

**Report on the Joint UNESCO-WHC / ICOMOS Advisory mission to
Qal'at al-Bahrain – Ancient Harbour and
Capital of Dilmun, Bahrain (c 1192)
From 28- 30 July 2012**



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Acknowledgements

The mission team wishes to thank Her Excellency Shaikha Mai bint Mohammed Al Khalifa, Minister of Culture of Bahrain, as well as Mr. Salman Almahari, Sh. Khaled bin Humood Al Khalifa and Sh. Khalifa bin Ahmed Al Khalifa for the organisation and attention brought for the successful implementation of the Advisory Mission.

The mission also wishes to thank the representatives from the Ministry of Municipalities Affairs and Urban Planning, from the Ministry of Works and from the Arab Regional Centre for World Heritage (ARC-WH) for the participation and collegiate discussion of the conservation and management issues of the property.

Finally, the mission wishes to thank the World Heritage Centre and ICOMOS for facilitating the undertaking of the mission.

1. Background to the mission

1.1 Inscription history

The “Qal’at al-Bahrain Archaeological Site” was inscribed on the World Heritage List at the 29th session of the World Heritage Committee (Durban, 2005) under criteria (ii), (iii) and (iv). The change of the name of the site into “Qal’at al-Bahrain – Ancient Harbour and Capital of Dilmun” was approved by the World Heritage Committee at the 30th session (Vilnius, 2006).

1.2 Statement of Outstanding Universal Value

Brief synthesis

Qal’at al-Bahrain: Ancient Harbour and Capital of Dilmun is an archaeological site comprising four main elements: an archaeological tell (an artificial hill formed over time by successive occupations) of over 16 hectares, immediately adjacent to the northern coast of Bahrain; a sea tower about 1600m North-West of the tell; a sea channel of just under 16 hectares through the reef near the sea tower, and palm groves.

The palm-groves and traditional agricultural gardens surround the site within the whole area of the land component of the buffer zone, being particularly noticeable on the Western and Northern sides, but also occurring on the Eastern and South-Eastern sides. The property is situated in the Northern Governorate, in Al Qalah village district on the northern coast about 5.5 km West of Manama, the present capital of Bahrain.

Qal’at al-Bahrain is an exceptional example of more or less unbroken continuity of occupation over a period of almost 4500 years, from about 2300 BC to the present, on the island of Bahrain. The archaeological tell, the largest known in Bahrain, is unique within the entire region of Eastern Arabia and the Gulf as the most complete example currently known of a deep and intact stratigraphic sequence covering the majority of time periods in Bahrain and the Gulf. It provides an outstanding example of the might of Dilmun, and its successors during the Tylos and Islamic periods, as expressed by their control of trade through the Gulf. These qualities are manifested in the monumental and defensive architecture of the site, the wonderfully preserved urban fabric and the outstandingly

significant finds made by archaeologists excavating the tell. The sea tower, probably an ancient lighthouse, is unique in the region as an example of ancient maritime architecture and the adjacent sea channel demonstrates the tremendous importance of this city in maritime trade routes throughout antiquity. Qal'at al-Bahrain, considered as the capital of the ancient Dilmun Empire and the original harbour of this long since disappeared civilisation, was the centre of commercial activities linking the traditional agriculture of the land (represented by the traditional palm-groves and gardens which date back to antiquity and still exist around the site) with maritime trade between such diverse areas as the Indus Valley and Mesopotamia in the early period (from the 3rd millennium BC to the 1st millennium BC) and China and the Mediterranean in the later period (from the 3rd to the 16th century AD). Acting as the hub for economic exchange, Qal'at al-Bahrain had a very active commercial and political presence throughout the entire region. The meeting of different cultures which resulted is expressed in the testimony of the successive monumental and defensive architecture of the site including an excavated coastal fortress dating from around the 3rd century AD and the large fortress on the tell itself dating from the 16th century which gives the site its name as Qal'at al-Bahrain, together with the wonderfully preserved urban fabric and the outstandingly significant and diverse finds demonstrating a mélange of languages, cultures and beliefs. For example, a madbasa (an architectural element used to produce date syrup) within the tell is one of the oldest in the world and reflects a link to the surrounding date palm-groves, demonstrating the continuity of traditional agricultural practices from the 1st millennium BC. The site, situated in a very strategic location, was an extremely significant part of the regional Gulf political network, playing a very active political role through many different time periods, which left traces throughout the different strata of the tell. Qal'at al-Bahrain is a unique example of a surviving ancient landscape with cultural and natural elements.

Criterion (ii): Being an important port city, where people and traditions from different parts of the then known world met, lived and practiced their commercial activities, makes the place a real meeting point of cultures - all reflected in its architecture and development. Being in addition, invaded and occupied for long periods, by most of the great powers and empires, leaved their cultural traces in different strata of the tell.

Criterion (iii): The site was the capital of one of the most important ancient civilizations of the region - the Dilmun civilization. As such this site is the best representative of this culture.

Criterion (iv): The palaces of Dilmun are unique examples of public architecture of this culture, which had an impact on architecture in general in the region. The different fortifications are the best examples of defence works from the 3rd century B.C to the 16th century AD, all on one site. The protected palm groves surrounding the site are an illustration of the typical landscape and agriculture of the region, since the 3rd century BC.

Integrity (2011)

With the extension of the site boundaries to include a second area to the World Heritage property comprising the ancient sea tower and the historic entrance channel (Decision 32 COM 8B.54), the known attributes that express Outstanding Universal Value are now within the property. The extension of the buffer zone by the same decision to include the visual corridor in the bay north of the site ensures that the relationship of the two parts of the property to each other and to the sea are maintained. The integration of this buffer zone into the National Planning and Development Strategies (2030) as a development exclusion zone endorsed by Royal Decree (November 2008) means that the exclusion corridor can only be crossed by a bridge at a minimal distance of 3 km to the shore (State Party's SoC report, 5 March 2009), thus ensuring that none of the attributes are threatened by development or neglect.

Apart from natural factors affecting the site through time, such as weathering, erosion, the harsh and windy climate, there have been no large impacts by either natural events or human actions. The many remaining structures as excavated are unaltered and have endured through 4 millennia, some walls still standing to a height of 4.5m. More than 85% of the tell is original and completely undisturbed. The surrounding adjacent landscape (both terrestrial and marine) is preserved and nearby developments, notably urban developments have not compromised the visual or physical integrity of the property.

Authenticity (2005)

Authenticity is demonstrated by the long occupation sequence, expressed by the depth of the original stratigraphy, which is still in situ throughout the undisturbed part of the tell (less than 15% has been excavated). The original ensemble of structures, archaic urban fabric, tell, palm-groves and marine structures still exists and can be seen today to express the Outstanding Universal Value of the site in terms of form, materials and setting.

Protection and management requirements (2011)

The elements of Qal'at al-Bahrain are protected by laws (Law 11 of 1995, and Royal Decrees 21 of 1983, 26 of 2006 and 24 of 2008) in Bahrain. The tell is a National Monument (Ministerial Decree 1 of 1989). A zoning plan has been developed, in cooperation with other government departments, to control the height of surrounding buildings and the nature of future urban development, ensuring the maintenance of visual and physical integrity, including the visual corridor and marine elements added to the site by the World Heritage Committee in 2008 (32 COM 8B.54), and allowing for consultation with the managing bodies, the Directorate of Archaeology and Heritage and the Directorate of Museums in the Ministry of Culture, who monitor potential threats to the site and follow up conservation issues. The Directorate of Archaeology and Heritage needs to be consulted before any project is undertaken that threatens any archaeological site (Ministerial Order 1 of 1998). The site is fenced with on-site security.

Visitor access is managed and monitored by the new on-site museum. The museum fulfils a very important role in the presentation/interpretation of the site and raises awareness of visitors, since it has been designed specifically to highlight the features of the Outstanding Universal Value of the property and surrounding buffer zone. No current excavation is allowed, but there are plans for the management of future excavations and a programme of underwater archaeology, including survey of the ancient channel. The village community situated on the southern boundary of the tell is being moved to a new location away from the site.

1.3 Justification of the mission

On 11 June 2012, the Minister of Culture of the Kingdom of Bahrain sent a letter to the Director of the World Heritage Centre by which she informed him of the plans for new infrastructure development to be carried out by the Ministry of Municipalities Affairs and Urban Planning. The proposals included a project to develop a highway in the northern coast of Bahrain Island and the route of said highway was expected to cross through the buffer zone of the inscribed property, in the immediate vicinity of the archaeological hill, where numerous unexcavated areas and palm groves are located.

At the request of the Ministry of Culture, a joint WHC/ ICOMOS Advisory Mission was invited to assess the project proposal and ascertain the potential impacts on the Outstanding Universal Value of the property. The mission was carried out from 28 to 30

July and a meeting was held at the Ministry of Culture on 28 July with the authorities involved with the proposed project (*See Annex 2. List of Meeting Participants*). A visit to the site was also arranged by the Ministry of Culture in order to see the areas which would be affected by the highway project.

2. Assessment of current issues

2.1 Previous conservation and development issues

At the time of inscription of Qal'at al-Bahrain in 2005, the World Heritage Committee requested the state party to complete the conservation and management plans for the property and to refrain from approving land reclamation or constructions in the sea that could potentially impact the view sheds and visual integrity of the property.

In February 2006, a World Heritage Centre mission was carried out to assess the development projects that were planned at the northern part of the country, where the World Heritage property is located. In particular, the mission evaluated the potential impact of the proposed artificial island (North Star project) and the associated causeway. Based on the recommendations made, the project was subsequently cancelled.

The mission also highlighted issues that need to be prioritised and addressed to ensure the conservation of the Outstanding Universal Value of the property. Recommendations made included the zoning of the property; the definition of a legislative framework to ensure the protection of the site; the creation of a National Committee for World Heritage to better coordinate activities among national authorities, civil society and the private sector, among others. These recommendations are reflected in the decision made by the World Heritage Committee at its 30th session (Decision 30 COM 7B 49). The Committee also approved an extension of the buffer zone of the property towards the sea (creation of a “visual corridor” in which no development above sea level should be authorized by the State Party).

At its 32nd session, the World Heritage Committee approved the modification of the boundaries of the inscribed property and the enlarged buffer zone (Decision 32 COM 8B.54) and recommended that underwater surveys were carried out to further reveal evidence to link the two parts of the property.

The retrospective Statement of Outstanding Universal Value for the property was adopted by the World Heritage Committee at its 35th session in 2011. The statement reflects all attributes that sustain the Outstanding Universal Value of the property, including the significance of the palm groves and traditional agricultural gardens which surround it and are part of the recognised buffer zone.

2.2 Current proposed development

The development proposal was presented during the meeting by the representatives of the Urban Planning Department (Ministry of Municipalities Affairs and Urban Planning) in presence of the other authorities involved in the project (*See Annex 5. Presentation of the proposed development*). The most significant aspects of the proposal are presented next.

It is important to note first that the presentation of the Ministry of Municipalities Affairs and Urban Planning (Annex 5 to the present report) and the exchanges between the different concerned governmental bodies during the meeting revealed that the Ministry of Culture was not, or not enough, involved in the preliminary reflection on the development of the N Road project as well as in the following steps. This lack of involvement led to the development of the project on basis which are not compatible with the preservation of the heritage sites of the north-western coast of the country in general and the World Heritage Site of Qal'at al-Bahrain in particular.

The N Road (name of the planned highway) would have a total length of 9.3 km and would be the main arterial road to link Manama, the Capital of Bahrain, to the Northern Town and the foreseen new reclamation developments of Nurana and Marsa Al Seef (two important artificial islands). The N Road would also allow addressing the traffic congestion issue in the villages along Budaya highway and therefore plays an important role in the Transportation Strategies developed by specialized companies and consultants in 2007.

The proposal considers that the segment of the N Road which passes near the World Heritage property provides the closest and most suitable connection to Shaikh Khalifa bin Salman Highway, the main highway in the north of the country as is the only suitable corridor as evaluated in transport strategic studies. Three potential road alignments were assessed and in each the areas that would be affected were identified. For selecting the final alignment, costs of compensations were also taken into account.

The presented proposal considers the original alignment which would be located 50 meters from one of the main component parts of the inscribed property, the "Tell" (archaeological hill) on top of which the fort represents the last historical layer characterizing

the site. Given the recognised impacts on the buffer zone, the revised proposal reduced from 60 to 50 meters the Road's Right of Way and redefined the proposed Intersection reservation. The proposal clearly recognises that the buffer zone of the World Heritage property would be significantly impacted and encroached and further recognised the impact on the archaeological area where Burial Mounds are located given that it would cut through part of them. The proposal considers some mitigation measures to address these impacts but does not provide specific details. The mission was also informed that given that the footprint of the project had been approved by the Ministry of Municipalities Affairs and Urban Planning, the Ministry of Works was now in the process of carrying out an Environmental Impact Assessment study prior to the commencement of the works.

Based on the preliminary information provided during the presentation of the project, the Advisory mission considers that the construction of the N Road would severely impact the buffer zone of the inscribed property and constitutes a threat to the Outstanding Universal value, authenticity and integrity of the property.

The construction of the N Road would also irreversibly compromise one the most significant attributes that warranted the inscription of Qal'at al-Bahrain in the World Heritage List, the palm-groves and traditional agricultural gardens. These attributes exemplify the traditional use of the land and, together with the Tell and other elements of archaeological significance, constitute a unique example of a surviving ancient landscape, as noted in the adopted Statement of Outstanding Universal Value.

Furthermore, the mission considers that the impact on the Burial Mounds from the construction would also significantly compromise the scientific value of the area and its importance to the future understanding and interpretation of the World Heritage property.

The mission also believes that the construction of the N Road would impact the character and sense of place of the property and affect other qualities of the property and its buffer zone. These include the visual and sound characteristics of the palm groves and the agricultural gardens. It should be noted that the area is currently and actively being used by local populations and agricultural produce is derived from continuous farming of the area provides for livelihoods which would be jeopardised by the introduction of the proposed infrastructure.

The Advisory mission considers that the preliminarily proposed mitigation measures would not suffice to address the significant impacts on the property and its buffer zone that would be derived from the construction of the N Road and associated infrastructure.

3. Conclusions and recommendations

The proposed construction of the N Road through the buffer zone of the Qal'at al-Bahrain World Heritage site constitutes a threat to the Outstanding Universal value, integrity and authenticity of the property. However, the Advisory mission recognises that the issue of transportation and connectivity between the Capital and the Northern sectors remains to be comprehensively addressed. The mission therefore recommends the following:

- To carry out an Environmental Impact Assessment, including a Heritage Impact Assessment, focusing at the first stage on the portion that directly affects the World Heritage property and its buffer zone. The mission considers that all alignments that were considered in the earliest stages need to be assessed. The mission also notes that these Impact Assessments should be carried out on the total length of the proposed infrastructure developments, given the potential impact that exists to significant archaeological remains in the area, including sites for consideration in the Tentative List of Bahrain.
- Upon finalisation of the EIA and HIA, a new proposal for connecting the areas and needs has to be developed, as a joint endeavour between the involved authorities, to ensure that no impacts exist to cultural or natural heritage assets. The Transportation Strategy needs to be reconsidered in light of the significance of the places as identified by the Environmental and Heritage Impact Assessments.
- The zoning proposal for the World Heritage property and its buffer zone needs to be integrated with other planning tools at the Municipal and National level, to ensure that no conflict arise when future developments are foreseen. The zoning proposal needs to be broadly disseminated among all involved stakeholders.
- Stronger collaboration between authorities and civil society with mandates and interests in the World Heritage property and its buffer zone continues to be crucial to ensure that the conservation of heritage and development needs are reconciled at the earliest stages.
- The Management Plan for the property, including the zoning proposal and regulations for the management and protection of the buffer zone, needs to be finalised and broadly disseminated to raise awareness on the prescribed provisions and on the commitments made by the State Party to ensure the conservation of the World Heritage property.
- The Ministry of Municipalities Affairs and Urban Planning and the Ministry of Works should submit the results of the EIA and HIA to the Ministry of Culture in

order, for the latter, to officially share them with the World Heritage Centre and ICOMOS.

ANNEXES

Annex 1. Composition of mission team

Karim Hendili, WHC/ UNESCO

Carolina Castellanos, ICOMOS

Annex 2. List of meeting participants

Ministry of Culture

Shaikha Mai bint Mohammed Al Khalifa

Minister of Culture

Mr. Salman Almahari

Chief of Archaeological Conservation

Sh. Kaled bin Humood Al Khalifa

Head of Projects

Sh. Khalifa bin Ahmed Al Khalifa

Natural heritage Specialist

Ministry of Municipalities Affairs and Urban Planning

Feras Abbas Ameen

Chief of Regional Planning Department

Virigilio Perada

Planning Specialist

Ministry of Works

Huda Fakhroo

Assistant Undersecretary for Roads

Dominic McPolin

Chief Planning Officer

Arab Regional Centre for World Heritage

Dr. Saeed A. Alkhuzai

Director

Haya Al Sada

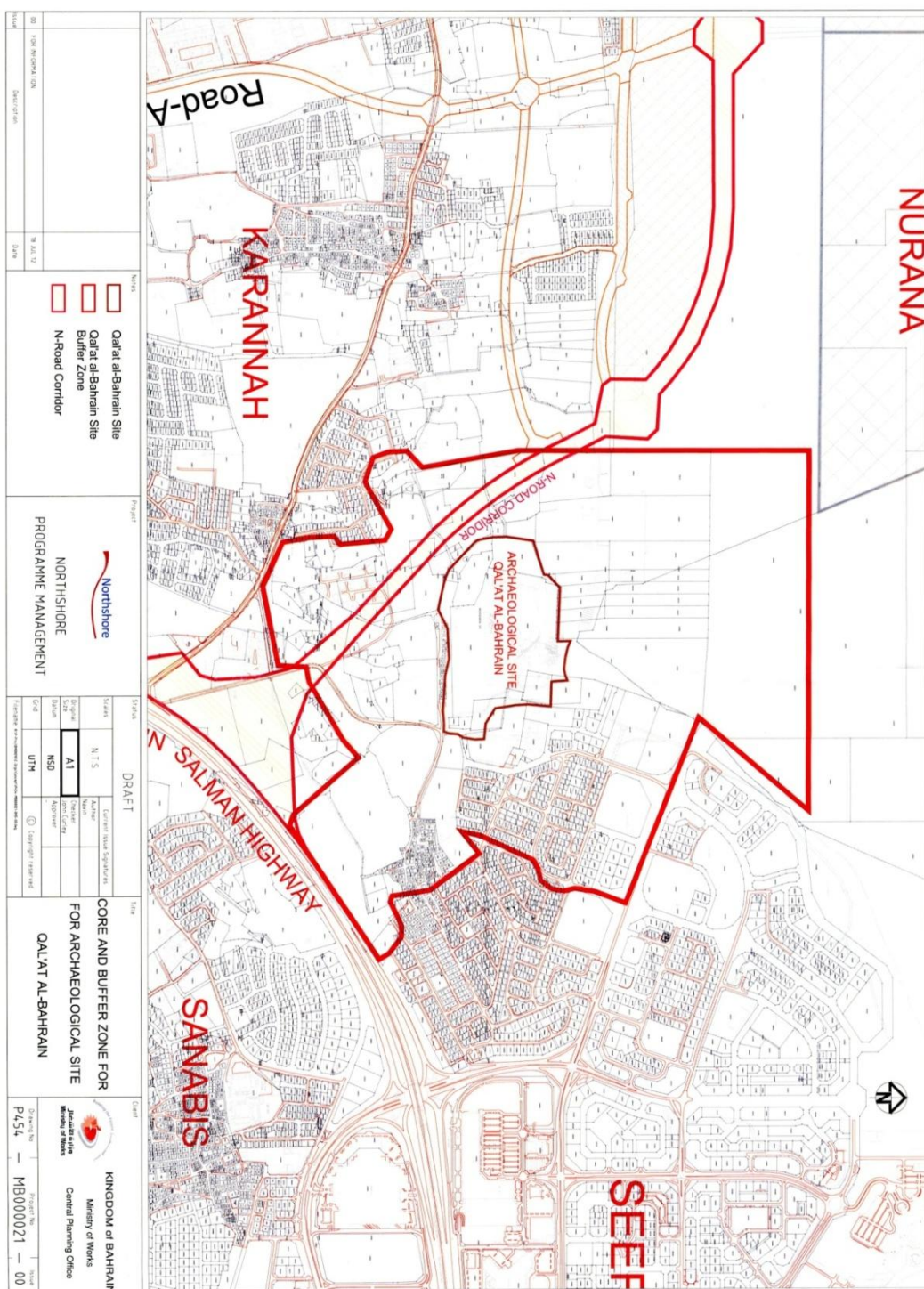
Assistant Director for Programs

Annex 3. Maps

Map 1: location of the WH Site of Qal'at al-Bahrain and of the N Road project



Map 2: N Road's segment which crosses through the buffer zone of the World Heritage Site of Qal'at al-Bahrain (source: Ministry of Works)



Annex 4. Photos

Pictures 1 to 3 show the area where the N Road should be connected to Shaikh Khalifa bin Salman highway

Picture 1: taken from point E (see slide 15 of Annex 5) towards the North-East



Picture2: taken from point E (see slide 15 of Annex 5) towards the South-East



Picture 3: taken from point E (see slide 15 of Annex 5) towards the South



Picture 4: taken from point F (see slide 15 of Annex 5) towards the North, showing the archaeological areas located south of the Tell. The fort appears in the background.



Picture 5: taken at point G showing a panel set by the Ministry of Culture, clearly marking the place as an archaeological area.



Picture 6: taken from point G (see slide 15 of Annex 5) towards the North-West, showing the alignment of the N Road.



Picture 7: taken towards the East, from a plantation next to the Tell. The fort appears in the background.



Picture 8: taken from point J (see slide 15 of Annex 5) towards the West, showing plantation which would be entirely removed if the current N Road's alignment is retained.



Picture 9: a plantation next to the Tell with its traditional irrigation system.



Annex 5. Presentation of the proposed development



N Road.. The National Interest.

**General Directorate of
Urban Planning**

MINISTRY OF MUNICIPALITIES AFFAIRS AND URBAN PLANNING



November 29, 2011



Objectives of the Presentation:

- **Coordination and collaboration between Ministry of Culture & Heritage, UNESCO and MOMAUP.**
- **Review Impact of N-Road near Heritage Site (Bahrain Fort)**
- **Proposed regulation and management control of properties within the Heritage site Buffer area.**
- **Present Concept plan to link UNESCO site to other historical and archaeological sites in the northern villages area.**
- **Present Proposed Development Plan near Bahrain Fort**
- **Secure clearance for the encroachment of N-Road within the UNESCO Buffer area and other Burial Mounds area from Ministry of Culture.**

IMPORTANCE OF N-ROAD

WHY N Road ?



- **N-Road will be the main arterial road and vital link from Capital to North Town, Northern Villages and new development of Nurana, Marsa Al Seef and Proposed new reclamation site.**
- **N-Road is a significant corridor in the Transport network development of the northern area linking public transport system.**
- **All Infrastructure will not be delivered to Northern area without the N-Road corridor.**
- **Improved Social and Economic benefits with better access from Buddaiya road to Al Nakeel Road thru N-Road and local internal road connectivity of northern villages area .**
- **Provides Visual Corridor and closer exposure of the World Heritage site (Bahrain Fort) to the people that will promote & enhance tourism.**
- **N-Road near Bahrain Fort is the closest link to connect to main Hwy & the only suitable corridor based on transport strategic studies.**

Bahrain's roadway network currently experiences significant Congestion at critical location.
Increasing traffic capacity is limited by the existing urban form

Existing problems



Number of major committed developments will be difficult to implement or provide sufficient roadway capacity to accommodate them.



Sustainability of Infrastructure
Economic prosperity/ social equality

Value

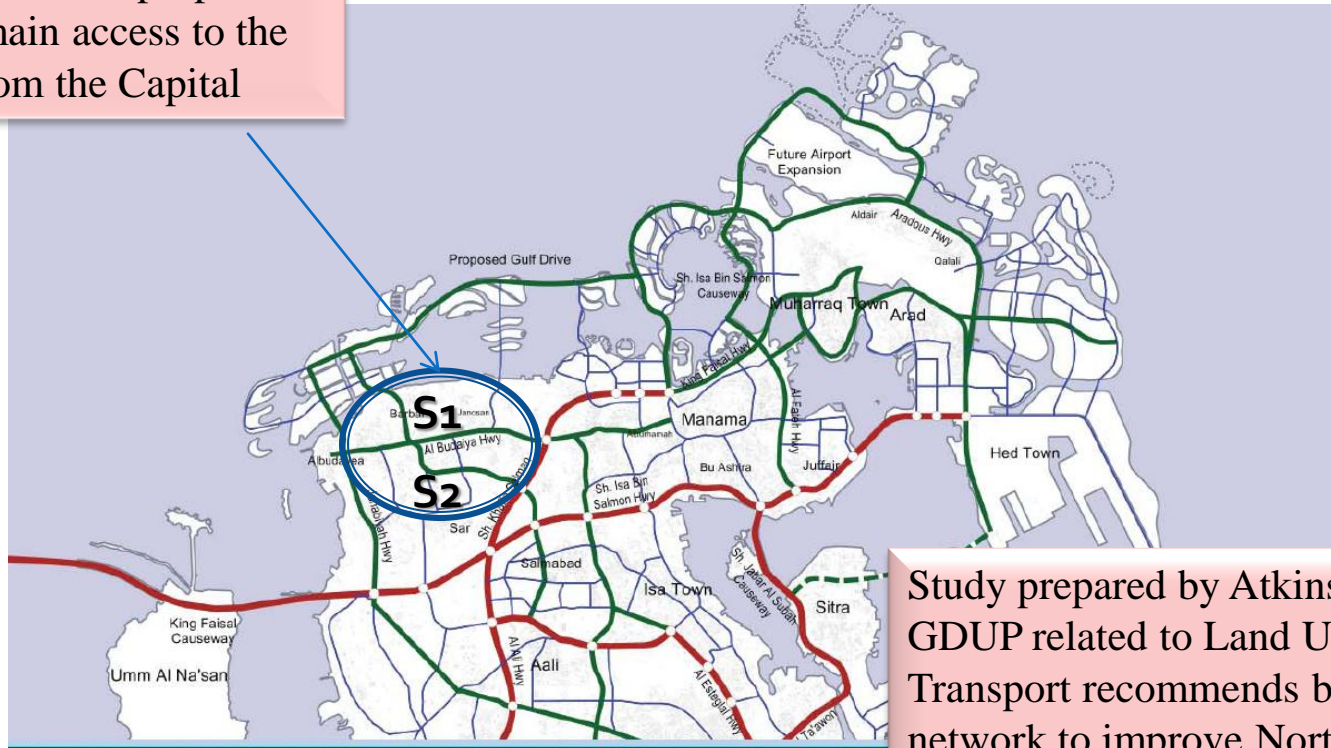
Short term : improvement Strategic roadway system
Long term : construction new roads to unlock currently inaccessible lands and projects.



Meet the high levels of future traffic demand

NPDS
Recommendation

Transportation Strategies of NPDS by SOM 2007, proposed S1,S2 as the main access to the North town from the Capital



Study prepared by Atkins and GDUP related to Land Use and Transport recommends better network to improve Northern Villages area including major access to North Town.

An aerial photograph showing a coastal region. On the left, a city with dense, light-colored buildings is visible. A multi-lane highway runs along the bottom left. The land is a mix of urban areas, green fields, and sandy patches. To the right, a large body of water with varying shades of blue and green extends to the horizon. A small, rectangular, light-colored structure is visible in the water near the shore.

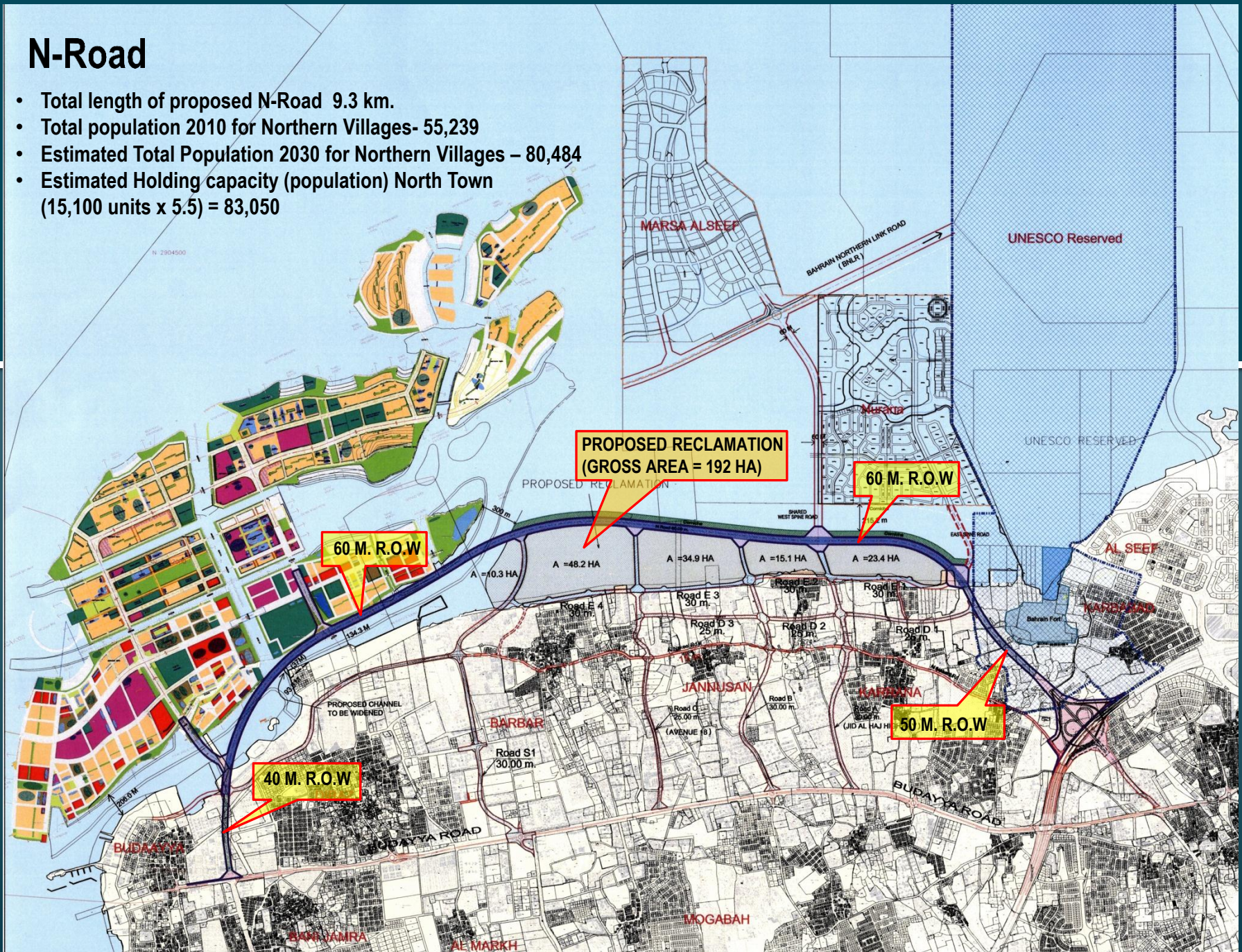
AERIAL PHOTO 2003

Northern Villages and Coastline



N-Road

- Total length of proposed N-Road 9.3 km.
- Total population 2010 for Northern Villages- 55,239
- Estimated Total Population 2030 for Northern Villages – 80,484
- Estimated Holding capacity (population) North Town
 $(15,100 \text{ units} \times 5.5) = 83,050$



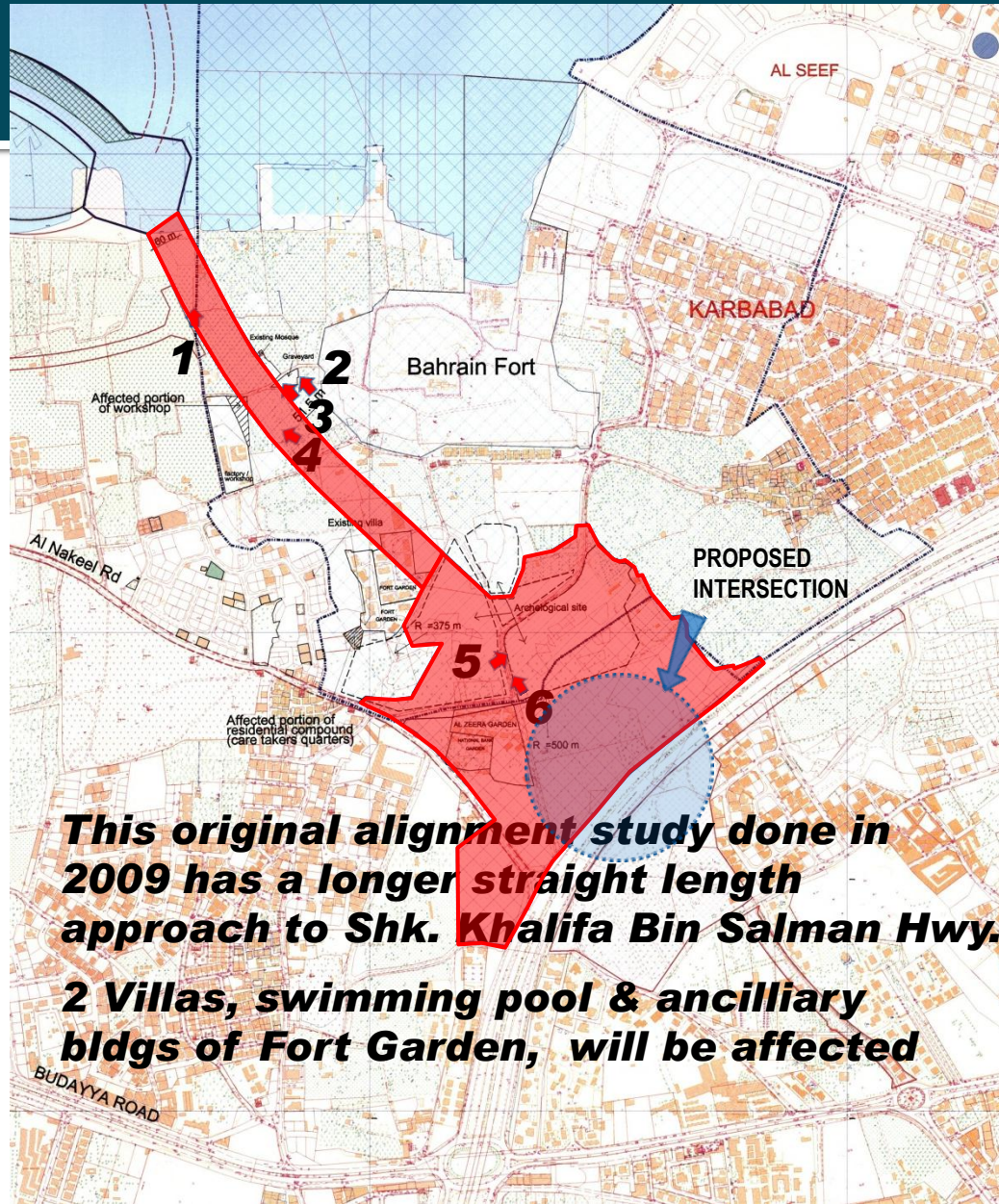
N-Road Near Bahrain Fort

AERIAL PHOTO 2009
Areas Near Bahrain Fort



N-Road Near Bahrain Fort

N-Road Alignment Study_Original



1 EXTG. CORRIDOR TO THE SEA FRONT



2 GRAVEYARD



3 SAYED EBRAHIM MOSQUE



4 SIDE WALL OF WORKSHOP



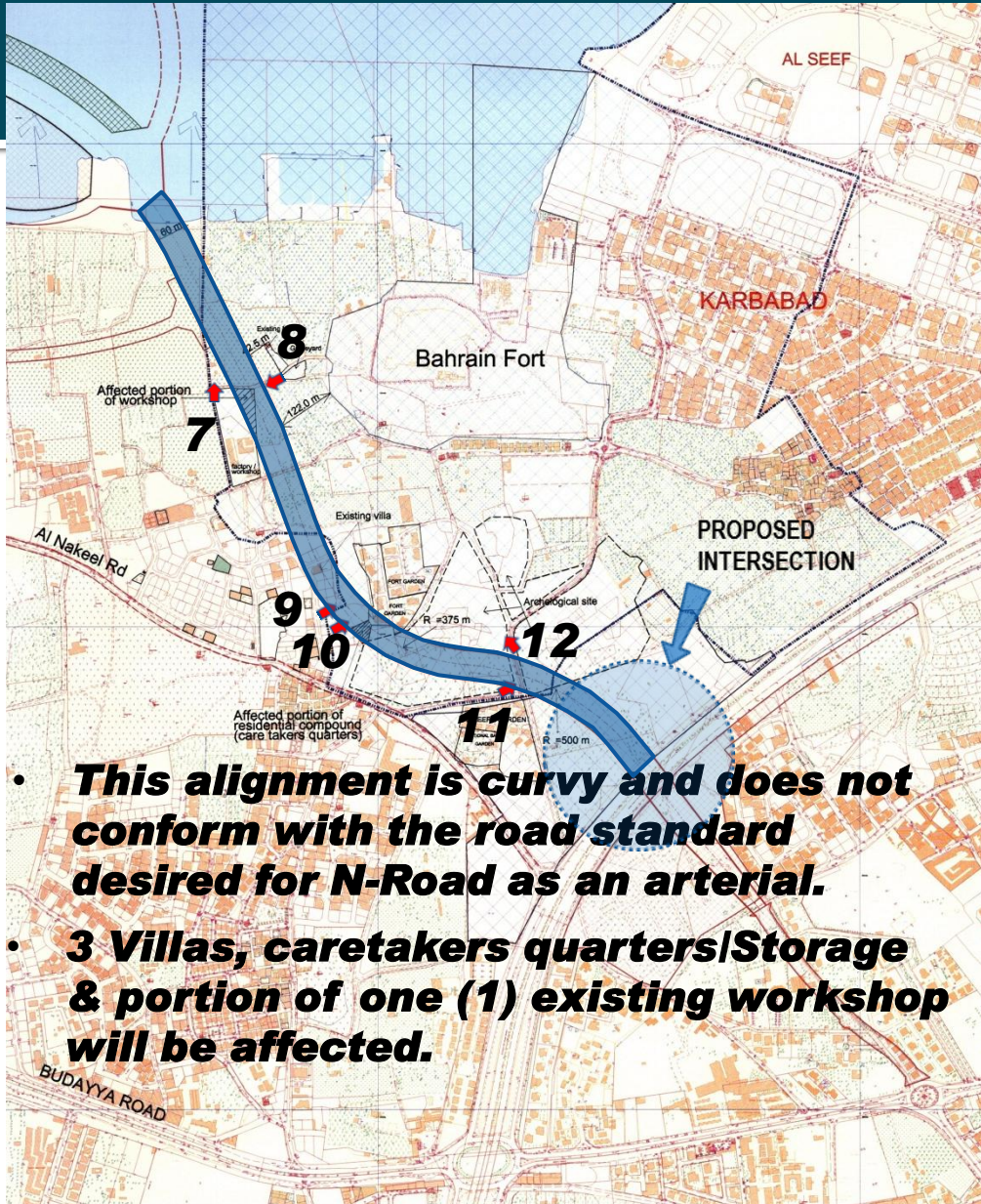
5 ARCHAEOLOGICAL SITE



6 EXISTING ROAD TO BAHRAIN FORT & FORT GARDEN COMPOUND

N-Road Near Bahrain Fort

N-Road Alignment Study _Option-1



7 RUIN – OLD HOUSE



8 REAR WALL OF WORKSHOP



9 ARCHEAOLOGICAL SITE



10 ARCHEAOLOGICAL SITE



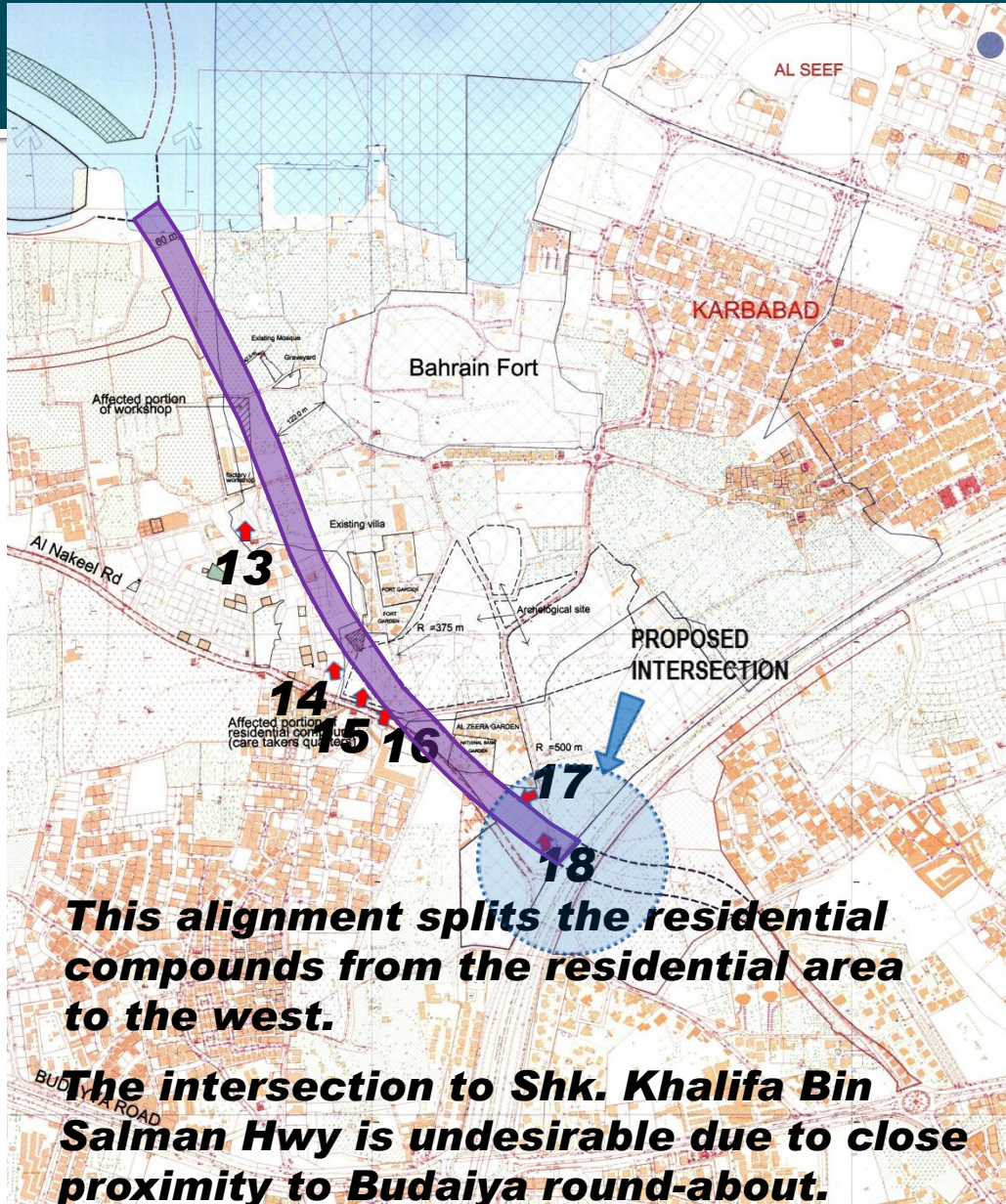
11 RESTRICTED SITE



12 ARCHEAOLOGICAL SITE

N-Road Near Bahrain Fort

N-Road Alignment Study _ Option-2



13 FACTORY/WORKSHOP ENTRANCE



14 EXISTING VILLA ALONG CORRIDOR



15 PROPOSED ROAD CORRIDOR



16 ON-GOING EXCAVATION



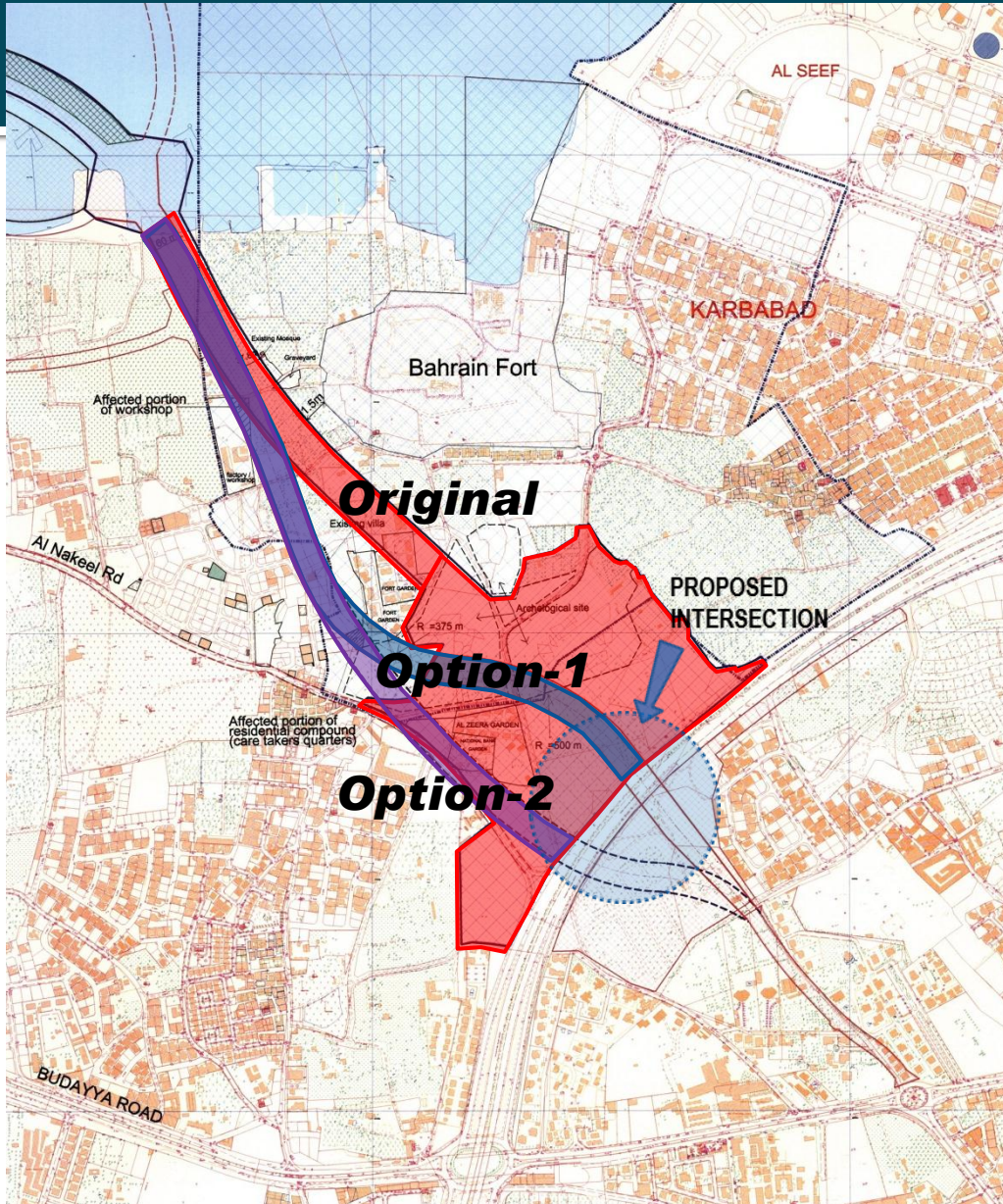
17 PETROL STATION



18 REAR OF AL ZEERA GARDEN

N-Road Near Bahrain Fort

N-Road Alignment Study _All Options



Roads Planning and Design Directorate (RPPD) had evaluated all these Options.

Original Alignment is the preferred Option.

The Road Right of Way (ROW) near Bahrain Fort has been reduced from original 60M. to 50M. to reduced the impact on the Unesco Buffer Zone and active agricultural properties. The Proposed Intersection reservation has been also revised as shown on the proposed N-Road alignment and affected properties plan.

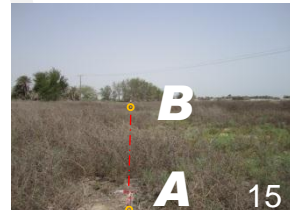
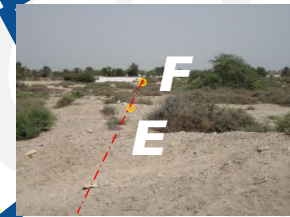
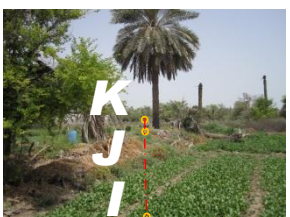
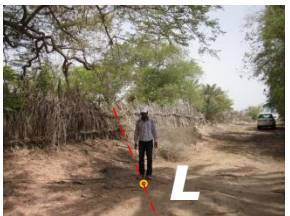
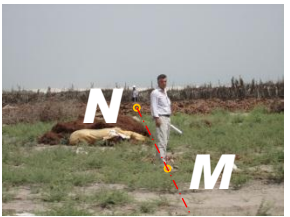
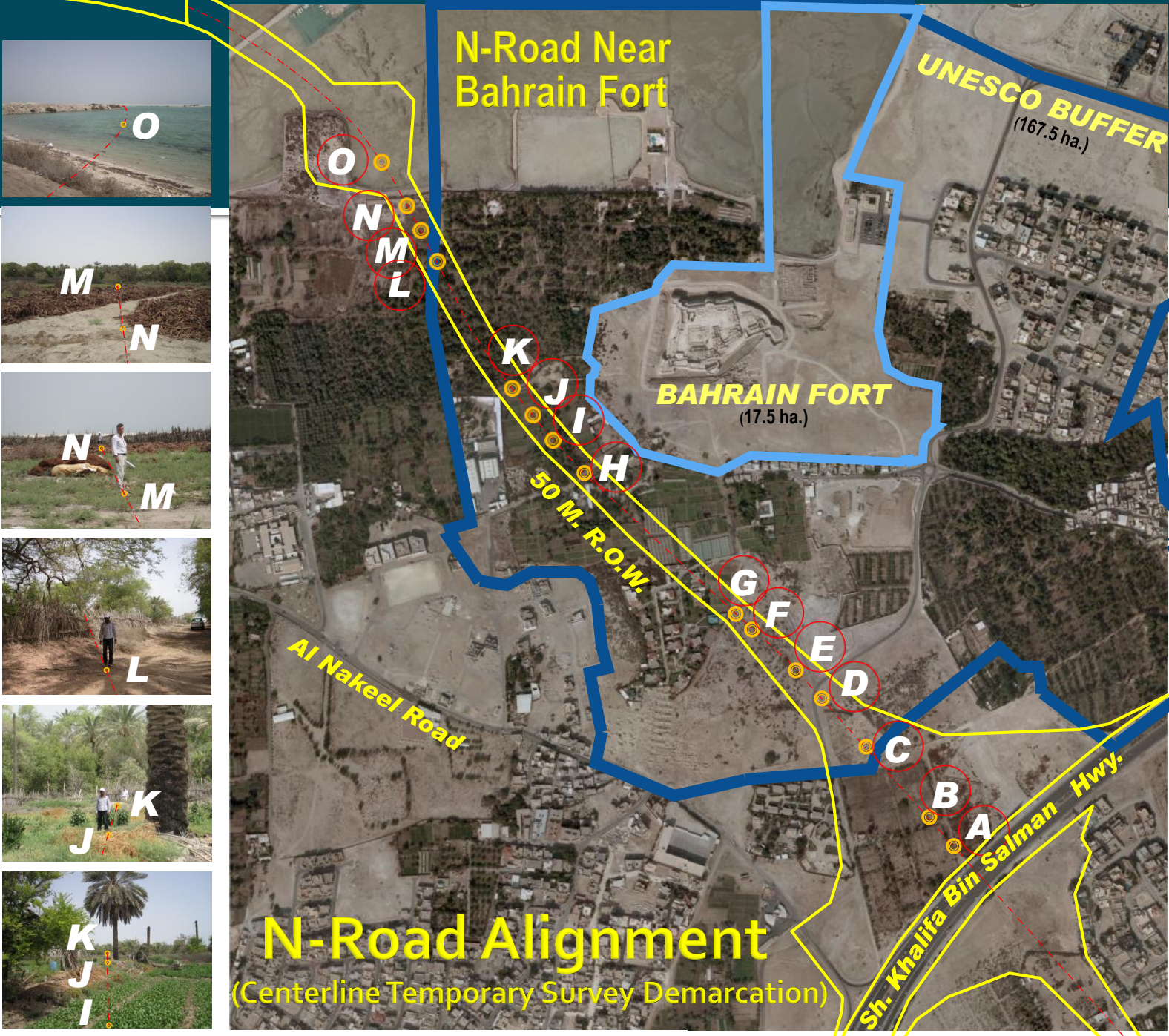


N-Road Near
Bahrain Fort

N-Road Alignment

***LET'S TAKE A
CLOSER LOOK***



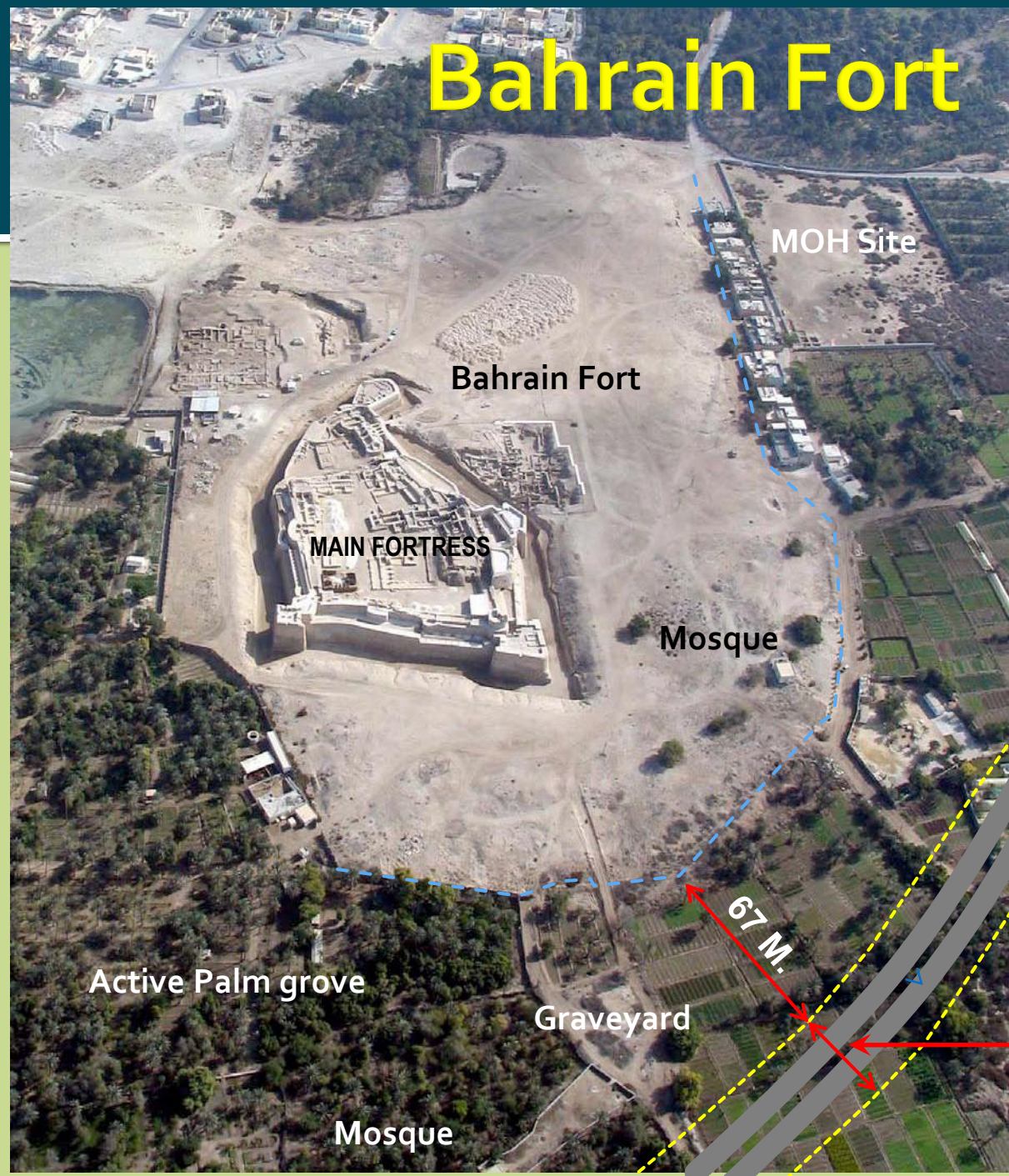


N-Road Alignment
(Centerline Temporary Survey Demarcation)

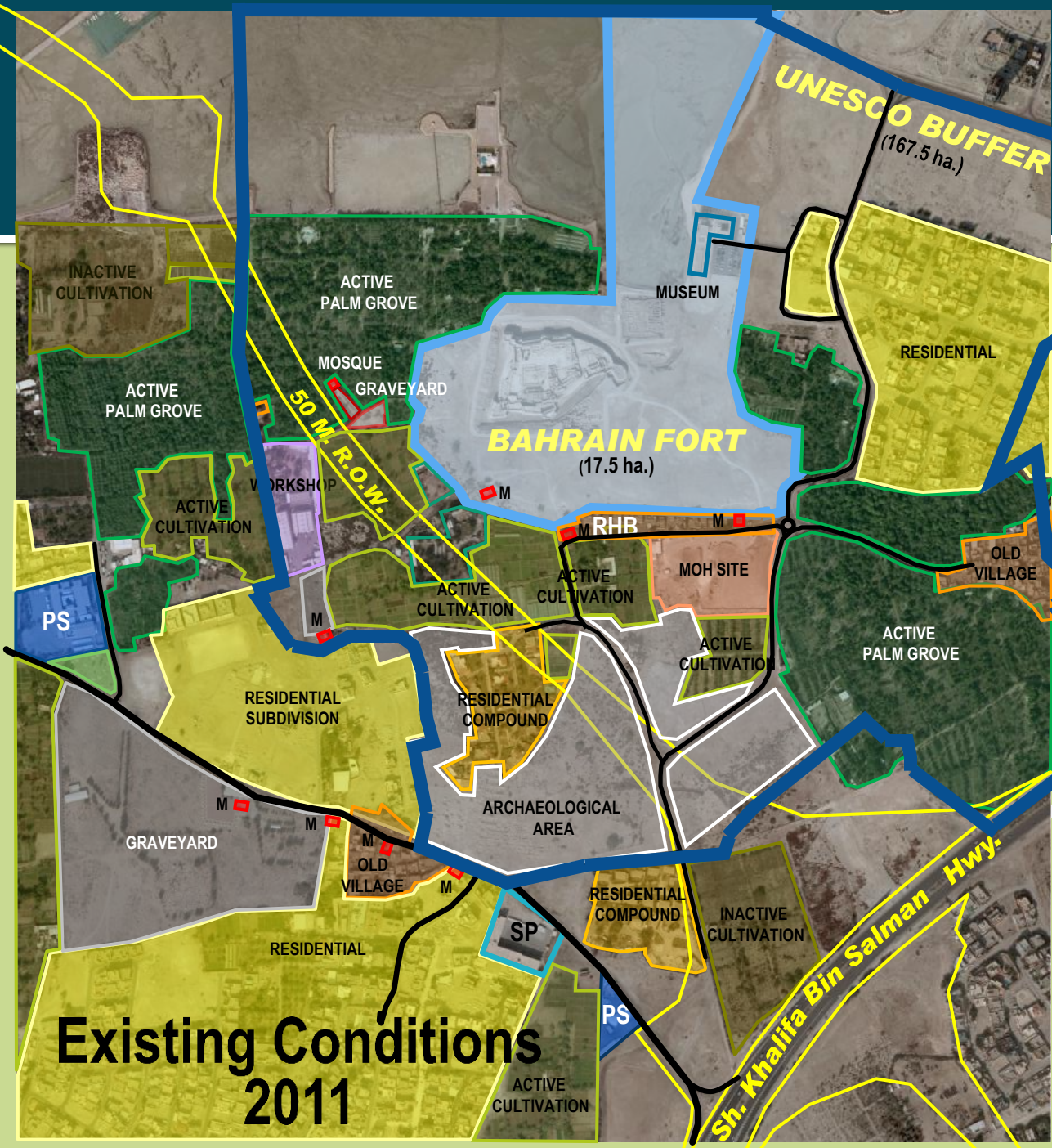


N-Road Near Bahrain Fort

Bahrain Fort



N-Road Near Bahrain Fort

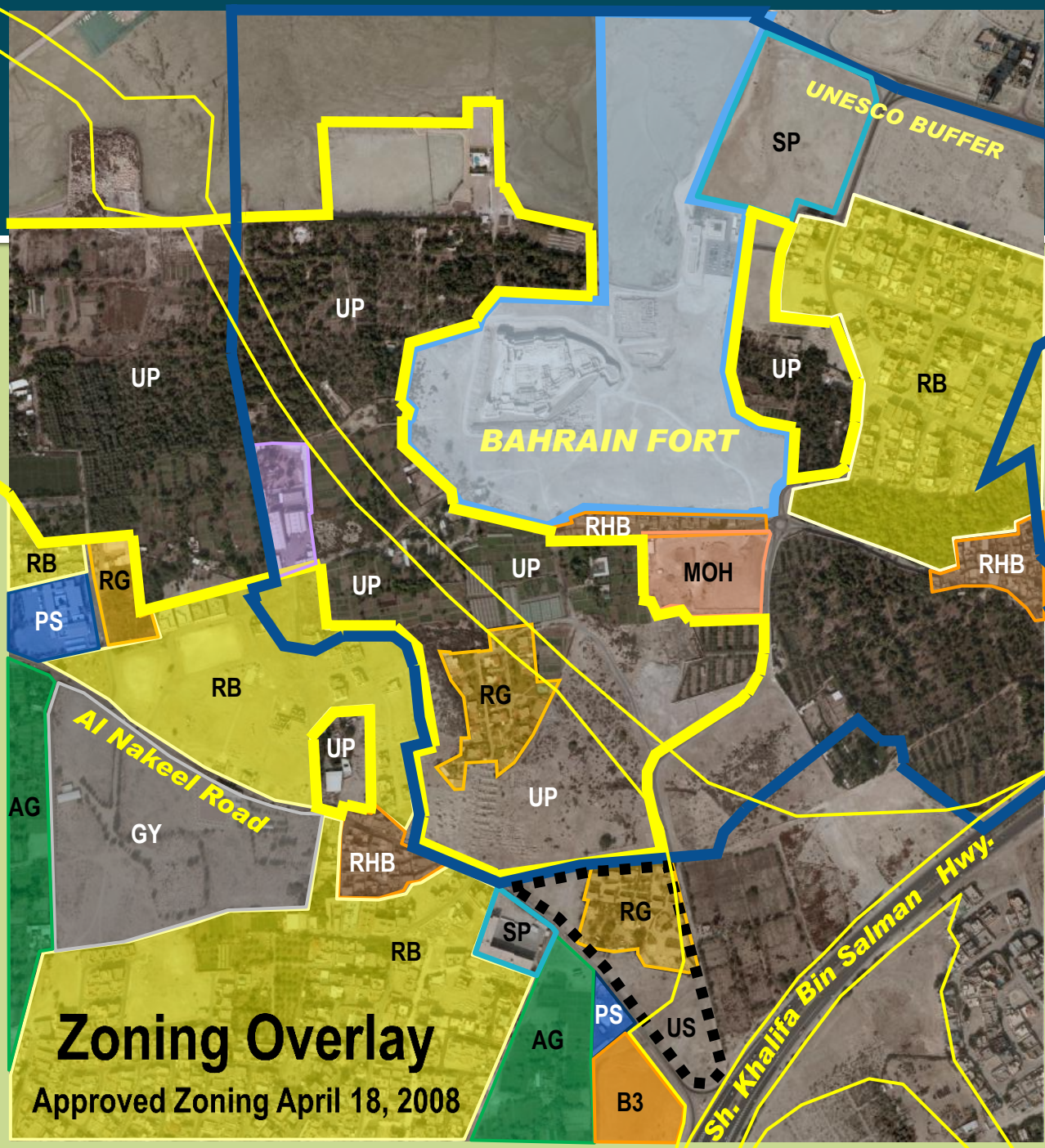




N-Road Near Bahrain Fort

ZONING LEGEND

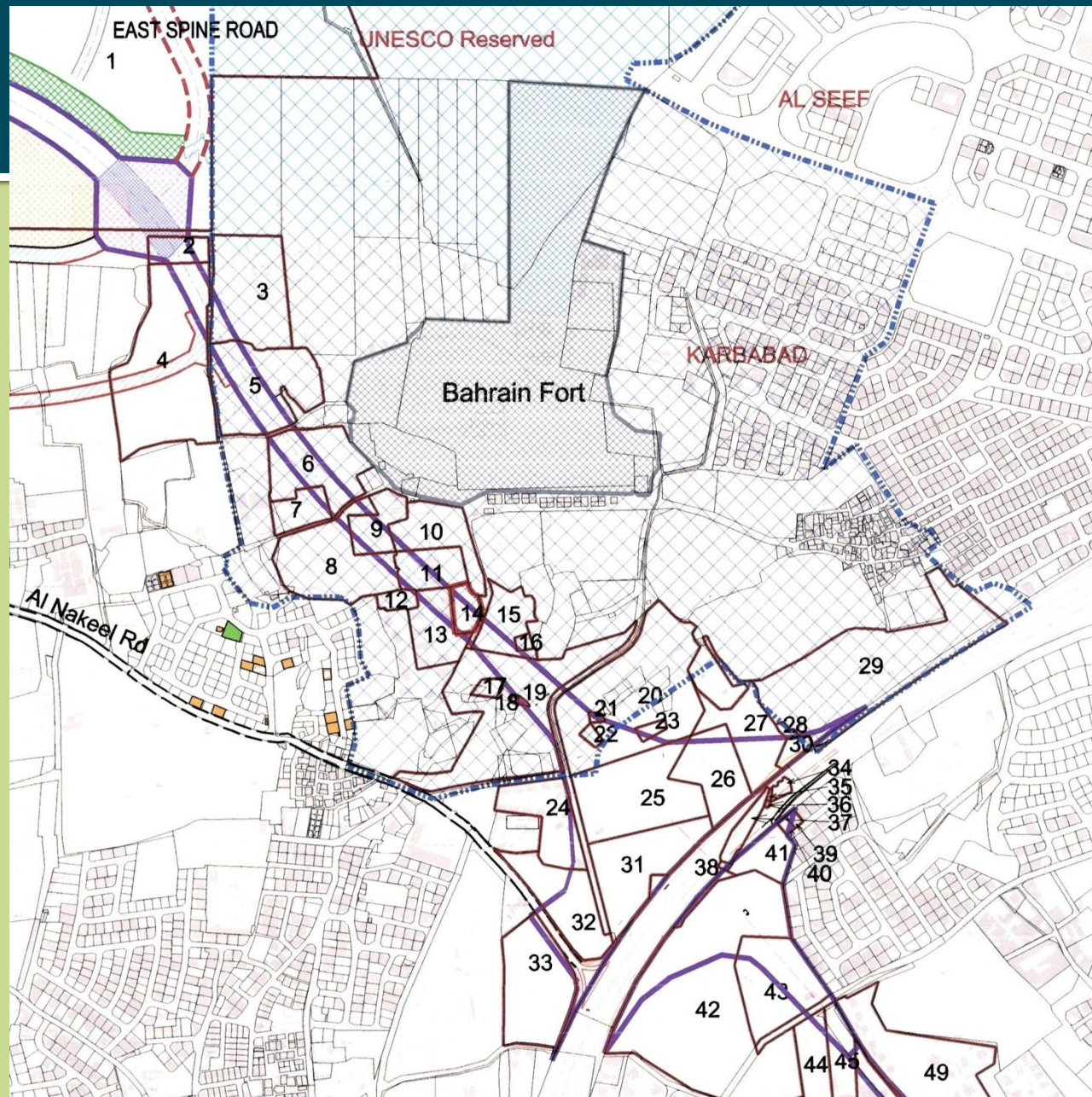
- RB PRIVATE RESIDENTIAL
- RHB ROW HOUSING (B)
- RG COMPOUNDS/ GARDENS (HS)
- MOH MOH PROJECTS
- B3 BLDGS 3 STOREY
- AG AGRICULTURAL
- PS PUBLIC SERVICES/ UTILITIES
- SP SPECIAL PROJECTS
- GY GRAVEYARDS
- US STUDY AREA
- UP UNPLANNED AREA



Zoning Overlay
Approved Zoning April 18, 2008

- BAHRAIN FORT
- UNESCO BUFFER AREA
- UNPLANNED AREA BOUNDARY
- STUDY AREA BOUNDARY

N-Road Near Bahrain Fort



- N- Road Right of Way (ROW) near Bahrain Fort is 50 M.
- 33 plots will be affected on the north side of Shk. Khalifa Bin Salman Hwy.
- Total area to be acquired is approx. 9.9 ha.

Affected Properties



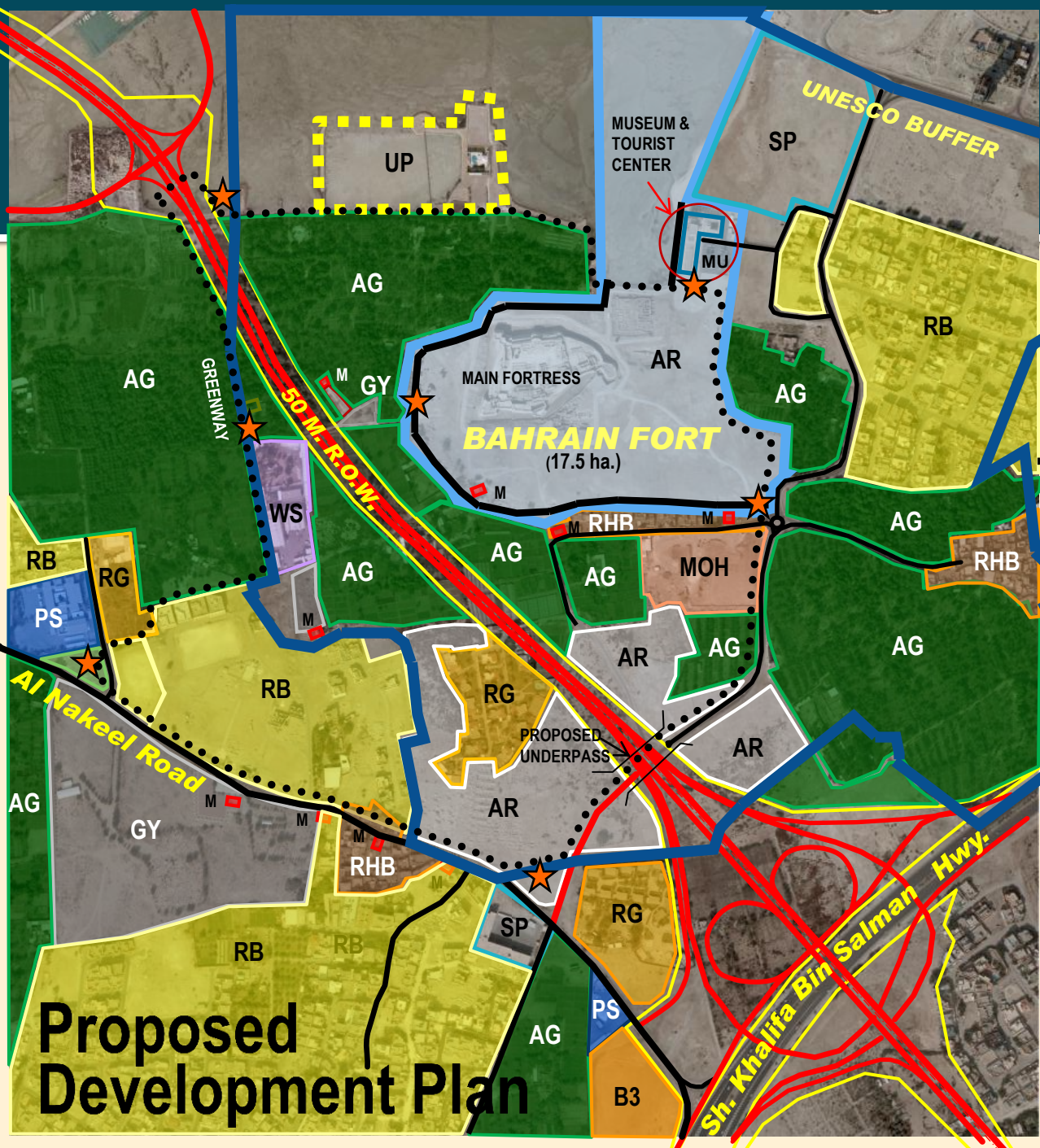
N-Road Near Bahrain Fort

LEGEND 1:

- RB PRIVATE RESIDENTIAL
- RHB ROW HOUSING (B)
- RG COMPOUNDS/ GARDENS (HS)
- MOH MOH PROJECTS
- B3 BLDGS 3 STOREY
- AG AGRICULTURAL (TO BE PROTECTED)
- AR ARCHAEOLOGICAL & CULTURAL HERITAGE
- PS PUBLIC SERVICES/ UTILITIES
- SP SPECIAL PROJECTS
- GY GRAVEYARDS
- UP UNPLANNED AREA
- M MOSQUE/MA'ATAM
- MU MUSEUM

LEGEND 2:

- PROPOSED QUALAT AL BAHRAIN HERITAGE TRAIL
- PROPOSED QUALAT AL BAHRAIN TRAIL
- ★ TRAILWAY/ PEDESTRIAN NODES
- BAHRAIN FORT
- UNESCO BUFFER AREA
- UNPLANNED AREA BOUNDARY
- EXISTING ROAD
- PROPOSED ROAD



Proposed Development Plan

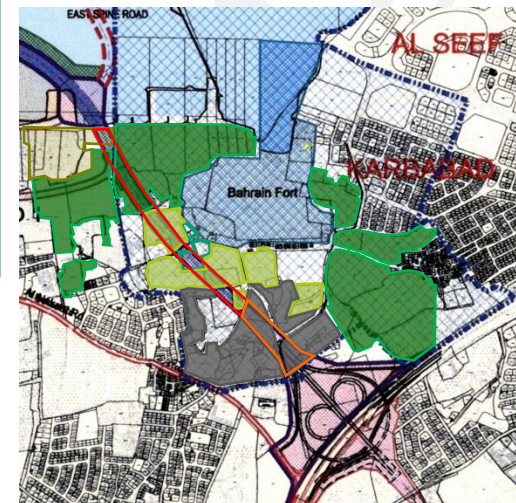
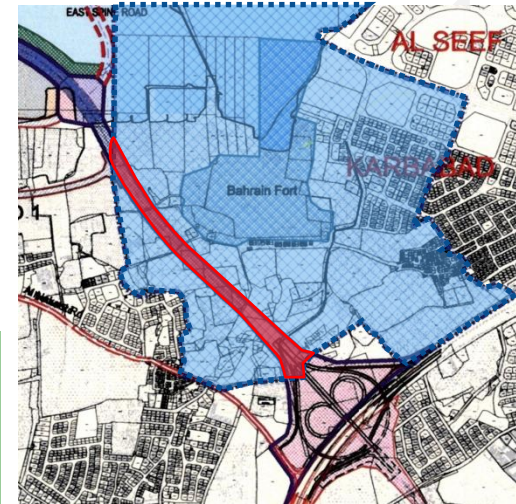
Negative:

- N-Road encroachment to UNESCO Buffer Zone
- XX ha. of Active Agricultural land will be affected
- N-Road will cut thru part of Archaeological Area (Burial Mounds Islamic) south of Bahrain Fort

Buffer Zone (Controlled Urban Growth) as a Mitigation Measures. In the case of the site of Qal'at al-Bahrain, it is needed to establish a buffer transitional zone to insure the conservation and continuity of the site for future generations and in its totalities. This buffer zone defined as an area surrounding the property with restrictions placed on its use to give an added layer of protection to the property

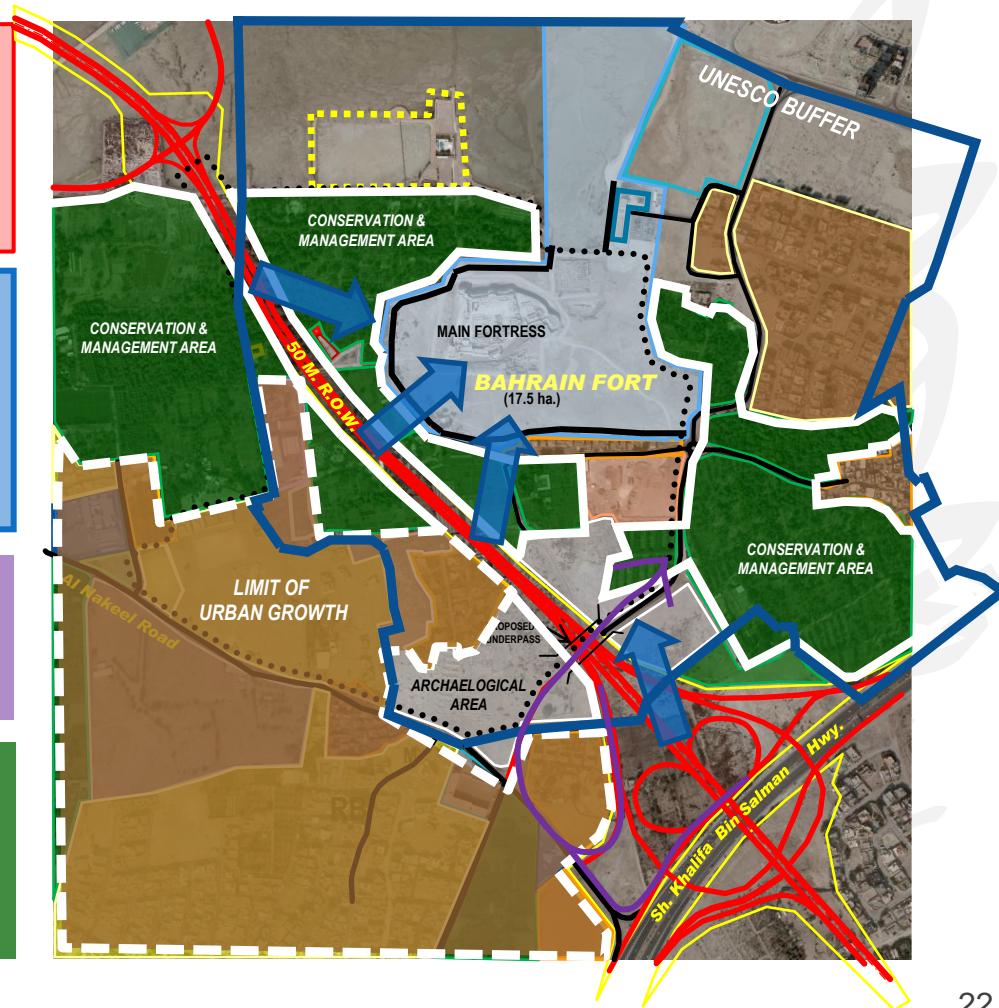
The Agricultural Land and Palm Grove around the ancient and archaeological site are as distinctive and as significant and represents an indispensable element of the site of Qal'at al-Bahrain with its unique cultural landscape and agricultural traditional economy. The Palm Groves directly linked to the archaeological tell (currently zoned Unplanned Area), contributes to its specific cultural identity and landscape. This is the main reason that this individualized agricultural zone, currently privately owned, is included as part of the Buffer Zone to insure that not only the integrity of the immediate area bordering the site is protected, but also this surrounding/integrative & distinctive cultural landscape.

Burial Mounds Islamic site. It is observed that excavation activities has been going on the west part of this site. The N-Road will affect part of this site and therefore diggings to clear the site will be required before the construction of the road.



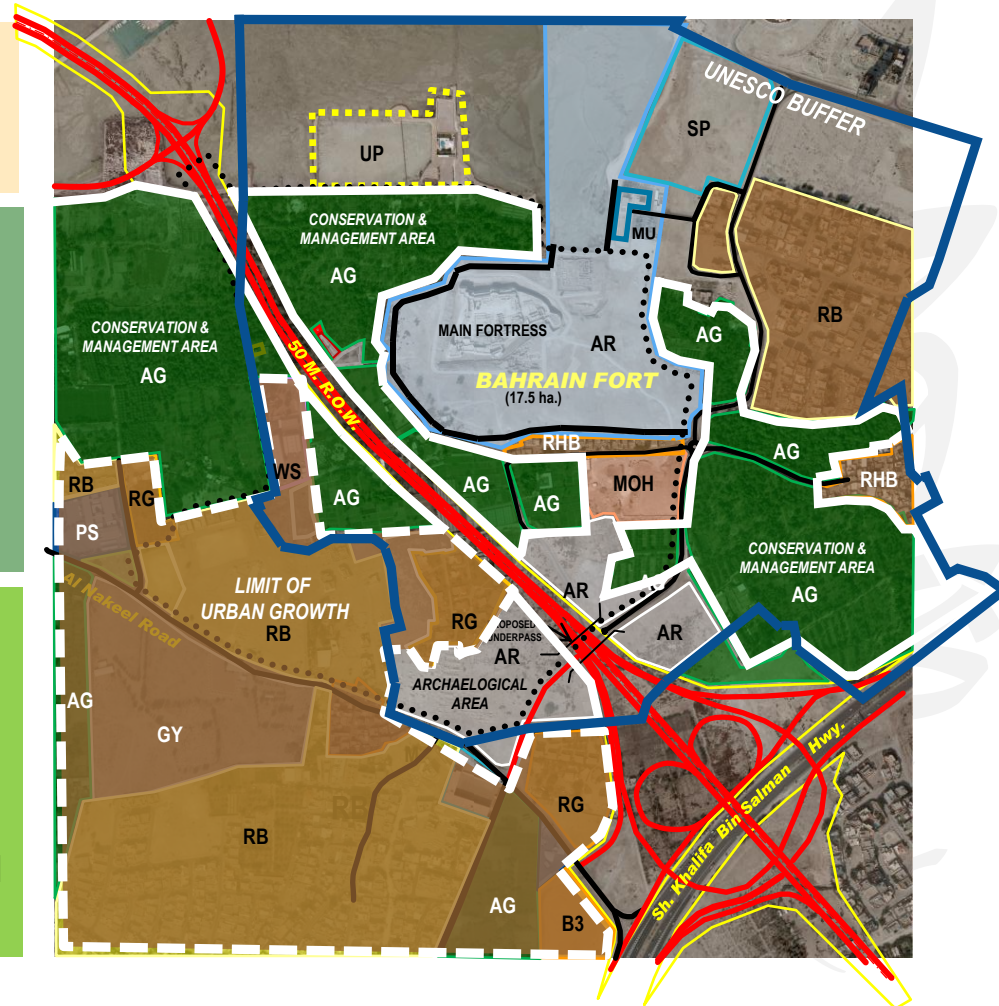
Positive:

- N-Road will serve as a physical barrier to control urban growth on the south west side of Bahrain Fort
- Provide Pocket Visual Corridor and closer exposure of the World Heritage site to the people that will promote & enhance tourism.
- Improved Accessibility to the site from all directions and attract more visitors
- Well defined boundary of Conservation area & management of protected agricultural zone

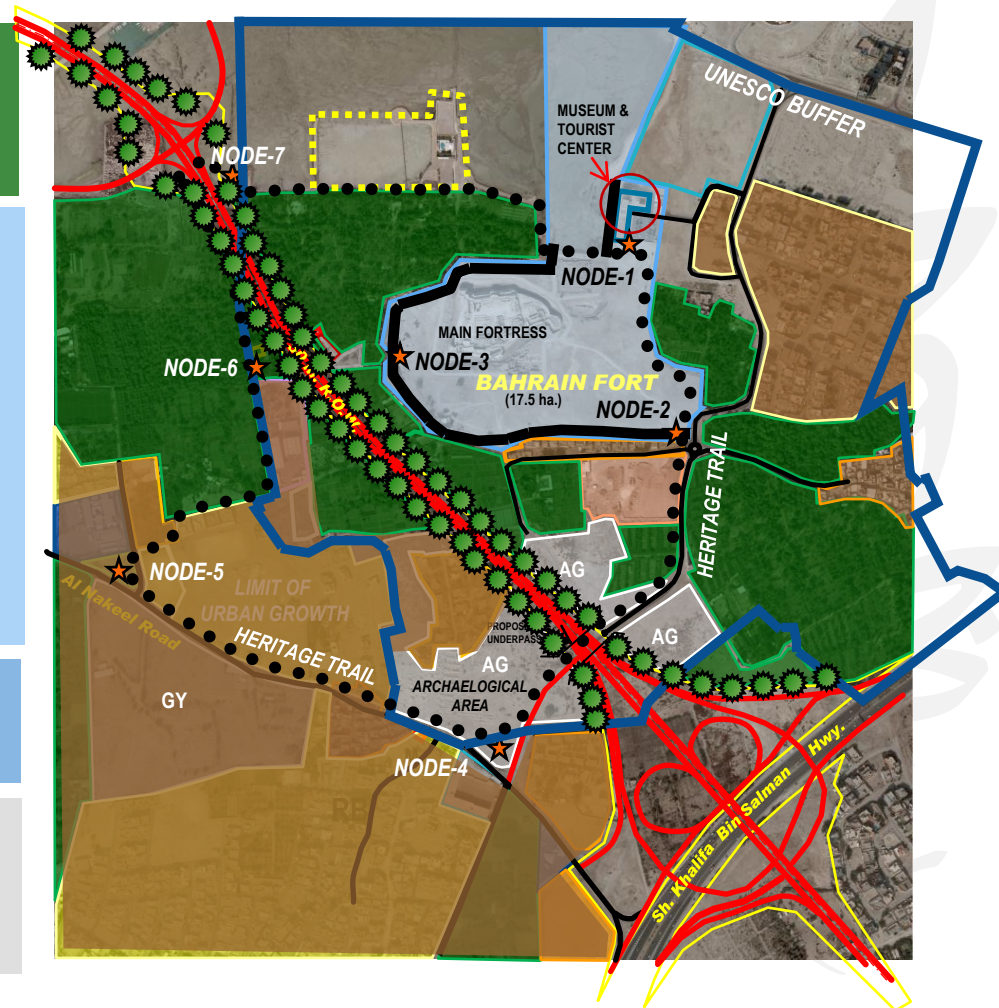




- Part of the Unplanned Area (UP) under existing Zoning near Bahrain Fort is proposed to be updated to Agricultural Zone (AG)
- This Agricultural Area (AG) will be Protected Zone under Agricultural Management on which inappropriate development is not allowed under any circumstances. Recommends a system incentives to help implement this concept. This will encourage landowners to maintain the agricultural area to be active.
- NPDS Consultant Atkins has drafted Proposed Zoning Changes and MOMUP has suggested to introduces regulations related to Historical Sites & Agricultural Zone Management. It was further suggested to explore the option of Overlay district to have flexibility in regulation and management control of this two zones related to this subject project..



- Mitigation of Palm Grove to replant Palm trees on both sides of the N-Road. This will be a landscape feature that will also served as sound barrier.
- Promote Tourism _ Starting from Visitors Center and by introducing arts and crafts center within the tourist center and along the proposed trail ways. To link the Bahrain Fort site to other heritage site within the Northern villages. Internal and external Heritage Trails have been initially proposed. Furthermore this will be connected to other historical and archaeological sites to the west of World Heritage UNESCO site.
- UNESCO Buffer Area will remain with defined extent of Urban growth.
- Once this proposal is accepted, it is suggested that the affected portion of burial mounds/Archaeological area be given consideration to clear the site.



Conclusion:



Revised N-Road alignment was approved in principle during Ministerial Sub-committee for Services meeting held on June 30, 2011.

Ministry of Works has gone to tender the design of the N-Road which now includes the design of the 'W' Link as a first phase permanent access to Al Madina Al Shamaliya.

General Directorate of Urban Planning was directed and instructed to proceed with evaluation and acquisition proceedings of affected properties for N-Road. The first phase 'W' Link road affected properties has been in process by the Acquisition and Compensation Directorate of MOMAUP.

To confirm the overall N-Road alignment, collaboration and coordination with all Ministries and agencies is very important to move forward to this project vital to the national interest and benefits.

General Directorate of Urban Planning has been in collaboration with Ministry of Culture and Heritage in particular, and will work together for the best interest of both Ministries and positive support for the National Interest of carrying out implementation of this project N-Road.



Thank You

