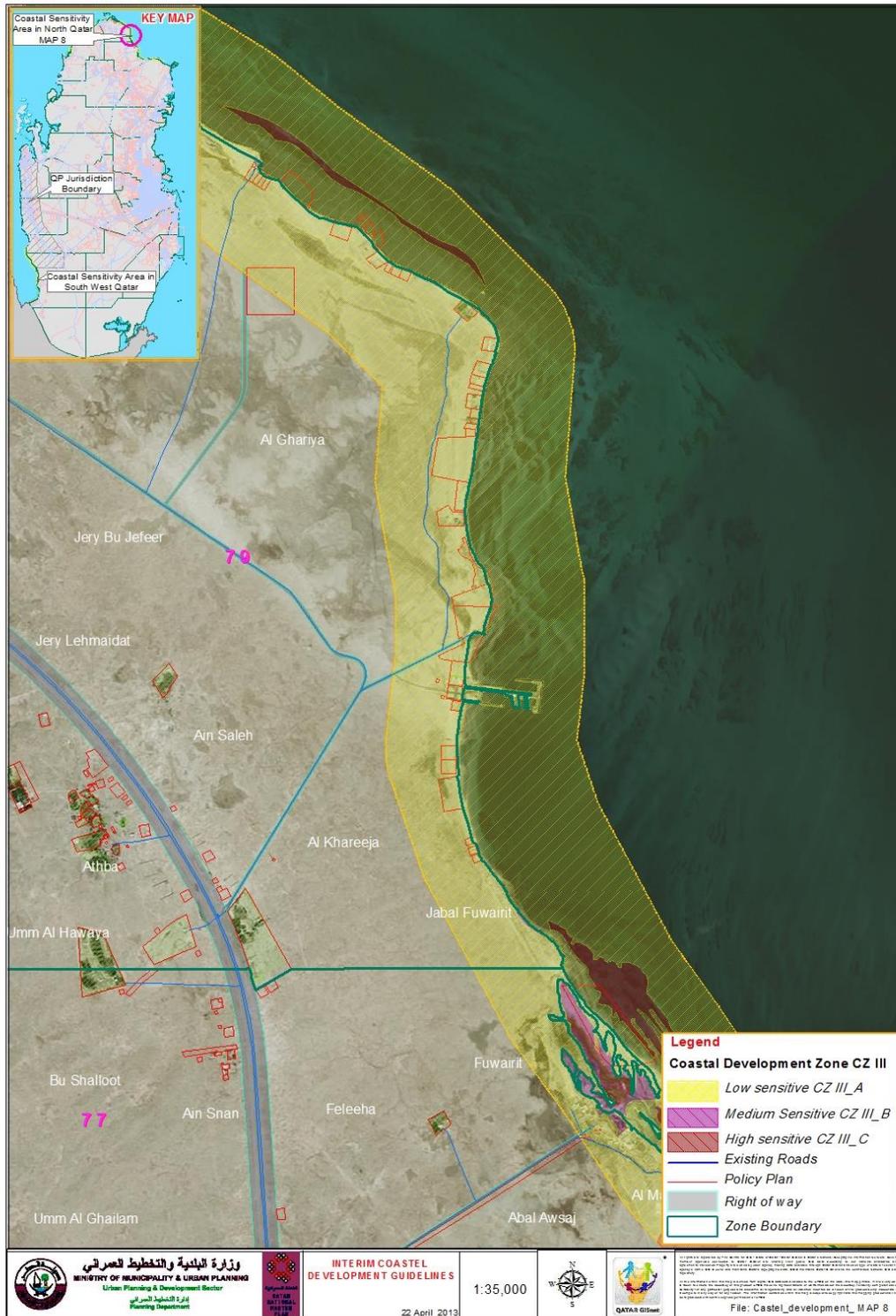
Coastal Development Zone CZ III (North_3)

Interim Coastal Development Guidelines



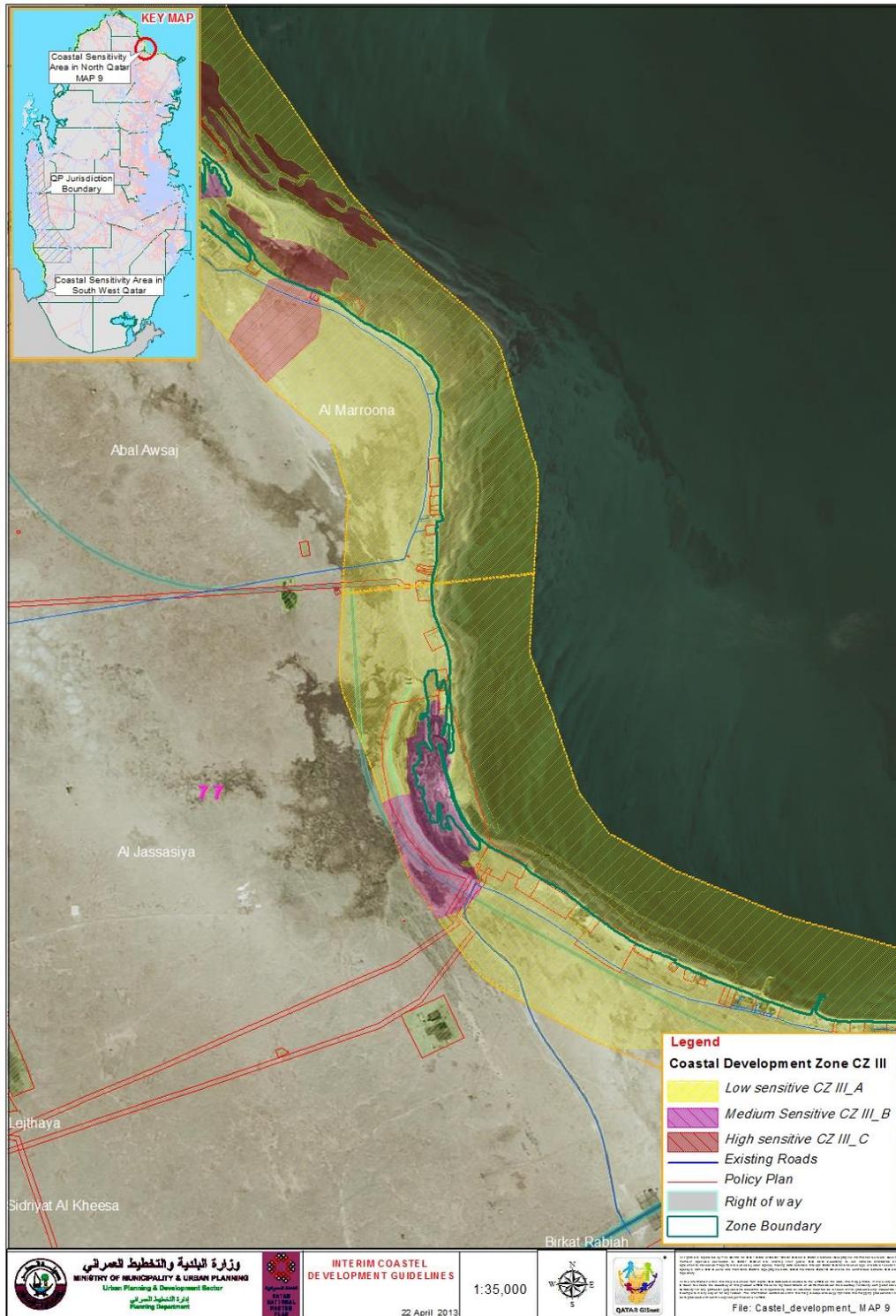
Coastal Development Zone CZ III (North_4)

Interim Coastal Development Guidelines



Coastal Development Zone CZ III (North_5)

Interim Coastal Development Guidelines



Coastal Development Zone CZ III (North_6)