State of Conservation Report
Bahla Fort (C 433)
Oman

In response to the World Heritage Committee Decision No. 42 COM 7B.57, the state party is hereby happy to present this State of Conservation Report.

The report demonstrates efforts that have been made by the state party in response to the World Heritage Committee request to ensure the Outstanding Universal Values of the property.
Bahla Fort (Sultanate of Oman) (C433)
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WHC Decision: 42 COM 7B.57

The World Heritage Committee,

1. Having examined Document WHC/18/42.COM/7B,

2. Recalling Decision 40 COM 7B.26, adopted at its 40th session (Istanbul/UNESCO, 2016),

3. Commends the State Party for its efforts to ensure the sustainable management and conservation of the property, and welcomes the creation of a ‘World Heritage Sites Department’ within the Ministry of Heritage and Culture (MHC), and a site management office at Bahla;

4. Regrets that, despite previous requests, neither the finalized version of the Management Plan nor a request for a minor boundary modification have been submitted;

5. Urges the State Party to submit to the World Heritage Centre the finalized and updated version of the Management Plan, including the legal framework that will support its implementation;

6. Requests the State Party to submit to the World Heritage Centre, as soon as possible and based on Paragraph 172 of the Operational Guidelines, a detailed document summarizing the conservation and management actions already undertaken and planned at the property, (original fabric, interventions with the different earthen building techniques, interventions with other traditional materials, and new concrete construction), and showing the articulation between them and the finalized and updated version of the Management Plan;

7. Noting the recommendations of the 2017 Reactive Monitoring mission to the property, also requests the State Party to implement them, and in particular provisions for improved control and monitoring of new construction, and preparation of a conservation plan;

8. Further requests the State Party to submit, by 1 February 2019, a minor boundary modification enlarging the buffer zone, for examination by the World Heritage Committee at its 43rd session in 2019;

9. Requests furthermore the State Party to submit to the World Heritage Centre, by 1 December 2019, an updated report on the state of conservation of the property and the implementation of the above.
1. EXECUTIVE SUMMARY

The State Party has officially adopted the Regulations of the Bahla Fort Site Management by issuing the Ministerial Decree No. 81/2019 (Annex A) and translated this document into English (Annex B). The drafting process of the Regulations has included consultations with representatives of the local community as an essential step for the involvement of the citizens. Other government entities have also been consulted to ensure their maximum participation and contribution to the planning and to implement preservation and conservation activities on the Site and the buffer zone.

This essential legal framework resulted from converting the outcomes of the Site Management Plan (SMP) (Annex C), which was completed in 2010 in collaboration with the international consultant WS Atkins. The effective legal implementation of these Regulations will ensure an efficient protection of the outstanding universal values, authenticity and integrity of the Site, and will also achieve social, economic and environmental sustainability.

The State Party also commits to preserve the Site and its elements in accordance with the requirements and standards of the SMP, which comply with the Operational Guidelines of the World Cultural and Natural Heritage Conventions and the different strategical plans and technical schemes adopted by the World Heritage Committee.
2. RESPONSES TO THE WHC DECISION 42 COM 7B.57

The State Party would like to express its thanks and appreciation for the great efforts made by the World Heritage Centre and the Advisory Bodies to follow the state of conservation of the Site. The State Party would like to address this Decision adopted by the World Heritage Committee on its 42nd Session, held in Manama from June 24th 2018 to July 5th 2018, as follow:

2.1. WHCD Paragraphs 4 and 5

4. Regret that, despite previous requests, neither the finalized version of the Management Plan nor a request for a minor boundary modification have been submitted;

5. Urges the State Party to submit to the World Heritage Centre the finalized and updated version of the Management Plan, including the legal framework that will support its implementation;

The SMP was completed in 2010 in collaboration with the international consultant WS Atkins and it was converted into a legal format by the same consultant in 2012. On this basis, the Ministry of Heritage and Culture (MHC) has issued the necessary legal framework to ensure the application of the SMP. Recently, joint efforts by the MHC and other competent governmental entities have led to issuing the Ministerial Decree No. 81/2019, which officially adopts the Regulations of the Bahla Fort Site Management.

The Regulations establish the policy, procedures and responsibilities in relation to:

i. General management of structures;

ii. The World Heritage Site Management Plan and other strategies;

iii. Economic development within and around the World Heritage Site boundaries;

iv. Touristic development within and around the World Heritage Site boundaries;

v. Local craft industries and agricultural activities;

vi. Restoration and rehabilitation funding and training;

vii. Cultural traditions and intangible heritage;

viii. Urban development within the World Heritage Site boundaries and Buffer Zone;

ix. Water management within the World Heritage Site boundaries and Buffer Zone;
The process of drafting this legal format has involved consultations with a number of local stakeholders and authorities, including the Bahla Municipality, the Ministry of Agriculture and Fisheries, the Ministry of Housing, Ministry of Tourism, and Ministry of Transport and Communication as well as with representatives of the local community to cover each aspect of the management and control of the Site.

The SMP (on which the Regulations of the Bahla Fort Site Management were built) aims to:

- Provide an understanding of the World Heritage Site and define the resources within its historical and contemporary context;
- Identify the key features, characteristics and elements of the area, and define the outstanding universal values and cultural significance of the World Heritage Site and the issues affecting it;
- Define intervention policies to safeguard the authenticity and integrity of the Site;
- Enhance the experience for those who visit the Site, but also work and live in and around it.

The boundaries of the property are clear for the responsible authority and the stakeholders since the inscription of the Site on the World Heritage List in 1987. The Surrounding Wall (Sur) of the Site represents the official boundaries of the property. Following the issuance of the Regulations of the Bahla Fort Site Management and even before that, in accordance with the Operational Guidelines of the World Cultural and Natural Heritage Convention, the MHC has created also a Buffer Zone, the layout of which was submitted to the World Heritage Centre in response to the WHC Decision 42 COM 7B.57 as a proposal for a minor modification.

Figure 1 shows the Property’s boundaries and the buffer zone, which will be clearly indicated by signposts to ensure their identification by the concerned stakeholders and the local community.
Figure 1. Property’s boundaries and buffer zone with indication of the different character zones.
2.2. WHCD Paragraphs 6

6. Requests the State Party to submit to the World Heritage Centre, as soon as possible and based on Paragraph 172 of the Operational Guidelines, a detailed document summarizing the conservation and management actions already undertaken and planned at the property, (original fabric, interventions with the different earthen building techniques, interventions with other traditional materials, and new concrete construction), and showing the articulation between them and the finalized and updated version of the Management Plan;

In light of the adoption of the Regulations of the Bahla Fort Site Management, the State Party will start preparing the recommended detailed document. This process will undoubtedly need tremendous efforts to be finalized. Royal Decree No. 40/2016 established a new organisational structure within the MHC with the creation of a specific Department responsible for the World Heritage Sites (WHSD). In compliance with the SMP and to support the management of the Site and its buffer zone, the MHC has also established a Site Management Office in Bahla. These two government entities, in collaboration with the concerned stakeholders, will be responsible for drafting the document.

In the meantime, the SMP has been taking into consideration the need for developing modern services and facilities to ensure an equitable balance between the necessities of the inhabitants and the conservation and protection of the cultural heritage assets of the Site. These actions will also allow to proactively integrating the protection and conservation of the Site into the comprehensive development plans of the area.

One of the future visions of the SMP is to create a place where historical, architectural and other heritage values are protected by appropriate policies meant to conserve and develop such values while maintaining sustainability in the use of buildings and public spaces and mitigating potential risks on the cultural assets of the Site.

The conservation plans and management efforts of the Site have been conducted following the recommendations in the SMP. Moreover, all intervention works have been implemented according to the philosophy and methodology detailed in the SMP.

The SMP of the Site identified 19 Character Zones (see Figure 1), each of them with its own conservation recommendations and policies. The following table summarizes the intervention works accomplished in the Property up to this date.
<table>
<thead>
<tr>
<th>Monument</th>
<th>Character zone</th>
<th>Conservation and management action</th>
<th>Recommendations per Management Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Fort</td>
<td>1</td>
<td>Constant maintenance works</td>
<td>Management Plan recommends same general conservation guidelines as the rest of the site</td>
</tr>
<tr>
<td>Al-Qasabi House in Harat Al-Aqar</td>
<td>2</td>
<td>Restoration and consolidation</td>
<td>Consolidation followed by exterior reconstruction when necessary</td>
</tr>
<tr>
<td>The Souq</td>
<td>3</td>
<td>Renovation and Rehabilitation as per guidelines in conservation plan</td>
<td>Using traditional materials and construction techniques implement the revised renovation proposals. Surviving mud bricks should be consolidated or reconstructed when needed.</td>
</tr>
<tr>
<td>Ibn Baraka Mausoleum &amp; Al-Khair Mosque</td>
<td>10</td>
<td>Restoration</td>
<td>Full Restoration</td>
</tr>
<tr>
<td>Sabah Salem Gate</td>
<td>19</td>
<td>Restoration</td>
<td>Full Restoration</td>
</tr>
<tr>
<td>City wall parts next to North-East of the Fort</td>
<td>19</td>
<td>Restoration and consolidation</td>
<td>Restoration and consolidation</td>
</tr>
</tbody>
</table>

Table 1. The intervention works accomplished in the Property up to this date

2.3. WHCD Paragraph 7

7. Noting the recommendations of the 2017 Reactive Monitoring mission to the property, also requests the State Party to implement them, and in particular provisions for improved control and monitoring of new construction, and preparation of a conservation plan;

The State Party highly appreciates the recommendations of the Reactive Monitoring Mission and wishes to assure its commitment to address these recommendations. The necessary procedures and actions have immediately been taken as clearly illustrated in the Property State of Conservation Report of 2017. The following section describes the tangible actions made to respond on some of such recommendations, proving that the State Party is progressing concretely in addressing all issues.
3. RESPONSES TO THE REPORT’S RECOMMENDATIONS

3.1. Intrusion and Development Control

The Regulations of the Bahla Fort Site Management have addressed the new construction issue. Most importantly, they provide the Site Management Office with a legal instrument to control and monitor the future urban development within the Property.

The on-site construction control procedures have been strengthened through the Regulations of the Bahla Fort Site Management executed by the Site Management Office, which takes into account the conditions necessary to correctly maintain the historical, cultural and agricultural assets of the Site. The following measures have been taken:

- Maintain a smooth flow of motor vehicles inside the Property by not allowing the construction of new roads or expansion of existing streets in order to reduce the number of circulating vehicles, which might impact on the attributes of the Site, and thus promote pedestrian traffic;
- Prevent full or partial demolition and renovation of buildings made using traditional materials and techniques and permit only sustainable interventions on historic buildings;
- Prevent any demolitions without a reconstruction plan that respects the guidelines contained in the Regulations of the Bahla Fort Site Management;
- Subject all interventions, both new constructions and restorations, to the limits and caveats stated in the SMP for the conservation of areas and sub-regions;
- Issue a booklet about the Regulations in cooperation with the Bahla Municipality to ensure that the new interventions will be proactively conceived to be integrated into the historical fabric of the Site.

The Ministry has coordinated with the different Property's stakeholders through a series of meetings and workshops to address all the potential threats that might affect the Outstanding Universal Values of the Site. A specific focus has been put on the enforcement of the Regulations of the Bahla Fort Management, control of new interventions therein, change of land-use, and correct maintenance of the falaj system that feeds agricultural lands.
3.2. Accurate Definition of Boundaries in Maps and on Sign Posts

The boundaries of the Property and its buffer zone are very clear for the responsible authority. The surrounding wall (Sur) of the Site is the definite boundaries for the Property. The MHC has then created a buffer zone, the layout of which was submitted to the World Heritage Centre and it will be resubmitted to meet the format of Annex 11 of the Operational Guidelines.

3.3. Documentation

In 2003, the MHC commissioned an international consultant to conduct an overall documentation of all the elements of the Site. As per the Recommendation 3 in the Reactive Monitoring Mission’s report, the MHC will work according to the available resources to update the documentation plans and drawings, indicating the following:

- Interventions with the different earth techniques and reference to the intervention date;
- Interventions with other traditional materials (stone, timber, lime, etc.) with reference to intervention date;
- Any new concrete intervention if conducted.

The MHC acknowledges the importance of making all studies and documents related to the Property accessible. The new World Heritage Sites Department (WHSD) is planning to publish all the relevant documents and make them easily available to the public. The WHSD is working to collect and gather all of these documents from all the different archives of the MHC in order to eventually creating a unified archive for the Property that, once accomplished, will be one of the most crucial steps in the preservation plan of the Site.

3.4. Legal Protection and Management Plan

Over the past decade, the MHC has intensively collaborated with the competent government entities to finalize the legal tool that would have provided the Ministry with the necessary control over the Site. Recently, these joint efforts have led to issuing the Ministerial Decree No. 81/2019, which officially adopts the Regulations of the Bahla Fort Site Management.

3.5. Site Management Office

The MHC has considered the presence of a Site Management Office as a very significant and crucial step for the concrete implementation of the Regulations of the Bahla Fort Site
Management. Meanwhile, the MHC has therefore successfully established the Site Management Office at the Site, with a subsidiary also in the Regional Office of the Ministry in Ad Dakhiliyah Governorate in Nizwa. Accordingly, all tasks related to the implementation of the provisions of the Regulations of the Bahla Fort Site Management will be conducted by this Office.

3.6. Conservation Plan and Guidelines

The MHC wishes to recall the response of the State Party regarding this recommendation in the 2017 State of Conservation Report of the Site: The SMP has established the guidelines for the conservation strategy within the Site. The conservation strategy recognized nineteen Character Zones according to the following plan (see Figure 2):

**Zone 1**: The Fort;

**Zone 2**: The Harats (Quarters) of Al-Aqr, Al-Hawiyah, and Al-Ghuzeili;

**Zone 3**: The Souq Area;

**Zone 4**: The Modern Commercial Strip;

**Zone 5**: The Bahla Town;

**Zone 6**: The Souq Harats Al-Nadwa, and Al-Lahma;

**Zone 7**: Harat Al-Maghrab;

**Zones 8, 9, 11-17**: Harats Al-Khalifa, Al-Ghaf, Al-Khadrah, Al-Hadad, Al-Badah, Al-Biman, Bani Salt, Al-Khatwah, and Al-Mustuah;

**Zone 10**: Harat Al-Darudh;

**Zone 18**: Date plantations and the Falaj system;

**Zone 19**: The City Wall (Sur).
Figure 2. Map showing the 19 Character Zones of the Bahla Fort Site.

Each of these zones has its own conservation approach tailored to address its specific needs and prospects (Site Management Plan, pages 30 to 40). These approaches are also a part of an eight-point general and overall conservation strategy and philosophy listed in the SMP:
1. The morphology (the exterior form i.e. facades of individual building or perimeter and extent of an organized ensemble of structures, the street layout etc.) of the original phase of the feature/s, or the phase deemed to be of most significance, should be safeguarded to preserve the identity, integrity and authenticity of the site.

2. All reasonable attempts should be made to ensure the appropriate, and if possible, authentic re-use of redundant feature/s. An alternative use may be the only means of preserving some buildings or structures but wherever possible, the new use should not distort or detract from the significance of the feature or its context;

3. Where intervention is required to preserve something of the significance, for example the street morphology, all attempts should be made to clearly distinguish those reconstructed elements which are based on accurate archaeological and architectural documentation and those which are merely founded on conjecture;

4. Maximum understanding of the architectural feature/s and social value should be achieved prior to any intervention and all intervention should be confined to the minimum required to achieve those aims.

5. Where preservation in situ of a traditionally constructed building is unwarranted or unfeasible, it should be preserved by record to professional archaeological standards.

6. Traditional materials will be used wherever and whenever practicable during intervention works within the Oasis, whether the aim is to consolidate and/or to reconstruct existing traditionally constructed buildings or in the intervention of new buildings for domestic or commercial purposes. The remnants of the modes of production and operation in relation to the traditional building industry (e.g., mud brick manufacture or building skills) should also be safeguarded.

7. The established pattern of land-uses, which form part of the evolved morphology of the Oasis, such as the date plantations, will be safeguarded to assist in the intelligibility of the traditional settlement structure and form and to preserve the setting of the principal monuments.

8. The historic and social and symbolic values are embodied in the cultural traditions and history of the Oasis, as well as the buildings and spaces. Steps will be taken to preserve these traditional craft skills through education and life-long learning programs. Where the demise of some traditions is unavoidable, they should be recorded for posterity.
The conservation strategy defines extensively the mode of interventions to be applied in each character zone and explains what each mode comprises. The following tables describe an example of the recommended interventions and proposed re-use per each character zone.

**Table 2. Recommended mode of intervention – Character Zone 10.**

<table>
<thead>
<tr>
<th>Structure Description</th>
<th>Inventory Number</th>
<th>Potential re-use</th>
<th>Mode of Intervention</th>
</tr>
</thead>
<tbody>
<tr>
<td>All structures within the Character Zone</td>
<td>300 - 308 (not including the modern concrete dwellings)</td>
<td>-</td>
<td>Exterior reconstruction of Consolidation</td>
</tr>
<tr>
<td>Stone vaulted tomb</td>
<td>304</td>
<td>Interpretation facilities</td>
<td>Full reconstruction</td>
</tr>
</tbody>
</table>

**Table 3. Recommended mode of intervention – Character Zone 18.**

<table>
<thead>
<tr>
<th>Structure Description</th>
<th>Inventory Number</th>
<th>Potential re-use</th>
<th>Mode of Intervention</th>
</tr>
</thead>
<tbody>
<tr>
<td>Summer houses</td>
<td>705</td>
<td>-</td>
<td>Consolidation</td>
</tr>
<tr>
<td>Outlying mosques</td>
<td>706, 721, 722</td>
<td>Mosques</td>
<td>Exterior reconstruction</td>
</tr>
<tr>
<td>Zigrab</td>
<td>719</td>
<td>Tourist attraction</td>
<td>Consolidation</td>
</tr>
</tbody>
</table>

The MHC adopted this conservation strategy as detailed in the SMP. It assures that prior to any intervention, a comprehensive action plan is prepared for the specific monument following the conservation strategy’s recommendations. In this regard, the MHC wishes to confirm that any intervention in the Property was conducted following the conservation recommendations in the SMP, whether it regards a reconstruction, a consolidation, or both. It is essential to mention that, because of its special fabric and its architectural characters, the conservation strategy included special conservation recommendations for the Souq. It is also important to mention that the State Party has included the conservation strategy adopted for the whole Oasis of Bahla and specifically for the Souq in the previous reports to the WHC.
3.7. Architectural Recording

As previously mentioned, the World Heritage Sites Department of the MHC is currently working on collecting all studies and researches done on the Site, in order to create an inventory of these documents in the near future in collaboration with the new established GIS Department. The MHC acknowledges the importance of continuing the documentation and study projects to end up with a comprehensive architectural recording document including all the Site’s elements.

3.8. Revision of the Property’s Name

The State Party appreciates this proposal. The revision of the property’s name will be officially taken in the near future.

3.9. Protection and Consolidation of Harat Al-Aqr Settlement, the Falaj System and the Ancient City Wall

The State Party considers the protection and consolidation of the components of Harat Al-Aqr as one of the most important projects to preserve the Outstanding Universal Values of the Site. Such a project is currently difficult to be implemented due to the large size of the Harat and for the high number of earthen constructions. However, the MHC is confident to start the consolidation of the earthen components of the Harat Al-Aqr in the near future.

Regarding to the Falaj system, the MHC is working closely with the Ministry of the Regional Municipalities and Water Resources to keep the channels fully functional in order to ensure the smooth flowing of the water throughout the network.

The experts of the Monitoring Mission pointed out to the need for an urgent intervention in some parts of the city wall, especially the section located on the highway between Nizwa and Bahla. The MHC is preparing an intervention plan to carry out the preservation project necessary to strengthen that part of the wall.

4. Restoration, alteration and/or new construction intended within the property or the buffer zone:

As above mentioned, the on-site construction and development control procedures have been strengthened through the Regulations of the Bahla Fort Site Management executed by the Site Management Office, which takes into account the conditions necessary to correctly preserve the Outstanding Universal Values of the property. Currently, there is no major intervention
projects that might create any potential threat on the property and once the Ministry or any of the property's stakeholders will intend to conduct such projects, the Site Management Office will take the appropriate actions to ensure the full protection and preservation of the OUV and also the authenticity and integrity of the property.

5. Public access to the State of Conservation Report:
The State Party does not have any objection to upload this entire report for public access.

6. Signature:
وزارة التراث والثقافة
قرار وزاري
رقم 2019/81

بإصدار اللائحة التنظيمية لإدارة موقع قلعة بهلاء

استنادًا إلى المرسوم السلطاني رقم 81/69 بالموافقة على انضمام سلطنة عمان إلى اتفاقية حماية التراث العالمي الثقافي والطبيعي، وإلى المرسوم السلطاني رقم 40/2016 بتحديد اختصاصات وزارة التراث والثقافة، واعتماد هيكلها التنظيمي، وإلى المرسوم السلطاني رقم 30/2019 بإصدار قانون التراث الثقافي، وبناءً على ما تقضيه الصلحة العامة.

قرر
المادة الأولى

يعمل بأحكام اللائحة التنظيمية لإدارة موقع قلعة بهلاء، المرفقة.

المادة الثانية

يلغي كل ما يخالف اللائحة المرفقة، أو يتعارض مع أحكامها.

المادة الثالثة

ينشر هذا القرار في الجريدة الرسمية، ويعمل به من اليوم التالي لانقضاء (60) سنتين يومًا من تاريخ نشره.

صدر في: 7/9/1440 هـ
الموافق: 13/5/2019 م

هيثم بن طارق آل سعيد
وزير التراث والثقافة
اللائحة التنفيذية لإدارة موقع قلعة بهلاء
الفصل الأول
تعريفات وأحكام عامة
المادة (1)
في تطبيق أحكام هذه اللائحة يكون للكلمات والعبارات الآتية المعنى المبين قريبا كل منها:
ما لم يقتض سياق النص معنى آخر:
الوزارة:
وزارة التراث والثقافة.
الجهة المعنية:
قسم موقع بهلاء في دائرة موقع التراث العالمي بالمديرية العامة للآثار في الوزارة.
الجهات المختصة:
وزارة التجارة والصناعة، وزارة الزراعة والشريعة السمكية، وزارة الإسكان، وزارة البلديات الإقليمية وموارد المياه، وزارة السياحة، وزارة النفط والغاز، الهيئة العامة للمياه، الهيئة العامة للصناعات الحرفية، المجلس البلدي في محافظة الداخلي، مكتب والي بهلاء.
الموقع:
موقع قلعة بهلاء المدرج في قائمة التراث العالمي بما فيها مناطق التمييز ومنطقة الماولة، ومحيطه المحدود في الملحق رقم (1) المرفق بهذه اللائحة، وفق التزامات سلطنة عمان المنصوص عليها ضمن الاتفاقية الدولية لحماية التراث العالمي الثقافي، الطبيعيا لسنة 1972.
المنطقة الأساسية:
حدود الموقع الذي يشمل كافة المفردات ذات القيمة الثقافية الاستثنائية العالمية.
منطقة التمييز:
المناطق التي تتواجد فيها الحالة المادية، وتتمتع بخصوصية عن بقية المناطق الأخرى، وتستوجب إلى إجراءات ووسائل حماية تتناسب مع احتياجاتها.
خطة الإدارة:

وتشمل المرونة والنصوص الواضحة من أجل تنفيذ التسليب المناسبة للمساعدة في عملية الإدارة اليومية للموقع بما يساهم في المحافظة على القمامة الثقافية الاستثنائية العالمية على مدى الطويل، ويسهل من ممارسة المجتمع المحلي حياته اليومية في الموقع.

المنطقة المغلقة:

المنطقة النافورة الحيوية بالمنطقة الأساسية، وتشكل للموقع محيطًا جغرافيًا لحماية عملية التطوير في محيط سور الموقع، وعلى اصطدام الأماكن القريبة الرئيسية المؤدية إلى الموقع، وتحتاج إلى إجراءات ووسائل حماية تناسب مع احتياجاتها.

فلسفة الحضور:

منهج للأولويات المتنوعة والضرورية لحماية التوحيد التاريخي والعمري للموقع الذي تنتمي فيه الحالة المادية للمباني والأنشطة.

المادة (2):

تهيئة الجهات المعنية من خلال إدارة الموقع إلى تحقيق ما يأتي:

1 - المحافظة على القيم الثقافية الاستثنائية العالمية للموقع.
2 - تمكين وتشجيع المجتمع المحلي على الإقامة والعمل في الموقع وساهمة في تطوير المناطق غير المستغلة فيه.
3 - تشجيع أنماط وأنشطة الحياة الاقتصادية والاجتماعية والثقافية للقاطنين في الموقع وإقامة المشاريع ذات النفع العام داخله، والأماكن القريبة منه.

المادة (3):

تحدى حدود الموقع على النحو الآتي:

1 - يقسم الموقع إلى (19) تسع عشرة منطقة مميزة، والمدينة في المحقق رقم (1) المرفق بهذه اللائحة، ويتحدد محيطها كما هو مبين في المحقق رقم (2).
الجريدة الرسمية العدد (١٢٩٣)

٢ - تعتبر مناطق التمبير أرقام (٤ و ٥ و ٨) والbine في الملحق رقم (١) المرفق بهذه
الائحة من المناطق التي تحتاج إلى إجراءات فاعلة لضبط مشروعات التنمية
فيها بما لا ينال من فلسفه الحفاظ.

٣ - تكون أبعاد المنطقة المائلة محددة ضمن الملحق رقم (٢)، والمرافق بهذه
الائحة.

المادة (٤)

تختص الجهه المعنية بو ضبط ومتابعة وتنفيذ كافة الضوابط ومعايير خطة الإدارة
في الموقع، وليها بصفة خاصة الآتي:

١ - تنفيذ ضوابط ومعايير إدارة الموقع وفقًا للمنطقة الأساسية، والمنطقة العازلة.

٢ - اتخاذ القرارات ذات الصلة بعمليات التطوير داخل الموقع ومنطقة العازلة.

٣ - إدارة مبادرات الوزارة في الموقع.

٤ - إدارة أعمال التأهيل وبرامج التدريب الواردة في الفصل السادس من هذه
الائحة.

٥ - تقديم الإرشادات والنصائح فيما يتعلق ببرامج التصميم والتطوير للجهات
المختصة أو أي جهة أخرى تعزب في تنفيذ مشروعات النفع العام في الموقع.

٦ - تنفيذ برامج الحماية والتأهيل والتطوير للموقع المعقد من قبل الوزارة.

٧ - تقديم وتطوير الإرشادات والنصائح العامة حول إدارة الموقع.

٨ - تنفيذ خطة إدارة الموقع والبرامج الأخرى المعتمدة من الوزارة.

٩ - التشجيع على المحافظة على العادات والتقاليد الثقافية والاجتماعية في الموقع.

٠ - المساهمة في جهود تشجيع السياحة في الموقع.

١٠ - مراقبة عملية التطوير في الموقع.
الفصل الثاني
إدارة وحماية الموقع
المادة (5)
تتولى الجهات المعنية مسؤولية الإشراف على إدارة الموقع، كما تتولى التنسيق مع الجهات المختصة بشأن الإدارة المباشرة للموقع.
المادة (6)
لا يجوز القيام بأعمال التطوير في الموقع، إلا بعد الحصول على ترخيص من الجهات المعنية، وعلى وجه الخصوص أعمال التنمية والتطوير ذات العلاقة بالأنشطة الآتية:
1- الأنشطة السكنية وأعمال البناء.
2- الأنشطة التجارية والبيع بالتجزئة.
3- الأنشطة السياحية.
4- أنشطة البنية الأساسية، وتشمل توصيات الكهرباء، والاتصالات، وتمديدات المياه وغيرها.
5- أنشطة خدمات النقل.
6- أنشطة الأعمال ذات الصلة بإدارة المياه.
المادة (7)
تعمل الجهات المعنية على تنفيذ خطة إدارة الموقع والمنطقة العازلة، كما تعمل على بيان الإرشادات والمتطلبات المبينة في تلك الخطة، ودعم وتطوير الخطط والبرامج الأخرى ذات الصلة.
الفصل الثالث

التنمية المستدامة في الموقع

المادة (8)

تعمل الجهات المعنية على تشجيع القيام بالأنشطة الآتية:

1- المشاريع التطويرية أو المبادرات والخطط التي تحافظ، وتعزز القيم الاجتماعية، والاقتصادية للقاطنين في الموقع.

2- المشاريع التجارية أو المبادرات ضمن الموقع، والمنطقة المحيطة، التي تعكس متطلبات خطة الإدارة.

3- المشاريع التي تعمل على إعادة الأنشطة الاجتماعية والاقتصادية إلى الموقع.

المادة (9)

تعمل الجهات المعنية على إيجاد أفضل الحلول الممكنة عند نشوء تعارض محتمل بين المشاريع المجددة أو المبادرات، وبين متطلبات فلسفة الحفاظ، دون المساس بالقيم الاستثنائية العالمية للموقع.

المادة (10)

تلتزم الجهات المعنية بتوثيق التقاليد القائمة في الموقع، واتخاذ كافة التدابير لحماية أي حرفة أو تجارة أو أعمال تقليدية معرضة للاندثار، بما يعكس أعمال التنمية المستدامة للموقع، والقيمة الاستثنائية المميزة له.

الفصل الرابع

التنمية السياحية في الموقع

المادة (11)

تعمل الجهات المعنية من خلال وزارة السياحة على إعداد مخططات سياحية، والقيام بأعمال التطوير السياحي للموقع، وتحديده، وذلك بالتنسيق مع الوزارة، وذلك دون المساس بالقيم الاستثنائية العالمية للموقع.
المادة (12)
للجهة المعنية تقديم الدعم والمشورة أو التوجيه أو التوصية لمنح فروض ميسرة لبائדות القطاع السياحي، وذلك بعد تقديم دراسة جدوى اقتصادية ومالية لكل مشروع لتحديد الفوائد الاقتصادية للمشروع، وتوقيف التأثيرات غير الاقتصادية.
الفصل الخامس
تنمية الصناعات الحرفية والأنشطة الزراعية
المادة (13)
تُعمل الجهية المعنية من خلال الهيئة العامة للصناعات الحرفية على حماية وتطوير الصناعات الحرفية في الموقع لدعم الحرفيين المحترفين والمشاركة في تأسيس برامج تدريبية للقاطنين في الموقع حول تلك الحرف.
المادة (14)
تُعمل الجهية المعنية من خلال الهيئة العامة للصناعات الحرفية على دعم المشاريع المحلية المرتبطة بالصناعات الحرفية في الموقع، وللجهة المعنية التوصية - عند الضرورة - بتكريك أي طلب تقدمه المشاريع المحلية للحصول علىتمويل مالي من القطاع الخاص.
المادة (15)
تُعمل الجهية المعنية من خلال وزارة الزراعة والثروة السمكية على تطوير ودعم التدريب وتقديم الإرشادات للاستزاعي الزراعية ضمن الموقع، ومنطقة العزلة.
المادة (16)
تتولى الهيئة المعنية - بالتعاون مع الجهات المختصة - دعم المشاريع المحلية المرتبطة بالصناعات الحرفية والمنتجات الزراعية من خلال الساعدة في بيع منتجاتها، لضمان إيجاد منافذ مناسبة لهذه الصناعات والمنتجات في الأسواق.
الفصل السادس
أعمال التدريب والتأهيل والتدريب والتمويل في الموقع
المادة (17)

تعمَّل الجهات المعنية على تحقيق الآتى:

1- تطوير البرامج التعليمية والتوعوية لسكان الموقع، والمنطقة العازلة الذين
يملكون أو يستأجرون أو يسكنون في المباني الطينية، بهدف تزويدهم
بالمعلومات التي تتعلق بكيفية العناية بممتلكاتهم، وإجراءات الصيانة الأساسية
لها، والإرشادات المتعلقة بتلك المباني، وكيفية الحصول على المهارات الفنية،
والمواد الضرورية.

2- تطوير البرامج التدريبية لدعم وتأهيل الحرفيين ومقاولى البناء المتخصصين
في ترميم وصيانة إعادة بناء المباني الأثرية والتاريخية وملكي المباني الطينية،
لإكسبهم مهارات البناء، وطرق المحافظة عليها، وترميم وصيانة تلك المباني.

3- تسهيل حصول ملاك المباني في الموقع على مصادر المواد المطلوبة لإنجاز أعمال
الإصلاح والصيانة.

المادة (18)

لا يجوز إجراء أي أعمال هدم جزئية، أو كلية للمباني التراثية أو التاريخية في الموقع
والمنطقة العازلة، ومنطقة التميمز رقم (19) المبينة في الملحق رقم (1) المرفق بهذه
اللاعنة، ما لم تشكل تلك الأعمال جزءاً من مشاريع الصيانة التي أقرت من قبل الجهة
المنية، وفي حالة عدم سلامة البنية الإنشائية للمباني الطينية، أو كونها تشكل خطورة
على السلامة، يتلزم المالك بإخبار الجهات المعنية لاتخاذ القرار المناسب بشأنها.

المادة (19)

تعمَّل الجهات المعنية على دعم ملاك المباني الطينية ضمن مناطق التميمز أرقام
(1 و2 و7 و10) المبينة في الملحق رقم (1) المرفق بهذه اللائحة، وضمن المنطقة العازلة،
للحفاظ على الحد الأدنى لسلامتها.
المادة (۲۰)  
يجوز ملك الحماة الطينية بعد موافقة الجهة المعنية القيام بأعمال التصوير الحديثة على موقع سابق من الحماة الطينية في مناطق التمييز أرقام (۲ و۷ و۸ و۹ و۱۰ و۱۱ و۱۲ و۱۳ و۱۴ و۱۵ و۱۶ و۱۷ و۱۸) المبينة في الملحق رقم (۱) المرفق بهذة اللائحة، وضمن المنطقة العازلة بعد استيفائها للمعايير الآتية:

١ - عدم إدراج المبنى أو الموقع ضمن خطة عمليات التشبيط الكاملة.

٢ - عدم جدوى إعادة التشبيط الخارجي طبقاً لتوصيات الوزارة.

المادة (۲۱)  
يجوز الترخيص بإجراء عمليات دمج للمبانى التراثية، أو الأبنية الموجودة حاليًا في الموقع لضمان حصول استخدام مستدام لها متى تثبت أن الشكل الخارجي والتوزيع الداخلي لهذه المباني أقل من المنشأ المستهدفة من إعادة استخدامها، وذلك بعد تقييم الجهة المعنية لكل حالة على حدة.

المادة (۲۲)  
تلتزم الجهة المعنية بحماية السور الذي يحيط بالموقع من كافة الأعمال غير المرخص بها، كما تقوم بأعمال الصيانة والتأهيل اللازمة له.

الفصل السابع
الضوابط العامة لتصميم المباني
المادة (۲۳)  
يجب أن تعكس أعمال التصوير الحديثة في الموقع الإرشادات التصميمية الواردة في خطة الإدارة، بما في ذلك أعمال التوسعة والتغيير للمباني الحالية بحيث تشمل فلسفة الحفاظ على القيمة الاستثنائية للموقع المرتفع بخطة الإدارة، بما في ذلك أعمال التمديدات، والتغييرات التي تحصل للمباني الموجودة حاليًا في مناطق التمييز أرقام (۱ و۲ و۳ و۴ و۷ و۸ و۹ و۱۰ و۱۱ و۱۲ و۱۳ و۱۴ و۱۵ و۱۶ و۱۷ و۱۸) المبينة في الملحق رقم (۱) المرفق بهذة اللائحة.
المادة (24)

يجب أن تكون أعمال التطوير الجديدة وأعمال الاستبدال، والتوسيع للمباني الحالية ضمن الأراضي الزراعية في الموقع في حدود قطعة أرض المبنى.

المادة (25)

لا يجوز إجراء أعمال التطوير التي تقع ضمن مسافة (15م) خمسة عشر متراً من الجانب الداخلي للسور المحيط بالموقع، إلا بعد الحصول على الترخيص من الوزارة.

المادة (26)

لا يجوز إجراء أعمال التطوير للأراضي غير المستصلحة الواقعة في المنطقة العازلة.

المادة (27)

لا يجوز الموافقة على أعمال التطوير التي تضم، أو تشتمل على تشبيه جدران جديدة أو ملحقات للبناء محدودة إلا بعد توافر الشروط الآتية:

1 - أن تكون واقعة ضمن مناطق التمييز أرقام (1 و2 و3 و4 و6 و7 و10) المبينة في الملحق رقم (1) المرفق بهذه اللائحة، وأن تتماشى مع فلسفة الحفاظ المبينة في خطة الإدارة للموقع.

2 - أن تكون ضمن أعمال التطوير الواقعة في مناطق التمييز أرقام (6 و8 و9 و11 و12 و13 و14 و15 و16 و18) المبينة في الملحق رقم (1) المرفق بهذه اللائحة، ومنطقة العازلة، على ألا تتجاوز ارتفاع الجدران الجديدة المراد تشييدها والمحيطة بقطع الأراضي الزراعية (5,5م) متراً ونصف المتر.

المادة (28)

لا يجوز تنفيذ أعمال التطوير التي تؤثر سلباً على نسب المباني التاريخية والتاريخية في الموقع ضمن المجال البصري.

المادة (29)

يجب أن يكون ارتفاع المباني الجديدة التي تقام في الموقع بما لا يجاوز ارتفاع المساكن المجاورة.
المادة (30)

يجب إبقاء خط البناء المتعارج التقليدي الحالي ضمن الحارات التاريخية في مناطق التمبيز أرقام (26 و27 و28 و9 و10 و11 و12 و13 و14 و15 و16 و17) المبينة في الملحق رقم (1) المرفق بهذه اللائحة على حاله دون تغيير.

المادة (31)

يحظر إقامة أعمال التطوير التي تستخدم مواد غير تقليدية في البناء من حيث القياس والتصميم ولا تتوافق مع النسق العمراني لمنطقة التمبيز رقم (4) المبينة في الملحق رقم (1) المرفق بهذه اللائحة.

الفصل الثامن

أعمال التطوير السكني

المادة (32)

يحظر منح الترخيص لتشييد مبان سكنية جديدة في مناطق التمبيز أرقام (26 و27 و28 و9 و10 و11 و12 و13 و16 و17) المبينة في الملحق رقم (1) المرفق بهذه اللائحة وضمن المنطقة العازلة.

المادة (33)

يجوز إجراء أعمال التطوير السكني الجديدة فقط على المبان السكنية الحالية في منطقتي التمبيز رقمي (5 و18) المبينة في الملحق رقم (1) المرفق بهذه اللائحة وضمن المنطقة العازلة.

المادة (34)

يجوز إجراء أعمال التطوير أو استبدال المبان السكنية الأسمنتية القائمة حالياً في مناطق التمبيز أرقام (26 و27) المبينة في الملحق رقم (1) المرفق بهذه اللائحة وضمن المنطقة العازلة في حالة كون بناء المبانى المستبدلة باستخدام الطابوق الطينى متماشياً مع فلسفة الحفاظ المحددة في خطة الإدارة.
المادة (٣٥)
يجوز إجراء أعمال التطوير أو استبدال المباني السكنية الأسمنتية القائمة حاليا ضمن مناطق التمييز أرقام (٤ و٨ و٩ و١٠ و١١ و١٢ و١٣ و١٤ و١٥ و١٦ و١٧) المبينة في الملحق رقم (١) المرفق بهذه اللائحة، وضمن المنطقة العازلة، وذلك بعد توافر الشروط الآتية:

١- اتباع المخططات الإسكانية للحدود الحالية.

٢- عدم زيادة مساحة البناء، وعدم إضافة طوابق إضافية.

٣- مراعاة ألا يكون ارتفاع المبنى الإبدال أعلى من المبنى الحالي، أو المساكن المجاورة.

٤- ضرورة وضع مكيفات الهواء أو أجهزة التهوية على سطح المباني، وفي حالة عدم إمكانية ذلك يمكن وضعها على الجانب، أو خلف المباني.

المادة (٣٦)
يجوز إجراء أعمال التطوير أو استبدال المباني السكنية الأسمنتية القائمة ضمن مناطق التمييز أرقام (٥ و٨ و١٨) المبينة في الملحق رقم (١) المرفق بهذه اللائحة، وذلك عند توافر الشروط الآتية:

١- ألا يتجاوز مخطط المسكن الإبدال مساحة المبنى الموجود حاليا، وللجهة المعنية زيادة المساحة بنسبة (٥٠٪) خمسين بالمائة إضافية في الحالات التي تقدرها.

٢- ألا يؤدي مشروع التطوير إلى استقطاع ما تبقى من قطعة الأرض الزراعية.

٣- ألا يتجاوز ارتفاع المبنى ارتفاع البناء الحالي، ويكون متغشيا مع ارتفاع المباني المجاورة، ويجب ألا يتجاوز بأي حال من الأحوال ارتفاع (٨ م) ثمانية أمتار فوق سطح الأرض عند أعلى نقطة في المبنى.

٤- أن يكون البناء في طرف الأرض في حالة بناء أي مبنى بديل واقع ضمن الأراضي الزراعية.

المادة (٣٧)
يحظر القيام بأي أعمال إضافية في المباني السكنية الأسمنتية القائمة إلا إذا كانت م محصورة في نطاق تلك المباني.
الجريدة الرسمية العدد (1292)

كما يحظر القيام بتعديل أو توسع تلك المباني ضمن مناطق التمميز أرقام (4، 6، 7، 8، 9، 10، 11، 12، 13، 14، 15، 16، 17) المبنية في الملحق رقم (1) المرفق بهذه اللائحة، وضمن المنطقة العازلة.

المادة (38)

يجوز تنفيذ أعمال تعديل أو تطوير المباني السكنية الأسمنتية القائمة من خلال التوسع في منطقتي التمميز رقمي (5، 18) المبنية في الملحق رقم (1) المرفق بهذه اللائحة، وضمن المنطقة العازلة في حالة تجاوز المخططات مع نقش الواحة أو السور، وبعد استيفاء الشروط الآتية:

1- لا تؤدي التوسع إلى فقدان مساحة أكبر من الأرض الزراعية المجاورة.

2- لا تؤدي التوسع المقترحة إلى هدم تركيبة المباني الطينية الموجودة بشكل كلي، أو جزئي.

3- لا يتجاوز ارتفاع التوسع المقترحة ارتفاع العقار الحالي الملحقة به، ويجب ألا يتجاوز بأي حال من الأحوال ارتفاع (8 م) ثمانية أمتار فوق سطح الأرض عند أعلى نقطة في المبنى.

المادة (39)

لا يجوز أن يتجاوز ارتفاع المباني السكنية ضمن الموقع والمنطقة العازلة طابقين ما لم تكن تلك المباني بديلا عن مبان أخرى، أو أبنية تاريخية كانت قائمة، وتجاوز ارتفاعها طابقين.

المادة (40)

يحظر الانتفاع بالأراضي الزراعية في غير ما أعدت له تغيير نوعية استعمالها ضمن حدود الموقع والمنطقة العازلة.
الفصل التاسع

تطوير الأنشطة التجارية

المادة (41)

تقوم الجهات المعنية على البحث في المشاريع المحفرة للأنشطة التجارية ضمن المباني الموجودة حاليا في مناطق التميميز أرقام (20، 21، 22، 23، 24، 25، 26، 27، 28، 29). بناء على مميزاتها، وبعد دراسة كل حالة على حدة، كما يجب على المشاريع المتعلقة بأساليب أو تعديل الأبنية لتلك الأغراض أن تلتزم المبادئ المبينة في فلسفة الحفاظ.

المادة (42)

تحظر القيام بتطوير الأنشطة التجارية ضمن مناطق التميميز أرقام (20، 21، 22، 23).

المادة (43)

يجوز القيام بإنشاء الأنشطة التجارية أو استهدافها ضمن مناطق التميميز أرقام (20، 21، 22، 23، 24، 25، 26، 27، 28، 29) في المباني في الملف رقم (1) المرفق بهذه اللائحة، وضمن المنطقة العازلة بعد توافر الشروط الآتية:

1 - عدم هدم أي من المباني الطينية القائمة.
2 - عدم إضافة أي طوابق جديدة.
3 - ألا يتجاوز ارتفاع المبنى الحالي ارتفاع الأبنية الحالية.

المادة (44)

يجوز الترخيص بإقامة الأنشطة التجارية، والبيع بالتجزئة ضمن منطقة التميميز رقم (4) في الملف رقم (1) المرفق بهذه اللائحة، وضمن المنطقة العازلة.

الفصل العاشر

تطوير الخدمات والبنى الأساسية

المادة (45)

تلتزم الجهات المختصة قبل البدء في مشاريع تطوير الخدمات والبنى الأساسية في الموقع، والمنطقة العازلة أن تقدم للوزارة خطاطًا مفصلًا عن تلك المشاريع، لضمان عدم الإضرار بالمتلكات الثقافية فوق، وفي باطن الأرض.

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المادة (46)

يحظر تمديد التوصيات الكهربائية للمبانى الواقعة ضمن الموقع والمنطقة العازلة، والمبنى الموجود إلا بعد الحصول على ترخيص من الجهة المعنية.

المادة (47)

يجوز القيام بأعمال تشييد محطات الكهرباء الفرعية الجديدة في الموقع، والمنطقة العازلة في حالة عدم توفر مواقع أخرى خارج الموقع والمنطقة العازلة، شريطة أن لا يؤدي تصميم المحطة أو موقع المكان المقرر لها إلى فقدان جزئى أو كلي لنسق المبانى التراثية، أو التاريخية، ولا يؤثر على نسق المنطقة المحيطة، أو إحداث ضرر للمجال البصري للموقع.

المادة (48)

يجب وضع أعمدة الكهرباء والأبراج والهيابات العمدية المطلوبة لدعم الأسلاك وخطوط الطاقة في أماكن غير معرضة في الموقع والمنطقة العازلة، على أن يتم الحصول على موافقة الجهة المعنية في مناطق التمييز أرقام (1 و 2 و 7 و 8 و 9 و 10 و 11 و 12 و 13 و 14 و 15 و 16 و 17) المبنية في الملحقة رقم (1) المرفق بهذه اللائحة، وضمن المنطقة العازلة.

المادة (49)

يجب أن لا يؤثر تركيب إشارة الشوارع في الموقع، والمنطقة العازلة على النسيج التقليدي، أو المجال البصري ضمن الموقع من ناحية موقعها أو تصميمها، ويجوز تركيب إشارة الشوارع في مقدمة المباني ضمن مناطق التمييز أرقام (2 و 6 و 8 و 9 و 10 و 11 و 12 و 13 و 14 و 15 و 16 و 17) المبنية في الملحقة رقم (1) المرفق بهذه اللائحة، ضمن المنطقة العازلة إذا كانت تلك الإضاءة تعكس خصائص المباني، ولا تسبب تضارباً مع نسق المباني.

وفي جميع الأحوال، يجب الحصول على موافقة الجهة المعنية للقيام بذلك.

المادة (50)

يحظر مدخ أنفس البنا على واجهات المباني في الموقع، والمنطقة العازلة، ويجب العمل على إخفائها عن المجال البصري.
المادة (51)

يحظر تركيب البني التحتية للخدمات، بما في ذلك أنابيب المياه وأسلاك الكهرباء، وأسلاك الهاتف على السور المحلي بالموقع.

المادة (52)

يجب عند القيام بأعمال تطوير الخدمات أو البنية التحتية لتحسين تصريف مياه الأمطار في الموقع والمنطقة العازلة، الالتزام بفصل الحفاظ البيئية في خطة الإدارة لحمايتها.

وفي جميع الأحوال، يجب أن تخل تلك الأعمال بالمحافظة على النسق التراثي للموقع، والمنطقة العازلة، أو إزالة النسيج التراثي للموقع، كما يجب الحصول على موافقة كل من الجهات المعنية، والجهات المختصة.

المادة (53)

يجب عند القيام بأعمال تطوير الخدمات أو البنية التحتية لتحسين إجراءات الوقاية من الفيضانات في الموقع، والمنطقة العازلة، الالتزام بفصل الحفاظ البيئية في خطة الإدارة، كما يجب أن تسعى أعمال الوقاية من الفيضانات إلى المحافظة على النسق التراثي للموقع، والمنطقة العازلة، وحمايتها، كما يجب الحصول على موافقة كل من الجهات المعنية، والجهات المختصة.

المادة (54)

يحظر إجراء مشروع التطوير الجديدة، وذلك في الأراضي الواقعة ضمن الموقع، والمنطقة العازلة، والمجاورة مباشرة للأردنية، وقنوات تصريف المياه.

المادة (55)

تتولى الجهات المختصة صيانة الأفلاج والقنوات الفرعية من الصدر وحتى حافة واحة الحلا، ولا يسمح بإجراء مشروع التطوير التي تؤثر، أو تحدد الضرر للفلج، أو قنواته الفرعية التي تغذي الواحة.

المادة (56)

لا يجوز إجراء أعمال التطوير إلا بعد الحصول على الترخيص اللازم من الجهات المعنية لإجراء كافة أعمال التطوير التي تقع على مسافة (50 م) خمسة عشر متراً من الفلج، أو القنوات الفرعية التي تغذي الواحة، أو في المنطقة العازلة.
المادة (٥٧)
 يكون الوكيل المحلي للفلج مسؤولًا عن تنسيق أعمال صيانة الفلج، وإدارة توزيع المياه، وعن إبلاغ الجهات المعنية، والجهات المتخصصة عن أي مشاكل تتعلق بالفلج، أو بالقنوات الفرعية.

المادة (٥٨)
 يحظر القيام بأي مشاريع تطوير الخدمات التي تؤثر، أو تحدث ضرراً بالأفلاج في الموقع.

المادة (٥٩)
 يحظر تركيب أنابيب نقل النفط أو الغاز في الموقع، والمنطقة العازلة.

الفصل الحادي عشر
 إدارة وتطوير الطرق

المادة (٦٠)
 يحظر إنشاء طرق جديدة في الموقع، والمنطقة العازلة.

المادة (٦١)
 يحظر توسيع الطرق في الموقع، والمنطقة العازلة إلا بعد الحصول على موافقة الجهات المعنية، ويدرس بأعمال التوسيع فقط في حالة عدم تقليل تلك الأعمال من خصائص الموقع، وعدم تأثيرها على المجال البصري للموقع، ولا تؤدي إلى خسارة جزئية أو كليّة للمباني التاريخية.

المادة (٦٢)
 يحظر إنشاء مداخل جديدة في السور المحيط بالموقع، كما يحظر توسيع المداخل الحالية، أو تغييرها إلا بعد الحصول على موافقة الجهات المعنية.

الفصل الثاني عشر
 إدارة شبكات المياه في الموقع

المادة (٦٣)
 يجب أن تتبع أنظمة مد شبكات المياه الطرق المعبدة الحالية في الموقع، وللجهة المعنية، والجهات المتخصصة الاستعانة من ذلك في حالة الضرورة.
المادة (٤٤)
يحظر مد أي أنظمة لشبكات المياه التي تؤثر على السلامة الإنشائية للمباني الطينية، والتاريخية في الموقع، والتي قد تسبب ضرراً لها.

المادة (٤٥)
يجب على الجهة المعنية إخطار المقاولين الذين يتولون تنفيذ أعمال مد شبكات المياه، باتخاذ إجراءات الحماية اللازمة لضمان الالتزام بالقيمة الاستثنائية للموقع، وضرورة حماية المباني الأثرية، أو التاريخية.

المادة (٤٦)
يحظر تركيب توصيلات المياه في الموقع إلا بعد الحصول على ترخيص بذلك من الجهة المعنية، وذلك بعد التنسيق مع الجهات المختصة، ويحظر بشكل خاص تركيبها في الواجهة الأمنية للمباني، ويجب إخفاؤها عن المجال البصري.

المادة (٤٧)
يجب إزالة الأنبوبات الزائدة، أو إعادة استعمالها أو التخلص منها بعد إجراء أعمال تركيب أنظمة مد شبكات المياه الجديدة، وذلك بعد التنسيق مع الجهات المختصة وموافقة الجهة المعنية.

المادة (٤٨)
لا يجوز إجراء مشاريع التطوير سواء لشبكة المياه الجديدة، أو لأعمال تطوير البناء، والتي تتضمن إزالة أجزاء من نظام الأفلاج القائم في الموقع، والمنطقة العازلة.

الفصل الثالث عشر
الإجراءات
المادة (٤٩)
تفرض غرامة إدارية على كل من يخالف أحكام هذه المادة، لا تقل عن (١٠٠٠) ألف ريال عماني، ولا تزيد على (٥٠٠٠) خمسة آلاف ريال عماني.
الملاحق رقم (1)

بشأن إحرمات موقع التراث العالمي في بهلا

الجريدة الرسمية العدد (1283)

-25-
Ministry of Heritage and Culture  
Ministerial Decision  
No. 81/2019  

Issuing the Regulation for Management of Bahla Fort Site  

By virtue of Royal Decree No. 69/81, approving the accession of the Sultanate of Oman to the Convention Concerning the Protection of the World Cultural and Natural Heritage,  

And Royal Decree No. 40/2019, specifying the competences of the Ministry of Heritage and Culture and the adoption of its organizational structure,  

And Royal Decree No. 35/2019, promulgating the Cultural Heritage Law,  

And on the basis of the exigencies dictated by public interest,  

The following has been decided:
Article (1)
The provisions of the attached Regulation for management of the Bahla Fort Site shall be enforced.

Article (2)
All that contravene the attached Regulation or contradict the provisions therein shall be repealed.

Article (3)
This Resolution shall be published in the Official Gazette and shall come into force after 60 days from the day on which it was published.

Issued on: 7/9/1440 H
Corresp.: 13/5/2019

Haitham bin Tariq Al Said
Minister of Heritage and Culture
Regulation for Management of Bahla Fort Site

Chapter One
Definitions and General Provision

Article (1)

In the implementation of this Regulation, the following words and terms shall have the meanings assigned to each of them unless the context of the provision requires otherwise:

The Ministry:
The Ministry of Heritage and Culture (MHC)

The Concerned Authority:
Bahla Fort Site Section in the Department of World Heritage Sites at the Directorate General for Archaeology in the Ministry.

The Competent Authorities:
The Ministry of Commerce and Industry, the Ministry of Agriculture and Fisheries, the Ministry of Housing, the Ministry of Regional Municipalities and Water Resources, the Ministry of Oil and Gas, the Public Authority for Water, the Public Authority for Craft Industries, the Municipal Council at Ad’Dakhiliyah Governorate and Bahla Wali’s Office.

The Location:
The Bahla Fort Site inscribed in the World Heritage List, including the character zones and buffer zone as well as the Site’s perimeter as specified in Annex (1) attached to this Regulation in accordance with the Sultanate of Oman’s obligations stipulated under the Convention Concerning the Protection of World Cultural and Natural Heritage – 1972.

The Principal Area:
The boundaries of the Site that include all items of outstanding universal value.
The Character zones:
Areas where physical conditions vary and that enjoy an exclusive nature apart from other areas, and that require measures and means compatible with their needs.

The Management Plan:
A document containing a set of procedures and explicit texts for implementation of appropriate measures to assist in the daily management of the Site in a manner that contributes to long-term conservation of the outstanding world value as well as facilitates exercise of daily life by the local community at the Site.

The Buffer Zone:
The separation zone surrounding the main area that constitutes a geographical perimeter for the Site to oversee the development process ongoing at the vicinity of the Site’s wall and all along the nearby main locations leading to the Site, and that require procedures and means that are compatible with their needs.

Conservation Philosophy
The approach to the diverse priorities necessary for protecting the historical and developmental layout of the Site at which the physical condition of buildings and constructions vary.

Article (2)
The concerned authority aims to achieve the following objectives through management of the Site:

1. Conserve the Outstanding Universal Value of the Site.
2. Empower and encourage the local community to reside and work at the Site and to contribute to the development of unutilized areas at the Site.

3. Promote the economic, social and cultural lifestyles and activities of inhabitants at the Site, and establish projects of public benefit within the Site and for nearby areas.
Article (3)

The boundaries of the Site shall be defined as follows:

1. The Site shall be segmented into nineteen (19) character areas that are specified in Annex (1) attached to this Regulation. The perimeter of these areas shall be as specified in Annex (1).

2. Character zones Nos. (4, 5 and 8) that are specified in Annex (1) attached to this Regulation shall be considered as areas that require potent measures for controlling the development plans in a manner that does not prejudice the Conservation Philosophy.

3. Dimensions of the buffer zone shall be specified in Annex (1) attached to this Regulation.

Article (4)

The concerned authority shall be responsible for developing, following up and implementing all controls and standards of the management plan at the Site. In particular, it shall be concerned with the following:

1. Implementation of controls and standards of site management through the principal area and the buffer zone.

2. Making decisions related to the development processes within the Site and at the buffer zone.

3. Management of the Ministry’s initiatives on the Site.

4. Management of the rehabilitation work and training programs specified in Chapter Six of this Regulation.
5. Provision of guidance and advice regarding design and development programs for the competent authorities or any other party wishing to implement public utility projects at the Site.

6. Implementation of protection, rehabilitation and development programs that are prepared by the Ministry.

7. Provision and development of general guidance and advice related to the management of the Site.

8. Execution of the Site management plan and other programs approved by the Ministry.

9. Encouragement of preservation of cultural and social customs and traditions at the Site.

10. Contributing to the efforts aimed at promoting tourism at the Site.

11. Monitoring the development process at the Site.
Chapter Two

Site Management and Protection

**Article (5)**
The concerned authority shall undertake the responsibility of supervising management of the Site and coordinating with the competent authorities on direct management of the Site.

**Article (6)**
Development works at the Site may only be carried out after procurement of license from the concerned authority; particularly development works pertaining to the following activities:

1. Residential activities and construction works.
2. Commercial and retail activities.
3. Tourism activities.
4. Infrastructure activities, including electrical connections, communications, water extensions and others.
5. Transport services activities.
6. Works related to water management.

**Article (7)**
The concerned authority shall execute the Site and buffer zone management plan, explain the guidelines and requirements specified in that plan, in addition to supporting and developing related plans and programs.
Chapter Three

Sustainable Development at the Site

Article (8)
The concerned authority shall promote the following activities:

1. Development projects, initiatives or plans that safeguard and enforce the social and economic values of residents at the Site.

2. Commercial schemes or initiatives within the Site and the buffer zone that reflect the requirements of the management plan.

3. Projects that seek to re-instate social and economic activities at the Site.

Article (9)
The concerned authority shall endeavor to provide the best possible solutions when a potential conflict arises between workable projects or initiatives and requirements of the conservation philosophy, without prejudicing the outstanding universal value of the Site.

Article (10)
The concerned authority shall document the existing traditions at the Site, and adopt all measures required to protect any traditional craft, trade or business that is prone to extinction, in a manner that reflects the sustainable development works at the Site and the outstanding value that characterize it.
Chapter Four

Tourism Development at the Site

Article (11)
The concerned authority shall, via the Ministry of Tourism, formulate tourism plans and undertake tourism development works at the Site and its surroundings in coordination with the Ministry without prejudicing the outstanding universal value of the Site.

Article (12)
The concerned authority may provide support, advice, guidance and recommendation for granting concessional loans for tourism initiatives after providing an economic and financial feasibility study for each new project identifying the economic benefits of the project and assessing non-economic impact.
Chapter Five

Development of Craft Industries and Agricultural Activities

Article (13)
The concerned authority shall, via the Public Authority for Craft Industries, protect and develop craft industries at the Site to support professional craftsmen, and participate in the establishment of training programs on those crafts for residents at the Site.

Article (14)
The concerned authority shall, via the Public Authority for Craft Industries, support local projects associated with craft industries at the Site. The concerned authority may, when necessary, recommend applications made by local projects for financial support to the private sector.

Article (15)
The concerned authority shall, via the Ministry of Agriculture and Fisheries, develop and support training and provide guidance for owners of agricultural land at the Site and the buffer zone.

Article (16)
The concerned authority shall, in collaboration with the competent authorities, support local projects associated with craft industries and agricultural products by assisting them in selling their products, and finding appropriate outlets for these industries and products in the markets.
Chapter Six

Development, Rehabilitation and Training Works at the Site

Article (17)

The concerned authority shall seek to achieve the following objectives:

1. Develop educational and awareness programs for residents at the Site and the buffer zone who own, rent or reside in earthen buildings with the objective of providing them with information pertaining to methods of taking care of their properties and basic maintenance procedures for these buildings as well as methods of procuring the essential technical skills and materials.

2. Develop training programs to support and rehabilitate craftsmen and building contractors who specialize in the restoration, maintenance and reconstruction of archaeological and historical buildings, in addition to owners of earthen buildings, to equip them with building skills and methods of preserving and maintaining those buildings.

3. Facilitate the access of building owners at the Site to materials required for repairs and maintenance.

Article (18)

No partial or total demolition works may be undertaken on heritage or historical buildings at the Site, the buffer zone and the Character zone No. (19), specified in Annex (1) attached to this Regulation, unless such works constitute part of the maintenance projects approved by the concerned authority. In case the building structure is unsafe, or in case it constitutes a hazard, the owner shall be committed to notifying the concerned authority to decide the appropriate measure in dealing with the matter.
Article (19)
The concerned authority shall support owners of earthen buildings, within the character zones Nos. (1, 2, 6, 7 and 10), specified in Annex (1) attached to this Regulation, and within the buffer zone, in maintaining a minimum standard of their safety.

Article (20)
Owners of earthen buildings may, with the approval of the concerned authority, undertake modern development works at a previous locations of the earthen buildings at Character zones Nos. (2, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18), specified in Annex (1) attached to this Regulation, and within the buffer zone, after meeting the following criteria:

1. The building or site shall not be included as part of the full construction operations.

2. Non-feasibility of external reconstruction in accordance with the Ministry’s recommendations.

Article (21)
Processes of integrating the heritage buildings or the buildings currently existing at the Site may be authorized to achieve sustainable utilization of these buildings, provided that the benefits derived from such utilization outweighs the significance of their external appearance and internal distribution. The concerned authority shall assess each case on individual basis.

Article (22)
The concerned authority shall protect the wall that surrounds the Site against all unauthorized works, and shall carry out the necessary maintenance of the wall.
Chapter Seven

General Controls for the Design of Buildings

Article (23)
New development works at the Site shall reflect the design instructions provided under the management plan, including expansion and alteration of the existing buildings, so that it encompasses the conservation philosophy of the outstanding value of the Site as set out in the management plan, including extension works and alterations that take place in character zones Nos. (2, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18) specified in Annex (1) attached to this Regulation.

Article (24)
New development, replacement and extension works for the existing buildings within the agricultural lands at the Site, shall be limited to the boundaries of the building’s plot.

Article (25)
Development works within fifteen meters (15m.) of the internal side of the wall surrounding the Site may not be carried out save after procurement of a license from the Ministry.

Article (26)
Development works may not be carried out for non-reclaimed lands located in the buffer zone.

Article (27)
Development works that include or involve construction of new walls, or limited annexes to buildings, may not be approved, unless the following conditions are
They shall be located within the character zones Nos. (1, 2, 3, 4, 6, 7 and 10) specified in Annex (1) attached to this Regulation, and in line with the conservation philosophy set out in the Site’s management plan.

2. They shall be part of the development works within the character zones Nos. (5, 8, 9, 11, 12, 13, 14, 15 and 18) specified in Annex (1) attached to this Regulation, and the buffer zone, provided that the height of the new walls to be constructed, and that surround the agricultural plots, does not exceed a meter and a half (1.5m).

**Article (28)**

It is not permissible to execute development works that adversely affect the pattern of heritage and historical buildings at the Site within the visual range.

**Article (29)**

The height of the new buildings constructed at the Site shall not exceed the height of neighboring residences.

**Article (30)**

The existing traditional zigzag line of buildings within the historical harat at character zones Nos. (2, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17) set out in Annex (1) attached to this Regulation, shall be kept in its present condition without change.

**Article (31)**

It is prohibited to undertake development works that use non-conventional building materials in respect of measurement and design or that are not compatible with the architectural pattern of character zone No. (4) that is specified in Annex (1) of this Regulation.
Chapter Eight

Residential Development Works

Article (32)
No license may be granted to construct new residential buildings in character zones Nos. (2, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17) set out in Annex (1) of this Regulation and within the buffer zone.

Article (33)
New residential development works may be carried out on the existing residential buildings only in character zones Nos. (5 and 18) set out in Annex (1) of this Regulation and within the buffer zone.

Article (34)
Development works or replacement of the existing cement residential buildings may be carried out in character zones Nos. (2, 6 and 7) set out in Annex (1) attached to this Regulation, and within the buffer zone, if the construction of the replaced buildings using earthen bricks is in line with the conservation philosophy set out in the management plan.

Article (35)
Development or replacement works for the existing cement buildings within character zones Nos. (4, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17) specified in Annex
(1) attached to this Regulation and within the buffer zone may be carried out, provided that the following conditions are met:

1. Adherence to the housing schemes for the existing boundaries.

2. The building area is not increased and no more floors are added.

3. The height of the alternative building shall not be higher than the existing building or the neighboring residences.

4. Air-conditioners and ventilation devices shall be placed on the rooftop of building; if this is not possible, they may be placed on the sides, or on the rear side of the building.

**Article (36)**

Development or replacement works for the existing residential cement buildings within character zones Nos. (5, 8 and 18) specified in Annex (1) attached to this Regulation, may be carried out, provided that the following conditions are met:

1. The alternative housing scheme shall not exceed the area of the existing building; the concerned authority may increase the area by (50%) at its discretion.

2. The development project shall not cause the remaining agricultural plot to be seized.

3. The height of the building shall not exceed the existing building height and shall be in line with the height of the neighboring buildings; in all cases, it shall not be higher than eight meters (8m) above ground, at the highest point in the building.

4. The building shall be towards the border of the land in case an alternative building is constructed within the agricultural land.
Article (37)
It is prohibited to undertake any additional works in the existing residential cement building, unless such works are limited to those buildings.
It is also prohibited to modify or expand those buildings within character zones Nos. (2, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17) set out in Annex (1) attached to this Regulation and within the buffer zone.

Article (38)
Modification or upgrading of the existing cement residential buildings may be carried out through expansion in character zones Nos. (5 and 8) set out in Annex (1) of this Regulation and within the buffer zone, if the plans fit well with the pattern of the Oasis and the wall, provided that the following conditions are met:

1. The expansion shall not lead to loss of larger area out of neighboring agricultural land.
2. The proposed expansion shall not lead to total or partial demolition of the existing earthen buildings.
3. The height of the proposed expansion shall not exceed the height of the existing real estate annexed to it, and in no case shall it exceed a height of eight meters (8m) above the surface of the earth, at the highest point of the building.

Article (39)
The height of the residential buildings within the Site and the buffer zone shall not exceed two floors unless those buildings are substitute for other buildings, or historical buildings that existed previously and whose height exceeded two floors.

Article (40)
It is prohibited to utilize the agricultural lands within the Site and the buffer zone for purposes other than their designated use, by altering the form of their utilization.
Chapter Nine

Development of Commercial Activities

**Article (41)**
The concerned authority shall endeavor to find projects that stimulate commercial activities within the buildings currently existing in character zones Nos. (2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18) set out in Annex (1) of this Regulation on the basis of their merits and after consideration of each case individually. Projects involving replacement or modification of buildings shall comply with the principles set out in the conservation philosophy.

**Article (42)**
It is prohibited to develop commercial activities within character zones Nos. (2, 6, 7 and 10).

**Article (43)**
Commercial activities may be established or replaced within character zones Nos. (5, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18) set out in Annex (1) attached to this Regulation and within the buffer zone, provided that the following conditions are met:

1. None of the existing earthen buildings is demolished.
2. No new floors are added.
3. The height of the current building does not exceed the height of existing buildings.

**Article (44)**
Commercial activities and retail sale may be licensed within character zone No. (4) set out in Annex (1) attached to this Regulation and within the buffer zone.
Chapter Ten

Development of Services and Infrastructures

Article (45)
Before embarking on projects pertaining to development of services and infrastructures at the Site and the buffer zone, the competent authorities shall submit detailed plans on those projects to the Ministry to guarantee that no damage is caused to the cultural properties above ground and underground.

Article (46)
It is prohibited to extend electrical connections to buildings situated within the Site, and the buffer zone, and to existing buildings without obtaining an authorization from the concerned authority.

Article (47)
Construction works for new power substations at the Site and the buffer zone may be carried out in the absence of other locations outside the Site and the buffer zone, provided that the substations’ design or the proposed location does not lead to partial or total loss of the pattern of heritage or historical buildings or adversely impact the pattern of the surrounding area or the visual range of the Site.

Article (48)
Power posts and towers, and vertical structures required for supporting wires and power lines shall not be positioned at obstructive locations at the Site and the buffer zone, provided that the approval of the concerned authority is sought in respect of character zones Nos. (1, 2, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17) set out in Annex No. (1) attached to this Regulation, and within the buffer zone.

Article (49)
Installation of street lighting at the Site and the buffer zone shall not affect the traditional pattern or the visual range within the Site in respect of their location and design. Street lighting may be installed in front of buildings at character zones Nos.
(2, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17) set out in Annex No. (1) attached to this Regulation, and within the buffer zone, provided that street lighting reflects the distinguishing features of the buildings and does not conflict with their pattern. In all cases, the approval of the concerned authority shall be obtained for undertaking the same.

**Article (50)**

Telephone wires shall not be extended along the facades of buildings at the Site and the buffer zone; they shall be hidden from visual range.

**Article (51)**

It is prohibited to install service infrastructures, including water pipes and electricity and telephone wires, on the wall that surrounds the Site.

**Article (52)**

When undertaking service or infrastructure development works for improvement of rainwater drainage at the Site and the buffer zone, it shall be mandatory to comply with the conservation philosophy for protection set out in the management plan. In all cases, those works shall not adversely impact conservation of the heritage pattern of the Site and the buffer zone or removal of the heritage symmetry of the Site. It is mandatory to obtain prior approval of the concerned authority and the competent authorities.

**Article (53)**

It shall be mandatory to comply with the conservation philosophy set out in the management plan when undertaking service and infrastructure works for the purpose of improving protection measures against floods at the Site and the buffer zone. Flood protection works shall seek to preserve and protect the heritage pattern of the Site and the buffer zone. Prior approval of the concerned authority and the competent authorities shall also be obtained.

**Article (54)**
It is prohibited to carry out new development projects on the lands located within the Site and the buffer zone and directly adjacent to the valleys and the water drainage channels.

**Article (55)**

The competent authority shall undertake maintenance of the canal system (Falaj) and the sub-canals up to the border of Bahla Oasis. It is prohibited to carry out development projects that adversely impact or inflict damage on the canal system (Falaj) or its sub-canals that feed the Oasis.

**Article (56)**

Development works may not be carried out without obtaining a license from the concerned authority required for carrying out all development works within fifteen meters (15m) from Al-Falaj or the sub-canals that feed the Oasis, or in the buffer zone.

**Article (57)**

The local administrator of Falaj shall be responsible for coordinating maintenance works for Falaj, the management of water distribution, and for informing the concerned authority and the competent authorities of any problems related to Falaj or the sub-canals.

**Article (58)**

It is prohibited to carry out any service development projects that adversely affect or inflict damage on Falaj at the Site.

**Article (59)**

It is prohibited to install oil or gas pipelines at the Site and the buffer zone.
Chapter Eleven

Road Management and Development

Article (60)
It is prohibited to build new roads in the Site and the buffer zone.

Article (61)
It is prohibited to widen roads at the Site and the buffer zone without prior approval of the concerned authority. Road widening works shall be permitted only if they do not prejudice characteristics of the Site or affect its visual range or result in partial or total loss of the historical buildings.

Article (62)
It is prohibited to create new entrances in the wall surrounding the Site. It is also prohibited to widen or change the existing entrances without prior approval of the concerned authority.
Chapter Twelve

Management of the Site’s Water System

Article (63)
Extensions of the water system shall tag on the existing paved roads at the Site. The concerned authority and the competent authorities may make exceptions to the above when necessary.

Article (64)
It is prohibited to extend water systems that affect the structural integrity of the earthen and historical buildings and that may inflict damage on those buildings at the Site.

Article (65)
The concerned authority shall notify contractors, who undertake the water system extension works, to adopt the necessary protection measures to ensure commitment to the outstanding value of the Site and the need for protecting heritage or historical buildings.

Article (66)
It is prohibited to install water connections at the Site without prior approval of the concerned authority and after coordination with the competent authorities. Connections shall not be installed at the facades of buildings and shall be hidden from visual range.

Article (67)
Excess pipes shall be removed, re-used or disposed of after carrying out the installations related to extension of new water systems after coordinating with the competent authorities and procuring the approval of the concerned authority.
Article (68)
Development projects for the new water system and building development works may not be carried out if they include removal of parts of the existing Falaj system at the Site and the buffer zone.
Chapter Thirteen

Penalties

Article (69)
An administrative fine of not less than (1000) Omani Rials and not more than (5000) Omani Rials shall be imposed on all violators of the provisions of this Regulation.
Annex (1)

Regarding the Buffer zone of World Heritage Site in Bahla

Buffer zone of World Heritage Site in Bahla
Annex (2)

Regarding the World Heritage Site in Bahla

Boundaries of the World Site in Bahla
ACKNOWLEDGEMENTS

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1. INTRODUCTION

PROJECT DETAILS
This management plan for Bahla Fort and Oasis World Heritage Site, has been prepared on behalf of the Omani Ministry of Heritage and Culture, by WS Atkins International & Co. Originally developed in three stages between 2001 and 2005, the Bahla Fort and Oasis WHS Management Plan:

- provides an understanding of the world heritage site and defines the resource within its historical and contemporary context.
- identifies the key features, characteristics and elements of the area,
- defining the outstanding universal values and cultural significance of the WHS and the issues which affect the site.
- defines policies and projects, setting a framework for safeguarding the significance and enhancing the experience of the site for those who visit, work in and live there.

This volume updates the previous management and includes revisions and updates to Section 3 and Section 10, the Implementation Framework.

CONSULTATION
Consultation with key stakeholders has played an integral part of the process of developing the plan. The Ministry of Heritage and Culture have convened a steering committee which has met on 3 occasions to oversee the preparation and adoption of the Management Plan and to review progress of its implementation. In addition more than 25 technical meetings took place with other government Ministries. The purpose of this strand of research was to facilitate information gathering and co-ordination to ensure that the Management Plan co-ordinates and guides the plans of other Ministries within the site. A second aim has been to gain support for the management plan and ownership for its objectives and policies. Several Ministries together with the World Heritage Centre have provided detailed comments on the report which have been taken account of within the final plan.

Consultation has also taken place with the wider community which has sought to raise awareness of the status of Bahla Fort and Oasis as a World Heritage Site, the need and purpose of the Management Plan and the potential benefits the plan may deliver to the community. The main vehicle used to raise awareness were the local public meetings held in September 2003 and June 2004 to inform the final management plan and related media coverage in the national press and on television. Some 150 people attended these sessions including individuals invited by the Wali and other interested members of the community. The September 2003 sessions included opportunities for discussion and question and answer sessions. Structured interviews were also undertaken with key individuals and groups within the oasis including souk traders, local teachers, Oman Women’s Association members, a group of local Rasheed and pupils from local secondary schools. The consultation focused on 4 areas understanding of the site, its significance, perceived risks and vulnerabilities and future vision. The meetings held in June 2004 included an exhibition and detailed discussion of the policies and proposals.

THE PURPOSE OF DOCUMENT
The foreword to Management Guidelines for World Heritage Cultural Heritage Sites by BM Felden and J Jokilehto (1997) states:

The enjoyment of our heritage depends upon its conservation. … World Heritage demonstrates that the industry, craftsmanship, love and care of past civilisations were given to make their surroundings meaningful. This should never cease to fill us with wonder. The past can speak to us and help us realize where we are going in the future.

In 1986, in recognition of its outstanding universal value, the World Heritage Committee inscribed the site.

This World Heritage Site Management Plan has been developed following the Management Guidelines for World Cultural Heritage Sites (Felden B and Jokilehto J, 1997), and in accordance with the brief set out by the Ministry of Heritage and Culture in 2001.
Each stage in the development of a Management Plan is incremental. It builds on the foundation of previous work and is intended to aid both day-to-day and long-term management of the site. However, the Plan must continue to be reviewed periodically, to take into account new knowledge or changes in the condition of the fabric, or simply to reflect changing perceptions of heritage merit.

The development of an approach to the conservation of all the historic fabric within the WHS has been challenging but provides an essential basis for forward planning and the setting of priorities for safeguarding the heritage. It is hoped that the WHS Management Plan will successfully shape the future of the site, unlocking the potential of its buildings, structures and surviving cultural traditions, for the education and further enjoyment of visitors, tourists, residents and workers.

A schedule of comments was made by UNESCO and ICOMOS in 2003 which were addressed in the 2005 management plan document. Appendix B provides an explanatory note on how WHC comments were addressed in the management plan.
2. DESCRIPTION OF THE WORLD HERITAGE SITE

Location:
Country: Sultanate of Oman
Region: Ad Dakhilya
Town: Bahla
WHS Name: Bahla Fort and Oasis
Coordinates: UTM (WGS 84 Zone 40 N) 2539635 N, 530850 E
           23° 03' N, 57° 27' E

A series of comments were made by UNESCO and ICOMOS in 2003 and 2009 which were subsequently addressed in the revised management plan document. Appendix B provides a detailed summary of how WHC comments were addressed.
BOUNDARIES
No formal boundaries or limits of the World Heritage Site are currently recognised. However, it is believed to include the Fort, and the immediate area around it, with the area encompassed within the line of the Sur acting as a protected (buffer) zone. This Plan includes recommendations to revise and adopt a new site boundary and buffer zone for the site.

THE SETTING
The site of Bahla Fort and Oasis lies in the Ad Dakhilya Region in north-west Oman, some 210 kms south-west of Muscat. Bahla is located at a strategic defensive position in a gap within the Jebel Akhdar range of mountains. The Dakhilya region creates a link between the coastal region around the Muscat, the capital of Oman, and the interior of the country through the Sumai Gap that forms a natural break in the Hajar Mountains, dividing them into the Western and Eastern Hajar. Within its region the town of Bahla is only second in size to Nizwa, 40 kms to the east. Jabrin, the traditional centre of Islamic education, is located 10 kms further to the west.

TOPOGRAPHY
The wadi, the surrounding mountains and the valley provided a perfect setting for a settlement, providing the preconditions for the settlement's evolution and limits to expansion. The mountains shape the form of the settlement; it narrows where the two sections of the mountain come closest to restrict the valley and provide strategic access points into the settlement, overlooked by the rocky outcrops (refer to Figure 2.2). Beyond, the mountains rise sharply to make habitation difficult. The outcrops, on the other hand, provided defensive opportunity. The most prominent one is the site of the Bahla Fort and the Great Mosque.

CLIMATIC CHANGE AND EARLY INHABITATION
Palaeo-climatic research indicates that an important pluvial phase took place in Arabia, and in the wider contexts of Africa and the Middle East, about 10,000 to 9,000 years ago, as a result of a major northern displacement of the Indian Ocean monsoon belt into Africa and Arabia. Research also indicates that, post-glacial warming and the earth’s orbital parameters played vital roles in the displacement, which is also known as the ITCZ (Inter-Tropical Convergence Zone). This resulted in an estimated 25-30% increase in annual rainfall, which was only one part of the story of climatic and environmental changes that took place in this period, i.e., increases in average temperatures and precipitation, cloud cover, and humidity, and a resultant increase in plant bio-mass. The post-pluvial conditions were in place by c. 7000 BC and had begun to decline by c. 3000 BC, which was followed by a series of arid moist-dry cycles culminating in the now familiar hyper-arid climate by the end of the 3rd millennium BC (Brunswig 1988: 28-29).

It is clear that, by the beginning of the 3rd millennium BCE, as the local climate entered a much more hot and dry phase, the early settlers were able to locate to the relatively humid spots conducive to farming, supported by their ability to identify places which had a proximity to water, or had a high water table. These were the spots of natural fertility, which were identified at the very early days of settlement in the region. It is quite possible though that this early stage of oasis settlements were, as Brunswig suggests, ‘…largely seasonal, and their economies were based on a blend of hunting-gathering and pastoral nomadism, possibly with elements of crop production. Seasonal villages could have been visited at those times of year when the planting and harvesting of field crops would have been necessary (Brunswig 1988: 33).

However, as the climatic condition deteriorated even further towards hyper-aridity, the 3rd millennium BC “Jemdat Nasr” culture of the Oman peninsula adopted a more sedentary agriculture and began to “harness decreasing rainfall through cooperative, organised irrigation technology” (Brunswig 1988: 33-34). As has been suggested by researchers, the early oasis inhabitants were already supplementing the natural fertility of the soil with well irrigation, and also by deriving water and silt from the seasonal (sayy) and perennial (ghay) flow on the wadi beds through the use of barrages and other systems similar to the ghabarband of Baluchistan. From these early days of habitation wells sunk within the wadi bed, such as the one near Harat al-Maghraf, were also used to trap the flow for later use.
EARLY SETTLEMENT

It is likely that the earliest phase of the cultivation in Bahla was established on the extensive wadi edge, on the western boundary of the present extent of the oasis. However, as the wadi was also the main access route in this inhospitable terrain, the settlements were also vulnerable along the wadi front, leading to the protection of the wadi edge with a formidable wall. Also, the minor wadi that runs through the settlement and meets the main wadi southwest of the souk appears to have been an important water source. This wadi around Harat al-Maghrafa was utilised intensively over the ages for irrigational purposes and in a microcosm illustrates the role of the wadi in settlement development. Wells were sunk along this minor wadi, but as mentioned above, also within the wadi course (deep zigralyyazira). These early irrigational efforts were later supplemented by more sophisticated efforts, such as the falaj channel networks to distribute water along and aqueducts to carry water across the wadi (e.g., near Harat al-Maghrafa). The fortified nature of the western edge of Harat al-Maghrafa illustrates how the wadi, as an access route, prompted adjoining settlements to defensive measures.

The Fort, reputedly of pre-Islamic origin, over-time developed into a formidable Fort of the interior of Oman and has been at the centre of significant events in Omani history. The Fort's commanding location not only controlled passage through Bahla, between the Dakhlya and the Dahirah regions, but overlooking the souk also allowed surveillance over visitors and traders, the likely source of threat in a world dominated by tribal warfare. Such control and surveillance is also a feature of Nizwa Fort, which also overlooked the main wadi, traditionally the main access route to dispersed oasis settlements of the interior. In the case of Bahla, however, the inhospitable wadi terrain possibly shifted the normal access route away from the wadi and next to the Fort. There are a few other outcrops within the oasis, all of which played a defensive and observational role; the fortified nature of Harat al-Maghrafa, along the course of a minor wadi, has already been highlighted. Mosques located at the foot of two other outcrops and known by their dominant use by the army (masajid al-qaid), support their primary use as observation hillocks.

Recent excavations conducted by the Ministry of Heritage and Culture (MHC) within the Great Mosque (January 2003), sited on the same rocky outcrop as the Fort, indicate that it could well be one of the earliest mosque locations in Oman. A detailed analysis of collected material is presently under way. The commanding location of the mosque overlooking the presumed earliest settlement (Harat al-‘Aqr) is significant and suggests a sacred site of great antiquity.

EARLY HISTORY

Bahla was the capital of the al-‘Atik tribe (Asad b. ‘Imran Azd) in the early days of Arab migration into Oman and was often referred to as al-Atik in early sources (Wilkinson 1977: 188 n. 12; also, Wilkinson 1988: 29). The al-‘Atik were part of the ‘Imran Azd tribal confederation, the first Azd group to enter Oman via the northern migration route (Wilkinson 1977: 245). Two families who made significant contribution to the history of Oman descended from the ‘Atik: the Nabahina and the Ya’ariba (Wilkinson 1988: 29). Following the collapse of the First Imamate and the ensuing civil war, the Nabahina made Bahla their capital and ruled over a large part of central Oman for about five hundred years (Wilkinson 1977: 182). Based in Bahla, the Nabahina established relationships with other important tribal groups of the interior.

In the late 10th century Abu Muhammad ‘Abdullah b. Muhammad, also known as Ibn Baraka, was an important Islamic scholar from Bahla. According to local knowledge he preached from a still-extant small mosque in Harat al-Dhurudh in the south-east of Oasis and where he is also said to be buried. Ibn Baraka - pupil of another Bahlavi, Abu Malik Ghassan b. Malik al-Sulami - followed a school of thought, which established a conservative view of the collapse of the First Imamate, and the civil war that followed. This subsequently gave rise to the Rustaq School, which was opposed by the moderate Nizva group and led to the severance of the Ibadhi Imamate’s relationship with Hadhramawt (Wilkinson 1977: 258, on Ibn Baraka’s Jami, Wilkinson 1988: 2-3 & 167, regarding the break with Hadhramawt Ibadhis).
The Portuguese traveller de Barros of the fifteenth century, who never actually visited the interior of Oman, lists Manah and Nizwa, alongside Bahla, as the three principal fortified cities of Oman at this time (de Barros cited in Wilkinson 1988: 215). These three cities, as de Barros records, had its ‘own kings’ but were controlled from Bahla where the Imam lived (Wilkinson 1988: 215). Throughout history, Bahla as undergone successive attacks by nomadic groups, who entered Oman through the northern boundaries from Bahrain. In the 15th, 16th and the 17th centuries Bahla (although records presumably refer to the Fort) repeatedly changed hands between the Nabahina, the Bani Jabir Jubar and their respective allies (Miles 1919: 155; Wilkinson 1988: 82, 216–217, 350 n. 27; Wilkinson 1993: 562–563). In the 20th century, Abu Zayd Abdullah b. Muhammad al-Riyami, who acted as the wali (governor) of Bahla under both the 20th century Imams, contributed towards the restoration of three out of the five faşaj-s of Bahla and also towards the repair of the Fort (Wilkinson 1977: 150–151; Wilkinson 1988: 273).

**THE WHS TODAY**

**General structure of oasis and habitation quarters**

The town of Bahla consists of two parts: the historic core of Bahla, which is enclosed by the outer wall or sur; and New Bahla which comprises an area of post-1970s development which straddles the highway from Nizwa some 2km to north. There are also further pockets of new development to the west of the wadi such as Al Mustagfir.

The settlement sited at a natural oasis is enclosed, with its agricultural hinterland within a mudbrick wall and dominated by a Fort and grand mosque located on a high rocky outcrop. Settlement within the oasis comprises a number of harah-s. These are enclosed generally self-contained settlement of traditional mud brick two storey often contiguous dwellings and associated communal and functional buildings such as mosques, sabla-s, bath houses, with their associated stretch of aflaj. Traditionally the harah housed distinct communities, based around family/tribal groups.
The extensive fortified wall, about 12km long, was constructed to protect the oasis date plantation, encompassing almost entirely all available cultivable land, a unique feature, in its purpose and extent, amongst Omani oasis settlements. The wall includes a number of features along its length, notably a number of access gateways, sentry posts (haras), sentry walk and observation turrets. The main gateways allowed the main highway to pass through the oasis and into the souk under the watchful presence of the Fort. Other gateways, varying widely in their complexity, allow access from the north, southeast (near Harat al-Dhurudh), southwest, and possibly across the wadi, from the west. In more recent times a number of openings have been created in the wall to allow new infrastructure to pass into the oasis, weakening the quality and structural nature of the wall. Only small areas of the oasis actually lie outside the wall; these traditionally consisted of some agricultural land on the west bank of the wadi, cemeteries (e.g., the one lying outside the southeastern wall near Harat al-Dhurudh) and scattered Shawawi habitation. However, more recently, habitation has extended beyond the walled oasis.

Core settlements
The main and the oldest habitation quarters surrounding the Fort and the mosque in Bahla, often collectively known as the al-Harah Quarter, comprise al-Aqur, the principal, oldest and most extensive settlement, al-Hawuiyah, al-Ghubeili and the Bait al-Mal properties, known as Rostan Dar. They form a ring along the southern, south-eastern and eastern boundaries. Al-Lahmah and al-Nadwa quarters lie to the west of the souk. Many of the older harah-s were walled, gated and fortified. These features have shifted outwards as the quarters went through successive expansion (see, Harat al-Aqur, below). Many however, lost the need for fortification as the threat of tribal incursion disappeared. From this core - possibly representing the earliest phase of habitation - streets disperse in different directions, weaving a complex network of routes through the oasis and connecting, but also wrapping around, the different harah-s. There is a predominance of a north-south direction in the main routes, given the linear nature of the oasis, connected by a series of secondary winding routes running east-west.

It is unclear today whether all harah-s were walled and fortified initially and were accessed through clearly defined gateways. The gateways also controlled and monitored the secondary routes passing through the harah-s. Settlements such as al-Maghrafs used outcrops within the oasis to define their presence and boundaries, and consequently, have only a single gateway. Except Harat al-Aqur, all settlements seem to have developed along a double-banked central street with dwellings on either side, with secondary routes leading away. Al-Aqur is somewhat different, in that, in each phase of expansion two routes defined a large lozenge-shaped territory between them, which gradually in-filled with dwellings, creating peripheral routes.

Lower Bahla
The harah-s in lower Bahla are less significant in size and lie isolated, when compared with the regular settlement pattern observed in upper Bahla. Two of these are located against the eastern city wall (one of which, Harat al-Dhurudh, is described below). South of Harat al-Aqur, the concentration of date palm plantation reduces considerably and gradually gives way to areas growing sugarcane and other small crop, and finally to animal fodder. Summerhouses (masaif) constructed from reed mats or mud bricks dot the agricultural land, traditionally used by the inhabitants of the oasis during the hot summer months (Bandyopadhyay 1998: 365). More often these were simple cells, but some have evolved into somewhat more complex structures through continued and now more permanent, habitation. There are also structures connected with sugar cane harvesting and processing within the cultivation area, as well as, simple field mosques.
The People

In 2009 the total population of Bahla was 62,752 persons, including 11,028 non-Omanis. As per the 2003 census the number of households in Bahla totalled around 2,728, located in 3,424 housing units. Within the sur itself, it is estimated that there were some 12,500 residents.

The population structure of Bahla is typical of Ad Dakhliya as a whole. It is characterised by a high proportion of young dependants (over half of the population is less than 15 years old) and a small proportion of older dependants (less than 5% of the population is aged 65 or above). There is thus a high dependency ratio, with the working age population having to support a relatively large number of dependants, reflecting the traditional Omani household structure of large extended families. The average household size in Ad Dakhliyah was 5.5 persons per household in 2003.

In addition to the overall demographic structure, Bahla is characterised by several other socio-demographic themes which require consideration in the Management Plan:

• The size of traditional dwellings is often not large enough to accommodate the average modern Omani family without overcrowding;

• Many of the dwellings in Bahla owing to the size of the rooms, the heights of the ceilings, the difficulty in accommodating modern sanitation and domestic appliances and the maintenance and cleaning requirements, are perceived by the majority of the local population as falling below modern Omani standards of living.

• Local outward migration as the population seeks to move to areas offering more modern accommodation available in new Bahla or elsewhere in the Oasis has led to abandonment of many of the traditional buildings;

• The creation of unbalanced residual populations within the old harah has led to a decline in the social fabric of the community and dereliction of the architectural fabric; and

• There is significance out-migration from the region either to the capital area or the UAE for employment reasons.

A key aim of the Management Plan is to support the retention in Bahla of a vibrant and socially diverse community and to sustain the residential population of the oasis.
Employment Structure

The traditional economy of Bahla consists of agricultural products, pottery and other crafts traded through the souk. According to the 1993 Census of Employment, there were some 1,560 establishments operating within the Bahla Wilayat, including 65 public, 1,132 private and 362 others. In recent years the service sector in Oman has experienced considerable growth and Bahla itself has developed as a local service centre for the surrounding Wilayat. According to the Ministry of Commerce and Industry, the main activities undertaken in Bahla (in order of frequency) are concrete block making (and associated construction trades), metal products and steel work, wood products and carpentry, baking and pottery. The relative numbers employed within these establishments are not known.

As road links to the capital have improved, and standards of educational attainment have increased, a significant proportion of the population of working age in Bahla has sought employment outside of the region particularly in the capital area and the UAE. These residents are often based outside of the oasis during the working week. This trend is likely to increase as Omanisation policies are realised and Bahla’s young educated workforce enjoy the wider range of employment opportunities available in Muscat and elsewhere.

Craft-based industries are also important for local Bahla industry partly due to initiatives by the Ministry of Social Development (MSD), the Ministry of Commerce and Industry and other agencies which seek to foster the development and transfer of traditional Omani craft skills, building upon Bahla’s historical importance as the centre of the pottery industry in Oman. Crafts currently supported include traditional pottery, indigo dyeing, wood carving, metal working including copper and silver smithing and weaving. Bahla is also known as a centre for the tailoring of coats.
AGRICULTURE

The Bahla Oasis was traditionally a centre for a range of agricultural produce, including several varieties of dates. The Ministry of Agriculture (MA) estimates that around 217,643 date palms (based on the 2004/2005 census) exist within plantations of Bahla Wilayat including a significant proportion within the Oasis. Typically, around 250,000 kilos of dates are produced within Bahla annually. The Wilayat has four date factories that process and pack dates, including two within the Oasis and others at Gharfat and Biyaa. At present date producers receive a 50% subsidy for every kilo produced from MA and can receive assistance in the form of seeds and semi-mature palms from the Ministry’s Wadi Qurayat plantation.

At least 20% of date palms within Bahla oasis are likely to be unproductive either due to irrigation problems or disease, according to fieldwork carried out by MA in 2001. It was also found that many of the palms within the Oasis are old and yield low quality produce. Lack of rainfall and water for irrigation purposes has led to some date palms dying and removal of the date palm canopy within the Oasis.

Other than dates sugar cane and animal fodder are the other primary crops grown within the oasis. In recent years there has also been success in propagating vegetables and other market garden produce in the area to the north of Alayet Bahla within the oasis buffer zone. Livestock rearing is not a major activity although many households keep goats and chickens for personal consumption.

The agricultural economy within the Oasis has diminished in importance in recent years due to the erosion of self-sufficiency as the area has become more accessible to cheap imported produce from elsewhere in Oman and overseas. The aflaj system has been supplemented by modern wells and pumping, (which are less labour intensive). Within Bahla over the last 30 years the nature of production has shifted towards subsistence agriculture for predominantly personal consumption. The increase in the range of employment opportunities in the service sector in government and the private sector has reduced the attractiveness of agriculture to young people.

The viability of date production itself is now under threat in Bahla due to hydrological issues and irrigation problems, pressures to urbanise agricultural land within the Oasis and for economic reasons.
WATER RESOURCES

Introduction
There are two key water resource issues affecting Bahla’s water supply and water quality:

- Water Supply
- The aflaj system

Traditionally, Bahla received its water supply primarily from aflaj that enter the town from the north and west. All five main falaj are groundwater-fed falaj rather than fed from springs or wadi water.

According to the Ministry of Regional Municipalities and Water Resources (MRMWR), there are 103 aflaj within the Bahla Wilayat of which 56 are operational. The five main falaj which supply the Oasis are all operational, however water supply is intermittent. In late 2001 two main aflaj were almost dry. This is reported to be a common occurrence in recent years. The MRMWR and the local wakeel suggest these problems arise from a combination of factors:

- Calcification of the supply at the source (the build up of deposits which obstruct the flow of water);
- Tunnel collapses, blockages and seepages between the source and the edge of the Oasis;
- Over-abstraction of water within the catchment area of the falaj from the sinking of wells diverting/reducing the supply of water; and
- Increased demand for water.

In recent years, these problems have been compounded by lower than average rainfall within catchments serving the Bahla aflaj.

Responsibility for the maintenance of the aflaj from the source to the edge of the Oasis lies with MRMWR. Tunnel inspections of the Bahla aflaj are undertaken regularly by the MRMWR to establish the source of any obstructions or collapsed structures and maintenance requirements. The most recent inspection of Al Maiytha took place in Summer 2003 following the April floods and a number of emergency repairs were identified and undertaken. The local wakeel monitor the aflaj regularly and report any problems to MRMWR. The wakeel are responsible for co-ordinating the maintenance of channels within the oasis and managing the auctioning and distribution of water. The Wakeel are informed of any works to be carried out by MRMWR through the local Wali (local governor).

Traditionally the distribution and use of falaj water follows a strict hierarchy. The first priority is the use of water for drinking and cooking. This is collected close to the entry point to the Oasis. The second priority is for the use of water at the mosque for ablutions. The third priority for water use is bathing areas. Any left over water from the falaj can then be distributed for agricultural purposes and rationed through daily auctions where time slots for the flow of water are sold.

Two solutions have been employed to supplement the Bahla aflaj and the shortfall in supply: the sinking of wells and importing water to Bahla by tanker. A significant number of wells have been sunk within the Oasis to tap directly into the groundwater. Until relatively recently, many wells were sunk without consultation with the former Ministry of Regional Municipalities and Water Resources (MRMWR). However, strict monitoring and controls are now in place to prevent the sinking of new wells. Such wells are not generally permitted unless an existing well is filled in.

MRMWR is not obliged to supply each individual dwelling with water or to permit the sinking of new wells for development. As a result, informal and unregulated water supply networks have developed serving those dwellings without a dedicated well or water supply. This involves tankering in, by road, of water abstracted from other wells to rooftop tanks serving individual dwellings or water towers serving a number of dwellings or smallholdings, often via plastic piping running at ground level.

While the infrastructure associated with these informal supply networks serves an important function supporting agriculture and the Oasis population, they detract from the visual amenity of certain parts of the Oasis, particularly as these rooftop tanks and water towers are seldom screened by vegetation.
According to the Biodiversity Action Plan (2001) nationwide water consumption is dominated by agriculture which represents 90% of total water use. Water consumption patterns for Bahla are not known, although it is possible that the proportion of consumption accounted for by agriculture is less than the national average owing to the reduction of date palm cultivation, itself a consequence of problems in water supply.

WATER QUALITY

Many wells in the central and southern areas of the Oasis do not meet current MRMWR water quality standards. Nitrates associated with fertilizer use within the Bahla catchments percolate into the groundwater sourced by the wells. In addition, tests undertaken by MRMWR indicate that contamination from damaged septic tanks contributes to poor levels of groundwater quality.

A master plan for water resources up to 2020 has recently been completed on behalf of the Ministry of Housing (MH). Informal consultations with the MRMWR revealed that existing water resources will be unable to meet the needs of Bahla in the medium-long term owing to the predicted increase in consumption by domestic, agricultural, and commercial users. Such increase is a direct result of population growth, economic development use of mechanical pumping as well as the rising standards of living.

The MH has identified projects to alleviate water supply and quality issues in Bahla. A 1.5m R.O. piped water system is expected to be installed within Bahla within the next 1-5 years to serve 6,000 households (approx 50,000 people). It has not been possible to establish the exact areas to be served by the scheme or details of proposed works during the preparation of the Management Plan. This proposal is expected to meet the deficit in water supply and assist in improving water quality. The existing wells (and aflaj) will continue to service agricultural consumption.

STORM DRAINAGE

The western edge of the Oasis settlement is formed by Wadi Bahla, which is one of the major wadis in the region providing surface drainage from a catchment including New Bahla, Al Hamra and an area of the Western Hajars. In addition there are a number of saqayah (drainage channels) and culverts that exist within the sur including a channel which passes along the western edge of the Al Harrah area under the main road and around the southern edge of the souk area.

Land adjacent to the wadis and saqayah are subject to periodic flooding. In the past several floods have inundated the western edge of the sur contributing to their poorer state of repair when compared with other parts. The most recent flood event took place in April 2003 which a large area of the saqayah which passes close to the souk flooded and inundated the souk area. Water was impounded behind the embankment/culvert which supports the main road.

IRRIGATION

Due to the paucity of arable and rain-fed land, the entire agricultural scenario is dependent upon irrigation. A regular base flow within the wadi, wherever they occur, is entirely appropriated for the irrigation of tree crops (especially, date palm), while less reliable discharge is used for growing fodder crops. Excess seasonal flow in a wadi is used for growing annual crops. Traditionally, irrigation was by means of tapping underground water sources, either by digging deep wells (due to the very low water table in the bajada and desert foreland zones), or by accessing aquifers located high up in the mountains. The water was transported down to the settlements through a sophisticated and complex system of underground galleries and open channels, known as the qanat falaj system (Wilkinson 1977).

The ghayal falaj system, on the other hand, was employed to intercept and appropriate any flow in the wadi bed. The main falaj systems, al-Maytha (al-Methi) and al-Mahdith, al-Jizyayn, al-Maqil and ‘Ayn al-Lamih, enter from the north and the west. Barth provides details on the relative sizes of the important falaj systems (Barth 1978: 56-57), where Falaj al-Maytha is by far the largest of the falaj systems, “arising in two different headwater areas and supplemented by a third source through the construction in 1966 of Falaj al-Gadid (Jadeed)” (Barth 1978: 56). Maqil (Makki?) joins up with Maytha just outside the gate. Sabah al-Hawadamir in Harat al-`Aqur Zayd ‘Abdulllah b. Muhammad al-Riyami, the wall of Bahla for 30 years under both the 20th century Imams, made significant improvements to the first three of its five falaj-s (Wilkinson 1977: 100, 150-151). Jizayn - the falaj with two branches - is mentioned at the beginning of the 17th century when the Nabahina malik built a Fort to protect Bahla from attacks by the ‘Umayri malik of Sumayil and his Bani Hina allies (Kashf 1874: 147; also, Wilkinson 1977: 155 n. 21). The share of falaj water is normally decided through auction (Barth 1978: 58-60; Wilkinson 1977: 113); the price of a badda (the traditional unit of water share defined by a 12-hour flow in the channel) of water normally increases during the lean summer months.

Northern (‘Alaya or upper) Bahla seems to have had a better share of water: a high water table, extensive falaj channel network and many wells, a minor wadi and associated wells. While water from the wadi is still utilised for agriculture, as a result of a highly reduced flow over the last ten years, extensive areas of adjoining date plantation have dried up. The well network, mainly consisting of two types - the larger zigrah/izarah wells and the simply sunk smaller localised wells, which had almost supplemented the wadi flow and the falaj system, is increasingly falling into disuse. More research, however, needs to be conducted on the structure and physical nature of the irrigation system.
EXISTING INFRASTRUCTURE

Overview
In recent years Bahla Oasis has been supplied with modern infrastructure. There are many social benefits of electric power supplies, telecommunications links, sanitation and piped water. However the physical presence of these facilities often detracts from the significance and appearance of the historic fabric of the World Heritage Site.

Main Road
The main road through Bahla town severs Bahla Fort from the souk. The recent completion of the by-pass road from Nizwa to Ibri has however enabled through traffic to avoid going through Bahla. This had relieved congestion, vibration and noise in the vicinity of the Fort. A summary of actions completed since 2005 has been provided on pages 42-43 of the management plan.

For pedestrians the existing utilitarian concrete underpasses do offer traffic-free crossing. However they are not well used because the approaches are hidden and the tunnels are unattractive, narrow and utilit. Most pedestrians cross the main road at road level, especially along the downhill section where it is fronted by commercial premises. Pedestrian and vehicle conflicts are further exacerbated by the bus stops and taxi rank close to the south-west corner of the Fort. Bahla Municipality plan to relocate the taxi rank to two new ranks at the BP petrol stations on the eastern and western approaches to the town.

Local Road Network
The Oasis is traversed by a fine-grained network of roads, paths and tracks typical of many traditional Omani settlements. Part of this network has recently been surfaced in tarmac by Bahla Municipality although large sections remain only graded and stabilised. Compared with national highway standards, the network is sub-standard, with many blind junctions, narrows and points of conflict, which effectively limit access by larger vehicles, although, perform a natural ‘traffic-calming’ role. Parked cars add to access difficulties. In its present form, it adequately serves the low-density, semi-rural pattern of development typical of the Oasis.
TOURISM

Background and Policy Context
The tourism industry in Oman is still relatively undeveloped compared with most European countries and other Middle Eastern and Arab destinations such as Egypt, Morocco and the UAE. Until 1987, no tourists were permitted to enter Oman. In 2008 the tourism sector experienced sustained growth, in 2009 it accounted for only 6.7 percent of GDP and supported 7.1 percent of total employment.

The Tourism Sector in Oman
In 2007 there were some 1.3 million inbound arrivals to Oman. The Priority Action Plan developed two future scenarios for tourism development in Oman. Scenario 1 assumed an average annual growth rate of 6.6% based upon a continuation of existing trends and included a programme of infrastructure and facilities enhancements. Scenario 2 assumed an enhanced annual growth rate of 15-20% in leisure tourist arrivals. This scenario is predicated on an ambitious programme for the development of infrastructure and facilities to develop the tourism product portfolio. The projected number of visitors for each scenario is shown in Figure 2.3.

Target Sectors and Product Regions
In order to achieve the levels of growth forecast under Scenario 2, the Priority Action Plan identified a number of target visitor sectors based on the type of tourism product and visitor category.

The Western Hajar area, including the Ad Dakhilya Region of which Bahla is a part, has been identified as a product region themed around 'traditions, mountains and history' building upon the existing strengths and assets of the region. The Priority Action Plan identifies that the main products to be developed in Ad Dakhilya are Touring, and Special Interest Holidays aimed at Regional Expat, Regional Arab and Western European markets. Within each product region the plan identifies various improvements that will be required. These include new facilities and infrastructure to supplement and enhance existing tourism and to cater for the forecast growth in the target tourist markets.

Figure 2.3 Projected Visitor Numbers Oman 2000-2010

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Visitor Category</th>
<th>Visitor Numbers</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>1999</td>
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<tr>
<td>Scenario 1</td>
<td>Total international visitors</td>
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<td>WEFA estimates</td>
<td>Leisure tourists</td>
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<tr>
<td>Growth rate</td>
<td></td>
<td>6.50%</td>
</tr>
<tr>
<td>Scenario 2</td>
<td>Total international visitors</td>
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<tr>
<td>PAP estimates</td>
<td>Leisure tourists</td>
<td>216.6</td>
</tr>
<tr>
<td>Growth rate</td>
<td></td>
<td>6.50%</td>
</tr>
</tbody>
</table>

THE STRATEGY FOR AD DAKHILYA
Cultural heritage in Ad Dakhila is concentrated within the main towns and villages including Nizwa, Jabrin, Misfah and Al Hamra as well as Bahla. The Priority Action Plan identifies a potential tourism circuit which could be developed including Nizwa, Bahla and Jabrin as a day trip from Muscat. Other than Bahla, the key cultural attractions are:

• Nizwa with its restored Fort, mosque and rehabilitated souk area and relatively high quality townscape within the central area. It also has the largest concentration of hotel accommodation within the region;
• Jabrin: a fort with a well restored palatial interior;
• Misfah is a traditional stone-built mountain village with a network of narrow lanes overlooking the Jabal al Qalah; and
• Al Hamra which serves as a gateway to Jebel Akhdar;
• Other cultural attractions of Ad Dakhila include abandoned desert villages such as Manah and Ghul and a number of archaeological sites.

Tourism in Bahla
At present Bahla is already visited by significant numbers of domestic and foreign tourists either independently or via guided coach excursions or smaller tours in fleets of off road vehicles. Typically visits form a stop off on a day trip itinerary to the region with visits lasting between 30 and 90 minutes. Based upon the number of visits to nearby Jabrin Fort which is normally included in visitor itineraries to Bahla (both tour groups and self guided visitors), there are likely to be between 40,000 and 60,000 visitors to Bahla each year.

According to MOCI statistics the peak time of visiting forts in Oman by domestic and overseas visitors is October to March. In these months there are 2-4 times as many visitors to forts each month compared with remaining half of the year. The key areas of the oasis visited at present are the souk, the potteries and the harah quarter. The Fort is not open to the public yet however work has been completed on the Jumma mosque and is open to the public.

Existing management arrangements for the site are described in Appendix A.
3. STATEMENT OF OUTSTANDING UNIVERSAL VALUE

INTRODUCTION

Bahla Fort and Oasis World Heritage Site (WHS) is significant in a number of ways. The site qualifies as a cultural property which fulfils any one or all of the three UNESCO definitions of properties on the World Heritage List, as a monument; a group of buildings and a site. With respect to groups of urban buildings UNESCO has adopted additional guidelines concerning their inclusion in the World Heritage List and the Oasis settlement at Bahla can be defined as a historic town which is ‘... still inhabited and ... has developed and will continue to develop under the influence of socio-economic and cultural change, a situation that renders the assessment of their authenticity more difficult and any conservation policy more problematical’ (http://whc.unesco.org/opgulist.htm: Operational Guidelines).

SUMMARY OF OUTSTANDING UNIVERSAL VALUE

The immense, ruined Bahla Fort, with its walls and towers of mud brick on stone foundations and the adjacent Friday Mosque with its decoratively sculpted prayer niche (mihrab) dominate the surrounding mud brick settlement and palm grove. The fort and settlement, a mud-walled oasis in the Omani desert, owed its prosperity to the Banu Nebhan tribe (Nabahina), which dominated the central Omani region and made Bahla their capital from the 12th to the end of the 15th century. From there they established relationships with other tribal groups of the interior. Bahla was the centre of Ibadism (a branch of Islam), on which the ancient Omani Imamates were based and whose influence can be traced across Arabia, Africa and beyond.

The extensive wall (sur) with sentry walk and watchtowers enclosing the labyrinth of mud brick dwellings and cultivatable land has several gateways. The oasis is watered by the falaj system of wells and underground channels bringing groundwater from distant springs, and by management of the seasonal flow of water.

Bahla is an outstanding example of a fortified oasis settlement of the medieval Islamic period, exhibiting the water engineering skill of the early inhabitants for agricultural and domestic purposes. The pre-gunpowder style fort with rounded towers and castellated parapets, together with the perimeter sur of stone and mud brick technology demonstrates the status and influence of the ruling elite.

The remaining mud brick family compounds of traditional vernacular houses (harats) including al-Aqr, al-Ghuzeili, al-Hawulya and the associated mosques, audience halls (sablas), bath houses, together with the dwellings of the fort guards (askari) demonstrate a distinctive settlement pattern related to the location of the falaj. The importance of the settlement is enhanced by the Friday mosque with its highly ornate mihrab and the remains of the old, semi-covered market (souq), comprising a complex of single-storey shops fronting onto narrow lanes, the whole enclosed by an outer wall. The location of the souq placed it within easy surveillance from the fort on its rocky outcrop nearby. Remains of carved and decoratively incised timber doors, shelves and window screens testify to a rich, thriving craft tradition.

Inscription Criteria

Criteria iv) Be an outstanding example of a type of building or architectural ensemble which illustrates a significant stage in history.

The Bahla Fort and oasis settlement with its perimeter fortification are an outstanding example of a type of defensive architectural ensemble that enabled dominant tribes to achieve prosperity in Oman and the Arabian Peninsula during the late medieval period.

Statement of authenticity and integrity

At the time of inscription, it was noted that the Bahla Fort and adjacent Friday Mosque were inseparable from the small oasis town surrounding it and the boundary therefore follows the line of the wall (sur) enclosing the whole oasis settlement. A road cuts across the property.

The principal constituents of Bahla’s architectural ensemble have survived and together they form an integral and largely complete historic walled oasis settlement and major defensive complex. Comprising mostly earthen
structures however, they are vulnerable to decay and inadequate site drainage and, in the case of the souq, are vulnerable to reconstruction in modern materials.

The falaj system and water course on which the settlement depends, together with the historic routes linking the settlement to other towns in the interior, extend far beyond this boundary however. Despite some urban development in the late 20th century and early 21st century, Bahla remains prominent in the desert landscape. Its continued prominence within the landscape and the visual approaches are vulnerable to community development and tourism requirements.

The surveillance role of the fort in relation to the souq, surrounding settlement and gateways will similarly depend on careful management of development within the property.

At the time of inscription, the fort was dilapidated and decaying rapidly after each rainy season. It was put on the List of World Heritage in Danger in 1988. Consolidation works to some sections of the fort including Bayt al-labal, the entrance hall (sabah), and north-west and south-west walls using inappropriate materials were carried out in the early 1990s, and an audience hall (sabah) in the courtyard was demolished in 1992. From 1995, following training and advice on earthen structures, conservation using only earthen-based materials has included courtyard drainage, new roofs and consolidation of collapsing walls and towers including to the citadel (qasaba), courtyard mosque, Bayt al-labal, Bayt al-Hadith and horse stalls, and capping of tops of ruined walls to arrest further collapse. The sabah was reconstructed in 1999 in the courtyard of the fort. Accurate records have been kept of the work and full documentation of the fort has since been carried out including a photogrammetric survey.

Bahla remains a thriving settlement. However the authenticity is vulnerable to the abandonment of traditional vernacular houses within the harats. The souq is also vulnerable to lack of conservation and maintenance and changes in materials and methods of construction.

Protection and Management

The property of Bahla Fort and Oasis is protected administratively and legally by the Omani Law for National Heritage Protection (1980). The Fort and its environs are controlled by the Ministry of Heritage and Culture in Muscat, which has a regional office in the Dakhliyah region and a site office at Bahla.

The site has a Management Plan dating from March 2005. It is focused on the long-term care, conservation and use of the site’s historic buildings, structures and spatial form. The plan also recognises the importance of maintaining the site as an integral whole and the need to manage modern uses and development in order to preserve the integrity of the architectural assemblage and its prominence within its setting.

Several of the actions set out in the Management Plan have been taken forward and implemented, including conservation of the courtyard mosque, the qasaba, the sur and gateways, development of guidelines for rehabilitation of the harats, diversion of through traffic, electrification of the fort and installation of a site museum in Bayt al-Hadith within the fort.

The Management Plan is currently undergoing review and will be updated in 2009/2010 in order to be officially adopted. The reviewed and updated Management Plan will form the basis for the long-term management of the property.
THE ARCHITECTURAL, HISTORIC, SOCIAL AND SCIENTIFIC VALUE OF BAHLA

The following sections further amplify how the Outstanding Universal Value - Architectural, Historic, Social and Scientific – is evident in Bahla.

ARCHITECTURAL VALUE

Several individual features are universally architecturally significant, particularly the Fort and sur, which are monumental in form and scale. However, the full assemblage of the entire oasis (including the souk, several harahs scattered throughout the Oasis, the date plantations, and infrastructure) provide the quality of completeness.

THE FORT

The current ruins of the Fort, which are undergoing sympathetic and informed restoration, are a rare and outstanding example of a style of structure unequalled in Oman and the rest of the Arab world. Its strategic location on a rocky outcrop provides a commanding position, with towers rising over 50m above the surrounding plain. The pre-gunpowder style Fort, employing vast stone foundations underlying earthen brick walls and rounded towers with partially castellated roof tops, is the largest of its kind in Oman. It contains rare examples of Islamic decorative tradition of the highest quality (employing celestial motifs), as well as examples of early developments in practical architectural design (e.g., waste disposal systems, doors and windows).

THE JUMMA MOSQUE

The Jumma, also known as the Great or Friday, Mosque has also undergone sympathetic and informed reconstruction. The mosque is located on a terrace to the south of the Fort on the edge of the outcrop, with the old harah quarter of dwellings lying downhill to the south of the terrace. The highly ornate mirhab (designed and constructed by the renowned craftsman Abdullah b. Qasim b. Muhammad al-Humaimi of Manah in 1511 CE) is a rare example of a decorative tradition of this date and style in Oman, and Arabia. Archaeological excavations within the mosque prayer hall revealed that the mosque, or earlier phases of the structure, is one of the oldest in Oman. This mosque form and organisation is unique to central Oman distinctive from coastal Oman and the rest of Arabia and bearing strong connections with Hadramawt and Yemen.

THE SUR (OASIS WALL)

Bahla is the only walled oasis of this scale in Oman and is similar in nature to the renowned walled Sumerian cities, such as Uruk. Constructed for defensive purposes, it also demarcates the predominate agricultural interior of the date palm plantations from the exterior unmanaged lands. The wall was originally 12km and it follows the undulating contours of the Oasis and in places survives to over 10m in height. The wall is of unknown date and local lore states that it was constructed in several distinct sections with each harah taking responsibility for the construction (and possibly originally the maintenance) of its own section. Along the length lie 36 watch towers; multi-levelled, rounded defensive features, many also surviving up to 10m in height and three of the supposed seven gateways survive. Today several sections of the wall have been lost and it no longer encompasses the entire oasis.

THE OLD SOUK

The souk lies to the west of the Fort at the base of the outcrop. It is separated from the features to the east such the Fort, old harah and Jumma Mosque by the modern highway which runs north-south through the settlement. The souk includes a mix of modern (post – 1970s) concrete and traditional mud brick structures which extends over several hectares. At the core of the souk area is the old souk which comprises a complex of buildings enclosed by an outer wall approximately 4.6 metres in height. There are five entrances to the souk which have lockable gates. The souk comprises some 180 stores, not all in use; 39 mud brick stores survive within the old souk complex together with sections of the earthen outer wall. The layout of the souk is characterised by terraces of inward facing single-storey outlets which front onto narrow lanes. Each shop is a single open fronted room enclosed by palm frond roofs and double leaf doors. Most outlets have a wide step up to 1 metre in height which protrudes from the front of the shop used for the display of goods. The lanes within the old souk semi-covered and enclosed, characteristic of other souks in Oman such as Ibra. Of the traditional buildings which survive some have been heavily modified by the necessities of modern commercial requirements, including the addition of air conditioning units, cement render on more secure lockable metal doors, while others are abandoned or are in very poor condition and state of preservation. However, the piecemeal
redevelopment and replacement of traditionally constructed stores within the old souk and preference to rebuild on a larger-scale, away from the original enclosed souk complex, has enabled the traditional streetscape (the lanes, the internal and external morphology) of the souk to survive. The souk has expanded beyond the old souk to the west and in recent times, has including the construction of several further rows and arcades of shops at between one and three stories in height and two larger vegetable and fish souk buildings. The layout and morphology of the extensions to the souk area are modern and do not follow the pattern of development within the old souk. The scale and juxtaposition of some of the modern additions to the souk have reduced the intelligibility of the original ‘old souk’.

THE OLD MUD-BRICK HARAH-S
The old harah-s, especially al-Aqr, al-Ghuzeili and al-Hawuyah are residential labyrinth assemblages of traditional mud-brick dwellings, mosques, sablas, bathing areas and other domestic buildings. The individual buildings are not of universal significance, but their importance as surviving features that contribute to the overall group value of the key architectural features can not be overstated. This is particularly evident with the survival of the askari (Fort guards) dwellings to the south of the Fort. The old harah-s are very good examples of two important modes of settlement structure development in central Oman (i.e., double-banked central route and peripheral route). This spatial organisation of dwellings is distinctive when compared to other settlements in central Oman. The settlement layout has been greatly influenced by the aflaj, the traditional water distribution system of the Oasis.

THE DATE PALM PLANTATIONS AND AFLAJ
The architectural features within the Oasis are not merely confined to structures. The extensive areas of date palm plantations throughout the Oasis remain visually prominent, reflecting continued agricultural cultivation within an extremely harsh climatic environment. The origins of the irrigation system are believed to date to as early as 1000 BCE. The ground water fed falaj system which works in conjunction with the wells and utilises the wadi overflows was early technology which contributed to the evolution of Bahla as a thriving town through exploiting limited natural resources. Thus, the falaj system is an integral component of the architectural development and assemblage of Bahla.

HISTORIC VALUE
Bahla represents a story of continuing historic development, from the prehistoric period of the 3rd millennium BCE to the main phases of development of the Fort of 9th, 17th and 19th centuries CE.

BAHLA – THE FORMER CAPITAL OF OMAN
The Fort and Sur are surviving testimonies to the former status of Bahla as the capital and political centre of the Omani state, located within a historically significant conflict zone. They are surviving indications of the past prosperity of the town and remnants of the influence that Bahla had on the region, Oman and Arabian Peninsula as a whole.

ASSOCIATION WITH LEARNING, ISLAMIC STUDIES AND FAMOUS ARCHITECT
Bahla’s association as a traditional and influential ‘bed of learning’ can be traced back for many centuries and many famous Omani scholars and poets have worked and taught here including Ibn Baraka (also known as Abu Muhammed ‘Abdulrahman b. Muhammad). He is acknowledged as having established, during the 11th century CE, a conservative view of thought on the collapse of the First Ibadhi Imamate, which gave rise to the Rustaq School. It is believed that a small partially collapsed mosque within the Harat Al-Dhurudh is where he regularly preached and is also where he is said to have been buried. The richly decorated and ornate mihrab of the Great Mosque dates back to 1511 CE, designed by one of the foremost exponents of this craft tradition in the 16th century CE, Abdullah b. Qasim b. Muhammad al-Humaimi of Manah.

SOCIAL (SYMBOLIC, SPIRITUAL AND POLITICAL) VALUE
The intangible elements that contribute to the universal value of the World Heritage Site are less easily identified. But these elements whether experienced as a resident or visitor are no less important than the physical or tangible significances.
THE FORT AND SUR
The Fort and Sur survive as iconic tributes to the past greatness of Bahla as the former capital of the Omani state and original home and seat of power of several influential tribes. The immensity of the Fort and the sur speak of more than the practicalities of defence. They are the symbols of prestige, power and authority.

THE Jumma MOSQUE
The Jumma Mosque, an early building within the settlement, formed one of the original spiritual, social, educational and political foci of the community which is an integral part of Islamic life.

THE SOUK (INCLUDING THE RAWLAH TREE)
In Oman, like elsewhere in Arabia and North Africa, the souk plays a fundamental role in community economic and social life. The souk in Bahla is the centre for trading and commerce within the wilayat and its location in the interior of the country would have and still does attract traders from Dakhiliyah, Dharah and al Wusta regions. The Rawlah tree, which lies at the centre of the old souk, is the focal point for small scale animal trading but it also embodies spiritual significance. Its antiquity (possibly over a hundred years old) and mythical associations (it said that the chain which issued to tether animals during the market also prevents the tree from being stolen by the evil Jinn who occupy the tree). The tree contributes to the close interrelationship between spirituality, ritual and day to day life.

THE MASAJED AL UBAD (FLYING MOSQUES)
The three mosques that lie outside the walled oasis, to the northeast, are similar to the many isolated mosques that can be found throughout the region of the Jabal Akhdar. It is understood that the mosques belonged to a closed order of monks. Thus it is believed that the mosques predated the development of Bahla as a prosperous Oasis town. Folklore tells that Jinn moved the structures to their present location from Nizwa one night. The form of the mosques, almost square in plan, single storey with multiple entrances on at least two sides, with relatively uncomplicated mihrabs are not rare in central Oman. However, it is the folklore and myth associated with their construction and use that is of significance.

IBADHISM AND THE DEVELOPMENT OF ISLAMIC THOUGHT
Bahla is recognised as the one of the most likely locations associated with the birthplace of Ibadhism, one of the oldest schools of Islamic thought. The ideals of Ibadhism, which have influences throughout the Arab world, are reflected in the fabric of the WHS through the simple and quiet dignity of many of the mosques.

CRAFTS AND INDUSTRY
Bahla is recognised throughout Oman as the focus of pottery making and distribution of earthenware throughout the region. The Bahla souk is one of the few places in Oman and the Arabian Peninsula where this traditional craft is still employed. There is also a strong tradition of indigo dyeing within the Oasis, as well as other other traditional crafts including basket weaving, copper smelting, silver smithing and carpentry.

SCIENTIFIC AND RESEARCH VALUE
Bahla Fort and Oasis has considerable potential to contribute to archaeological, historical and anthropological understanding of human occupation in the region as well as the development and spread of Islam throughout the world.

PRE- AND EARLY ISLAMIC ACTIVITY
Excavations at the site of Jumma Mosque have already identified the site as potentially one of the earliest mosques in Oman and perhaps the Arabian Peninsula. Other, perhaps earlier archaeological remains are believed to survive at various locations within the Oasis.

SETTLEMENT STRUCTURE AND ARCHITECTURE
The main harah’s provide research potential for understanding traditional settlement structure, tribal pattern and relationships including migratory patterns, architecture and water utilisation. Since the evidence is so well-preserved and the buildings and spaces largely continue in their original use, the research potential of Bahla is greater than the comparable sites of Nizwa, Manah, Izki, Tanuf).

HYDROLOGICAL SYSTEMS
The oasis is an excellent source of information on the complex hydrological systems in use in traditional central Omani settlements. Such systems ingeniously combined falaj irrigation system with wells and wadi surface flows.
4. EXISTING PRESSURES ON THE SITE’S SIGNIFICANCE

INTRODUCTION
The Statement of Significance has identified the values which are embodied in the WHS. These values may be subject to pressures and vulnerabilities which can undermine Bahla as a World Heritage Site.

Existing pressures need to be understood in relation to the architectural, historical, social and symbolic and scientific and research values. However it is important not to separate physical pressures and their effects from the underlying economic, social and cultural drivers. It is also important to consider that one particular pressure may affect a number of the universal values. The pressures and vulnerabilities thus are interrelated:

- The maintenance of the architectural significance depends on good conservation practice and effective regulation of new development. However, a poor visitor experience affected by the dominance of noisy traffic, congested footpaths and a low quality of public realm, will mean that the architectural significance cannot be appreciated to the full. This will diminish the attractiveness of the site to visitors and associated opportunities to capture tourism revenue.
- The appreciation of the social (incorporating the symbolic and spiritual) significance depends so much on the setting of the site, the views of key buildings. The integrity of the site could be undermined by inappropriate development activity, within the site or its buffer zone, if it did not respect these qualities. The historic value of the site will not be fully realised and could be undermined if the history and culture of the site is not presented and interpreted to an adequate standard.
- In order for the values of the site to be managed easily it is appropriate to group pressures and vulnerabilities thematically in order that different values are not addressed in a piecemeal way. The issues, which could potentially undermine the significance of Bahla are:
  - Modern development pressures linked with economic and social change and the maintenance of a viable community within the Oasis.
  - Environmental pressures both naturally occurring and those associated with population pressure and human intervention;
  - Conservation, including reconstruction work, of the historic fabric;
  - Institutional/management issues;
  - Increasing car ownership and the associated impact of increased vehicular traffic within the oasis; and
  - Pressures associated with visitors and tourism.
- These pressures are described below in relation to the universal values of the site.

MODERN DEVELOPMENT
Modern development pressures are brought about by many contributing factors such as population growth, economic development, changes in social values, re-allocation of wealth and government investment. These pressures probably represent the greatest threat to the architectural value of the site and appreciation of its social and symbolic value and historical value.

There are a variety of ways in which development pressure lead to adverse impacts on the historic fabric. They include the abandonment and demolition of structures, the spoiling of their settings and views into and from the site. This reduces the integrity and status of structures and the appreciation of their significance. These pressures are elaborated below:
EROSION OF THE SETTINGS OF KEY FEATURES OF ARCHITECTURAL VALUE

The setting of the Oasis as a whole is also vulnerable to development pressures. The outer wall is the primary feature of outstanding universal value which may compromised by development within the setting of the oasis. Key views of the Fort may be obstructed. Those parts of the oasis setting to the east and west of the wall are protected by topography including Wadi Bahla and the jebel, as well as the use of these areas as cemeteries. Areas immediately outside of the wall are vulnerable to development due to recent access improvements to this area. The Oasis setting to the north and south of the wall is less constrained by topographic features and is therefore more prone to development pressure. The main aflaj serving the Oasis pass through the plantation areas and scrub immediately to the north of the Oasis. This area is vulnerable to further urbanisation as evidenced by recent patterns of development activity. The settings of the complex of the Fort including the Jumma Mosque, several of the old harah and the outer wall are vulnerable to new development. Views to and from key features, the visual prominence of the Fort and outer sur are particularly vulnerable. Within the sur the intelligibility of the morphology of key features may be compromised by inappropriate development within their setting leading to a reduction of the social, symbolic and historical value of the site.

Inappropriate installation of new utilities infrastructure such as street lighting, electricity sub stations, telephone wires and above ground water pipes can detracts from the setting of key architectural features. In some places holes have been bored through earthen structures to accommodate pipes and cables. The impact of insensitively located utilities is most visible within the setting of the outer wall and within each of the old harah. The falaj gardens should be recognised as a traditional Omani cultural landscape. The distinctive settlement morphology consisting of strongly defined hara clusters could be undermined if their setting of date plantations and aflaj gardens is further urbanised. Insensitive modern development and enclosures within the aflaj gardens which are not consistent with the scale, and type of materials traditionally used compromise the traditional character and distinctiveness of this area.

The setting of certain areas of the oasis are vulnerable to dumping of household and agricultural waste. Particularly vulnerable are the disused and derelect area within the old harah-s, abandoned uncultivated plots within the date gardens and plantation areas, wadi’s and the area immediately outside of the outer wall. Dumped material reduces the intelligibility of the architectural value and degrades the overall experience of these areas by residents and visitors.

ABANDONMENT

The traditional harah-s within the oasis including the al-Aqr, al Hawuiyah and al-Ghuzeli are vulnerable to abandonment. This results from a cycle stimulated by growing incomes and changing household needs and aspirations. Traditional hara lack modern amenities such as a clean and adequate water supply, sanitation and street lighting. The layout and morphology of old hara comprises narrow lanes which are generally not accessible by car leading to the perception that the harah are cramped. Mud brick dwellings are perceived by many to be inappropriate for modern living. Mud brick fabric requires regular upkeep and maintenance to keep them clean and structurally sound which is costly and conflicts with modern lifestyles. These issues lead to abandonment and dereliction. As people move away communal facilities such as bathing facilities, sabahs and aflaj may fall into disuse and maintenance of the public realm declines leading to concerns relating to safety and security. The area then becomes more run down and conditions within the area deteriorate leaving only low income groups who cannot afford to relocate. Within some harah this process has been underway for more than 20 years.
ENCROACHMENT AND MODIFICATION

The architectural value of those parts of old harah which remain occupied can is undermined through demolition and redevelopment of existing structures and modification of existing structures using modern materials. Encroachment and modification can reduce the intelligibility of the morphology of each hara, including its outer boundary and internal layout. New buildings developed within traditional harah tend to be much larger in their floor area, scale and massing compared with traditional structures. Furthermore, the new buildings are almost always constructed using concrete and modern materials which are not consistent with texture and finish of traditional structures. The materials, design and colour of elevational treatments and the number, size and location of openings often diverges with traditional building styles. The impact of these structures on the streetscene is visually dominating in places and can detract from the character of certain areas.

Mud-brick structures within the old harah which remain in occupation have often been heavily modified. Common alterations include the use of modern fenestration and doors and use of concrete to modify the floors, walls and roofs.

GROWTH REQUIREMENTS

Rapid population growth in Bahla has lead to pressure to provide for an expanded population. The old souk and the setting of the Fort complex is vulnerable to proposals to upgrade and expand the souk and to provide an expanded Friday mosque.

Pressure for further residential development has largely been accommodated outside of the Oasis. However agricultural areas within the oasis and the setting of the oasis as a whole is vulnerable to urbanisation particularly from the development of villas which has the potential to alter the character of the predominantly rural/agricultural character of these areas.

ECONOMIC, SOCIAL AND CULTURAL CHANGE

Over the last 30 years there have been dramatic economic, social and cultural changes in Oman. These have lead to significant improvements in the quality of life of local residents. Whilst religion continues to play an integral part of cultural and family life in Bahla, a consequence of modernisation and development, improving standards of education, access to the media have been changes in the social and community life in the Oasis which can undermine the social value associated with existing cultural practices:

- Cultural distancing from traditional building practices;
- Changing diets and eating practices such as the increasing trend of eating in public, a decline in the number of coffee sessions;
- Consumerism, individualism, the introduction of foreign satellite channels and increasing home based entertainment may have led to a erosion of traditional practices such as the wearing of khanjars, shared use of ovens etc. and reduction in participation and appreciation of traditional cultural activities;
- Changes in the modes of ‘education’ traditionally used to transmit cultural values and practices results in a lack of appreciation of traditional practices;
- Changes in attitudes and aspirations among the post renaissance generations resulting from economic development and higher educational standards have led to changing employment patterns which have led to outward migration and weekly out commuting as well as changes in the types of activity. There will be a need to encourage local employment opportunities if Bahla is to retain a vibrant community in the long term;

Changes in the economic structure of the country have lead to a reduction in dependence on the agricultural economy and traditional craft industries. Whilst this has been positive it means that the younger generations do not have as close a relationship with the land or with ways or the traditional ways of life which were integral to Oasis life until recently. The lack of skills and an appreciation of traditional ways of life including craft activities represent a vulnerability to the continuation of these traditions.
In the longer term as the older generations gradually disappear there will be a need to re-engage younger generations with their surroundings through improved education and awareness if the social and cultural significance of the site is to be maintained.

ENVIRONMENTAL PRESSURES

The site experiences a number of environmental pressures, such as predominately relating to water. If these are not managed appropriately they may degrade the settings of groups of buildings of outstanding universal value and the social values linked to practices relating to water distribution and the practicing of agriculture.

The availability of a sustainable potable water supply is fundamental to retaining the population of the Oasis. There are a number of vulnerabilities associated with the quality, quantity, distribution and reliability of existing water resources which if left unresolved could accelerate outward migration pressures and could potentially lead to depopulation.

The lack of water availability for agricultural use in recent years has led to a reduction in the area of the oasis which can be cultivated. There has been a significant reduction in date palm cover in parts of the oasis. This presents a risk of further degradation in soil quality. A lack of appropriate management of this area could erode the significance of the cultural landscape represented by the date gardens within the oasis.

The practicing of agriculture is also under pressure from economic pressures. The availability and reliability of water for irrigation purposes has reduced yields. Low yields in dates have also been compounded by the type of variety, age and condition of date palms within the oasis.

Agriculture within the Oasis does not provide an adequate or sustainable source of income which provide subsidence for those employed within the industry. The two main crops grown within the oasis (dates and alfalfa) are grown for personal consumption and usage rather than on a commercial basis. If the problems associated with agricultural decline within the Oasis are not addressed then the cultural landscape represented by traditional agricultural practices is at risk from being lost.

Several areas of the oasis are vulnerable to flooding including the old souk and outer wall. If measures are not identified to alleviate the risk of flooding, these features will be under threat of inundation.

CONSERVATION OF THE BUILDINGS AND MONUMENTS

Without a coherent and enforceable conservation philosophy for the WHS, there is a risk of gradual erosion of the architectural quality of the area due to piecemeal loss of individual buildings or the replacement buildings with new structures. The new mosques and large concrete dwellings within the old harah-s are examples of this.

A lack of maintenance or poor maintenance and repair techniques has already led to wide scale degradation of the fabric and architectural value of features within the oasis. The implementation of the current standard of informed reconstruction works for the Fort and Mosque has greatly contributed to the intelligibility of the site.

The lack of individuals who are skilled in traditional construction techniques within the local area represents a significant vulnerability relating to maintenance of the architectural values associated with the site. Reserves of the appropriate soil for the preparation of mud bricks is in short supply. Although a new source has been identified to meet the immediate needs associated with the Fort reconstruction works, there is a need to identify a sustainable long term source as close as possible to the Oasis in order to meet the future needs.

Agriculture within the Oasis was traditionally carried out by a wide range of specialised crafts and tradesmen. Although minor repairs were likely to have been carried out by the householder, a wide range of specialist skills existed relating to the production of mud bricks, bricklayers, plasterers and specialists in architectural detailing, stone masons for foundation and retaining structures, wood carvers and crafts men for doors, windows, frames and roofs and metal crafts for ironmongery. These construction trades also supported the agricultural economy through demand for palm tree timber and fronds, acacia branches etc.
Today only a small number of elderly craftsmen possess the knowledge and skills for the traditional construction activities, however it may be that other resources and knowledge exist in other settlements within central Oman such as Nizwa, Al Hamra, Birkat Al-Mawz, Izki etc.

MANAGEMENT AND INSTITUTIONAL
Although the Fort is undergoing reconstruction work, the rest of the oasis is not actively managed as a heritage resource. The lack of an adequate management framework was one of the main reasons for the site being placed on the list of endangered sites.

TRAFFIC
At present the vehicular traffic detracts from key sites within the oasis. There is likely to be a future increase in car ownership within the Oasis which will encourage further traffic growth.

Increasing traffic flows may cause severance of communities within the oasis. Demand for vehicular access within the Oasis has resulted in modifications to accommodate larger vehicles through the creation and widening of gateways through the outer wall. Many public thoroughfares within the oasis are narrow and unsuited to accommodating the car. Attempts to improve vehicular access within some harah have included alterations to the physical fabric in some areas to enable access or provide areas for car parking.

Traffic also represents a physical threat to historic fabric of the WHS through collisions. Other problems associated with increased vehicular flows include vibration potentially affecting the structural stability of earthen buildings, air pollution which can detract from the visual appearance of buildings and noise which can affect the appreciation of the architectural significance of the fabric and create an unpleasant environment for visitors and other users.

TRAFFIC MANAGEMENT
An area close to the Fort and Old harah has been established as a car parking area to serve these areas. In addition an orbital access route in the form of a graded and blacktop road has been established outside of the wall and internal routes within the Oasis have been tarmaced. This has made access and movement within the Oasis easier for residents reducing pressure to move to other better serviced areas. There is a risk that the impermeable surfaces may lead to run-off and drainage being channelled into vacant plots within periods of heavy rainfall.

INFRASTRUCTURE DEVELOPMENT
The completion of the by-pass road from Nizwa towards Ibri has enabled through traffic to avoid going through Bahla. This has led to a reduction on traffic on the main road through the town. This has relieved congestion which was previously an issue at peak times and reduced vibration and noise in the vicinity of the Fort. There is further potential to improve pedestrian linkages across the main road. The management plan includes an action to tackle this issue as part of a wider transport and movement study for the site.

VISITORS AND TOURISM
Bahla is currently visited by an estimated 40,000-60,000 visitors per annum. At present most visitors to the oasis visit the souk and pottery area which are easily accessible to the public. Currently the pressure attributable to visitors to Bahla is not significant because:

- The number of visitors to the oasis is relatively small;
- Most visitors to the Oasis originate from other Arab states or are regional expatriates familiar with Muslim culture and lifestyles;
- Most tourists to the oasis are self guided or visit the oasis as part of a small group of no more than 15 people; and
- Visitors to Bahla do not stay within the Oasis and tend to visit Bahla for no more than 2 hours as part of a day excursion to other sites in the Dakhiliyah region.
The carrying capacity of the souk and potteries are adequate to accommodate existing visitor numbers. Although the pressure attributable to existing visitors is limited, for the reasons identified above the benefits accruing to the local community are also small.

The number of additional visitors which Bahla can currently accommodate is likely to be limited. The condition of the fabric within parts of the Oasis including parts of the Fort complex, the harah quarter south of the Fort and the outer wall is poor and may be at risk from increased degradation if further visitors were attracted to these areas prior to the implementation of appropriate conservation measures.

At present no parts of the Oasis are presented or are interpreted for visitors to the Oasis. A lack of appropriate amenities such as interpretation facilities, catering, toilets, parking, signage mean that that the site is unlikely to meet the expectations of potential visitors. This is likely to undermine visitor appreciation of the architectural, historic and social significance of the site.

The social and symbolic value of the site could be undermined by further increases in visitor numbers. The main risks are related to the lack of suitable visitor management strategy;

Without an appropriate visitor management and interpretation strategy there is a risk that visitors will not develop an appreciation of cultural sensitivities of the local community. A lack of visitor appreciation of Islamic culture and values could undermine the social value of the site. Key issues are:

- The respecting of privacy in residential areas;
- The maintenance of peace and quiet within and around places of spiritual significance including mosques;
- Lack of visitor appreciation of sensitivities relating to use of photography;
- Lack of visitor appreciation and observance of social customs relating to clothing, fasting, abstinence from alcohol and smoking particularly during Ramadan;
- Possible pressure to modify religious practices associated such with the observance of Islam including daily rhythms associated with prayer, assembling in the sablah;
- Possible social disruption to lifestyles for those employed in visitor related industries such as afternoon rest, early evening strolling, the timing of meals etc;
- Potential erosion or devaluation of local cultural symbols such as cultural commodification of local crafts or the inauthentic staging of rituals or events for the benefit of visitors;
- Problems of traffic congestion and parking within the Oasis associated with additional visits to the Oasis; and
- Possible resentment from the local community if the potential economic benefits resulting from tourism do not benefit local residents or are inequitably distributed.
5. A VISION FOR THE WORLD HERITAGE SITE

In order to guide the future of Bahla Fort and Oasis WHS, a vision needs to be set, which establishes the aspirations for the way in which the site is managed, enhanced and experienced.

The vision for the future of the WHS is:

- to be a place, where the historic, architectural and other values are safeguarded, through appropriate conservation and development regulations; maintaining the continuity of the use of the buildings and spaces; and minimising the potential risks to significant features particularly the Fort; sur; old mosques and harah-s; date palm plantations and falaj systems;
- to be a living, prosperous, sustainable place with a vibrant economy and balanced community;
- to be an inspiring place where people can work, learn, worship and visit in comfort and safety;
- to be a place where people of all nationalities and abilities can appreciate and learn about the valuable living history of the site;
6. THE OBJECTIVES

The objectives and sub-objectives for the management and enhancement of the WHS, which arise from the vision, are as follows:

General:

1. Adopting and implementing the Management Plan thus achieving a World Heritage Site which is coherent, integrated and unified.
   a. Obtaining a royal decree to provide the plan with official legal status and so that the plan can attract government resources to ensure its implementation;
   b. Creating of a standing WHS Management committee to ensure the implementation of the policies and further studies recommended within the Plan;
   c. Adoption of a revised WHS boundary and buffer zone.
   d. The need to improve a communities population in planning for conservation through emphasis on conservation, education and training programmes, and through invoking meaningful public participation in addressing choices.
   e. In planning for conservation to integrate heritage goals with other legitimate social and economic development goals.

Safeguarding and enhancing the architectural value:

2. Conserving and managing the historic fabric.
   a) The continuation of the current reconstruction work of the Fort and completion of restoration works at the Grand Mosque;
   b) Adoption of a suitable and feasible Conservation Philosophy for the entire WHS;
   c) Applying the Conservation Philosophy to ensure the preservation and enhancement of the Sur & other structures and land-uses such as the date palm plantations that are key to the universal value of the site;
   d) Adoption of a framework of development and building guidelines and enhancing the effectiveness of building permit procedures;
   e) Ensure that the major development proposals such as the Souk and new Friday Mosque, fit within the framework of the Conservation Philosophy and the aspirations to preserve and prevent unwanted detraction from the monumentality of the key architectural features such as the Fort.

f) Safeguarding the architectural value of the oasis from potential inundation by flooding;

Safeguarding and enhancing the social and symbolic value:

3. Preserving the social and symbolic value of the site through encouraging the continuation of existing patterns of use;
   a) Enable the retention of the existing population within the site;
   b) Ensure that the site is provided with an adequate and sustainable water supply;
   c) Encourage further economic activity and the range of local employment opportunities within the Bahla Wilayat in order to sustain the local population and address existing problems of under-employment and out commuting which potentially threaten population retention within the Bahla Wilayat;
   d) Development of planning policies and building guidelines which encourage continued occupation of earthen dwellings whilst affording residents high living standards and preserving the universal values associated with the site;
   e) Encourage the retention of interrelationships which exist between functions which structure daily life within the oasis through maintaining the spatial structure and order of the oasis including the close linkages between:
      i. individual harah-s and their associated date gardens and plantations;
      ii. areas of local agricultural and craft production and the souk; and
      iii. harah-s and their associated public facilities such as mosques and sabla;

4. Improving intellectual access to the site for all people
   a) Improving the local inhabitants sense of ownership.

5. Safeguarding and enhancing the scientific and research value:
   a) Establishment of a buffer zone
   b) Ensure the preservation and where possible enhancing the integrity and tranquillity of the key religious and spiritual monuments and structures throughout the site.

4. Improving intellectual access to the site for all people
   a) Improving the local inhabitants sense of ownership.

6. Permit existing lifestyles within the site to continue through minimising potential disruption associated with the recommendations of the management plan.
   a) Ensure that the daily rhythms associated with the practice of Islam can be sustained;

7. Preserving the traditional crafts associated with the site
   a) Promoting a programme of initiatives which will allow for the continuation of key traditional crafts within the oasis such as pottery making, indigo dyeing and building construction techniques. (The revival of these crafts represents a significant opportunity as not only will they support conservation activities in the oasis but could serve the market opportunities which are likely to exist for authentically produced, finely crafted domestic fixtures and fittings for modern homes both within Oman and other countries in the Arabian peninsula.)

8. Improving physical access and visitor & interpretation facilities
   a) Local understanding as an educational resource
   b) Increase the tourism potential of the site

9. Creating a research framework for future studies
7. CONSERVATION PHILOSOPHY

INTRODUCTION
Bahla is a large, complex and living World Heritage Site. Within the oasis, there is a variety of usages, and the buildings and structures vary in their significance and condition. Some buildings continue in their original use and are well maintained. Others are in virtual ruin and are decaying at a rapid rate. Thus a variety of approaches and priorities is required for safeguarding the historic fabric and other outstanding universal values of Bahla.

During the preparation of the Management Plan twenty Character Zones within the site have been defined. Each character either represents an individual harah or wider areas within the Oasis which share similar characteristics in terms of their pattern of development and land use. A plan identifying each of the Character Zones is included at the rear of this document. The conservation approach must be tailored to address the needs and opportunities of the each Character Zone. However, the Conservation Strategy for each zone can be guided by an overarching general conservation philosophy.

THE GENERAL CONSERVATION PHILOSOPHY
The general philosophy flows from the understanding of what is significant about the site and how it is expressed in the historic fabric. The conservation terminology follows the definitions as set out Feilden and Jokhelito. The seven point philosophy is as follows:

• the morphology (the exterior form i.e. facades of individual building or perimeter and extent of an organised ensemble of structures, the street layout etc) of the original phase of the feature/s, or the phase deemed to be of most significance, should be safeguarded to preserve the identity, integrity and authenticity of the site;

• where reconstruction is required to preserve something of the significance, for example the street morphology, all attempts should be made to clearly distinguish those reconstructed elements which are based on accurate archaeological and architectural documentation and those which are merely founded on conjecture;

• maximum understanding of the architectural feature/s and social value should be achieved prior to any intervention and all intervention should be confined to the minimum required to achieve those aims. Where preservation in situ of a traditionally constructed building is unwarranted or unfeasible, it should be preserved by record to professional archaeological standards.

• traditional materials will be used wherever and whenever practicable during construction works within the Oasis, whether the aim is to consolidate and/or to reconstruct existing traditionally constructed buildings or in the construction of new buildings for domestic or commercial purposes. The remnants of the modes of production and operation in relation to the traditional building industry (e.g., mud brick manufacture or building skills) should also be safeguarded.

• where reconstruction is required to preserve something of the significance, for example the street morphology, all attempts should be made to clearly distinguish those reconstructed elements which are based on accurate archaeological and architectural documentation and those which are merely founded on conjecture;

• maximum understanding of the architectural feature/s and social value should be achieved prior to any intervention and all intervention should be confined to the minimum required to achieve those aims. Where preservation in situ of a traditionally constructed building is unwarranted or unfeasible, it should be preserved by record to professional archaeological standards.

• the established pattern of land-uses, which form part of the evolved morphology of the oasis, such as the date plantations, will be safeguarded to assist in the intelligibility of the traditional settlement structure and form and to preserve the setting of the principal monuments.

• the historic and social and symbolic values are embodied in the cultural traditions and history of the oasis, as well as the buildings and spaces. Steps will be taken to preserve these traditional craft skills through education and life-long learning programmes. Where the demise of some traditions is unavoidable, they should be recorded for posterity.

• traditional materials will be used wherever and whenever practicable during construction works within the Oasis, whether the aim is to consolidate and/or to reconstruct existing traditionally constructed buildings or in the construction of new buildings for domestic or commercial purposes. The remnants of the modes of production and operation in relation to the traditional building industry (e.g., mud brick manufacture or building skills) should also be safeguarded.

MODES OF INTERVENTION
The degree and nature of conservation works have been categorized into three forms of intervention: Consolidation and two varying levels of Reconstruction. The term Reconstruction, as opposed to Restoration, will be used throughout this plan in accordance with the definitions as set out in Management Guidelines for World Cultural Heritage Sites (1998: 2nd Ed.). For clarification the definitions are as such:

Consolidation
...is the physical addition or application of adhesive or supportive materials to the actual fabric of the cultural property in order to ensure its continued durability or structural integrity.

Reconstruction
...means building anew....used in reference to work executed, using modern or old materials, or both, with the aim of rebuilding dismembered or destroyed elements, or parts of them. Reconstruction must be based on accurate archaeological or architectural documentation and evidence, never on conjecture.

To prevent confusion between this definition and the proposed approach for the works in the Oasis, is reiterated that only traditional building materials should be used and construction works that are based on conjecture should be clearly distinguishable from those which are based on archaeological and/or architectural documentation.

The term ‘traditional building materials’ can be defined as those which are known to have been used during the phase of construction deemed to relate to the period of greatest significance. The main phases of construction in the Oasis can be divided into those when traditional materials were used and recently those where the principal building material is of concrete blocks (post 1970’s) (incorporating other materials such as metal, plastic and glass). Although, one should not over simplify the definition of traditional building materials as all those which use pre-concrete mud technologies. Examples such as rammed earth (pisé) is a variety of earthen construction that is not employed with the Oasis. Therefore, in particular, it refers to the use of mud bricks - adobe blocks of a fairly standard size - founded upon stone foundations with palm fronds for roofing and short wooden beams to support window and door frames.
Decisions regarding conservation activities for individual buildings must be based on both an understanding of its significance as well as the feasibility of beneficial reuse. In order to prioritise conservation activities and to ensure that the rationale for conservation activities is transparent and flexible, a ‘scoring’ system has been devised for determining the degree, nature and timescale for interventions within each character zone. The scoring or classification system has been assisted by the development of the site gazetteer (Volume 3). Each building is classified according to the following significance scores:

I. It is an integral part of the morphology of the street- or landscape which is considered to be of outstanding universal value and the loss or modification of the structure will diminish the intelligibility of the wider assemblage.

II. As an individual structure it is of architectural/historical/social/research value at an oasis/regional (or wider) level. This can be beneficially or adversely affected by its state of preservation, condition and the degree of modern intrusions.

III. It has the potential for re-use, whether authentic or otherwise.

If the structure scores I it warrants, in the first instance, immediate consolidation to ensure that no further degradation of the feature occurs. It may be decided that the consolidation will be undertaken at the various structures throughout the Oasis should be determined on a case-by-case basis. This plan identifies those structures which require consolidation works. It would be inappropriate for the Plan to make specify the details of these works or provide costings as the stability of the structures are in a constant state of change. It would also be premature prior to the preparation of the Action Plans identified in Chapter 11.

If the structure scores II or III then, at a minimum, the feature will undergo consolidation but not with the same degree of urgency as those define above (details of the programme of works can be seen below). Again as with I it might be decided that the structure undergoes reconstruction work, either following consolidation or as a means of ensuring its sustainable reuse.

Two approaches to reconstruction are proposed. The first approach will safeguard the exterior façade and all the interior components of the feature. This, in the case of a domestic dwelling, will involve the reconstruction of interior walls to ensure that the floor plan and spatial layout of the building is safeguarded. This approach can cause limitations to the preferred use of the structure. Again using the example of a domestic dwelling, the preservation of the internal morphology, including rooms that due to the necessities of modern living are no-longer deemed to be of a suitable size, could preclude the opportunity to re-occupy the building for domestic functions, i.e. its authentic use. This mode of reconstruction will be referred to as Full Reconstruction.

The alternative approach entails that the reconstruction works will ensure the safeguarding of the façade and outer walls, hence preserving the exterior morphology of the feature and its intelligibility as part of a wider assemblage. Less attention will be paid to ensuring the safeguarding of the internal features as internal structural modifications may be needed in order to ensure the sustainable re-use of the structure. This mode of reconstruction will be referred to as Exterior Reconstruction.

To complement the scoring system described above rationale behind the decision to adopt either of the two modes of reconstruction can be summarised as follows:

- If the building or structure has been identified as directly contributing to the Outstanding Universal Value of the site by encapsulating one or more of the core Cultural Property values, i.e. Architectural, Historical, Social and/or Research then all attempts must be made to ensure that proposals for Full Reconstruction are prepared and implemented.

- Furthermore other buildings or structures which are either good examples of particular types of structure and representative of the assemblage or are inextricably associated with elements of the site which are identified as of Outstanding Universal Value, then all attempts must be made to ensure that proposals for Full Reconstruction are prepared and implemented.

- If as an individual structure it is of architectural/historical/social/research value at an oasis/regional level and a use which is appropriate, sustainable and, if possible, authentic is identified, proposals for Exterior Reconstruction should be prepared and implemented.

Whether consolidation or reconstruction is selected as the most appropriate mode of conservation, proposals should follow the general seven point Conservation Philosophy. Guidance relating to achieving maximum understanding of features prior to intervention and the use of traditional materials is particularly important.

A provisional assessment of the appropriate mode of conservation has been identified for all appropriate buildings and structures within the World Heritage Site. This assessment has been based upon the understanding developed during the documentation work undertaken to inform this plan (refer to Volume 2-4) and application of the scoring criteria described above. The following section describes proposals for consolidation or reconstruction on a Character Zone basis. A schedule of the proposed works by inventory number is included in Annex A.

In addition to those measures described above development regulations will be adopted to safeguard the values identified within the site. Regulation of inappropriate development can be defined as the limiting of particular types of development within certain defined areas in order to achieve conservation, environmental, economic and social objectives. The limiting of development within particular areas is normally accompanied by the allocation of land at other locations where development can take place - such land exists in new Bahla.
Even in areas which are already built up the further regulation of development is necessary in order to preserve the architectural value of individual structures of significance and the intelligibility of these structures within the wider assemblage through protecting the setting of buildings including public spaces and their landscape setting. Within areas of the oasis which are less built up or comprise of areas of predominantly modern development regulation is also necessary. In Bahla the reasons are to restrict urbanisation within the oasis which would reduce the intelligibility of the settlement structure and the boundaries of individual harah and to preserve the agricultural landscape of the Oasis which forms part of the outstanding universal value of the site.
8. STRATEGY FOR APPLYING THE CONSERVATION PHILOSOPHY FOR THE BUILT FABRIC

As identified above the variety of land-uses throughout the Oasis indicates that the Conservation Philosophy should be refined for specific Zones within the oasis. The following section describes how this Philosophy be applied to each Character Zone:

CHARACTER ZONE 1 - THE FORT

The Fort is in the advanced stages of sympathetic and informed reconstruction however, the Philosophy can be applied to the Fort and the continuing reconstruction work. Although, as identified elsewhere in this document, a full Conservation and Management Plan for the Fort is required and this document will make explicit reference to a specific Conservation Philosophy, which identifies previous, current and future work at the site.

CHARACTER ZONE 2 - THE HARAH QUARTER - HARAT AL AQR, HARAT AL HAWIYAH, HARAT AL GHUZEILI AND BAiT AL MAL.

The settlement to the south of the Fort contains the three adjoining harah-s: Al-Aqr, al Al Hawiyah and al Ghuzeili, plus other dwellings and structures such as the askari (Fort police) buildings. This collective harah is recognised as being of greater significance than other traditional mud brick harah-s within the Oasis because:

• It represents the supposed earliest surviving settlement within the oasis;
• It includes the largest number of surviving mud brick structures (including dwellings, sabil-s, mosques, bathing areas [both male and female], gateways, and perimeter walls) with the fewest (relatively) number of modern (concrete) dwellings within its perimeter;
• The morphology of the settlement pattern is more complex and better preserved than elsewhere in the oasis;
• It includes a collection of high status dwellings and a wider variety of building styles not found elsewhere in the oasis; and
• It is a contemporaneous element of the core activity area within the oasis (including the Fort, Great and Junior Mosques, and the souk).

Further modern development within this Zone using non-traditional building materials of a scale and design out of character with the harah-s will be not be permitted. (Details of what is deemed to be of ‘...a suitable scale and design’ are described within the development guidelines section of this Plan). This will not just include new development and replacement dwellings but extensions to existing concrete or mud brick structures. Regulation of development, combined with proposals to consolidate and reconstruct elements of the fabric within the harah, will allow for the preservation of the identity, integrity and authenticity of this Zone. As it is the most significant zone priority will be given to ensure that the philosophy and building guidelines are implemented.

The continuing dilapidation of unoccupied mud brick structures within the harah needs to be arrested and consolidation of the significant features required to preserve the morphology of the settlement needs to be undertaken. Prior to any interventions, whether temporary or semi-permanent, a full understanding of the structures in question needs to have been developed and appreciated. At a minimum this will include preparation of an internal floor plan (for each floor level) and identification of its previous use i.e. historical/social associations.

A suitable use for the buildings will be determined, with priority given to retaining the authentic use as dwellings, sabil-s, mosques etc. If wholesale reoccupation of abandoned areas of the harah is deemed to be unfeasible or undesirable (either in the short or long term) then a use which preserves their intelligibility will be proposed. The potential options for re-use are discussed below.
Re-use which requires structural alterations to the internal layout (including the potential combining of several adjoining dwellings to create one larger dwelling) i.e. maintaining the exterior facades through exterior reconstruction in order to preserve the overall morphology of the assemblage will only be considered if the significance of the internal plan of the structure is deemed to be of lesser importance than the potential benefits of re-use. This assessment should be determined on a structure-by-structure basis.

The potential impacts of additional infrastructure (elements required to ensure sustainable occupation, such as utilities, road networks etc.), needs to be understood as part of any re-occupation strategy.

The following is a list of the structures within the Character Zone that have been identified as requiring intervention. It also details the degree and nature that this intervention will take and a preliminary indication as to the potential re-use of the structure: Some of dwellings identified for consolidation are occupied and if they remain occupied are likely to require consolidation to ensure their continued use. The above mentioned interventions will preserve the fabric of the old al harat quarter and by the nature of the proposed works the spaces that lie between them will also be safeguarded. This will be achieved through the development regulations described in Chapter 11. These measures will also facilitate the preservation of the topography of the settlement and hence the natural drainage conditions.

In addition to the works proposed to ensure the safeguarding of the built fabric, by means of consolidation and/or reconstruction, measures to preserve the intelligibility of buildings and structures to improve their presentation measures to remove or disguise modern intrusions within the harah-s will be undertaken. These will involve the removal of redundant, and disguising (potentially through burial) of functioning; electricity, telephone and water pipes and cables (both overhead and over-ground) and any accompanying street furniture such as wooden and metal poles. These works will not be confined to permanent or semi-permanent features but also involve the clearance of debris (often remnants of previously collapsed dwellings) and rubbish.

Options will also be explored to removed/disguise the current concrete modern dwellings and other structures that undermine the intelligibility of the settlement, specifically those that lie within the confines of the harah perimeter. At present this includes 24 dwellings (and other structures); most of which are still occupied. Great sensitivity need to be employed when dealing with the possible relocation of families or family groups from these dwellings.

### CHARACTER ZONE 3 - THE SOUK AREA

The Souk Area and specifically the built fabric within it, represents, more than any other area within the oasis the need to balance the requirements associated with a modern souk in terms of size, hygiene standards, access with the preservation of traditional structures and customs. The area can be sub-divided into the ‘old souk’, a larger new souk to the north and two more open areas on the periphery of the souk which are used for the weekly livestock market and the Eid market. The Old Souk comprises of a mix of traditional mud brick lock-up stores and similar structures of slightly larger proportions constructed since the 1970s using modern materials. All structures are aligned along a series of passageways within the souk which represent the authentic street morphology. The ‘new souk’ comprises of a number of streets including several arcades 1-3 storeys in height including several larger buildings and structures containing the fish souk and the fruits & vegetables souk.

Draft proposals have been prepared on behalf of the Ministry of Commerce and Industry for a “renovation project” relating to the old souk and part of the area of the new souk. The draft proposals indicate that changes to the layout of the souk and demolition and reconstruction of many of the old and new structures is proposed. The rationale for the renovation project which is to sustain a viable souk within Bahla through enhancement and improvement is consistent with the Vision for Bahla as ...a living, prosperous, sustainable place with a vibrant economy and balanced community. In 2009 further studies were commissioned by the WHC to develop the most appropriate construction and development strategy for the old Souk area.

However a thorough review and amendment of the souk renovation plans is necessary to ensure conformity with the Vision, Conservation Philosophy and Conservation policies proposed in the Management Plan.

The Old Souk was surveyed in detail by Consultants on behalf of the Ministry of Heritage and Culture, and of a total of 168 shops in the Souk, 58 mud brick structures has been identified. 110 structures had already been rebuilt, 91 as single and 19 as two storey structures and no mud buildings had collapsed.

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1 Larsen, A & CE, Sould, Bahla, Concept Design Repro
A subsequent survey conducted in September 2009 showed an increase in the number of disintegrated structures; a total of 39 mud structures were identified as remaining compared to 58 in 2006. All the new 110 structures have been rebuilt by the owners, using precast cement blocks and cement plaster, and cast in situ reinforced concrete slabs for the roofs. Twenty three (23) different trades have been identified as existing within the Old Souk. These range from foodstuff to electronic equipment, tinsmith, halwa sweet seller, indigo dying, textiles, honey, to silversmithing, antiques and heritage items, auctioneers office and goat market.

All of the seven points of the General Conservation Philosophy should be reflected within the revised plans relating to the souk renovation project and subsequent implementation of those plans:

- Safeguarding the significant morphology of the ‘old souk’ should be achieved through ensuring the proposals respect the design of the original souk layout, and the scale and character of the souk through the height of buildings, the retention of the sinuous building lines and the width and sizes of individual buildings. The design process for revised souk proposals should include an analysis of the historical development of the souk in order that the proposals for reconstruction, where possible, can be based on a thorough appreciation and understanding of the development of site. Aerial photography for the site exists at the National Survey Authority which can be utilised for this purpose.

- Where possible, the existing or original use of each store should be retained or re-established where evidence supports this. The approach to re-use within the ‘renovation’ project should seek to preserve the associations of particular parts of the souk with certain trades and activities and to avoid inauthentic use of structures which reduces the intelligibility of their traditional function.

- The souk has evolved and expanded since the 1970s to meet the needs of a significantly increased population within the Wilayat. The design of structures and the layout of spaces proposed to replace modern 1970s development should not imply that they are part of the authentic and significant phase of souk morphology (the old souk). However, the design and layout of new structures and spaces should not be incongruent with the setting of the souk and Fort so as to distract from the intelligibility of those features.

- A full understanding of the surviving fabric should have been reached prior to any intervention at the site. Due to the limited number (approximately 40) of surviving traditional structures within the old souk all attempts should be made to ensure the reconstruction and incorporation of these buildings within the revised souk renovation proposals. The approach to the reconstruction of traditional structures should reflect practice which has been successfully implemented on various other projects within the oasis including elements of the Fort and sections of both the Great and Junior Mosque.

- All attempts should be made to ensure the use of traditional building materials and construction techniques during the implementation of the revised proposals when agreement has been reached of their acceptability. Within the souk the few surviving buildings constructed using mud brick blocks upon stone foundations should be subject to consolidation and full reconstruction. The height of these buildings varies with topography but the foundations are rarely more than six courses in height. The buildings are finished using saroj render although some structures have since been rendered in cement and thus, should be treated appropriately.

- All attempts should be made to ensure the safeguarding of the setting of the souk i.e. the surviving date plantations to the north. However, it is likely that the pressures of ensuring the sustainability and viability of the souk will include setting aside areas for car parking, additional access routes, etc. It may be that these areas are existing date plantations or areas of redundant space that once served as agricultural plots. Proposals for access and car parking within the souk should be consistent with the findings of the traffic management study proposed within the plan.

- To ensure the longevity and vitality of the souk and hence the preservation of the architectural fabric and its social significance which is represented by both the old and modern areas of the souk, it is necessary to ensure that the revised souk proposals are based upon a thorough understanding of the operation of the souk, the market is serves (where people come from, what they buy, how much they spend etc.) and the spatial and operational requirements of individual souk uses and store keepers. This understanding is necessary to inform the design process and to ensure that outcome of the renovation project is to sustain and enhance the souk as a successful commercial enterprise and to achieve the Vision relating to the site.

As highlighted above, all of the surviving mud brick structures within the old souk, where feasible, should be safeguarded and their fabric incorporated within the revised proposals. If it is not proposed to retain these structures a clear rationale should be provided explaining why the retention of individual structures is not appropriate.

The presentation and intelligibility of the old souk should be enhanced through measures to reduce the prominence of pipes, cables and wires through burial or other methods.
CHARACTER ZONE 4 - THE MODERN COMMERCIAL STRIP

This area, unlike the rest of the Oasis comprises, almost entirely, modern concrete structures, principally offices, shops, restaurants, etc. Further expansion of these facilities outside the existing perimeter of the zone through encroachment into the date plantations will be limited to those enterprises which will ensure the delivery of the Vision i.e. creating ... a living, prosperous, sustainable place with a vibrant economy and balanced community. Therefore, an assessment of the need of any development will influence whether the permission to build is granted.

Any new development within this Zone using non-traditional building materials of a scale and design out of character with the Zone will be controlled by development guidelines which are set out in a separate section of this Plan.

An additional regulation of development within this Zone relates to sites that lie between existing modern developments, i.e. so that their construction will not visually interfere with the appreciation of the sites universal values.

Regulation of inappropriate development combined with proposals to prevent further expansion of this Zone will allow for the preservation of the identity, integrity and authenticity of the surrounding oasis and the features such as the Fort, souk and old harah quarter whose settings are influenced by existing and proposed development within this Zone.

CHARACTER ZONE 5 - BAHLA TOWN

The application of the Conservation Philosophy is far more problematic within this Zone. The area principally comprises modern (with occasional mud brick) dwellings sporadically located on either side of the narrow streets that pass through the date plantations to the south and west of the Fort. Guidelines to prevent urbanisation of viable agricultural plots are described in Chapter 11.

CHARACTER ZONE 6 - THE SOUK HARAH-S (AL NADWA AND AL LAHMAH)

A similar approach to that proposed for the old harah south of the Fort will be adopted for this Zone. The settlement to the north-west of the souk contains the two adjoining harah-s: al Nadwa and al Lahmah. This collective harah is recognised as being of significance because:

- It includes the second largest organised collection of surviving mud brick structures (principally comprising dwellings), second only to the old harah south of the Fort;
- It includes dwellings of a style not found elsewhere within the Oasis (see Figure 8.1);
- The morphology of the settlement pattern is relatively well-preserved; and
- Through its association as the settlement of the souk workers.

This identified significance of this zone needs to be protected and the adoption of the Conservation Philosophy will allow for this.

Further modern development within this Zone using non-traditional building materials of a scale and design out of character with the harah-s will not be permitted. (Details of what is deemed to be of "...a suitable scale and design" are described within the development guidelines section of this Plan). This will not just include entire new builds but will also prevent the construction of extensions to existing concrete or mud brick structures. This prohibition, combined with proposals to consolidate and reconstruct elements of the fabric within the harah, will allow for the preservation of the identity, integrity and authenticity of this Zone.

Re-use which requires alteration to the internal layout will only be considered if the significance of the internal plan of the structure is deemed to be of lesser importance than the potential benefits of re-use. This assessment will be made on a structure-by-structure basis.

Measures to remove/disguise existing modern intrusions, such as utility service pipes, should be explored through the preparation of an action plan.
Table 8.2 Recommended mode of intervention - Character Zone 6

<table>
<thead>
<tr>
<th>Structure Description</th>
<th>Inventory Number</th>
<th>Potential re-use</th>
<th>Mode of Intervention</th>
</tr>
</thead>
<tbody>
<tr>
<td>All structures within the Character Zone except those described below</td>
<td>400-423, 500-513 (not including the modern concrete dwellings)</td>
<td>Dwellings</td>
<td>Consolidation followed by Exterior reconstruction (where necessary)</td>
</tr>
<tr>
<td>Dwellings</td>
<td>403, 414 (n-w dwelling), 416 (Eastern dwelling), 412, 418, 501, 509 (all four)</td>
<td>Dwellings or communal facilities</td>
<td>Full reconstruction</td>
</tr>
<tr>
<td>Gateway and perimeter wall</td>
<td>512</td>
<td>-</td>
<td>Full reconstruction</td>
</tr>
</tbody>
</table>

Table 8.3 Recommended mode of intervention - Character Zone 7

<table>
<thead>
<tr>
<th>Structure Description</th>
<th>Inventory Number</th>
<th>Potential re-use</th>
<th>Mode of Intervention</th>
</tr>
</thead>
<tbody>
<tr>
<td>All structures within the Character Zone except those described below</td>
<td>600-607</td>
<td>Dwellings</td>
<td>Consolidation followed by Exterior reconstruction (where necessary)</td>
</tr>
<tr>
<td>Gateway</td>
<td>600</td>
<td>-</td>
<td>Full reconstruction</td>
</tr>
<tr>
<td>Dwellings</td>
<td>604</td>
<td>Dwellings</td>
<td>Full reconstruction</td>
</tr>
</tbody>
</table>

The harah is recognised as being of significance for:

- Its location in a strategic position atop of an outcrop and next to the small wadi;
- It includes dwellings of a style not found elsewhere within the Oasis (principally due to the dictations of the topography);
- Some of the morphology of the settlement (with only one narrow entrance) and individual dwellings exhibit potential characteristics of a militaristic nature, such as machicolations;
- The morphology of the settlement pattern is relatively well-preserved;

The nature of the site, atop a rocky outcrop, has allowed, and to a certain extent will continue to allow, for the preservation of sections of the harah. However, further modern development within this Zone using non-traditional building materials of a scale and design out of character with the harah-s will be not be permitted. This will not just include entire new builds but will also prevent the construction of extensions to existing concrete or mud brick structures. This is particularly relevant to this harah as even small scale inappropriate development will greatly reduce the intelligibility of the settlement. The regulation of further development, combined with proposals to consolidate elements of the fabric within the harah, will allow for the preservation of the identity, integrity and authenticity of the harah.

The current occupation conditions within the harah (it is believed that only one family group occupy the remaining inhabitable dwellings and the new concrete dwelling) could undermine any re-occupation proposals of the surviving, abandoned dwellings which are at present being utilised for agricultural (including animal) storage.

If a suitable use can be identified existing defensive and residential structures (600 and 604) within the Character Zone should be preserved through full reconstruction. Where a suitable use cannot be identified the structures should be subject to consolidation followed by exterior reconstruction to preserve the morphology of buildings and spaces.

As with the other harah-s, measures to remove/disguise existing modern intrusions, such as utility service pipes and cables, will be explored.
CHARACTER ZONES 8,9,11,12,13,14,15,16 & 17 - HARAHS AL KHALIFA; AL GHAF; AL KHADRAH; AL HADAD; AL BADAH; AL BIMAN; BANI SALT; AL KHATWAH AND AL MUSTUAH

Harah-s, Khalifa, Ghaf, Khadrah, Haadad, Badah, Biman, Bani Salt, Khatwah and Mustuah are of a lesser significance of the site as in individual entities but still contribute to the authenticity of the assemblage of the site and with therefore be safeguarded.

The principal means of ensuring this will be through the preservation of the existing authentic morphology of the settlement and ensuring that further modern development within these Zones using non-traditional building materials of a scale and design out of character with the harah-s will be regulated through the development guidelines (Chapter 11).

Locations where new housing development may be permitted are at previous dwelling plots where the surviving remains can not be feasibly reconstructed. This may be due to a lack of documentary evidence regarding the existing form of the structure or its level of survival. New development should not exceed the previous building footprint.

Regulation will prevent the construction of extensions to existing concrete or mud brick structures that would interfere with the existing layout of the settlements. The limitations on further development, combined with proposals to consolidate elements of the fabric within the harah-s will allow for the preservation of the identity, integrity and authenticity of the harah-s.

Further assessment on the likely re-use of the structures, abandoned or otherwise, within these harah-s needs to be undertaken before proposals for intervention can be recommended. Therefore, consolidation of those buildings which require it should be undertaken first, except at those structures which have been identified below as requiring full reconstruction.

If during the preparation of action plans for these harah it is identified that existing mud brick structures remain occupied or have the potential to re-used then exterior reconstruction is recommended method of intervention to preserve the morphology of the harah including existing building lines, streets and spaces.

Table 8.4 Recommended mode of intervention - Character Zone 8,9,11,12-17

<table>
<thead>
<tr>
<th>Structure Description</th>
<th>Inventory Number</th>
<th>Potential re-use</th>
<th>Mode of intervention</th>
</tr>
</thead>
<tbody>
<tr>
<td>All structures within the Character Zone</td>
<td>(Various)</td>
<td>-</td>
<td>Consolidation</td>
</tr>
<tr>
<td>Pottery kilns and workshop</td>
<td>702, 715, 724, 725</td>
<td>-</td>
<td>Full reconstruction</td>
</tr>
</tbody>
</table>

Further assessment/survey is required of Harah al Khadrah to identify the structures warranting preservation and the modes that these should take.

CHARACTER ZONE 10 - HARAT AL DHURUDH

A similar approach to that proposed for the above harah-s will be adopted for this Zone, with the exception of a few elements that are of oasis-wide significance these are summarised as:

- The only surviving harah which has dwellings that adjoin or are sited in very close proximity to the sur;
- The morphology of the settlement pattern is relatively well-preserved;
- Including the only predominately stone built structure within the oasis;
- The settlement has associations with individuals important to the historical development of Bahla.

Further modern development within this Zone using non-traditional building materials of a scale and design out of character with the harah-s will be regulated through the development guidelines.

As discussed elsewhere prior to any interventions, whether temporary or semi-permanent, a full understanding of the structures needs to have been achieved.
It is proposed that the stone built structure (see below) within the harah is subject to full reconstruction. The structure has recently suffered further collapse and large pieces of the vaulted roof are no-longer in situ although they are still located at the site and stone building 09/09/03. This is further justification that these reconstruction works will be part of the early phases of works within the oasis. A suitable use for the building will have to be determined with priority given to retaining its authentic use.

If during the preparation of action plan for Harat Al Dhurudh it is identified that existing mud brick structures remain occupied or have the potential to re-used then exterior reconstruction represents the preferred mode of intervention to preserve the morphology of the harah including existing building lines, streets and spaces. This mode allows for the requirements and necessities of modern living to be incorporated. Otherwise mud brick structures should be preserved through consolidation.

The following is a list of the structures within the Character Zone that have been identified as requiring intervention and the degree and nature that this intervention will take:

### Table 8.5 Recommended mode of intervention - Character Zone 10

<table>
<thead>
<tr>
<th>Structure Description</th>
<th>Inventory Number</th>
<th>Potential re-use</th>
<th>Mode of Intervention</th>
</tr>
</thead>
<tbody>
<tr>
<td>All structures within the Character Zone</td>
<td>300 - 308 (not including the modern concrete dwellings)</td>
<td>-</td>
<td>Exterior reconstruction of Consolidation</td>
</tr>
<tr>
<td>Stone vaulted tomb</td>
<td>304</td>
<td>Interpretation facilities</td>
<td>Full reconstruction</td>
</tr>
</tbody>
</table>

### Table 8.6 Recommended mode of intervention - Character Zone 18

<table>
<thead>
<tr>
<th>Structure Description</th>
<th>Inventory Number</th>
<th>Potential re-use</th>
<th>Mode of Intervention</th>
</tr>
</thead>
<tbody>
<tr>
<td>Summer Houses</td>
<td>705</td>
<td>-</td>
<td>Consolidation</td>
</tr>
<tr>
<td>Outlying mosques</td>
<td>706, 721, 722</td>
<td>Mosques</td>
<td>Exterior reconstruction</td>
</tr>
<tr>
<td>Zigrab</td>
<td>719</td>
<td>Tourist attraction</td>
<td>Consolidation</td>
</tr>
</tbody>
</table>

**CHARACTER ZONE 18 - OUTLYING DATE PLANTATIONS (INCLUDING THE AFLAJ SYSTEMS THROUGHOUT AND OUTSIDE OF THE OASIS)**

The extensive areas of date palm plantations throughout the Oasis are probably the most visually dominating aspect of the site. Continued agricultural cultivation within harsh climatic environment, is testimony to the skill of the early inhabitants of Bahla in utilising hydrological engineering technology to exploit the limited natural resources. The safeguarding of these areas and the practices which will ensure the sustainability of the resource which are paramount to preserving one of the outstanding universal values of the site.

The development guidelines relating to this area seek to preserve the settlement structure and morphology and prevent over development. The sustainability of the agricultural land-use needs to be ensured. The principal reasons of encroachment of settlement within previous agricultural land is due to changes in the agricultural economy and the availability of water for agricultural consumption combined with a need for housing to accommodate the population of the Oasis. Therefore, means to ensure the improved distribution of water for agricultural purposes will be implemented; this will follow a detailed assessment of the viability of the existing practices, but it has been provisionally identified that the existing falaj channels are capable (following minor works) to carry out the task of distributing water. (See below for details on the scope of this additional assessment and other required studies).

Any proposals which affect the traditional practices of water distribution throughout the Oasis will be influenced by the sensitivities of preserving traditional customs, such as the falaj auctions.
CHARACTER ZONE 19 - THE SUR (OASIS WALL)

The Oasis-encompassing wall is one of the Oasis architectural and symbolic features of Outstanding Universal Value. All attempts will be made to ensure the safeguarding of the significances embodied within its surviving fabric.

The means of ensuring its preservation will follow a similar process to those enacted at the Great and Junior Mosques, and the Fort. Therefore, full reconstruction will be undertaken of the extant Sur, including the original gateways and the towers.

As described elsewhere, when the reconstruction works will be based on conjecture, all attempts will be made to clearly distinguish those reconstructed elements which are based on accurate archaeological and architectural documentation and those which are merely founded on conjecture.

It may be deemed more appropriate to leave unreconstructed those elements of the Sur (including the gateways and/or towers) where insufficient information exists to allow for reliable reconstruction to be undertaken. It is likely that sections of the Fort will be dealt with in a similar manner. The finalised strategy will be decided on following the detailed documentation of the feature which is required to ensure ‘...that maximum understanding of the architectural feature/s and [their] social value will be achieved prior to any intervention. However, such element will require consolidation.

CHARACTER ZONE 20 - PERIPHERAL AREAS OUTSIDE THE SUR

This area unlike the ‘interior’ of the Oasis is comprised almost entirely of modern concrete structures within open areas of agricultural land, undeveloped land and cemeteries. Regulations should be placed on development within this Zone to ensure the safeguarding of the values embodied within the sites fabric and symbolic significance.

Further development within this character zone should be limited to those developments which will ensure the delivery of the Vision. At present there is no up to date urban plan for Dhakhliya. The Supreme Committee for Town Planning have programmed for a structure plan to be prepared following completion of the initial stages of the National Plan.

This plan should seek to protect the World Heritage Site from inappropriate development including areas beyond the site boundary and contain future development within the Zone to sites so that their construction will not visually interfere with the appreciation of the sites universal values. Policies should prevent further urbanisation and allow for the preservation of the identity, integrity and authenticity of the Oasis. A certain degree of protection has already been afforded to large areas of this Zone due to the location of cemeteries and mountains immediately beyond the Sur.

New development within this Zone using non-traditional building materials should be controlled by development guidelines which are set out within the Plan. The forthcoming urban plan should enshrine and add further weight to the policies set out in the Management Plan.

The three ‘flying mosques’, that lie within this Zone to the north-west of the Oasis have been identified as requiring full reconstruction. These works will also include works to the large platform that two of the mosques are sited on. It is proposed that consolidation works should be undertaken as soon as possible to prevent any further deterioration of the fabric, this is especially pertinent with regards to the retaining structures.
9. SAFEGUARDING THE CULTURAL TRADITIONS

INTRODUCTION

Safeguarding cultural traditions is as important as preserving the fabric of the site and this is reflected in the statement of significance which makes specific reference to traditions such as the indigo dyeing and the traditional farming practices. However, the perpetuation of these traditions have to be balanced with the requirements and necessities of modern day living and again this is reflected in the Vision.

THE STRATEGY

Chapter 10 of this Plan identifies policies and additional studies that are required to achieve a level of understanding that will allow for the development of a strategy to safeguarding the cultural traditions, but in brief the strategy is likely to employ tools such as:

- Preservation of communal traditions; can ensure the authentic and sustained use of many buildings throughout the oasis, hence preserving the fabric as well as the traditions. This can be achieved by encouraging existing traditions; such as the returning to the Oasis of previously relocated individuals for marriages, as well as re-vitalising waning traditions; such as the frequenting of sahba-s that lie within the boundaries of the old harah-s (an act which has been replaced due the construction of large modern concrete buildings on the outskirts of the settlements).

- Preservation of traditional crafts and skills is the most favourable option for ensuring the safeguarding of such acts. It is likely that a full assessment of the feasibility and commercial viability However, as mentioned above, the necessities of modern living may well preclude the continuance of certain traditional acts. Therefore all attempts will be made to document these crafts prior to their potential loss (see below).

- Preservation of existing documentary materials; this can be essential especially with regards to traditions that are no-longer performed, as it is possible that the documentary record is all that survives.

- Education for both children and adults. A specific appreciation of the cultural traditions of Bahla will need to be incorporated into curriculums for all school age groups. This will not only raise awareness of the intangible merits of the site but will also have the benefit of aiding in the safeguarding of the fabric.

- Interpretation facilities for enhancing the understanding and intelligibility of the site will need be created. This will involve a holistic approach that will incorporate elements of both the cultural traditions and the built fabric.
10. IMPLEMENTATION FRAMEWORK

IMPLEMENTATION FRAMEWORK (REVISED 2010)

Introduction

This section sets out the ways in which the objectives for safeguarding and enhancing the universal values and significances of the WHS will be implemented. The implementation framework defines general policies which will affect the whole of the site, including management and enhancement of the WHS and its environs, by all relevant agencies followed by a description of how the policies should be applied. These are followed by ‘further projects’ that are required to complete our understanding of the site. Specific projects are discussed in further detail to aid those agencies that will be responsible for their implementation. This section then proceeds to describe the conservation policies and guidelines that are required to ensure the safeguarding of the site.

Only the historic fabric of the Fort and the Great and Junior Mosques have been subjected to conservation attempts within the WHS. None of the buildings or features within the WHS has undergone any form of coherent conservation strategy. Therefore, this section also sets out indicative ‘Action Plans’ to prompt the implementation of the objectives and policies for safeguarding the architectural significance.

The implementation framework is divided into 3 main sections:

- Part A – General Management and Strategic Policies to be implemented by the Ministry of Heritage and Culture;
- Part B – Policies relating to further studies and projects to be implemented by various government Ministries; and
- Part C – Policies relating to the built fabric.

SUMMARY OF ACTIONS COMPLETED SINCE 2005

I Improved regulation of development

Partial implementation of the Conservation Strategy Policies (C1-C32) focused on the regulation of new development within the oasis including use of design examples to guide landowners on the scale and form of development, acceptable elevational treatments, appropriate colours and selection of materials. The guidelines have focused on new development “fitting in” with traditional forms of development within the Oasis but have not required the use of mud brick techniques.

An improved system for processing an approving development permit applications is in place and has been operating for with MHC and Bahla Municipality working in partnership. Applications for development permit within the most sensitive parts of the site including Character Areas 1, 2, 3 and 8 including the Fort, Harat Al Aqr, Harat Al Ghuzeli, Harat Al Hawuiyah and the souk area are referred to the Ministry of Heritage and Culture.

Proposals within these areas using modern materials are not generally permitted within these areas. Proposals are considered by the Ministry in detail on a case by case basis following a visit and survey of the site. It is not clear the extent to which the policies outlined within the management are used to guide recommendations and decision making.

In other areas proposals are considered by the Ministry of Regional Municipalities and Water Resources (MRMWR). Proposals are considered in relation to the design examples and guidance prepared by the Ministry. The examples focus only on the building (rather than its context or setting) guidance is provided on:
The range of acceptable colours to be used for rendering
- Treatment of openings including doors and windows (using wood)
- Height and scale of development
- Set backs from the road
- Outer walls

Some of the principles illustrated within the design examples coincide with guidance set out within the Conservation policies relating to these character areas. The policies have not been adopted wholesale. Going forward it is recommended that the guidance is refined and strengthened to adopt principles described within the conservation policies. Specifically:

- To provide protection of identified mud brick buildings and structures within the site which have been identified as being suitable for Conservation;
- For the location and setting of development to be taken account of in considering the suitability of development;
- To address the use of external areas and existing and former agricultural and plantation areas inside the Oasis.

Consultation with Municipality staff confirms the resistance to use of traditional techniques for new build development remains. This partly relates to attitudes and perceptions of mud brick being inferior to modern concrete dwellings due to cost and maintenance issues. Furthermore there is a lack of a supply chain of materials and available skills which will require action to address. A proposed way forward is described within the Management Plan using pilot projects to show how projects can be successfully delivered.

New regional office
The Ministry of Heritage and Culture has established a regional MHC office in Nizwa including 4 staff to provide further technical and administrative support within the Interior region including Bahla. Two of the staff are dealing with built heritage activities with the remaining staff engaged with cultural heritage activities.

Conservation activities
The conservation works on the Grand mosque and its setting have been completed. Conservation works at the Fort have been continuing and parts of the Fort have been prepared in order that parts of the Fort could be opened to the public.

The structure of the northern gate to the Oasis partially collapsed following rainfall. Conservation works have now taken place to preserve and stabilise the surviving fabric. It is understood MHC recently carried out some further assessment and documentation on some of the most significant harats including Harat Al Aq, Harat Al Hawiyah, Harat Al Ghazeni, Bait al Mal, Harat Al Nadwa, Harat Al Maghrafl, Harat Al Dhurudi and Harat Al Lahma. Limited progress has been made in addressing the implementation of other policies within the Management Plan as the plan has not yet been officially adopted. This would enable the plan to attract resources to fund its implementation through the forthcoming Five Year Plan.

Traffic management
An area close to the Fort and Old harah has been established as a car parking area to serve these areas. In addition an orbital access route in the form of a graded and blacktop road has been established outside of the wall and internal routes within the Oasis have been tarmaced. This has made access and movement within the Oasis easier for residents reducing pressure to move to other better serviced areas. There is a risk that the impermeable surfaces may lead to run-off and drainage being channelled into vacant plots within periods of heavy rainfall.

Infrastructure development
The completion of the by-pass road from Nizwa towards Ibri has enabled through traffic to avoid going through Bahla. This has led to a reduction on traffic on the main road through the town. This has relieved congestion which was previously an issue at peak times and reduced vibration and noise in the vicinity of the Fort. There is further potential to improve pedestrian linkages across the main road. The management plan includes an action to tackle this issue as part of a wider transport and movement study for the site.

Risks and vulnerabilities
These are generally the same issues which were identified at the time the Management Plan was prepared. However there have been some changes to some issues:

- Materials sustainability – the issues noted in the Management Plan regarding the availability of appropriate soil for conservation works have been addressed following a study and chemical analysis which was carried out by German Conservation specialists.
- Agriculture – the number of vacant and abandoned plots within the Oasis has increased. This is linked to the availability of water and some the older generation retiring and younger people not seeking to practice agriculture using traditional methods. Once plots are not actively managed many of the enclosing walls and tree cover tends to be lost. Policy B8 of the Management Plan identifies the actions which should be taken to address this issue.
- Effects of rainfall – in addition to the floods which were experienced within the Oasis in 2003. There have been further heavy rain events which have gradually eroded some of the mud brick components especially where they are no longer actively maintained such as parts of the outer wall and some buildings and structures within some of the harah. Some of the structures are vulnerable to further rainfall and taking emergency action to stabilise structures prior to their conservation is recommended.
General Management and Strategic Policies

In order to ensure the plan is effective it is necessary to put in place the necessary institutional arrangements and management structures and to develop the capacity of the Sultanate to manage the World Heritage Site. This includes providing a legal framework for the plan and developing organisational and human resources.

<table>
<thead>
<tr>
<th>Policy Number</th>
<th>Policy</th>
<th>Character Zones to which it applies</th>
<th>Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>The Outstanding Universal Values for which the site is inscribed on the List of World Heritage Sites will be safeguarded and the Vision for the site promoted, through the actions and policies of all those organisations charged with the care and management of the site.</td>
<td>AB</td>
<td>MHC</td>
</tr>
<tr>
<td>A2</td>
<td>The implementation of the Management Plan and the policies identified within it should be formally adopted by Government through endorsement in a Royal Decree. Other actions identified within the Management Plan can then be made through Ministerial Approval.</td>
<td>AB</td>
<td>MHC</td>
</tr>
<tr>
<td>A3</td>
<td>The area of the WHS includes the Oasis as a whole including all those areas within course of the outer wall. The proposed boundary the WHS. The WHS will be protected by the definition of a buffer zone.</td>
<td>AB</td>
<td>-</td>
</tr>
<tr>
<td>A4</td>
<td>The WHS boundary should be submitted to the WHC.</td>
<td>AB</td>
<td>MHC</td>
</tr>
<tr>
<td>A5</td>
<td>The continued implementation of the Management Plan will be overseen by a permanent Management Committee and the Plan will be reviewed at appropriate intervals.</td>
<td>AB</td>
<td>MHC</td>
</tr>
<tr>
<td>A6</td>
<td>The implementation of the plan should be co-ordinated by a single government agency. However particular actions and tasks could be delegated to other government agencies if deemed appropriate. Clearly defined lines of responsibility will be established for the implementation of each policy.</td>
<td>AB</td>
<td>MHC</td>
</tr>
<tr>
<td>A7</td>
<td>The institutional capacity of the Ministry of Heritage and Culture should be enhanced through the strengthening of its presence in Bahla and the development of human resources. A human resources development plan should be prepared setting out a strategy relating to recruitment and training of staff for the period of the Management Plan.</td>
<td>AB</td>
<td>MHC</td>
</tr>
<tr>
<td>A8</td>
<td>All sections of the local community will have the opportunity to participate in the implementation of the Management Plan. Consultation and opportunities for further involvement (through employment, training, events, volunteering and education) should be integral to the projects and proposals identified within the plan.</td>
<td>AB</td>
<td>MHC</td>
</tr>
<tr>
<td>A9</td>
<td>A volunteering and community programme should be developed in relation to the site.</td>
<td>AB</td>
<td>MHC</td>
</tr>
<tr>
<td>A10</td>
<td>Where appropriate the private sector should be harnessed to implement the objectives of the Management Plan.</td>
<td>AB</td>
<td>MHC</td>
</tr>
<tr>
<td>A11</td>
<td>A strategy to identify and tap external funding sources should be devised.</td>
<td>AB</td>
<td>MHC</td>
</tr>
<tr>
<td>A12</td>
<td>The Management Plan should be used to attract government funding. The funding for projects and proposals should be programmed within the next 5-year plan.</td>
<td>AB</td>
<td>MHC</td>
</tr>
<tr>
<td>A13</td>
<td>The symbolic and historic value of the WHS will be safeguarded by maintaining the current uses and activities wherever possible and by assessing proposals changes of use with regard to the impact on the intangible values.</td>
<td>AB</td>
<td>MHC, MGD</td>
</tr>
<tr>
<td>A14</td>
<td>The existing building permit guidelines should be reviewed and strengthened to improve their effectiveness in protecting and conserving significant features and to account for the context and setting of development following the principles set out in the Conservation Policies.</td>
<td>AB</td>
<td>MHC, MGD, MRWVB</td>
</tr>
</tbody>
</table>
POLICIES A2 & A3 - ROYAL DECREE

The boundary of the World Heritage Site shall be adopted as part of the Management Plan. It would also be appropriate to define a buffer zone for the site, in order to safeguard views towards the site from the surrounding area. Options for the buffer zone have been considered. However it is understood that the requirement for the compensation of land owners does not make this currently feasible.

Following approval of the final Management Plan it will be necessary for the plan to be formally adopted by Government preferably through and the issue a Royal Decree. The Royal Decree should be based on the state’s basic law (constitution) issued within the Royal Decree No 101/96; the world cultural and natural heritage ordinance issued by UNESCO during its 17th session in Paris 16th November 1972; and on the legislation dealing with the protection of National Heritage contained within Royal Decree No 6/80.

Based on the experience of other World Heritage Site Management Plans in Oman a Royal Decree would be an appropriate mechanism to:

- Designate the boundaries of the site and a potential buffer zone relating to the site; and
- Allow the relevant authorities to undertake measures to implement the decree including policies set out within the Management Plan and appropriate administrative structures;

A decree will be required for the policies to become effective and enforceable and to set in place the legal and organisational framework for the plan. It will also increase the opportunities for the plan to be used to secure government resources.

POLICIES A5-A8 - INSTITUTIONAL DEVELOPMENT

To oversee the adoption and implementation of the plan it is recommended that a management committee is formed taking forward the initial steering committee which oversaw the preparation of the Management Plan.

The committee should be formed of representatives from the following Government organisations:

- Ministry of Heritage and Culture (MHC);
- Ministry of Regional Municipalities and Water Resources (MRMWR) through Bahla Municipality;
- Ministry of Tourism;
- Ministry of Agriculture (MA);
- Ministry of Fisheries Wealth (MFW);
- Ministry of Awqaf and Religious Affairs (MARA); and
- Ministry of Housing (MH).

This committee should be the main body for monitoring and reviewing the progress of the plan and co-ordinating its implementation (Policy A5).

The management of the site should remain under the responsibilities of the Ministry of Heritage and Culture who should be the main government agency for co-ordinating all of the actions within the Management Plan (Policy A6).

However it will be important for the Ministry to develop its presence within Bahla. Its office in Bahla should be expanded to take on day to day responsibility for the implementation of the plan (Policy A7).

It is also necessary to build and enhance the institutional capacity of the Ministry and to define responsibilities for individual actions within the Management Plan. The following roles and responsibilities are suggested:

- A high profile individual should take overall responsibility for the Plan and its implementation – this could be the Minister of Heritage and Culture;
- The day to day responsibility for co-ordinating the implementation of the plan should rest with a senior official within the Ministry;
- The technical competencies relating to the management of the site at senior level should be broadened in terms of the disciplines and number of experts employed on site. The following competencies are required:
  - Project manager to oversee the preparation and implementation of detailed action plans and to co-ordinate the preparation of further studies;
  - An expert with skills in conservation management or a conservation architect familiar with mud brick architecture to plan, design and manage the implementation of the Conservation Strategy for each harah. The expert should be supported by a multi-disciplinary team;
  - A senior architect or urban planner who is able to take forward the proposed system of development guidelines, to develop the capacity of the Ministry and provide development advice to local residents and the construction sector, assist in reviewing permit applications, propose recommendations relating building permit applications and monitor the implementation of development proposals;
  - A community liaison officer who is able to work with the local community to raise awareness of the site and maximise their involvement in the implementation of the plan. This person should be responsible for the development and implementation of the tourism, visitor management and interpretation strategy (refer to Policy B5).

In addition to senior appointments human resources should be identified to support senior staff and to provide more specialist technical advice and administrative support. Certain skill areas should be developed in particular the following competencies should be developed through recruitment, secondments and training:

- 1 Director
- 1 Conservation/heritage management specialists;
- 1 Archaeologist;
- 1 Town planner;
- 1 Accountant;
- 1 Administrative Assistant;
- 2 Community Liaison Officers;
- 1 Tourism and Visitor Management Officer;
- 6 Tourism and Visitor Assistants
- 2 GIS Specialists
- 2 CAD technicians

A job description for the key roles is outlined overleaf.
### Key staffing requirements – Bahla World Heritage Site

<table>
<thead>
<tr>
<th>Job Title</th>
<th>Job Requirement</th>
<th>Number of staff</th>
<th>Salary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Director</td>
<td>BA or MSc on Heritage &amp; Culture Management or Archaeology with a minimum of 7 years experience worked in heritage sites + excellent interpersonal, written, verbal and presentation skills in both languages Arabic and English.</td>
<td>01</td>
<td>783,750 per month</td>
</tr>
<tr>
<td>Accounting</td>
<td>BA on accounting + 3 years experience.</td>
<td>01</td>
<td>572.00 per month</td>
</tr>
<tr>
<td>Administrative Assistants</td>
<td>BA on administrative + 5 years experience + speaking and writing on both language Arabic and English.</td>
<td>01</td>
<td>572.00 per month</td>
</tr>
<tr>
<td>Community Liaison</td>
<td><strong>Position Summary:</strong> The Community Development Officer is responsible for community relations development, volunteer development and revenue development for the Heritage sites in Oman. <strong>Qualifications:</strong> BA on Fundraising and Marketing with a minimum of three years direct development experience; proven record in fundraising especially in the area of capital campaigns and major gifts; excellent interpersonal, written, verbal and presentation skills.</td>
<td>02</td>
<td>572.00 per month</td>
</tr>
<tr>
<td>Historic Building Conservation Specialist</td>
<td>MSc Historic Building Conservation, 5 - 8 years experience.</td>
<td>01</td>
<td>783,750 per month</td>
</tr>
<tr>
<td>Planning and Development Control Manager</td>
<td>BA on Planning and development with a minimum 6 years experience.</td>
<td>01</td>
<td>783,750 per month</td>
</tr>
<tr>
<td>Archaeologist</td>
<td>BA or MSc Archaeology with a minimum 5 years experience.</td>
<td>01</td>
<td>572.00 per month</td>
</tr>
<tr>
<td>Tourism and Visitor Management Officer</td>
<td>BA Tourism Management, 5 years experience.</td>
<td>01</td>
<td>572.00 per month</td>
</tr>
<tr>
<td>Tourism and Visitor Assistants</td>
<td>2- 4 years experience.</td>
<td>06</td>
<td>572.00 per month</td>
</tr>
<tr>
<td>Geographic Information System (GIS) Specialist</td>
<td><strong>Position summary:</strong> To be able to establish land management and conservation management systems <strong>Qualifications:</strong> MSc GIS with a minimum 5 years experience.</td>
<td>02</td>
<td>783,750 per month</td>
</tr>
<tr>
<td>Computer Aided Design (CAD) Technician</td>
<td>BCS Certificate in 2D Computer Aided Design (ECDL CAD) Level 2 BTEC Certificates and Diplomas in Engineering levels 2 and 3 City &amp; Guilds Certificate in Computer Aided Design Parametric Modelling levels 1 to 3 City &amp; Guilds Certificate in 2D Computer Aided Design (4353) Level 2, and Level 3, which allows them to specialise in 2D or 3D design.</td>
<td>02</td>
<td>572.00 per month</td>
</tr>
</tbody>
</table>
If the expertise does not currently reside within Oman then graduates should be appointed and receive postgraduate training and experience overseas. Training could take place on a full or part-time training basis. However, it will also be essential for practical experience to be gained in Bahla. Opportunities for the staff to gain experience at another large cultural heritage World Heritage site would also be beneficial either through secondments at the site or within government agencies or non-Governmental Organisations (NGOs) connected to the management of sites. A human resources development plan should be prepared setting out a strategy relating to recruitment and training of staff for the period of the Management Plan.

Other skills are also required but are already likely to reside within other government ministries e.g. MRMWR, Ministry of Agriculture, Ministry of Transport and Telecommunications etc. Either particular tasks or projects together with the necessary budget should be allocated to a particular ministry or individuals could be identified to be seconded to work on the Bahla project for a fixed period when required.

**POLICY A8 - INVOLVEMENT OF LOCAL PEOPLE**

A key pillar of the plan is to maximise the contribution and participation of local people in the management, presentation and operation of the site. It will be important for the plan to identify and develop mechanisms for involving local people using established communication channels, traditions and structure but also making special efforts to communicate with sections of the community who are not normally involved in local decision making.

Opportunities for the empowerment of local people could include:

- Education and awareness raising activities and events;
- Investment in skills and training to develop the skills required to protect and enhance the site including:
  - Building reconstruction methods and techniques;
  - Historical/archaeological knowledge and expertise;
  - Craft skills and techniques;
  - Modern agricultural skills;
  - Tourism and hospitality training.
- Providing incentives and grants to individuals, organisations and the private sector to undertake activities relating to the management of the site;
- Compensation for certain actions if restrictions are imposed. Where appropriate this should take the form of benefits in kind rather than monetary compensation.

Direct involvement in the management of the site is the most appropriate way to enhance the strong local sense of pride in the site and to engender a sense of local ownership and responsibility for its management. It is important that any actions undertaken are properly informed and follow the conservation philosophy and policies set out in the plan.

**POLICIES A9 - VOLUNTARY AND CHARITABLE SUPPORT**

Local and international voluntary resources should be used as a mechanism to help implement the Plan. This could include identifying external bodies and institutions which have expertise relevant to Bahla. The UNESCO United Nation Volunteers programme through the Co-ordinating Committee for International Voluntary Service provides one channel through which appropriate contacts could be made. Volunteering programmes could include:

- Engaging local charity and community groups
- Exchange and educational programmes;
- Professional/educational internships;
- Medium and long term voluntary service for young people;
- International voluntary work camps.

These activities are important to strengthen and enhance the sense that Bahla is site of international importance. Opportunities should also be provided to Omanis and expatriates who wish to contribute their time and skills on a voluntary basis. Providing opportunities for Omanis and international volunteers to work together on research, consolidation and reconstruction activities whilst being based within or close to the site would assist in helping to mobilise support and participation in conservation activities locally.

It is recommended that a volunteering programme is devised and established and that a high quality work camp/facility could be established close to the Oasis which would be used to train staff, local and international volunteers in practical conservation techniques. Such a site should have preparation areas for the production of mud brick blocks, workshops, training areas and living accommodation/hospitality areas built to a high standard. There are many specialist operators and organisations who would be able to work in establishing programmes.
**POLICY A10 - MOBILISING AND DEVELOPING THE PRIVATE SECTOR**

The private sector should be involved in the implementation of the plan in particular opportunities exist for the development of the local/small business sector particularly in relation to the reconstruction and tourism related ventures and enterprises. Specifically:

- Construction trades relating to building reconstruction and consolidation;
- Craft enterprises relating to pottery, textiles and garment making;
- Tourism including (accommodation, hospitality and catering);
- Retailing;
- Food and drink sectors;
- Transport and distribution (bringing people and goods to/from the site);

Many supporting activities, businesses and services will not require government support or incentives. However to support the development of some small enterprises in sectors where markets need to be nurtured there may be a need to provide external support from those within the private and voluntary sector who have commercial expertise. It may also be desirable for the government to provide short term grants and loans to enable individuals and small firms within the community to purchase capital equipment, rent premises etc. whilst the business is being established or developed.

The opportunities identified above will lead to local employment opportunities both directly within the sectors identified. There will also be indirect employment benefits in associated industries and multiplier benefits through spending within the local economy. An economic and financial appraisal of each project would be required to identify the economic benefits of projects and an evaluation on non-economic impacts such as the contribution towards Omanisation targets.

**POLICY A11 - TARGETING AND TAPPING EXTERNAL FUNDING SOURCES**

The government should research and identify international funding which could be used to part fund projects within the Oasis. Such grants may be administered by international governments but also NGOs, the corporate and charitable sectors. Many programmes exist which fund environmental and cultural programmes. Each programme tends to have strict criteria relating to the types of projects which can be funded.

**POLICY A12 - GOVERNMENT INVESTMENT**

In addition to the resources above it is also necessary for the Management Plan to attract and utilise government resources either to kick start projects or to fully fund them. The biggest investment required will relate to the human resources necessary to manage and conserve the site. However capital investment will also be required. To begin with it is essential that all of the initial studies are funded. Once these studies have established future actions and costings then these actions should be programmed into the next 5-year plan (2011-2015).

The conservation and management of the site will not only enable the Sultanate to meet its international commitments and responsibilities relating to the site. But will represent a tremendous national cultural achievement which will be recognised by existing citizens and future generations. The benefits of the plan not only will be linked with heritage but if designed within the actions of the plan there is great potential to generate environmental, social and economic benefits for Bahla and the Sultanate as a whole.

**POLICY A13 – PROTECTION OF SYMBOLIC AND HISTORICAL VALUE AND INTANGIBLE HERITAGE**

If the commercial viability and sustainability of certain crafts and trades (specifically those which are recognised as contributing to outstanding universal value of the place) cannot be guaranteed then means will be pursued, potentially through funded assistance, to encourage the continuance of such activities.

Surviving documentation on existing or since lost traditions will be safeguarded and measures will be put in place to document any crafts, trades or customs at risk from disappearance (Also see Policy B2).

**POLICY A14 – IMPROVED BUILDING PERMIT PROCEDURES.**

The existing building permit arrangements identified should be used to implement the conservation policies C1-C32.

However the following changes should be made to existing procedures:

- All building permit applications within the WHS and significant areas located close to the site should be accompanied by a set of architectural plans showing the proposals.
- Depending on where the development is to be located either MHC or Bahla Municipality should consider the proposals and evaluate whether the application is consistent with the policies and guidelines contained within the plan and will make a recommendation for approval or refusal of the application on that basis. If it is not consistent with policies, guidance should be provided on how the proposals should be amended to make them acceptable.

As identified in Policy A7 and in the review of existing procedures, the MHC should develop its capability to evaluate building permit applications. Specialist architectural, conservation and planning specialists should be recruited and trained by the Ministry and located in the Bahla office.

The role of these specialist staff will be to review building permit applications, undertake site visits, identify whether the proposals are consistent with the policies of the Management Plan and to make a recommendation for approval or refusal. Specialist staff will also provide design and architectural advice to those wishing to submit building permit applications and monitor the works as they take place to ensure that the approved plans are being followed and that the appropriate techniques are used.

Once the building permit application has been reviewed and a recommendation made a decision should be forwarded to Bahla Municipality. A decision should be made within a reasonable time period. The amount of time taken will depend on the size and complexity of the
The applicant should demonstrate that any reconstruction works to be undertaken will be carried out by a contractor with adequate qualifications and/or skills. The plans should be prepared by a qualified architect.

If the approved plans and construction methods are not followed then the Ministry of Heritage and Culture should reserve the right to withdraw or suspend the building permit.

### PART B - FURTHER STUDIES AND PROJECTS POLICIES

A number of additional studies and projects are required in order to complete our understanding of the site.

<table>
<thead>
<tr>
<th>Number</th>
<th>Policy</th>
<th>Character Zones to which it applies</th>
<th>Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>B1</td>
<td>A Conservation Management Plan for the Fort will be completed. This document will make reference to past, present and future work and proposals at the site.</td>
<td>1</td>
<td>MHC</td>
</tr>
<tr>
<td>B2</td>
<td>An anthropological study into costumes, crafts and traditions will be prepared.</td>
<td>All</td>
<td>MHC/Universities</td>
</tr>
<tr>
<td>B3</td>
<td>A detailed assessment of the condition of the Sur (including the towers) will be undertaken.</td>
<td>19</td>
<td>MHC/Universities</td>
</tr>
<tr>
<td>B4</td>
<td>A detailed traffic management study for the Oasis will be undertaken so that the affects of proposals for future/changed uses of the site can be fully understood.</td>
<td>All</td>
<td>MRMWR</td>
</tr>
<tr>
<td>B5</td>
<td>A tourism, visitor management access and interpretation study will be undertaken for the site.</td>
<td>All</td>
<td>MHC/MDTC</td>
</tr>
<tr>
<td>B6</td>
<td>A study of the falaj systems will be undertaken to assess the existing conditions and identify the required measures to enable the continued use of the channels (both within and outside of the Oasis).</td>
<td>All</td>
<td>MHC/MDMWR</td>
</tr>
<tr>
<td>B7</td>
<td>A study of the flooding issues and potential solutions to the problems will be undertaken.</td>
<td>All</td>
<td>MRMWR</td>
</tr>
<tr>
<td>B8</td>
<td>An agricultural sustainability assessment of the Oasis will be undertaken.</td>
<td>5, 18 &amp; 20</td>
<td>MA</td>
</tr>
<tr>
<td>B9</td>
<td>A materials sustainability study will be undertaken to identify adequate sources of building materials to meet the needs of conservation activities within the Oasis. It will also identify the feasibility of establishing a centralised production facility for the manufacturing of mud bricks.</td>
<td>All</td>
<td>MHC/Universities</td>
</tr>
<tr>
<td>B10</td>
<td>A Research Framework will be produced to encourage a holistic approach to investigations and documentation of the Oasis.</td>
<td>All</td>
<td>MHC/Universities</td>
</tr>
<tr>
<td>B11</td>
<td>A study to establish the needs of religious/commuity/voluntary bodies and organisations to determine appropriate uses for abandoned buildings.</td>
<td>All</td>
<td>MHC/Universities</td>
</tr>
<tr>
<td>B12</td>
<td>A land management records system for the Site should be established.</td>
<td>All</td>
<td>MH</td>
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</tbody>
</table>
POLICY B1 - A CONSERVATION MANAGEMENT PLAN FOR THE FORT

The Conservation Management Plan should be completed for the Fort in its totality. It will require an interdisciplinary approach which brings together different areas of expertise, reflecting the different types of heritage which the site encompasses.

An understanding of a site and those elements which make it significant must lie at the heart of future management arrangements for the Fort.

The aims of the Conservation Plan will be to:

• Gather and collate evidence about the Fort
• Assess the significance of its elements
• Define issues which may affect that significance
• Develop policies to safeguard and manage the significance within a long-term vision for the Fort
• Determine the arrangements and organisation for the conservation activities necessary to maintain the significances relating to the site;

To a degree the preliminary stages of the plan have already been undertaken but the plan will look to elaborate on work already completed to allow for a co-ordinated approach for the future of the site and its place within the wider aspirations for the Oasis.

The Plan will guide the day to day and long-term management of a site but will not have its contents fixed. It will be reviewed periodically, to take into account new knowledge or changes in the condition of the fabric or simply to reflect changing perceptions of heritage merit.

POLICY B2 - AN ANTHROPOLOGICAL STUDY INTO CULTURAL TRADITIONS WITHIN THE OASIS

The rapid acceleration of modernisation seen in Oman in past thirty years has brought immeasurable benefits to the people of the whole country, including the town of Bahla. With this modernisation comes the replacement of traditional ways of life including crafts, trades and other cultural traditions and with this the loss of skills and ancient art forms. At Bahla many of the towns (and communities) cultural traditions are on the brink of disappearance and some may have already been lost forever. A study needs to be undertaken to record these cultural traditions and the intrinsic role that they play, or have played, in the evolution of the town and the influence they have had in creating those elements that form the towns’ Outstanding Universal Values.

Many studies have already been undertaken on the crafts and trades of the country and the region and some specifically for Bahla. The purpose of the study will be to draw together existing information, documentation and oral accounts of the cultural traditions of the town and identify and document other customs less well recorded. The recognized trades, crafts and customs that are likely to be studied, but should not be limited to, are:

• The pottery trade;
• The indigo dyeing trade;
• Weaving and garment making;
• Metal working; including copper and tin, smithing and smelting
• Woodcarving and carpentry;
• Agricultural practices and land management procedures
• Water management systems; including customs such as the aflaj auctions and the workings of the zigrah-s;
• Social customs; and
• Folklore, poetry and storytelling traditions.

The identification of waning (and successful) traditional crafts, their relative significances as contributors to the values of the site and means in which they can be safeguarded needs to be undertaken. The results of the study will lead to an assessment of commercial viability of sustaining existing trades or re-vitalising since lost trades inline with proposals to renew the souk and increase the potential visitor markets for the town.

POLICY B3 - FURTHER ASSESSMENT OF THE SUR

To allow for a suitable strategy for the conservation of the Sur to be devised a greater understanding of the surviving fabric needs to be acquired. This assessment should complement the work already undertaken and will provide the basis for which the informed reconstruction or consolidation work can be carried out.

At a minimum the assessment should include:

• A desk-based assessment which draws upon documentary, cartographic and pictorial sources (including, but not be limited to; historic air photography)
• A full and systematic photographic record and written documentation, detailing:
  • all of the surviving sections of the wall (both interior and exterior)
  • all of the towers (including identified sites of no-longer extent towers)
  • all of the gateways/entrances (including not only those gateways believed to have been part of the original phase of development but also more recent additions)
• A condition survey of the surviving fabric; proposing modes and techniques for consolidating the existing fabric and recommendations for reconstruction works.
• Proposals for appropriate re-use of buildings or structures which could be re-occupied (if any); including consultation with potential tenants and/or affected property owners.
• Costings and a timetable for carrying out the proposed works
• Landscape management strategy for areas located inside and outside the Sur to protect its integrity.
POLICY B4 - ROADS AND ACCESS PLAN

A Roads and Access Plan should be developed for the Site in order to address the pressures and vulnerabilities identified within the Plan and to identify specific measures required to preserve the architectural and social significance of the site through the regulation of traffic and road construction.

Approach and general principles

Within the boundary of the World Heritage Site the normal highway and parking standards used elsewhere within the country should not apply. This is because the design of roads needs to respect the organic and irregular settlement structure of the Oasis and the role of roads in demarcating the boundaries of the harah and separating areas of agricultural land and residential development.

The traffic management plan should be consistent with the conservation philosophy for the site. The following principles should be applied to the identification, selection and design of traffic management measures:

- The identification, selection and design of traffic management measures should be informed by appropriate surveys of vehicles flows;
- In order to preserve the morphology of streets and spaces intervention should be limited to the minimum required to secure the improvements; and
- No features identified for full or partial reconstruction or consolidation within the conservation philosophy should be adversely affected by proposals within the roads and access study.

The roads and access plan should address 5 key areas:

1. Reducing the severance effects associated with the main road.

The study should include identify and design measures to improve pedestrian access between the souk and the Fort/harah quarter taking account of reduced traffic flows on the main road.

2. Address access, servicing and parking needs relating to the operation of the souk;

Access, servicing and parking relating to the souk should be reviewed. The revised plans for the souk renovation project should identify and retain adequate servicing arrangements for the main souks and other stores – major improvements are not required. The plans should provide opportunities for on street/day-by parking within the proposals to be used for loading and unloading and to serve short stay users. Parking within the souk should remain free but a time restriction should be considered to ensure there are sufficient spaces available.

The proposed parking areas and access arrangements identified within the draft souk renovation proposals should be reviewed. The need for 1,500 car parking spaces identified within these plans is unjustified and the creation of this number of spaces within this sensitive area of the World Heritage Site is inappropriate. The number of spaces required should be established once an understanding of existing and potential souk usage patterns has been identified. The identification of appropriate car parking areas should take place following completion of the agricultural sustainability assessment which will identify uncultivable areas which may be suitable for car parking. Special parking arrangements should be identified for events such as the Eid market. It is not appropriate to provide permanent car parking to meet this level of demand.

A preliminary review of land around the souk area indicates that an area to the north of the new souk and east of wadi sharjah may be a suitable area for a car park. The goat/cattle market may also be suitable for car parking on a temporary basis on days when the market does not take place. Both options may require the improvement of access from the main road. Careful attention should be paid to the surfacing of any car parks proposed. The creation of large tarmac areas which are artificially shaded is inappropriate. Parking areas should be properly laid out and signposted but should be unsurfaced and use vegetation to provide shading.

3. Identify access and parking improvements required to serve visitor attractions and tourism facilities within the Oasis.

The Conservation Management Plan for the Fort will identify the access and parking requirements needed to serve this facility. Whilst it is envisaged that parking which has been established close to the Fort will meet demand in the short term, there may be a need to identify areas outside of the World Heritage Site boundary which could in the longer term physically accommodate a larger visitor reception/parking area. Such a facility could accommodate coaches and meet the needs of special events such as the Eid market. The roads and traffic study should identify the feasibility of establishing a small 5-10 space parking area within the Oasis to serve the existing potteries.

4. Devise a system of access and parking relating to the old Harah which preserves the morphology and intelligibility of streets and public spaces.

An approach to access and parking should be devised for character zones 2, 6, 7, 8-14, 16 and 17 in conjunction with the action area plans for these harah. Vehicular access within the harah should either completely prohibited (Harahs 2,6,7 and 10) or restricted (Harahs 8, 9, 10, 11, 12, 13,14, 16, 17). In both cases alternative parking arrangements should be provided within walking distance of each harah. The existing parking at Harat al Nadwa provides one option of how this may be achieved. The identification of appropriate car parking areas should take place following completion of the agricultural sustainability assessment which will identify uncultivable areas which may be suitable for car parking.

5. Identification of traffic management measures needed to regulate traffic flows at traffic pinch points within the Oasis.

In order to improve the operation of the local road network, the need for other traffic management measures should be assessed. The measures identified should adhere to the approach recommended above. This may include improvements to visibility at certain junctions, traffic calming measures and small changes to road widths and alignments.
POLICY B5 - TOURISM, VISITOR MANAGEMENT AND INTERPRETATION STRATEGY

A Tourism, Visitor Management and Interpretation Strategy should be prepared to enable the tourism potential of Bahla to be realised in accordance with the ICOMOS International Charter for Sustainable Tourism.

The development of tourism within Bahla Fort and Oasis would be consistent with the aims and objectives of the Tourism Priority Action for Oman and the identification of Bahla as part of a golden triangle encompassing Nizwa and Jabrin in addition to Bahla. Although the centrepiece of the World Heritage Site is the Fort itself, the range of potential attractions of interest extends to include the hara adjoining the Fort, the, souk quarter, parts of the aflaj gardens, the sur and the Oasis setting as shown by existing visitor itineraries.

The development of a tourism and visitor management and interpretation plan is not only important to enhance the appreciation of the site but the possible economic benefits associated with tourism are likely to influence investment decisions relating to the allocation of government resources to the policies of the plan. The plan should:

- Establish the carrying capacity of the Oasis including the maximum number of visitors which can sustainably be supported within the main character zones of the Oasis and the social carrying capacity of the site. The plan will identify management measures to address and avoid the possible pressures associated with tourism identified within the plan.
- Identify opportunities to enable the interpretation and appreciation of the site and develop plans for their design and implementation. Opportunities which should be considered are:
  - Programmes to engage local people to enhance their sense of pride, association and ‘ownership’ of the site;
  - Identify the human resource requirements associated with the ‘hosting’ of visitors in the Oasis and design programmes to train local people to act as ‘interpreters’ of the site (e.g. guides, tourist information assistants, etc.) and to fill opportunities which may develop in the hospitality/catering and other industries;
- Development of tours and itineraries including liaison with existing tour operators;
- Preparation of printed literature and the development of a website relating to the site;
- Consider the establishment of exhibitions and museums including their purpose and relevance to Bahla as well as feasibility and management issues;
- Consider the establishment of heritage trails within the oasis which may include physical improvements such as signs, viewpoints, bridges and interpretative material;
- Identify mechanisms to develop and improve appreciation of local crafts;
- Development of a programme of events and activities designed to enhance appreciation of the site;
- Education and awareness raising activities and programmes designed for specific target different audiences (e.g. adults, children, overseas audiences). These programmes should include details on the crafts, trades and customs i.e. the cultural traditions as well as the urban fabric. Interpretative material should be developed for use in the school curriculum (specifically for Bahla but also further afield) which could include the studying of the crafts, trades and customs of Bahla and their influence in the creation of Bahla;
- Development of a publicity and media strategy;
- Identification and design of physical infrastructure requirements required to meet visitor needs including:
  - Consideration of how visitors to the oasis should move around the oasis (routes, pathways, modes of transport);
  - Preparation of a strategy to address visitor accommodation needs relating to the site. The strategy should identify the scale of likely demand but also relate this to the capacity of the site to accommodate visitors and tourism related facilities. Within the site and its buffer zone physical capacity is likely only to exist for only small and micro scale visitor accommodation (e.g. rented self catering accommodation, serviced accommodation and camping). Therefore the strategy should identify how demand for other forms of accommodation could be met elsewhere within the region;
  - Identification of appropriate locations for the provision of public toilets, visitor reception areas, refreshment facilities and catering provision, signage, litter bins, seating and information points and the development of a strategy setting out how the proposals should be implemented;
- Establish the need for public amenities such as parks, shelters and picnic areas within the site and its buffer zone to meet the outdoor recreation needs of residents and visitors.

Based upon the initial list of opportunities identified above and any others which can be identified it will be necessary to develop individual projects and ideas into a coherent strategy. A two stage approach should be adopted in the development of the tourism and visitor management strategy is recommended with each stage lasting perhaps 3-5 years depending upon progress.

The first stage should be focused upon preparing Bahla to receive visitors whilst maximising the benefits from existing visitor markets. The actions required to prepare Bahla for visitors include completion of the related supporting studies most notably the Conservation and Management Plan for the Fort and the tourism, visitor management and interpretation strategy and the implementation of key actions within these strategies. This period should also be used to develop human resources to enable the successful development of tourism through actively involving local people in interpreting and presenting the site.

Maximizing the benefits from existing visitor markets should be addressed by implementing actions which extend the length of time visitors stay in Bahla. It should be possible to extend the average length of visits from 1-2 hours to half a day and then a whole day through widening the range of interpretative opportunities (identified above), increasing the number of attractions and activities available and providing basic amenities such as...
as toilets and food and drink establishments in order that people do not have to go elsewhere for these needs to be met. These actions are likely to increase the appeal of Bahla as a day trip destination to domestic tourists, regional expatriates and existing tour companies. During this initial phase other forms of niche tourism could also be developed such as educational visits and summer camps and establishing a volunteering programme which may include developing and running working holidays linked to appropriately supervised research, consolidation and reconstruction works.

The second stage of the plan should be seen as a phase of embedding tourism within the local economy and expansion. This will build upon the achievements which were begun during the first stage as the initial investments in facilities and training would be completed. The range of interpretative opportunities should be extended further still and following the completion of the action area plans it may be possible to identify opportunities for the utilisation of reconstructed mud brick structures to accommodate tourism related uses including visitor accommodation in the form of rented self catering accommodation or serviced clusters of mud brick structures for example.

The site may also be ready to accommodate visitors from new visitor markets such as cultural tourists and those on touring holidays. However it should be ensured that the presentation and interpretative material and supporting visitor facilities are in place prior to seeking increased visitor numbers. Events could be used to generate repeat visits from those who have previously visited Bahla.

**POLICY B6 - AFLAJ SYSTEM CONDITION ASSESSMENT**

A study of aflaj in Oman has been completed for the Ministry of Heritage and Culture which has documented their significance and made proposals as to how they may be conserved. The study did not focus specifically on Aflaj in Bahla but provides many principles which could be applied within the World Heritage Site.

There is a need to address the operational effectiveness of the 5 main aflaj serving the Oasis. It is important to identify the specific problems affecting the aflaj which are a significant part of the heritage of Bahla and may be fundamental to the future sustainability of agriculture within the Oasis.

The Aflaj and Support Wells Department of the MRMWR should carry out a condition and feasibility survey of the 5 main aflaj serving the Oasis. For each falaj, the survey should follow the entire course of the aflaj from its source to the edge of the oasis (sharja). The purpose of the survey should be to provide an assessment of the condition of the falaj and identify any blockages and damage to the falaj channels. The survey should identify the repairs which need to be completed including details of their location and provide an estimate of the cost of the repairs required.

The survey assessment report should list each of the problems identified, the repairs required and estimated costings for each falaj. The survey report should identify the feasibility of undertaking the repairs and the assess effectiveness of the repairs in improving the flow of each of the aflaj. Estimates of the of aflaj flows should be provided in order to inform the agriculture sustainability assessment.

A preliminary assessment was completed in January 2004. The findings of the report should be used to derive a programme of repair works and to secure the necessary funding.

**POLICY B7 - FLOODING RISK ASSESSMENT**

Flooding from storm events has been identified as a risk to the architectural fabric of the site as illustrated by the April 2003 flooding of the souk area. A study is required to identify whether physical measures are necessary or appropriate to safeguard features identified as requiring consolidation or reconstruction especially the outer wall which adjoins Wadi Bahla and harah close to the smaller wadi (sharja) which passes through the Oasis. The study could at the same time assess whether protection of modern residential properties is required. The study should be commissioned and co-ordinated by the Department of Surface Water and Groundwater within the MRMWR and should include the following stages:

- Development of a modelling approach and discussion of this approach with the MRMWR;
- Topographical survey of wadi channel, existing structures (e.g culverts), and ground levels within the oasis;
- Analysis of the design flows of the two main wadi (Wadi Bahla and Wadi Sharja) based upon analysis of past storm events and rainfall data and consideration of the wadi catchments. The construction and calibration of a hydraulic computer model of the drainage system showing the operation of the wadi channels during a storm event; and
- Use the model to identify one or more options which have the effect of safeguarding those buildings and features within the Oasis identified above.

The time required to undertake such an assessment excluding mobilisation and review periods is likely to be 4-5 months.
POLICY B8 - AGRICULTURAL SUSTAINABILITY STUDY

A study is required to inform the identification of measures to sustain the managed agricultural landscape within the Oasis. This study should be carried out with the Aflaj study and should be prepared by the Ministry of Agriculture. The objectives of the study will be to:

• To improve the management of agricultural land within the Oasis;
• Establish whether the aflaj have a long term role in supporting the irrigation of agricultural land; and
• To assess the feasibility of developing an irrigation system using water from the aflaj to conserve water resources and improve agricultural production.

The agricultural study should be divided into 3 stages.

Stage 1

The first stage of the study is research and investigation. This part of the study should identify all agricultural land within the Oasis including cultivated and uncultivated plots and disused agricultural land. The use of remote sensing/satellite imaging combined with a Geographic Information System could assist with this process.

Following the identification of land, a programme of fieldwork in Bahla is necessary focused upon surveys with existing land owners. These surveys should identify the existing use of land, its quality (in agricultural terms), potential agricultural use (e.g. date palms, alfalfa etc.). The survey should also establish the ownership and management of agricultural plots and identify the plot holders irrigation needs and requirements.

It will also be necessary to gauge local support for irrigation improvements and obtain the “buy in” of individual farmers in terms of whether they are willing to provide labour and assistance with the project.

Stage 2

The second stage is the feasibility assessment. Based upon the findings of the survey stage, an assessment of the technical and economic feasibility of installing an irrigation system utilising the aflaj should be undertaken taking account of available water resources (identified during the aflaj study).

The findings of the assessment should identify whether the design of an irrigation system utilising the aflaj is appropriate. In addition plans should be prepared illustrating:

• the areas of agricultural land within the Oasis which could be supported by an improved irrigation system;
• identification of agricultural plots which are viable but which do not require irrigation or where the owner does not wish to be included; and
• Uncultivable areas no longer capable of supporting agricultural uses.

The use of areas no longer capable of supporting agricultural uses should be reviewed at this stage and appropriate alternative uses for this land should be identified. There may be a need to review Policy C16 & 17 of the conservation policies.

The feasibility should also identify other supporting measures in addition to irrigation improvements to sustain the agricultural economy within the Oasis (e.g education and training schemes, incentives, provision of technical assistance, replacement of diseased palms etc).

Stage 3

If the findings of the feasibility assessment conclude that it is appropriate to develop an irrigation system then detailed plans for the design and installation of the system should be prepared by the Ministry. The plans should be consistent with the general conservation philosophy for the site.

4.100 The time required to undertake such an assessment excluding mobilisation and review periods is likely to be around 6 months.

POLICY B9 - MATERIALS SUSTAINABILITY STUDY

In order to implement the approach to consolidation and reconstruction identified within the conservation philosophy it is necessary to establish sustainable sources of the materials required for consolidation and reconstruction work. The materials which are most likely to be required for construction are earth for the consolidation and reconstruction of walls, sources of wood for frames, doors and windows and jabal stones for foundations and retaining structures where the existing materials are not found in situ.

In order to establish a suitable and sustainable source of earth a sample of the ideal material should be provided by the team undertaking the Fort reconstruction works.

Sources of the soil should be identified using geological mapping to establish areas of search within the Bahla Wilayat. Fieldwork should be undertaken to establish one or more suitable locations for the extraction of soil in the quantities required to meet the needs of the Fort reconstruction works and the works to be identified within the action plans for individual character zones.

Appropriate and sustainable sources of wood should be established in consultation with local wood craftsmen. A range of different sources are likely to be required for different components of buildings including date palm timber, branches and fronds and acacia wood.

Jabal stones should be re-used from the individual sites wherever possible. If it is found that foundation materials and paving have been removed from site, stones should be brought from other locations. The sites should be carefully selected to minimise environmental impact relating to the collection of stones and transporting the stones to the Oasis.

The materials sustainability study should be carried out prior to the establishment of the building techniques training centre identified as part of Policy A9. The materials sustainability study could also investigate the feasibility of establishing a centralised production facility for the manufacture of mud brick blocks. Such a facility could not only serve the consolidation and reconstruction works within Bahla but also other conservation projects within the region (e.g. Manah, Nizwa).
POLICY B10 - A RESEARCH FRAMEWORK FOR THE WHS

The production of a Research Framework for the Oasis presents the opportunity to adopt a coherent approach to investigation and recording the cultural heritage resource, and this opportunity may be missed if effort is concentrated only on individual sites. In order to achieve this, the research framework will propose a holistic approach which will influence the direction of the extensive documentation and recording works which will be required prior to the implementation of conservation works, as well as those investigations which could be deemed as non-essential or research lead.

The aims of the Research Framework for the WHS will be to:

- set aspirations, or a mission statement, for any investigations and the proposed documentation work
- set future investigations and documentation works within the context of any existing regional research framework

The objectives of the document will be to:

- assess the potential of the archaeological resource within the Oasis
- pose a range of appropriate research questions based on the potential and significance of the resource
- to develop strategies for the programmes of documentation and investigations to address these questions

It is through the interpretation of the archaeological material, rather than simply by the collection of data, that the impacts on the cultural heritage resource, caused by conservation works and future development, can be suitably mitigated. Therefore, aspirations should be developed for the documentation works, which go beyond the simple recovery of data. The Research Framework and strategy should to be firmly directed towards meeting specific aspirations for the site.

The framework should be created in consultation with the MHC, Sultan Qaboos University, Ministry of Tourism Forts and Castles Development Project, the Historical Association of Oman, Bait Al Zubair Museum and specialists within the international research community who can contribute to the creation of the documents.

POLICY B11 - BUILDINGS RE-USE STUDIES

The Ministry of Heritage and Culture should liaise with the Wali, the Ministry of Awqaf and Religious Affairs, property owners (as appropriate) and the local community to investigate the possible re-use of disused buildings which have been identified for full reconstruction or exterior reconstruction.

The first stage of the study should be to identify and contact building owners be they government bodies or private individuals to establish their aspirations for the buildings (if any). A shortlist of buildings should be drawn up to include buildings whose owners are happy for their buildings to be put forward for re-use.

Secondly, the community should be widely consulted by holding a series of meetings/presentations to collect suggestions of ideas for the re-use short-listed buildings. It is important not to raise community expectations at this stage.

The third stage is to assess the feasibility of the ideas put forward. A sequential approach to re-use should be followed:

- It should first be established if the authentic re-use is considered practicable;
- If not it should be identified whether there are any specific users, needs and functions from within the community which the buildings could potentially accommodate;
- If community uses are not found then possible ideas for business/ community enterprises utilising reconstructed mud brick structures should be considered.

In all cases it is essential that the potential uses put forward are compatible with the conservation philosophy defined in this plan and that the buildings are accessible to the community to engender or maintain a sense of ownership.

The process described above to establish the re-use of buildings should take place at the same time action plans are prepared for the appropriate Harah in which the buildings are located. The process should be repeated for Harat Al Aqr, Harat Al Ghuzeli, Harat Al Hawuiyah, Bait Al-Mal, Harat Al Lahmah and Harat Al Nadwa.

The final stage of the study will be to establish the best mechanisms for delivering and resourcing individual re-use/reconstruction projects. This should follow the general resourcing framework identified in this plan. If no use is found for buildings identified for full reconstruction or partial reconstruction then the buildings or structures should be acquired from the existing owner and the preferred approach to consultation implemented using government resources.

POLICY B12 - LAND OWNERSHIP RECORDS SYSTEM

In order to enable the effective management of land and property within the Oasis and to facilitate the implementation of proposals for intervention it will be necessary to compile a database of land and property ownership within the Oasis.

Such a system should be established by the MH who maintain existing land allocation records relating to the site. The system should utilise remote sensing and geographical information system techniques where appropriate.

The system should be set up as soon as practicable and be in place to manage the agricultural land ownership data to be collected as part of the agricultural land sustainability assessment (Policy BB). The system should be expanded in conjunction with the preparation of action plans for each of the old harah and eventually the whole site.

The functionality of the system could eventually be expanded to form a tool for holding building permit records and applications.
PART C - CONSERVATION STRATEGY POLICIES (BUILT FABRIC)

A number of policies have been formulated in order to conserve and manage the built fabric of the site. These include policies to guide positive conservation interventions and policies to regulate development within the site and buffer zone and preserve its setting.

DEFINITION OF AREAS USED WITHIN THE CONSERVATION POLICIES

GENERAL GUIDELINES

General guidelines apply to all areas within the World Heritage Site boundary and in the areas immediately adjoining the site.

AREA SPECIFIC GUIDELINES

A number of area specific guidelines have been developed to address the specific heritage and development issues within particular parts of the World Heritage Site and its surrounding context. The area specific guidelines relate to the Management Plan Character Zones map.

Character Zones 1, 2, 6, and 7 and 10 - Most significant harah.

These character zones comprise the Fort, Jumma Mosque and the residential areas of Hat-at al- Aqr Hatat al Hawalyah, Harat al Ghuzeili, and Bait al-Mal, Harat Al Lahmah, Harat Al Nadwa, Harat Al Maghrad and Harat Al Dhrudh. This area contains the largest number and concentration of buildings requiring reconstruction. The majority of the fabric within this area is constructed of mud brick.

Character Zones 8, 9, 11, 12, 13, 14, 15, 16 & 17 - Other traditional harsh-s

These character zones comprise Harat al-Khalifa, Harat-at al-Ghaf Hat-at al-Khadrah, Harat al-Hadad, Hat-at al-Badah, Harat Bani Salt, Harat al-Bimah, Hat-at al-Khatwa and Harat I Mustaah. These harsh-s require specific conservation policies in order to retain their traditional settlement morphology and layout. These areas also retain high concentrations of structures built using mud brick.

Character Zones 5, 18 - Modern harah-s, falaj gardens, outlying plantations

This area includes the largest area of the oasis and includes areas of date gardens, plantations and dense pockets residential development as well as more scattered villa dwellings. These areas require specific policies because the morphology of the area has changed significantly since the 1970s through urbanisation, although a significant number of important buildings constructed during earlier periods remain including mosques and summerhouses. Although much of fabric within this area is modern it is still necessary to control the form of new development to retain the character and setting of the oasis assemblage as a whole.

Character Zones 3 & 4 - Souk area and commercial areas

This area incorporates the old and new souk, the modern commercial strip which extends westwards from the souk and the service area to the east of the Fort, which includes further commercial establishments, the hospital and post office. This area requires specific policies owing to the proximity of this area to the Fort and Al Harah quarter and the concentration of commercial activities located within this area.

Character Zone 20 - Surrounding Context & Landscape

This zone abuts the external face of Oasis wall and includes the immediate setting of the Oasis. The zone is visible from prominent locations within the Oasis including the Fort as well as on the approaches to the Oasis. The area requires specific policies in order to maintain open views of the outer wall and key features inside the Oasis and maintain the open and undeveloped character of the landscape setting around the Oasis.

APPLICATION OF POLICIES RELATING TO THE BUILT FABRIC

It is envisaged that the Ministry of Heritage and Culture will be responsible for co-ordinating and managing any works undertaken to buildings identified for full reconstruction or exterior reconstruction and consolidation in partnership with the owner of the building. Policies C14-C19 are intended to provide a basis for evaluating proposals relating to conservation or development.

The suitability of materials to be used for exterior reconstruction and consolidation will be considered by the MHC in relation to Policy C2.

CONSERVATION STRATEGY POLICIES (BUILT FABRIC)

A number of policies have been formulated in order to conserve and manage the built fabric of the site. These include policies to guide positive conservation interventions and policies to regulate development within the site and its surrounding context in order to and preserve its setting.
### POLICIES TO GUIDE THE SCOPE OF CONSERVATION INTERVENTIONS

<table>
<thead>
<tr>
<th>Policy Number</th>
<th>Policy</th>
<th>Character Zones to which it applies</th>
<th>Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>C1</td>
<td>All conservation interventions within the World Heritage Site should be guided by the 7 point Conservation Philosophy defined included within the Management Plan.</td>
<td>All</td>
<td>MHC</td>
</tr>
<tr>
<td>C2</td>
<td>Traditional building materials will be used wherever and whenever practicable for the the implementation of conservation measures defined as full reconstruction, exterior reconstruction or consolidation.</td>
<td>All</td>
<td>MHC</td>
</tr>
<tr>
<td>C3</td>
<td><strong>Traditional Harah</strong>&lt;br&gt; Action Plans will be prepared and implemented for the most significant harah within the site which identify the works required to individual buildings and structures in order to implement the conservation philosophy defined for each harah within the Management Plan.&lt;br&gt; The action plan should define the scope of works required for those buildings identified within the management plan as requiring conservation measures such as consolidation, exterior or full reconstruction.&lt;br&gt; The action plan should define measures to improve the presentation and intelligibility of buildings and structures for each harah. This may include the removal or masking of electricity, telephone and water pipes, cables and poles. The clearance of waste and debris including potentially materials from collapsed structures which could be recycled for use during conservation works should also be identified.</td>
<td>2,6,7,17,19</td>
<td>MHC</td>
</tr>
</tbody>
</table>

### POLICIES RELATING TO INFRASTRUCTURE & UTILITIES

<table>
<thead>
<tr>
<th>Policy Number</th>
<th>Policy</th>
<th>Character Zones to which it applies</th>
<th>Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>C4</td>
<td>The works associated with the installation of the proposed piped water system within Bahla should conform to the principles of the conservation philosophy. In particular:&lt;br&gt; • The route of the proposed reticulation system should as far as possible follow existing graded roads within the Oasis;&lt;br&gt; • The installation of the system should not undermine the structural stability or cause other harm to mud brick buildings or structures within the Oasis which are identified for consolidation or reconstruction. Possible excavation works and lack of care and attention by contractors represents a risk to these structures which should be assessed prior to the implementation of the system.&lt;br&gt; • The Ministry of Housing, Electricity and Water shall provide detailed plans of the proposed system to the Ministry of Heritage and Culture prior to construction in order that buildings, structures and potentially any below ground archaeological remains which have the potential to be affected by the works can be identified.&lt;br&gt; • During construction the contractor should provide special safeguarding measures if the need for such measures is established.&lt;br&gt; • The Ministry of Heritage and Culture should brief contractors on this policy, raise awareness of the special World Heritage Site Status of the site and the need to safeguard mud brick structures. Locally based Ministry staff should keep a regular watching brief on the progress of works in order to identify any problems which may arise at an early stage.&lt;br&gt; • Following the installation of the system Bahla Municipality should work with the community to remove, re-use or dispose of any redundant pipes to improve the appearance of the Oasis and the presentation and intelligibility of buildings and public spaces.</td>
<td>All</td>
<td>MHH/MHC</td>
</tr>
<tr>
<td>C5</td>
<td>Electrical or water supply connections will not be granted to buildings without an approved building permit.</td>
<td>All</td>
<td>Ministry of Housing, Electricity and Water</td>
</tr>
<tr>
<td>C6</td>
<td>A system for the collection and recycling of waste which have been dumped within the Oasis should be pursued. Special attention should be given to fallen date palms, waste building materials, and debris which should be re-used or recycled where possible.</td>
<td>All</td>
<td>MRMWR</td>
</tr>
</tbody>
</table>

### GENERAL POLICIES TO BE CONSIDERED IN RELATION TO ALL DEVELOPMENT PROPOSALS

<table>
<thead>
<tr>
<th>Policy Number</th>
<th>Policy</th>
<th>Character Zones to which it applies</th>
<th>Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>C7</td>
<td>The demolition of buildings constructed of mud brick/earth or stone will not normally be permitted unless the works form part of an approved conservation intervention.&lt;br&gt; Within Character Zones 5,8,9,11,12,13,14,15,16,17,18 and 20 new development may be permitted on the site of former mud brick structures subject to the following criteria:&lt;br&gt; • The building is not identified for full reconstruction; and&lt;br&gt; • Options for consolidation and exterior reconstruction have been proven not to be feasible.</td>
<td>All</td>
<td>MRMWR/MHC</td>
</tr>
</tbody>
</table>
### Vacant plots and agricultural land

<table>
<thead>
<tr>
<th>Policy Number</th>
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<th>Character Zones to which it applies</th>
<th>Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>C8</td>
<td>Vacant plots and agricultural land</td>
<td>Character Zones 1, 2, 6, 7,10, 11 &amp; 17</td>
<td>All MECA/MHC</td>
</tr>
<tr>
<td></td>
<td>Within these areas the change of use of agricultural plots to residential or commercial land-use will not be permitted in order to preserve the morphology and intelligibility of the harah.</td>
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<td></td>
<td>Character Zones 3,4,5,8,9,12,13,14, 15,16,18 &amp; 20</td>
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<td></td>
<td>The development of buildings or land which is currently or was previously used for agriculture will not be permitted unless it is identified within the forthcoming agricultural sustainability study that it is no longer required for agriculture. Where land is identified by the study as being no longer required for agriculture, proposals for alternative uses will be considered according to the other development guidelines.</td>
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</table>

### The development of new buildings and structures within 15 metres of the outer sur wall will not be permitted (either inside or outside the wall).

<table>
<thead>
<tr>
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<th>Character Zones to which it applies</th>
<th>Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>C9</td>
<td>The development of new buildings and structures within 15 metres of the outer sur wall will not be permitted (either inside or outside the wall).</td>
<td>All MHC/MECA</td>
<td></td>
</tr>
<tr>
<td></td>
<td>The policy applies to new development not existing dwellings. Proposals for the extension or replacement of existing dwellings will be considered in relation to the other planning policies below.</td>
<td>All MHC/MECA</td>
<td></td>
</tr>
</tbody>
</table>

### The creation of new car parking areas on agricultural land or within the Fort, the Souk area and any traditional harah-s will (Character Zones 1,2,3,6,7,8,9,10,11,12,13,14,15 &17) will not be permitted until the completion of the agriculture sustainability assessment.

<table>
<thead>
<tr>
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<th>Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>C10</td>
<td>The creation of new car parking areas on agricultural land or within the Fort, the Souk area and any traditional harah-s will (Character Zones 1,2,3,6,7,8,9,10,11,12,13,14,15 &amp;17) will not be permitted until the completion of the agriculture sustainability assessment.</td>
<td>All MECA</td>
<td></td>
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<tr>
<td></td>
<td>The agriculture sustainability study will identify those agricultural plots which are not required for agriculture which can be considered for car parking.</td>
<td>All MECA</td>
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</tbody>
</table>

### The creation of new accesses and the widening of existing paths and roads within the Fort, the Souk area, the outer wall and the traditional harah (Character Zones 1,2,3, 6, 7, & 10) will not be permitted.

<table>
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<th>Responsibility</th>
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</thead>
<tbody>
<tr>
<td>C11</td>
<td>The creation of new accesses and the widening of existing paths and roads within the Fort, the Souk area, the outer wall and the traditional harah (Character Zones 1,2,3, 6, 7, &amp; 10) will not be permitted.</td>
<td>1,2,3,6,7 &amp; 10 MECA</td>
<td></td>
</tr>
</tbody>
</table>

### Within Character Zones 1, 2, 3, 4, 6, 7 and 10 no new walls or outbuildings should be constructed. Proposals for the consolidation or reconstruction of existing walls should be consistent with the conservation philosophy.

<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>C12</td>
<td>Within Character Zones 1, 2, 3, 4, 6, 7 and 10 no new walls or outbuildings should be constructed. Proposals for the consolidation or reconstruction of existing walls should be consistent with the conservation philosophy.</td>
<td>All MECA/MHC</td>
<td></td>
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<tr>
<td></td>
<td>Within Character Zones 5,8,9,11,12,13,14,15,18 and 20 the construction of new walls surrounding agricultural plots should not exceed 1.5 metres in height in order to preserve the openness and views within the Oasis and of the Outer wall.</td>
<td>All MECA/MHC</td>
<td></td>
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</tbody>
</table>

### Views and vistas of important architectural structures should be retained and enhanced

<table>
<thead>
<tr>
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<th>Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>C13</td>
<td>Views and vistas of important architectural structures should be retained and enhanced</td>
<td>All MHC/MECA</td>
<td></td>
</tr>
</tbody>
</table>

### SPECIFIC POLICIES RELATING TO BUILDINGS IDENTIFIED FOR FULL RECONSTRUCTION

<table>
<thead>
<tr>
<th>Policy Number</th>
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<th>Character Zones to which it applies</th>
<th>Responsibility</th>
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</thead>
<tbody>
<tr>
<td>C14</td>
<td>The demolition, redevelopment or replacement of buildings or structures identified for full reconstruction will not normally be permitted. A list of all of the buildings and structures within this category is provided in the Management Plan.</td>
<td>All MHC/MECA</td>
<td></td>
</tr>
<tr>
<td>C15</td>
<td>The modification or improvement of buildings or structures identified for full reconstruction, by undertaking repairs or decoration or structural changes the external or internal structure will not be permitted unless the works for part of a coherent consolidation or reconstruction scheme which is consistent with Policies C1 and C2 and the conservation philosophy. Proposals for the extension or enlargement of structures will not normally be permitted.</td>
<td>All MHC/MECA</td>
<td></td>
</tr>
</tbody>
</table>
Policy Number | Policy | Character Zones to which it applies | Responsibility
---|---|---|---

**BUILDINGS IDENTIFIED FOR EXTERIOR RECONSTRUCTION OR CONSOLIDATION**

**General Approach to Exterior Reconstruction**

Proposals for the exterior reconstruction or consolidation of buildings identified for these conservation measures should meet the following criteria:

- Proposals should incorporate as much of the surviving structure as possible.
- That the proposals preserve or enhance the architectural, social, historical value of the building;
- That the proposals will not cause long term harm to the stability of the structure or its architectural integrity. No additional floors should be proposed unless it is it can be proved to the satisfaction of the Ministry of Heritage and Culture that one existed previously;
- That the modifications or improvements will sustain or extend the life and use of the building;
- That all existing internal courtyards and dead end alleyways are retained;
- That existing roof terraces are re-provided within the reconstructed dwelling;
- That existing foundations and retaining structures constructed of stone are retained;
- The external walls are constructed of mud brick and appropriately finished;
- That the reconstructed elements of the façade are of a scale and in proportion with other mud brick dwellings within the harah. Particular attention should be given to floor to ceiling heights of lower and upper floors and the positioning elements of the façade including doors and windows;
- That the type, design and materials used for windows, doors and water spouts are consistent with the conservation philosophy;
- That water pipes, electricity cables and telephone wires are not fixed to the front of the structure and are hidden from view where possible;
- That any ventilation and air conditioning equipment is positioned preferably out of site from key vantage points within the oasis.

If mud brick is not available to undertake exterior reconstruction then the possible use of alternative materials will be considered by the Ministry of Heritage and Culture on a case by case basis.

**Demolition, replacement or redevelopment**

The demolition of mud brick buildings or structures identified within the Management Plan for exterior reconstruction or consolidation and their redevelopment or replacement with modern development will not normally be permitted. Development proposals for exterior reconstruction or consolidation will only be permitted if they are consistent with the conservation philosophy and and the following criteria are met:

**Character Zones 2,6,7,8,9,10,11,12,13,14,15,16,17**

- The footprint of the dwelling follows the existing plot boundary and does not exceed the area of the existing building;
- That the façade of the building follows the line of the previous structure on the main street frontage;
- That the height of the new building is no greater than the height of the original structure and if appropriate is consistent with the heights of neighbouring dwellings;

**Character Zones 5 & 18**

- The footprint of the reconstructed dwelling does not exceed the area of the existing building by more than 50% of the existing floor area (i.e. 1.5* size of the existing floor space);
- The proposal does not lead to a net loss of agricultural land;
- The proposed built up area of the plot should not exceed 50% of the total plot area within Bahla town (Character zone 5) and 30% of the plot area in the outlying date plantations (Character zone 18);
- That the height of the building is no greater than the height of the existing structure is consistent with the heights of neighbouring dwellings and in no case exceeds 8 metres in height (including any roof parapet);
- That the building is appropriately located within the plot and respects and building line within the street it is located (if applicable);
### Policy Number | Policy | Character Zones to which it applies | Responsibility
---|---|---|---
C18 | Modification, extension or improvement | All | MHC MECA

Proposals for the modification or improvement of mud brick buildings or structures which are identified for exterior reconstruction or consolidation (including changes to the internal layout or undertaking repairs and/or decoration to the external structure) will only be permitted if they are consistent with the conservation philosophy.

Within Character Zones 2, 6, 7 and 10 extensions to existing buildings or structures will not be permitted in order to preserve the settlement morphology.

Within Character Zones 5,8,9,11-18 and 20 proposals for extensions to existing mud brick structures may be permitted if:

- The proposed extension does not lead to a loss of agricultural land;
- The proposed extension does not include the demolition of an existing mud brick structure;
- The proposed extension is located to the rear or side of the dwelling;
- The extension would not be higher than the existing property it is attached to;
- For single storey extensions, the additional floor space to be created should not represent more than 50% of the existing ground floor area;
- For 2 storey extensions the additional floor space created should not represent more than 50% of the existing upper and lower floor area combined;
- Within Character Zones 5, 8, 9, 11-17 the total built up area of the building plot (including any outbuildings) should not exceed 50% of the total area of land. Within Character Zones 18 and 20 the built up area of the building plot should not exceed 20% of the total area of land.

In considering building permits for extensions to existing dwellings the following rules will be applied:

- Two storey extensions will only be permitted to existing two storey buildings;
- Only one extension to an existing building will be permitted for each plot; and
- Extensions can only be made to the main dwelling house and not any out buildings.

C19 | Combining buildings | All |

Proposals for amalgamating existing mud brick dwellings identified for exterior reconstruction or consolidation for the purposes of ensuring sustainable use will only be permitted if the significance of the internal plan of the structure(s) is deemed to be of lesser importance than the potential benefits of re-use. Proposals will be assessed by the MHC on a structure-by-structure basis.

### MODERN RESIDENTIAL DEVELOPMENT

C20 | New Dwellings | All |

Character Zones 2,6,7,9,10,11,12,13,14,15,16 & 17

Permission for new residential dwellings will not normally be granted within these character zones to protect the conservation value of these areas.

Character Zones 5, 18 & 20

Residential development may be permitted on plots between existing dwellings subject to Policy C8.
<table>
<thead>
<tr>
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<th>Responsibility</th>
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</thead>
<tbody>
<tr>
<td>C21</td>
<td>Redevelopment or replacement of concrete dwellings</td>
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<td>AI</td>
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<tr>
<td></td>
<td>Character Zone 2, 6 and 7</td>
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<td></td>
<td>Proposals for the redevelopment or replacement of existing concrete dwellings within Character Zones 2, 3, 6 &amp; 7 will only be permitted if the replacement building is to be constructed of mud brick and is consistent with the conservation philosophy.</td>
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<td>Character Zones 4, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 &amp; 20</td>
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<td></td>
<td>Proposals for the redevelopment or replacement of existing concrete dwellings will only be permitted if the following criteria are met:</td>
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<td></td>
<td>• The footprint of the dwelling follows the existing plot boundary;</td>
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<td>• The floor area of the concrete building is not to be increased and that no additional floors are added;</td>
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<td>• The height of the replacement building is not higher than the existing building;</td>
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<td>• That the façade of the building respects the line of other traditional buildings fronting onto the street;</td>
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<td>• That the height of the building is no greater than the height of the existing structure and no higher than the heights of neighbouring dwellings;</td>
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<td>• That all existing internal courtyards and dead end alleyways are retained;</td>
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<td>• That the external walls are appropriately finished;</td>
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<td>• That elements of the façade are in proportion with other mud brick dwellings within the harah. Particular attention should be given to floor to ceiling heights of lower and upper floors and the positioning elements within the façade including doors and windows; and</td>
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<td>• That any ventilation and air conditioning equipment is positioned preferably on the roof, or to the side or rear of the building.</td>
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<td></td>
<td>Character Zones 5, 8, 18 &amp; 20</td>
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<td></td>
<td>Proposals for the replacement or redevelopment of existing buildings constructed using modern materials will only be permitted if the following criteria are met:</td>
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<td></td>
<td>• The footprint of the replacement dwelling does not exceed the area of the existing building by more than 50% of the existing floor area (i.e 1.5 * size of the existing floorspace);</td>
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<td></td>
<td>• The proposal does not lead to a net loss of agricultural land;</td>
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<td></td>
<td>• The total built up area of the plot should not exceed 50% of the total plot area within Bahla town (Character zone 5) and 20% of the plot area in the outlying date plantations (Character zones 18 &amp; 20);</td>
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<tr>
<td></td>
<td>• That the height of the building is no greater than the height of the existing structure, is consistent with the heights of neighbouring dwellings and in no case exceeds 8 metres in height; and</td>
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<tr>
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<td>• That the building is appropriately located within the plot and respects and building line within the street it is located (if applicable).</td>
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</tbody>
</table>
### Policy Number: C22

**Modification of existing concrete dwellings**

- **Character Zones 2, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17**

  Proposals for the modification or improvement of concrete buildings through enlargement, or extension will not normally be permitted. All other works must be confined to the area of the existing building envelope.

- **Character Zones 5, 18 & 20**

  Proposals for the modification or improvement of buildings constructed using modern materials through extension or enlargement will only be permitted if the plans do not detract from the character of the Oasis and meet the following criteria:

  - The proposed extension does not lead to a loss of agricultural land;
  - The proposed extension does not include the demolition of an existing mud brick structure;
  - The proposed extension will be located to the rear or side of the dwelling;
  - The proposed extension would not be higher than the existing property it is attached to and in no case should exceed 8 metres in height (no residential building within the Oasis should be more than 2 storeys);
  - For single storey extensions, the additional floor space to be created should not represent more than 50% of the existing ground floor area. For 2 storey extensions, the additional floor space created should not represent more than 50% of the existing upper and lower floor area combined;
  - The total built up area of the plot should not exceed 50% of the total plot area within Bahla town (Character zone 5) and 20% of the plot area in the outlying date plantations and buffer zone (Character zones 18 & 20); and
  - That the position and form of external features and openings within the proposed extension including the façade, walls, doorways, windows, floors, and roofs are of a similar design and finish to the existing structure to limit visual intrusion.

  In considering building permits for extensions to existing dwellings the following rules will be applied:

  - Two storey extensions will only be permitted to existing two storey buildings;
  - Only one extension to an existing building will be permitted for each plot;
  - Extensions can only be made to the main dwelling and not any outbuilding.

### Policy Number: C23

**COMMERCIAL ESTABLISHMENTS AND PUBLIC FACILITIES**

- **Character Zones 2, 6, 7, 10**

  Proposals for introduction of commercial activities within Character Zones 2, 6, 7 and 10 within existing buildings will be considered on their merits and on a case-by-case basis. Proposals for the replacement or adaptation of existing structures for these purposes should follow the principles set out in the conservation philosophy.

  Character Zones 5, 8, 9, 11-19, 20

  Proposals for new commercial activities within Character Zones 5, 8, 9, 11-18 and 20 will be considered on their merits and on a case by case basis. Proposals for the replacement or extension of existing mud brick structures should follow the principles set out in the conservation philosophy.
<table>
<thead>
<tr>
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<th>Character Zones to which it applies</th>
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</tr>
</thead>
</table>
| C24           | Proposals for the development of new public facilities within Character Zones, 2, 6, 7 and 10 will not normally be permitted. Character Zones 5, 8, 9, 11-18, 10 | Proposals for the establishment of new or replacement public facilities within the Oasis should be consistent with the following criteria:  
- That no mud brick structures are demolished;  
- That no additional floors are added;  
- That the façade of the building respects the line of traditional buildings fronting onto the street;  
- That the height of the replacement building is no greater than the height of the existing structure; and  
- That the external walls are appropriately finished; | All |
| C25           | The Draft Plans relating to the Ministry of Commerce and Industry Souk Renovation Project should be reviewed and amended as appropriate to reflect the Conservation Philosophy and Conservation Policies identified within the Management Plan; | 3 MOCI/MHC |
| C26           | An assessment of the operational and the spatial requirements of the souk, the market serves (where people come from, what they buy, how much they spend etc.) and the needs of the individual store keepers will be completed. | 3 MOCI/MHC |
| C27           | Within the old souk the perimeter wall and all existing souk stores constructed of mud brick should be retained. Wherever possible proposals for consolidation and/or full or partial reconstruction should be developed and implemented. | 3 MOCI/MHC |
| C28           | Within the old souk the layout, form and function of public spaces should be retained to reflect the original and/or most significant phase of the development of the souk. In particular:  
- The position and height of existing entrances to the souk should be maintained. No additional entrances should be created and the re-establishment of previous entrances if any existed should be substantiated by accurate architectural or archaeological documentation;  
- The height and detailing of the perimeter boundary which defines the edge of the old souk should reflect its function as a souk and not include crenulations, towers or other features inconsistent with the architectural language of souks within Central Oman;  
- The method of enclosure of public spaces and passageways within the souk should be consistent with documentary sources such as aerial photography. The creation of fully enclosed (indoor) spaces within the old souk would be inconsistent with the tradition of partially shaded/covers spaces within souks in Central Oman;  
- The existing layout of passageways within the old souk should be retained in terms of their width and irregular morphology;  
- Earth/stone coverings which serve as the surface treatment of public spaces should be retained or reinstated;  
- The two existing trees within the souk including the rawlah tree (including tethering posts and chains) should be retained;  
- The various phases of the of the souks development are made clearly legible | 3 MOCI/MHC |
### Policy Number C29

Within the old souk proposals for the redevelopment or replacement of existing stores constructed of modern materials will meet with the following guidelines:

- That any existing vistas and townscape features and new visual opportunities arising out of reconstruction within the Oasis are carefully considered;
- That architectural, spatial and decorative features incongruous with the architectural language of the souks within Central Oman are not included within proposals;
- The height of replacement structure should be no greater than the height of the perimeter wall of the souk (approximately 6 metres) or the existing structure whichever is the least;
- The footprint of the replacement store follows the existing plot boundary and does not exceed the area of the existing structure. Proposals for the linking of adjoining stalls or stores to create a usable space may be permitted if this is consistent with the approach to re-use described within the conservation philosophy relating to the souk;
- That the façade of the building follows the line of the previous structure on the main street frontage and that any protruding ledges used for the display and sale of goods are retained;
- That any existing foundations and retaining structures constructed of stone are retained;
- That elements of the façade are in proportion and in accordance with other mud brick structures within the souk. Particular attention should be paid to floor to ceiling heights of lower, intermediate and upper floors and the nature and positioning elements of elements of the façade such as shutters/doors and other openings;
- The design and materials used within structures should reflect the approach within the general conservation philosophy as aesthetic reconstruction. The design of the structure and finish of the external rendering should not imply that the structures are authentic but should not be incongruent with traditional souk stalls so as to distract from their intelligibility;
- That water pipes, electricity cables and telephone wires are not visible from the passageway where possible; and
- That signage incongruous to the structure is not erected.

### Policy Number C30

NEW SOUK

In order to maintain and enhance the intelligibility of the old souk proposals for the modification to the layout and morphology of areas outside of the old souk will follow specific guidelines:

- The scale of new structures should not compete with the Fort or Old souk. Within 25 metres of the edge of the old souk structures should be constructed no higher than 1 storey (6 metres in height). Within other areas of the souk no new development should be constructed more than 2 storeys (8 metres in height);
- The shop units within the new souk area should not be uniform in terms of size or floor plan;
- The design of the structure and finish of the external rendering should not imply that the structures are authentic but should not be incongruent with traditional old souk so as to distract from its intelligibility;
- Elements of the façade will not dominate the street scene or be inconsistent with traditional building forms or typology. The alignment of streets and the positioning of buildings and elements of the façade should be used to create shaded areas. Particular attention should be paid to floor to ceiling heights of lower and upper floors and the positioning elements within the façade. The architectural language employed within old souk including the individuality of structures and forms, the variability in the heights, the sinuous building line and different canopy finishes serves to create a ‘rhythm’ along each of the passageways is a principle which could be learned from in the new souk without resorting to mimicry or replication;
- The introduction of additional monumental features (such as gateways) within the souk area should be avoided. NO architectural, spatial and decorative features incongruous with the architectural language of civic facilities within the region should be included within proposals;
- Modifications to public spaces and any new open-air spaces proposed should be appropriately treated and not left unaddressed. Particular attention should be given to the entrances into spaces which should respect the morphology found elsewhere within the Oasis (particularly in relation to narrow and irregular sized spaces). The creation of left over spaces, ungrounded within the morphology of the Oasis should be avoided; and
- The proposals should make use of vistas emerging from and within the souk espacially of the fort. Particular consideration needs to be given to the scale of buildings associated with vistas in order for them to serve as framing devices.
POLICIES RELATING TO THE IMPLEMENTATION OF POLICIES C1 – 30

Policy C7 — Demolition of mud brick structures
If the structural integrity of the building is unsound or presents a safety risk, the owner should submit a request for assistance to the Ministry of Heritage and Culture. The Ministry will document the structure and layout of the building for archival records and may provide advice and assistance to stabilise the structure.

Policy C3 – Action Plan for the Implementation of the Conservation Strategy
The following section sets out an appropriate approach to ensuring the successful implementation of the conservation strategy. The nature of the site dictates that a sequential order of tasks needs to be employed, in which the previously identified further studies (‘B’ Policies) will be followed by several other essential actions before intervention can occur.

This sequence of tasks is relevant for all harah-s and all individual structure types; however, it is intentionally devised for those structures and buildings that are no-longer inhabited. A different approach will have to be adopted for those mud brick dwellings which are still occupied, though by the nature of the situation they are very unlikely to require immediate consolidation works and very few have been recommended for either exterior or full reconstruction.

The following Character Zones have been listed in order of priority (most critical first), based on their recognised relative significance and the implementation of the strategy, as described above, should be enacted as such:

- The Sur — Character Zone 19
- The harat quarter (al Aqr, al Hawiyah, al Ghuzeli and the Askari dwellings) and the ‘flying mosques’— Character Zone 2
- The Souk quarter (al Nadwa and al Lahmah); harat al Maghraf and Harat al Dhurudh — Character Zones 6, 7 & 10
- All other traditional harah-s and any identified dispersed mosques within the Oasis — Character Zones 8, 9, 11, 12, 13, 14, 15, 16 and 17.

Action Plan for the Implementation of the Conservation Strategy
The following section sets out an appropriate approach to ensuring the successful implementation of the conservation strategy. The nature of the site dictates that a sequential order of tasks needs to be employed, in which the previously identified further studies (‘B’ Policies) will be followed by several other essential actions before intervention can occur.

1. The identification of the owner needs to be ascertained.
   This will form part of the study identified as Policy B12. Therefore, it is likely that the primary research has already been undertaken.

2. The identification of a suitable re-use needs to be ascertained.
   This will form part of the study identified as Policy B11. At this stage an assessment of the implication that re-use will have to exiting situation including the it potential ‘knock-on’ affects that re-use will have. It is likely that these changes could include additional infrastructure.

3. The completion of the documentation.
   This stage should see the completion of the documentation of the structure prior to intervention. These investigations should complement those undertaken as part of the Management Plan and should aim to achieve maximum understanding of the architecture and identify any intangible and social associations the structure may have. This information will inform the detailed nature of the following stage.

4. The creation of the specification for the works.
   This detailed specification of the interventions will propose the nature and method of the works; the cost; the required human and material resources to complete the works and the programme.

5. Implementation
   The undertaking and completion of the works will be f by the identification and acknowledgement of those parties responsible for ensuring the continued maintenance and upkeep of the structure.

Figure 11.2 Action plan for the implementation of the conservation strategy
This sequence of tasks is relevant for all harah-s and all individual structure types, however it is intentionally devised for those structures and buildings that are no-longer inhabited. A different approach will have to be adopted for those mud brick dwellings which are still occupied, though by the nature of the situation they are very unlikely to require immediate consolidation works and very few have been recommended for either exterior or full reconstruction.

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- All other traditional harah-s and any identified dispersed mosques within the Oasis - Character Zones 8, 9, 11, 12, 13, 34, 15, 16 and 17.

**POLICY C5 — ELECTRICITY AND WATER CONNECTIONS**

The purpose of this policy is to ensure that new development within Oasis complies with the development guidelines defined in this document.

**POLICIES C8 — AGRICULTURAL LAND**

These policies are necessary in order to restrict urbanisation within the Oasis. The undeveloped ‘green’ agricultural landscape of the majority of the Oasis and the interrelationship between residential harah-s and neighbouring agricultural land forms defines the settlement structure and contributes towards the uniqueness of Bahla. The agricultural landscape was recognised as one of the outstanding universal values which define Bahla as a World Heritage Site.

It is recognised that some areas of agricultural land are no longer regularly cultivated. The Management Plan has recommended that an assessment of agricultural land within the Oasis is prepared by the Ministry of Agriculture in order to identify its existing and potential agricultural use. This study will take account of the existing and potential availability of water resources for agricultural purposes and other factors affecting the local agricultural economy. One outcome of the study will be to map all agricultural land within the Oasis which is used or has potential and should be safeguarded from other uses. If this study identifies areas of agricultural plots which are not likely to be viable in the future either for commercial or subsistence purposes then it will be necessary to amend Policies C8 and identify what alternative uses could be accommodated on the land identified.

**POLICY C20 & C21**

Owners who do not wish to construct replacement buildings of mud brick should be allocated a replacement plot elsewhere within Bahla in a location where development using concrete is appropriate. This is on condition that the existing concrete building within the Harah quarter is demolished. Assistance with the costs of relocation and demolition may be available from the Ministry of Heritage and Culture.

**POLICY C22 — MODIFICATION OF BUILDINGS CONSTRUCTED USING MODERN MATERIALS**

This policy is required in order to maintain the rural character of the Oasis, control urbanisation and safeguard the intelligibility of the morphology and layout of the settlement as a whole through preserving the character and openness of this area.

**POLICY C23 — COMMERCIAL ESTABLISHMENTS**

The use of buildings within Character Zone 2 for uses other than residential use is unlikely to be appropriate in most cases due to the lack of vehicular access, the compatibility of accommodating activities within old mud brick fabric of the settlement and the possible disturbance caused to existing residents.

However a small number of activities may be compatible with the established and previous role of some buildings within the Harah quarter.

These include:

- Boarding/guest houses and small scale visitor accommodation utilising existing mud brick buildings;
- Small scale retail outlets; and
- Artisanal workshops for craft production.

The Management plan recommends that ‘Action Area Plans’ are prepared for each of these areas (see policy C3). These plans will identify designated parking areas to serve the areas described above.
PROGRAMME BUDGET AND COST BREAKDOWN

This section provides updated project costings which may be used for the purposes of budgeting for the first 5 years of the implementation of the Management Plan following its official adoption.

The budget includes a total of 5,000,000 OMR to cover the costs of resourcing the team to implement the management plan and related studies, surveys and programmes excluding capital works and materials relating to Conservation works.

In addition it is recommended that a capital budget (for emergency stabilisation works) is set aside to implement the plan. Within the first 5 years it is likely that this additional budget would be able to be used to implement 4-6 major conservation projects.

Table 10 provides a summary programme of activities and the elapsed timescale over which activities identified within the Management Plan could be implemented once funding has been secured.
## Table 10 Programme Budget and Cost Breakdown Years 1-5

<table>
<thead>
<tr>
<th>Policy</th>
<th>Policy</th>
<th>Project</th>
<th>Budget 5 years (OMR)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>The Outstanding Universal Values for which the site is inscribed on the List of World Heritage Sites will be safeguarded and the Vision for the site promoted, through the actions and policies of all those organisations charged with the care and management of the site.</td>
<td>No specific project</td>
<td>0.00</td>
</tr>
<tr>
<td>A2</td>
<td>The implementation of the Management Plan and the policies identified within it will be formally adopted by Government through enshrinement in a Royal Decree or other mechanism.</td>
<td>No specific project</td>
<td>0.00</td>
</tr>
<tr>
<td>A3</td>
<td>The WHS will comprise all those areas within the proposed boundary the WHS. Key views to and from the WHS will be protected by through planning policies and the potential designation of a buffer zone.</td>
<td>No specific project</td>
<td>0.00</td>
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<tr>
<td>A4</td>
<td>The revised WHS boundary and proposed buffer zone will be submitted to the WHC.</td>
<td>No specific project</td>
<td>0.00</td>
</tr>
<tr>
<td>A5</td>
<td>The continued implementation of the Management Plan will be overseen by a permanent Management Committee and the Plan will be reviewed at appropriate intervals (at least every 5 years).</td>
<td>No specific project</td>
<td>0.00</td>
</tr>
<tr>
<td>A6</td>
<td>The implementation of the plan should be co-ordinated by a single government agency. However particular actions and tasks could be delegated to other government agencies if deemed appropriate. Clearly defined lines of responsibility will be established for the implementation of each policy.</td>
<td>No specific project</td>
<td>0.00</td>
</tr>
<tr>
<td>A7</td>
<td>The institutional capacity of the Ministry of Heritage and Culture should be enhanced through the strengthening of its presence in Bahla and the development of human resources. A human resources development plan should be prepared setting out a strategy relating to recruitment and training of staff for the period of the Management Plan.</td>
<td>• Establish the MHC office in Bahla as local World Heritage Site office, with remit of delivering the WHS Implementation Plan programme. 90,000</td>
<td>90,000</td>
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<tr>
<td></td>
<td>Costs based upon equipping a traditional mudbrick project as a local satellite office. Includes building restoration, cost of utilities, and equipment.</td>
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<td>90,000</td>
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<tr>
<td></td>
<td>• Devise and agree a Human Resource Plan to source and develop the skills needed to deliver the Implementation Plan. Over the course of implementation, the skills will need to be sourced through a mix of local workforce, inward recruitment and external contractors and consultants. The human resource plan will need to address requirements for local training and partnerships with schools, training establishments and universities. Capacity and demographic changes within Bahla and the locality will need to be taken into account. 30,000</td>
<td>30,000</td>
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</tr>
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<td></td>
<td>Costs based on appointment of HR specialist/consultant to prepare plan over the course of 1 year. Other funds to be used for the development of outline training plans and materials with training providers.</td>
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<td>30,000</td>
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<td></td>
<td>• Appoint a WHS Implementation team to be based in the Bahla WHS office</td>
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<td></td>
<td>• Skills needed in the Bahla WHS Implementation Plan team:</td>
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</tbody>
</table>
### Involvement of Local People

All sections of the local community will have the opportunity to participate in the implementation of the Management Plan. Consultation and opportunities for further involvement (through employment, training, special events, volunteering, education) should be integral to the projects and proposals identified within the plan.

<table>
<thead>
<tr>
<th>Policy</th>
<th>Policy</th>
<th>Project</th>
<th>Budget 5 years (OMR)</th>
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</thead>
<tbody>
<tr>
<td>• o Leadership and project /programme management</td>
<td></td>
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<td>321,600</td>
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<tr>
<td>1 Director</td>
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<td>1 Accountant</td>
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<tr>
<td>1 Administrative Assistant</td>
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<tr>
<td>o Community liaison (2 Posts x 5 years)</td>
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<td>34,320</td>
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<tr>
<td>o Historic building conservation specialist (5-8 years experience) Masters Degree</td>
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<td>141,120</td>
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<tr>
<td>2 archaeologist (5 years experience)</td>
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<tr>
<td>o Planning and development control (1 x specialist) 10 years experience</td>
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<td>47,040</td>
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<td>1 engineer (5 years experience)</td>
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<td>o Tourism and visitor management</td>
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<td>1,269,840</td>
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<tr>
<td>1 Administrator (5 years experience) Degree</td>
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<tr>
<td>6 Assistants 1-2 years experience Specialist qualification</td>
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<tr>
<td>o GIS and information technology to establish land management and conservation management systems</td>
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<td>737,280</td>
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<tr>
<td>2 GIS Specialist (5 years experience &amp; 1-2 years experience)</td>
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<tr>
<td>2 CAD Technicians</td>
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</tbody>
</table>

#### Develop and implement Community Engagement Programme

- Appoint WHS Community Liaison Officer
  - Included in staffing cost above

- Develop Community Engagement Programme, as part of WHS Implementation Plan
  - 50,000

- Establish Community Bahla WHS forum of residents and businesses and outside partners, such as universities, museums etc
  - 50,000

- Conduct annual community surveys – on requirements and satisfaction with WHS and WHS Team achievements
  - 50,000

- Hold Community Planning workshops and surgeries to address key proposals such as the Souk development or issues such as development control (2 per year)
  - 20,000
<table>
<thead>
<tr>
<th>Policy</th>
<th>Project</th>
<th>Budget 5 years (OMR)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A9</td>
<td>Develop Information Packs for residents and schools and local ‘walks and talks’ on WHS issues</td>
<td>96,200</td>
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<tr>
<td></td>
<td>Set up and run a Community Bahla WHS website</td>
<td>50,000</td>
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<td></td>
<td>Develop Volunteering and Outreach Plan</td>
<td>30,000</td>
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<tr>
<td></td>
<td>Identify areas and activities for volunteering and establish training and implementation programmes and work packages</td>
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<tr>
<td></td>
<td>Survey and documenting heritage</td>
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<td></td>
<td>Conservation/consolidation of buildings</td>
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<td></td>
<td>Manufacturing of traditional materials</td>
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<tr>
<td></td>
<td>Interpretation and guided walks</td>
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<td></td>
<td>Establish partnerships with schools and colleges to link volunteering opportunities with curricula. Preparation of teaching and educational materials.</td>
<td>50,000</td>
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<tr>
<td></td>
<td>Run training and volunteering days and events</td>
<td>40,000</td>
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<tr>
<td>A10</td>
<td>Business liaison to work with local businesses to develop commercial opportunities linked with tourism and hospitality, transportation, guides, construction sector.</td>
<td>100,000</td>
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<tr>
<td>A11</td>
<td>Develop a 5 Year Funding Strategy</td>
<td></td>
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<tr>
<td></td>
<td>Purpose: to achieve funding package for:</td>
<td>Included within staff costs</td>
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<tr>
<td></td>
<td>Operation of Bahla WHS Office and Implementation team, including office costs, salaries</td>
<td>Included within staff costs</td>
</tr>
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<td></td>
<td>Community engagement and events</td>
<td>Included within staff costs</td>
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<tr>
<td></td>
<td>Training for essential construction skills</td>
<td>Included within staff costs</td>
</tr>
<tr>
<td></td>
<td>Management Plans, Surveys and Designs</td>
<td>Included within staff costs</td>
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<tr>
<td></td>
<td>Capital works:</td>
<td>Included within staff costs</td>
</tr>
<tr>
<td></td>
<td>Conservation repair and restoration</td>
<td>Included within staff costs</td>
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<tr>
<td></td>
<td>Tourism and visitor facilities</td>
<td>Included within staff costs</td>
</tr>
<tr>
<td></td>
<td>Maintenance</td>
<td>Included within staff costs</td>
</tr>
<tr>
<td></td>
<td>Ongoing planning and development control</td>
<td>Included within staff costs</td>
</tr>
<tr>
<td></td>
<td>External funding sources to be investigated will include:</td>
<td>120,000</td>
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<tr>
<td></td>
<td>Private sponsorship</td>
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<tr>
<td></td>
<td>Private investment and concessions</td>
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<td></td>
<td>Government departments</td>
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<td></td>
<td>International funds</td>
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<td></td>
<td>Universities</td>
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<td></td>
<td>Specialist fundraiser and marketing budget. Will also raise profile of Bahla at international forums/conferences to attract funding and expertise.</td>
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</table>
### BAHLA FORT AND OASIS MANAGEMENT PLAN - FINAL MANAGEMENT PLAN

<table>
<thead>
<tr>
<th>Policy</th>
<th>Policy</th>
<th>Project</th>
<th>Budget 5 years (OMR)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A12</td>
<td>The Management Plan should be used to attract government funding. The funding for projects and proposals should be programmed within the next 5-year plan.</td>
<td>Not a specific project</td>
<td>N/A</td>
</tr>
<tr>
<td>A13</td>
<td>The symbolic and historic value of the WHS will be safeguarded by maintaining the current uses and activities wherever possible and by assessing proposals changes of use of with regard to the impact on the intangible values.</td>
<td>Not a specific project</td>
<td>N/A</td>
</tr>
<tr>
<td>A14</td>
<td>The existing building permit guidance should be strengthened to improve the quality of new development within the Oasis.</td>
<td>Not a specific project</td>
<td>N/A</td>
</tr>
<tr>
<td>B1</td>
<td>A Conservation Management Plan for the Fort will be completed. This document will make reference to past, present and future work and proposals at the site.</td>
<td><strong>Commission the preparation of a Conservation Management Plan. To include</strong></td>
<td>244,000</td>
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<td></td>
<td>• Collation of all available documentation on the history</td>
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<td></td>
<td>• Document the conservation/restoration interventions and philosophy</td>
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<td></td>
<td>• Set out the significance of the monument</td>
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<td>• Policies and actions for safeguarding, enhancing and promoting the significance of the site</td>
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<td>• The plan for the completion of the restoration of the monument</td>
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<td></td>
<td>• A maintenance plan</td>
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<td><strong>Commission a Visitor and Development Plan for the Fort:</strong></td>
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<td>42,000</td>
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<td>• Determine the aspirations/vision and details of the future use and visitor activities</td>
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<td>• Identify likely visitor activities, numbers and requirements</td>
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<td></td>
<td>• Develop visitor interpretative themes and media</td>
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<td>• Develop concept for interpretation facilities and visitor activity</td>
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<td></td>
<td>• Develop business plan for implementing and running visitor and tourism facilities</td>
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<td></td>
<td>Each of above to be in liaison with overall Bahla conservation, tourism and visitor plans</td>
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<tr>
<td>B2</td>
<td>An anthropological study into costumes, crafts and traditions will be prepared.</td>
<td><strong>Commission or undertake a Social Anthropological Study</strong></td>
<td>100,000</td>
</tr>
<tr>
<td></td>
<td><strong>Purpose:</strong></td>
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<tr>
<td></td>
<td>To document intangible heritage. Link with university department and other anthropological studies and documentation of intangible heritage in Oman and the region. Study should link with research and teaching programmes at Sultan Qaboos University.</td>
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<tr>
<td></td>
<td>• Traditions</td>
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<td></td>
<td>• Crafts</td>
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<td>• Music, dance and theatre</td>
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<td></td>
<td>• Knowledge systems</td>
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<td>Policy</td>
<td>Project</td>
<td>Budget 5 years (OMR)</td>
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<td>B3</td>
<td>A detailed assessment of the condition of the Sur (including the towers) will be undertaken</td>
<td>Commission or undertake a condition survey of the Sur and towers: 30,000</td>
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<td>B4</td>
<td>A detailed traffic management study for the Oasis will be undertaken so that the effects of proposals for future/changed uses of the site can be fully understood</td>
<td>48,000</td>
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<td>B5</td>
<td>A tourism, visitor management access and interpretation study will be undertaken for the Site.</td>
<td>48,000</td>
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<td>To comprise:</td>
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<td></td>
<td>• A vision and masterplan for tourism and visitor activity in Bahla</td>
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<td>• A study of current and projected visitors and tourists and their requirements, including access</td>
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<td>An interpretation plan:</td>
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<td>o Themes and stories</td>
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<td>o The key features and monuments</td>
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<td>o A walking route or trail</td>
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<td>o Interpretative media, including visitor centre</td>
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<td>• Links with other tourism centres and cultural facilities</td>
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<td>• Links with school and university curricula</td>
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<td>• A business plan for tourism, including funding, costs and revenue, operations and projected economic and social impact</td>
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<td>B6, B7 &amp; B8</td>
<td>Commission or undertake a condition survey of the Falaj systems:</td>
<td>100,000</td>
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<td></td>
<td>A study of the falaj systems will be undertaken to assess the existing conditions and identify the required measures to enable the continued use of the channels (both within and outside of the Oasis).</td>
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<tr>
<td></td>
<td>Purpose:</td>
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<td></td>
<td>To document the development phases and materials of each stretch</td>
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<td>o To record the structural condition of each part of the falaj</td>
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<td>o To plan remedial action or restoration</td>
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<td>Main elements:</td>
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<td>• Photogrammetric Survey</td>
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<td>• Survey by architect and annotation of drawings and photographs</td>
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<td>• Study of the social elements of the system and water management</td>
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<td>• Specifications for repair and restoration</td>
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<td></td>
<td>The study should also assess flood risk issues relating to the Oasis</td>
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<td>• A maintenance plan, including policies</td>
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<td>A study of the flooding issues and potential solutions to the problems will be undertaken.</td>
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<td>An agricultural sustainability assessment of the Oasis will be undertaken.</td>
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<td></td>
<td>Assessment of future agricultural potential.</td>
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<td>B9</td>
<td>A materials sustainability study will be undertaken to identify adequate sources of building materials to meet the needs of conservation activities within the Oasis. It will also identify the feasibility of establishing a centralised production facility for the manufacturing of mud bricks.</td>
<td>Would be undertaken by MHC staff</td>
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<tr>
<td>B10</td>
<td>A Research Framework will be produced to encourage a holistic approach to investigations and documentation of the Oasis.</td>
<td>Establish Framework and Forward Plan for archaeological, anthropological and architectural research and documentation at Bahla</td>
<td>212,600</td>
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<td></td>
<td>• Background research on previous studies of Bahla and studies of similar sites and topics in the region</td>
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<td></td>
<td>• Establish links with universities and museums including international networking and conferences</td>
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<td>50,000</td>
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<td>• Identify gaps and priorities for further research</td>
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<td>• Identify topics and themes</td>
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<td>• Identify key partners, skills resources and potential funders needed for each topic</td>
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<td></td>
<td>• Hold professional/academic conference on research at Bahla</td>
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<td>• Establish framework and forward plan for research</td>
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<td>• Possible – establish live GIS base and layers, to be used for conservation, management and research</td>
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<td>20,000</td>
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<td>B11</td>
<td>A study to establish the needs of religious/community/voluntary bodies and organisations to determine appropriate uses for abandoned buildings</td>
<td>Undertake or commission a study of needs of religious or community groups</td>
<td>36,000</td>
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<td></td>
<td>Purpose: to find new uses for abandoned buildings</td>
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<td>• Identify all abandoned buildings</td>
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<td>• Conduct survey of needs to religious and community groups</td>
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<td>• Identify potential for community uses of abandoned buildings</td>
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<td>• Determine possibilities of adaptation and conversion to new uses</td>
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<td>B12</td>
<td>A land management records system for the Site should be established.</td>
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<td>30,000</td>
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<td>C3</td>
<td>Action Plans for implementing conservation strategy (7 harah)</td>
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<td>700,000</td>
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<td>Capital works budget for emergency stabilisation works/contingency (additional)</td>
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<td>NA</td>
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<td>Total Budget Years 1-5</td>
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<td>5,000,000</td>
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</table>
The continued implementation of the Management Plan will be overseen by a permanent Management Committee and the Plan will be reviewed at appropriate intervals (at least every 5 years).

The institutional capacity of the Ministry of Heritage and Culture should be enhanced through the strengthening of its presence in Bahla and the development of human resources.

All sections of the local community will have the opportunity to participate in the implementation of the Management Plan. Consultation and opportunities for further involvement (through employment, training, special events, volunteering, education) should be integral to the projects and proposals identified within the plan.

A volunteering programme should be developed in relation to the site.

Where appropriate the private sector should be harnessed to implement the objectives of the Management Plan.

A strategy to identify and tap external funding sources should be devised.

The existing building permit guidance should be strengthened to improve the quality of new development within the Oasis.

A Conservation Management Plan for the Fort will be completed. This document will make reference to the past, present and future work and proposals at the site.

An anthropological study into costumes, crafts and traditions will be prepared.

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<td>A5</td>
<td>The continued implementation of the Management Plan will be overseen by a permanent Management Committee and the Plan will be reviewed at appropriate intervals (at least every 5 years).</td>
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<td>A7</td>
<td>The institutional capacity of the Ministry of Heritage and Culture should be enhanced through the strengthening of its presence in Bahla and the development of human resources.</td>
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<td>A8</td>
<td>Involvement of Local People. All sections of the local community will have the opportunity to participate in the implementation of the Management Plan. Consultation and opportunities for further involvement (through employment, training, special events, volunteering, education) should be integral to the projects and proposals identified within the plan.</td>
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<td>A14</td>
<td>The existing building permit guidance should be strengthened to improve the quality of new development within the Oasis.</td>
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<td>B1</td>
<td>A Conservation Management Plan for the Fort will be completed. This document will make reference to the past, present and future work and proposals at the site.</td>
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<td>B2</td>
<td>An anthropological study into costumes, crafts and traditions will be prepared.</td>
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<td>B6</td>
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<td>Action Plans for implementing conservation strategy (5 harah)</td>
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<td>Capital works 5 years @ 10,000,000 per annum</td>
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</tbody>
</table>
In developing building proposals it is important to gain an appreciation of the existing urban form in order that proposals respect the existing context.

Proposals for the new development, extension and refurbishment should take into account the following issues illustrated on the following pages.

**DESIGN CHECKLIST**

**Appreciation of the Urban Structure**

- Retention of existing views and vistas;
- Respecting existing site topography preserving existing retaining structures where possible;
- Retention of existing defensive structures;
- Appreciation of the existing streetscape respecting height, scale and compositional order;
- Retention of existing public spaces and alleys;
- Retention of existing walls (including garden walls);
- Respecting existing building lines and entry positions;
- Retention of natural street drainage;
- Burial of visible cables and other infrastructure;
- Within traditional harah, keep within existing plot boundaries

**Building construction (Applicable to traditional harah)**

- Use of appropriate materials
- Positioning of doors and windows
- Use of appropriate detailing
- Building and floor heights should respect neighbouring dwellings
A. Retain existing vista: View

A. Retain existing vista: Plan

A. Existing condition

B. Unacceptable proposal

Dealing with topography and existing stone foundations

a. Dwelling; b. Existing topography; c. Traditional dwellings; d. Existing stone foundations of ruined dwelling; e. Unacceptable filling in to simplify topographic condition; f. Unacceptable extension to site; g. Unacceptable foundations in the light of existing stone foundations
Retention of defensive features
a. Settlement (or harrah) wall; b. All defensive features to be retained; c. Traditional open space next to defensive wall to be retained; d. Dwelling

Streetscape; respecting height, scale and compositional order
a. Existing street facade; b. Unacceptable height, scale and composition of new building
Retaining dead-end alleys and open space structure
a. Existing dead-end alley; b. Unacceptable new build obliterating alley; c. Unacceptable encroachment of open space within dwelling

Retaining of existing walls (including garden walls)
- a. Dwelling; b. Street; c. Boundary walls; d. Open space

Retention of natural drainage: Section
- a. Building line; b. Street facilitating natural drainage; c. Earth/stone surface to be retained

Building line and entry positions
- a. Traditional sinuous building line
- b. Existing door positions
Burial of all visible cables

A: Removal of all visible cables
B: Section: burial / concealment

Keeping within existing envelope

A: Existing plot parcels
B: Unacceptable plot parcels

Burial of all visible cables and other infrastructure
a. Building line; b. Street; c. Service channel

Keeping within existing envelope
a. Existing plot lines; b. Unacceptable orthogonal simplification
Construction and Materials
A: Foundation & superstructure
a. Stone foundation rising a few courses above street level;
b. Mud-brick wall; c. External render (clay/sarooj); d. Internal render; e. New flooring (clay/stone)

Positioning of doors, windows and other openings
Elements and their composition to comply with adjoining/neighbouring existing dwellings
a. Entrance door (assymetrical position on facade); b. Symmetrical position on facade; c. Small ground level window; d. First floor windows at floor level; e. First floor windows at raised sill level; f. High level ground floor slit openings; High level first floor slit openings; High level first floor arched openings; i. Thin stone course to assist run-off; j. Low parapet (1/2 courses); K. 1.2m high parapet.
Door positions and privacy
Staggered door positions would mean that no doors are directly facing each other (a) and views in from one dwelling to another is restricted (b)

Door position: relationship with street
A. Same level as street
B. Above street level
C. Below street level

a. External wall; b. Door; c. Stepping stones may be used; d. Steps up to door (treads finished in stone); e. Steps down to door (treads finished in stone with guiding balustrades, if necessary); f. Street
Window positions and privacy
No windows open facing another window
Simple arched recess
a. Arched recess
b. Decorative timber door

Arched opening above door with decorative element
a. Arched opening (Omani arch); b. Timber door of appropriate traditional decoration and construction; c. Timber/acacia decorative element employing appropriate traditional design; d. Glazing/weather barrier

Terrace, parapets and roof construction
a. High-level opening; b. Stone linked to opening; c. Arched opening; d. Stone course; e. Low parapet; f. Stone coping to high parapet; g. 1.2m high parapet; h. Timber beams; i. Matting; j. Traditional rammed earth roofing (modern alternatives could be considered); k. Waterproofing membrane; l. Airconditioning / ventilation equipment on roof suitably obscured
**Suggested timber door detail**

a. Door frame in timber/acacia  

b. Door panel; c. Panel Bracing  
d. Stopper bead with traditional detail

**B: First Floor**

a. Ground floor wall; b. First floor wall of less thickness; c. Stone course projected (about 5cm) off ground floor wall and aligned with wall above; d. External render; e. Timber/acacia beams; f. Traditional rammed earth composite roof on membrane/matting (modern alternatives will be considered); g. Floor finish (traditional clay or stone); h. Internal render
Construction and Materials
C. First floor/terrace
a. Ground floor wall; b. First floor wall/parapet; c. Terracotta water spout; d. Timber acacia beams; e. Traditional rammed earth composite roof (modern alternatives will be considered); f. Floor finish (traditional clay or stone) or roof treatment (traditional/modern alternatives); g. Render; h. Thin stone course

Positioning of airconditioning and other equipments
a. High-level opening; b. Stone course; c. Low parapet; d. Weather proofing; e. Airconditioning and ventilation equipment beyond viewing lines (f) or use higher parapet to hide
High Level Slit Windows
a. Orthogonal opening; b. Opening finished with an arch in clay render;
c. Mud-brick spanning opening; d. Thin stone slabs set in mud mortar spanning opening
Floor and building heights
All building and floor heights should comply with heights of adjoining/neighbouring dwellings on the street.
- a. Taller ground floor space
- b. First floor lesser in height compared to ground floor
- c. Low parapet (1-2 brick courses)
- d. 1.2m high parapet

Projection of upper floor to allow run off
- a. Ground floor wall
- b. First floor wall of less thickness
- c. Stone course projected (about 5cm) off ground floor wall and aligned with wall above
- d. External render
e. Timber/acacia beams
f. Traditional rammed earth composite roof on membrane/matting (modern alternatives will be considered)
Examples of traditional motifs specific to Bahla and the Interior (Dakhliya) region
11. BIBLIOGRAPHY AND ABBREVIATIONS

BIBLIOGRAPHY


Also, exhibition catalogue for the curated exhibition of the same title, peer reviewed.


Costa, P.M. 2001, Historic Mosques and Shrines in Oman, British Archaeological Reports (BAR), International Series 938


Dott, M. & Richardson, N. 2003 (in press), Survey monograph on Omani craft traditions


Feilden, B.M. & Jokileto, J., 1998 (2nd Ed), Management Guidelines for World Cultural Heritage Sites. ICCROM: Rome


MNHC, 199(?), Project of restoration of the archaeological wall of Bahla and the archaeological Grand Mosque and Junior Mosque.


http://whc.unesco.org/nwch/pages/home/pages/homepage.htm

http://www.icomos.org/uk/index.htm
### ABBREVIATIONS

Ministerial Abbreviations

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>MHC</td>
<td>Ministry of Heritage and Culture</td>
</tr>
<tr>
<td>MA</td>
<td>Ministry of Agriculture</td>
</tr>
<tr>
<td>MOM</td>
<td>Ministry of Manpower</td>
</tr>
<tr>
<td>MSD</td>
<td>Ministry of Social Development</td>
</tr>
<tr>
<td>MTT</td>
<td>Ministry of Transportation and Telecommunications</td>
</tr>
<tr>
<td>MARA</td>
<td>Ministry of Awqaf and Religious Affairs</td>
</tr>
<tr>
<td>MOCI</td>
<td>Ministry of Commerce and Industry</td>
</tr>
<tr>
<td>PACI</td>
<td>Public Authority for Craft Industries</td>
</tr>
<tr>
<td>ROP</td>
<td>Royal Oman Police</td>
</tr>
<tr>
<td>WHC</td>
<td>World Heritage Committee</td>
</tr>
<tr>
<td>WHS</td>
<td>World Heritage Site</td>
</tr>
<tr>
<td>BCE</td>
<td>Before Common Era (comparable to BC – Before Christ)</td>
</tr>
<tr>
<td>CE</td>
<td>Common Era (comparable to AD – Anno Domini)</td>
</tr>
<tr>
<td>MRMWR</td>
<td>Ministry of Regional Municipalities and Water Resources</td>
</tr>
<tr>
<td>MECA</td>
<td>Ministry of Environment and Climate Affairs</td>
</tr>
<tr>
<td>SCTP</td>
<td>Supreme Committee for Town Planning</td>
</tr>
</tbody>
</table>
APPENDIX A

EXISTING MANAGEMENT ARRANGEMENTS

Management Structure & Human Resources

Responsibility for the Management of the World Heritage Site lies with the Ministry of Heritage and Culture.

The Fort, Jumma and Junior Mosque are government owned and are the only areas currently controlled by the Ministry of Heritage and Culture. At present responsibility for the site as a whole lies with the Ministry of Heritage and Culture. Resources both human and documentary relating to the Oasis reside in various departments within the Ministry. However, the Office of the Special Advisor of the Minister who holds day to day responsibility for the preparation of the Management Plan co-ordinates draws together existing expertise and information from the different departments when it is required.

In Bahla the reconstruction of the Fort, Jumma and Junior mosques has been overseen and managed by an external advisor and technical specialist appointed by the Ministry.

The Projects Department within the Ministry involved in the Management of the Oasis is responsible for reviewing building permit applications for new development when they are referred to the Ministry of Heritage and Culture by Bahla Municipality. However it is unclear whether the Department includes the technical skills necessary to properly consider and evaluate proposals for development or expertise in building conservation techniques, architectural and structural advice and town planning/development principles.

There are a wide range of other ministries which have responsibilities relating to the Oasis (refer to Figure A-1). A description of the roles and responsibilities of these Ministries is provided below.

Figure A-1: Ministries with responsibilities affecting the site
MINISTRY OF REGIONAL MUNICIPALITIES AND WATER RESOURCES
MRMWR plays a key role in urban management in Oman. Though MH undertakes the planning of settlements (see below), the Regional Municipality issues building permits and monitors and controls housing and related development. It is also responsible for solid waste management and beautification schemes; unlike in many other towns, in the case of Bahla it does not appear to have responsibility for the Souk.

This Ministry also manages water resources including wells and aflaj. It also issues water abstraction licences.

MINISTRY OF HOUSING
This Ministry is responsible for urban planning in Bahla. It acts as a Land Registry and oversees land/building plot allocations for public and private (domestic, commercial and agricultural) use. Its plans can therefore have an impact on the visual aspects and the fabric of the World Heritage Site.

MINISTRY OF TOURISM
The Ministry of Tourism is the government agency with responsibilities for planning and promotion of tourism. The Ministry has prepared a national Priority Action Plan for tourism. The Directorate of Domestic Tourism currently has responsibility for 22 Forts/Castle that had been restored by the Ministry of National Heritage and Culture.

MINISTRY OF AWQAF AND ISLAMIC AFFAIRS (MARA)
It is understood that a significant amount of urban and agricultural land in Bahla belongs to the Awqaf. The New Souk belongs to the Ministry of Awqaf and Islamic Affairs and was paid for with Awqaf funds. It is understood that the Old Souk comes under Awqaf - and that Awqaf funds have been offered to the Ministry of Commerce and Industry for its redevelopment/renovation.

PUBLIC AUTHORITY FOR CRAFTS INDUSTRIES
The authority is involved in the promotion of traditional crafts (living heritage) and should support tourism-related craft activities and other skills (e.g. mud-brick construction) that should provide employment and which contribute to the conservation of Bahla’s cultural heritage.

MINISTRY OF AGRICULTURE
The Ministry of Agriculture and Fisheries have responsibility for agricultural production and irrigation within the Oasis. Their involvement is required to ensure the sustainability of agriculture within the Oasis.

MINISTRY OF MANPOWER
This Ministry oversees employment and training programmes in the Sultanate.

MINISTRY OF FISHERIES WEALTH

MINISTRY OF ENVIRONMENT AND CLIMATE AFFAIRS

SUPREME COMMITTEE FOR TOWN PLANNING
PLANNING FRAMEWORK

Ad Dakhilya Regional Plan
The Ad Dakhilya Regional Plan, published in 1990, sets out the broad planning framework for the Region. Its overall thrust is based on a “key towns” strategy; settlements are classified according to four settlement hierarchy categories - Regional Centre, Wilayat Town, District Centre and Village. (See Figure A-2) Nizwa is the Regional Centre for the Region with six smaller secondary centres, including Bahla. The Plan seeks to concentrate development within these key settlements, the amount of development in each being determined by projected population growth, economic growth prospects and available water resources.

Bahla Town Structure Plan
The Draft Bahla Town Structure Plan, published in 1998, seeks to translate the broad development issues identified by the Ad Dakhilya Regional Plan into the context of Bahla. The status of this plan is unclear as the plan is not officially adopted. However, the Plan is used to determine acceptable uses within the urban area of Bahla, primarily through the definition of a broad zoning plan and long term development strategy (refer to Figure A-3).

LAND OWNERSHIP & MANAGEMENT

Residential plots
When a male reaches 21 years of age he is allocated a residential plot of 600 m$^2$ within the Wilayat. The allocation of a plot in another Wilayat is not usually permitted without special permission from the Wali. Normally a good reason must be provided for this to be permitted. Omanis have the option to purchase plots on the open market elsewhere in Oman. A 3% ownership exchange tax (stamp duty) is levied on the sale of land and property.

All land within the Oasis has been previously allocated and land is only available on the open market. New plots are normally allocated in areas of new Bahla to the east and west of the Oasis. However unless these areas are already supplied with services they are viewed as undesirable locations to build. A long delay of many years often exists between the time the plot is allocated and the arrival of infrastructure and services.

Figure A-2: Ad Dakhilya Regional Plan - Key Diagram
Due to the system of land allocation the design and building of property is normally commissioned by the owner on a plot by plot basis. For the same reason the development and sale of unfurnished dwellings on a speculative basis is very rare. However property is developed for the rental market (mainly for expatriates). Small schemes of social housing are occasionally provided by government on new land subdivisions in areas of need.

**Agricultural and commercial plots**

Until 1992 plots were also allocated for either agriculture or commercial activities. However, this is no longer the case as land was not often taken up for agriculture or commercial activities.

Traditionally the normal size of an agricultural was 1 fadan which equates to 10 acres (40,470 m²). However within the Oasis many date gardens are much smaller in size reflecting the subdivision of land through inheritance. The size of agricultural plots in each household in Bahla range in size from 100m² down to 100m² down 1m² or one date palm.

Although the size of plots is not a problem in terms of agricultural production as agriculture is no longer the primary source of income for most of the working population. Small plots are usually tended on behalf of the plot holder (for a small payment) or by older family members. However, the complex pattern of ownership would present a considerable management issue if there is a need to assemble land or develop and implement agricultural improvement projects.

**Awqaf**

The system awqaf land is another influence on patterns of land ownership and management within the Oasis. Traditionally awqaf operated as a “tithe” on agricultural production normally a proportion of the revenue generated from a productive area of agricultural land would be collected as awqaf. Often individual date palms within a plot would be identified for awqaf.

The revenue collected from awqaf is fed into a locally managed charitable fund operated on behalf of the mosque. The funds would be used for various purposes for including to sablah maintenance, to pay grave diggers and to provide social assistance.
Although the practice of Awqaf continues within Bahla its effectiveness and operation has altered in recent years. Hydrological factors and agricultural change have affected awqaf revenues. The effect has been worsened further by the practice of landowners identifying the least healthy trees for awqaf. The surfacing of roads and use of concrete kerbs has also diverted rainwater run off away from awqaf trees which were often planted close to the boundary. These problems have increased demands for maintenance and upkeep at a time when revenues have been falling. In the last 5 years it is understood that awqaf revenues have fallen by 75%.

As a response to this problem the local fund managers have been identifying alternative sources of income. In the last 2 years a programme of ‘privatisation’ has been implemented whereby trees are sold back to farmers and the income is invested in commercial property for rent which is viewed as better investment. This practice has been taking place elsewhere in Oman. It is reported that the funds from the sale of 100 date palms can enable the development of a small commercial block with shops below and flats above. The evolving practices of awqaf have possible implications for the management of land and the social values associated with the site.

Land registry and planning standards

The land ownership document or property title is called the mulkia. This has the details of the owner, the type of plot and the reference number of the plot. At present no comprehensive land ownership records exist for land within the Bahla World Heritage Site. This is not unusual for long established areas of development in Oman. It is reported that the funds from the sale of 100 date palms can enable the development of a small commercial block with shops below and flats above. The evolving practices of awqaf have possible implications for the management of land and the social values associated with the site.

<table>
<thead>
<tr>
<th>Planning Standards</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two storey housing should be no higher than 8 metres high;</td>
<td></td>
</tr>
<tr>
<td>For plots of 400m² there should be no more than 50% plot coverage. The building should be set back from the road by 3 metres and at the sides by 2 metres to allow for sikkas (passageways);</td>
<td></td>
</tr>
<tr>
<td>For plots of 600m² there should be no more than 40% plot coverage. The building should be set back from the road by 5 metres at the and at the side by 3 metres; and</td>
<td></td>
</tr>
<tr>
<td>For plots larger than 600m² in size there should be no more than 30% plot coverage. The building should be set back from the road by 8 metres, at the rear by 5 metres and by 3 metres at both sides.</td>
<td></td>
</tr>
</tbody>
</table>

There are also other guidelines relating to extensions to existing buildings. These guidelines are accompanied by more detailed building guidelines relating to the structure itself.

These guidelines do not at all reflect the structure and layout of traditional settlements and were prepared for the planning of new housing subdivisions.

A 50-60 R.O. fine is payable if building takes place without the necessary permits. This often does not represent a deterrent to unauthorised development and there appears to be limited social pressure to strictly follow official guidelines.

In 2003 the price of land within Bahla Oasis ranged from approximately 3,000-5,000 R.O for a 600 m² plot. This assumes that the plot has at least a graded road, water and electricity supply. The price of the same land outside the oasis which does not have utilities/services provision is around 1,000 R.O.

Within Oman there is a standard schedule of planning standards for residential development. These can be summarised as follows:

<table>
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<tr>
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<tr>
<td>For plots larger than 600m² in size there should be no more than 30% plot coverage. The building should be set back from the road by 8 metres, at the rear by 5 metres and by 3 metres at both sides.</td>
<td></td>
</tr>
</tbody>
</table>

Costs of Construction

The costs of construction are very competitive compared with other countries this is partly due to the type of construction which normally takes place. The predominant form of construction is prefabricated concrete blocks which are used to build housing. The land owner would normally commission a house from the contractor’s standard range of designs although the finish of the building is often customised. The standard house types and designs do not normally reflect the tradition pattern of development or housing within the Oasis in terms of layout, scale or design and as such many buildings are undistinguished.

The cost of a new dwelling is normally quoted on a price per m² basis reflecting the low value attached to aspects other than cost. In 2003 the price of new residential development within Bahla without internal fixtures and fittings was approximately 60 R.O. per m².

Compensation

In Oman a standard schedule of compensation exists if land or premises need to be acquired by government. A special committee convenes to resolve matters of compensation. Compensation normally includes the allocation of an alternative plot together with compensation reflecting construction costs and a slight premium.

Informal consultation with the Ministry of Housing indicated that experience at other government has shown that the effective operation of compensation in relation to government projects has proved problematic in relation to resettlement projects as people are unwilling to move even following the payment of compensation and other government assistance.

Consultation also indicated that a significant package of incentives would probably be required to encourage mud brick development as this form of development is no longer the preferred form of development in Oman for the reasons of practicality, quality and status identified earlier in the plan.
The Development Permit Process

The Ministry of Regional Municipalities and Water Resources (MRMWR) is responsible through Bahla Municipality for considering and issuing permits for new development throughout the Bahla Wilayat, including the area within the sur and its setting.

As elsewhere in Oman, applications to develop new buildings need to be submitted to the Municipality together with the krooki and drawings of the proposed development. In most cases the Municipality would normally assess proposals using their Building Guidelines to evaluate technical feasibility before issuing a decision.

In 1996 MHC raised concerns with MRMWR about the need to protect the archaeological and historical assets within Bahla Oasis. The Ministry also pointed to the threat which was posed by the increasing number of building permit applications which were being submitted to demolish existing mud brick dwellings and replace them with new dwellings constructed with modern building materials.

These concerns led to the formation of a Coordination Committee consisting of representatives from MHC, MRMWR, the Directorate General of the Interior and Bahla Municipality. The committee formulated a set of policies/guidelines to regulate development within the confines of the sur. These guidelines were developed between representatives of the two Ministries and the Municipality on an informal basis, but to date the guidelines have not received Ministerial approval and their official status is unclear.

The main outcome of this process has been the evolution of a number of specific, pragmatic policies which have been used to assess development permit applications within the Oasis. It has also led to the setting up of a referral and consultation process between Bahla Municipality and MHC. This process has for the first time provided the opportunity for heritage considerations to influence the design of new buildings proposed within the Oasis.

Development Control Policies and Guidelines

The consultation and referral arrangements described above apply to new development proposals throughout the Oasis. However, several of the policies apply only to specific zones within the Oasis which are deemed to require more restrictive controls in order to conserve their authenticity. The three policy zones are:

- Oasis-wide policies which apply to all new development within the area bounded by the historic course of the sur;
- A Fort buffer zone 150 metres wide measured radius from the external wall of the Fort;
- A sur buffer zone 150 metres wide radius inside of the sur
APPENDIX B

EXPLANATORY NOTE ON HOW WHC COMMENTS WERE ADDRESSED IN MANAGEMENT PLAN

SCHEDULE OF COMMENTS MADE BY UNESCO AND ICOMOS
The following sets out the WHC comments on the Management Plan and on the WHS generally, accompanied by details as to how the comments have been included in the Final Management Plan.
<table>
<thead>
<tr>
<th>Organisation and document</th>
<th>Comment</th>
<th>Atkins response</th>
<th>Inclusion in final Management Plan (March 2005)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Report on UNESCO WHC mission 5 – 11 September 2003</td>
<td>P37 (Volume 1 Additional Survey Report Chapter 2) Information on the composition of the multi-disciplinary team, which should have included contributions from a wide range of disciplines and all specific reports should have been included in the documentation accompanying the Management Plan</td>
<td>Report to be amended to reflect full range of expertise used.</td>
<td>Does not specify the list of the disciplines included in the team</td>
</tr>
<tr>
<td></td>
<td>P38 (Chapter 3) Information and references from the archaeological research of Vincent Bernard in 1993, and F Gerard and Khalifa Khamis 1993</td>
<td>Arrangements made to incorporate and synthesise other archaeological research referred to by the WHC</td>
<td>Chapter 2 incorporates information gained from historical and archaeological research</td>
</tr>
<tr>
<td></td>
<td>P38 (Vol 2 Additional Survey Report) Little attention paid to local craft traditions ... need for deeper study of the aflaj (it is acknowledged that is addressed in 4 areas of work identified for future research)</td>
<td>The location and nature of craft activities will be better reflected in the final report. Policies within the plan will address the need for documentation of the traditions and crafts</td>
<td>The Statement of Significance includes a section on Traditional Crafts Objective 7 (p27) relates to the need to preserve traditional crafts Chapter 9 includes a strategy for safeguarding Cultural Traditions including Crafts Policy A13 addresses symbolic and historic value, including the maintenance of current uses and activities. Policy B2 proposes an anthropological study into costumes, crafts and traditions.</td>
</tr>
<tr>
<td></td>
<td>P39 Management Plan should give consideration to rehabilitation of traditional water and drainage system</td>
<td>Final Management Plan to recommend need for detailed survey of traditional water system Intention to consult with MRMWR and MA Sept 2003 regarding rehabilitation of falaj</td>
<td>Pages 11 to 12 comprise a section on Water Resources within Bahla, including a discussion of the aflaj. The Statement of Significance includes the traditional hydrological system Character Zone 18 includes the aflaj system and the importance of safeguarding it Policy B6 addresses the need for a condition survey of the aflaj and a feasibility study for repairs and rehabilitation of the system</td>
</tr>
<tr>
<td></td>
<td>P38 Limited consideration of the old souk, particularly for helping to guide the design of the new souk (although the gaps in knowledge are acknowledged in Volume 1 Summary of Findings)</td>
<td>Agreed at meeting with UNESCO that interpretation of significance of souk area would be included in final Additional Survey Report and in the Statement of Significance</td>
<td>The Statement of Significance includes a consideration of the Old Souk. Character Zone 3 (p32) addresses the needs of the Souk area and provides guidance on the conservation philosophy to be adopted during development or refurbishment. Policies C25 – C30 relate to conservation of the old souk buildings and the approach to be adopted in the development of the souk area</td>
</tr>
<tr>
<td></td>
<td>P39 Survey context sheets should be presented in a logical sequence</td>
<td>Within Character Areas, the survey context sheets will be grouped by Typology</td>
<td>Context sheets grouped by typology</td>
</tr>
<tr>
<td>Organisation and document</td>
<td>Comment</td>
<td>Atkins response</td>
<td>Inclusion in final Management Plan (March 2005)</td>
</tr>
<tr>
<td>---------------------------</td>
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<td>-----------------------------------------------</td>
</tr>
<tr>
<td>P39</td>
<td>A provisional approach to priorities for preserving, conserving, restoring or reconstructing (is needed) and definition of guiding principles for conservation, enhancement, strategies and action plan</td>
<td>Ongoing development of Vision, conservation philosophy for areas/character zones and management objectives and options</td>
<td>Chapter 2 (pp.27 – 30) sets a detailed conservation philosophy to be adopted with objectives and options</td>
</tr>
<tr>
<td>P39</td>
<td>Lack of evidence of community participation in elaboration of values, needs and priorities</td>
<td>Series of structured community workshops planned to help to refine sections of the Management Plan</td>
<td>Community and stakeholder consultation was undertaken in September 2003</td>
</tr>
<tr>
<td>P39 (Vol 3 Appendices)</td>
<td>Noted that the Character Zone Plan includes more refined zoning and considers areas outside the precinct wall. The consideration of the urban pressures on the site is important for a definition of a buffer zone.</td>
<td>An appropriate boundary and buffer zone will be refined, based on character zone plan and with possible development of related Policies.</td>
<td>Chapter 2 highlights the lack of a formal boundary and buffer zone. Objectives 1c and 3a addresses the need for the adoption of a revised boundary and buffer zone. Character Zone 20 identifies peripheral areas outside the Sur as the buffer zone and the need to manage development in these areas in order to safeguard significance and setting. Page 41 and figure 10.1 addresses the WHS boundary and buffer zone. Policy A4 states that a revised boundary and buffer zone will be submitted to the WHC.</td>
</tr>
<tr>
<td>P39</td>
<td>There is no specific consideration to the typology of the architectural elements or logical order to the presentation of the 577 images within the Character Zones.</td>
<td>The numerical organisation of the photographs will be retained</td>
<td></td>
</tr>
<tr>
<td>The two gazetteers should be combined into a single document</td>
<td>The gazetteer will be presented as a single document</td>
<td></td>
<td></td>
</tr>
<tr>
<td>P39 (Statement of Significance)</td>
<td>Requires redrafting to reduce length to 1 page</td>
<td>A summary version of the Statement of Significance will be prepared</td>
<td>Chapter 3 is an updated Statement of Significance, which was developed following community and stakeholder consultation and in discussion with a WHC mission in September 2003</td>
</tr>
<tr>
<td>P40</td>
<td>Each criteria to be justified in a short paragraph, including consideration of criterion vi</td>
<td>The updated draft of the Statement of Significance is developed, will be subject to community consultation and discussion with WHC representatives in September 2003</td>
<td></td>
</tr>
<tr>
<td>Organisation and document</td>
<td>Comment</td>
<td>Atkins response</td>
<td>Inclusion in final Management Plan (March 2005)</td>
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<tr>
<td>P40 (Conclusions on the Management Plan) … the complex exercise will have to lead to 1) an Urban Planning Instrument (Master Plan) for the Oasis and surroundings 2) Management Plan and Conservation Plan for Fort</td>
<td>Recognise the need for urban planning instrument/masterplan as basis for regulating landuse etc and management plan.</td>
<td>Policy A14 sets improved procedures for improved building permit procedures</td>
<td></td>
</tr>
<tr>
<td>P40 need to integrate a section on existing institutional framework and urban planning instruments</td>
<td>The institutional framework will be revisited in development of vision, objectives and policies</td>
<td>Pages 65 to 79 sets out design advice that should be applied to proposals for new development and conservation activities</td>
<td></td>
</tr>
<tr>
<td>P40 The WHC had set a description of what was intended and expected from the Management Plan, in the report on the Mission to Oman of May 2001</td>
<td>This has been received and it is referred to in the development of the Management Plan</td>
<td>Chapter 11, the Implementation Framework addresses institutional issues in policies A5 to A9</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>The preparation of the Final Management Plan drew on the WHC recommendations.</td>
<td></td>
</tr>
<tr>
<td>Organisation and document</td>
<td>Comment</td>
<td>Atkins response</td>
<td>Inclusion in final Management Plan (March 2005)</td>
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</tr>
<tr>
<td>UNESCO letter Francesco Bandarin to Mr Hassan Mohamed Bin Ali Al Lawati</td>
<td>The authorities should give (the Draft Management Plan) official endorsement and the necessary institutional, financial and human resources terms.</td>
<td>Policy A2 proposes that the Management Plan is formally adopted by the Government through Royal Decree or similar instrument</td>
<td>The restoration of the Fort is being undertaken as a separate exercise. The discussion of Character Zone 1, which includes then Fort, sets out a recommendation that a full Conservation Plan is prepared for the Fort</td>
</tr>
<tr>
<td>Comments on the Draft Management Plan</td>
<td>The (draft) Management Plan leaves a number of aspects … unspecified … which should be addressed as Strategic Options in the (final)Management Plan: indications of the future use of the Fort, surrounding urban structures, traffic circulation within the Oasis, technical specification for conservation of the earthen structures, construction of a new Mosque within the Oasis, procedures and indicators for monitoring the state of conservation</td>
<td></td>
<td>The condition of the hasras surrounding the Fort were addressed on page 21</td>
</tr>
<tr>
<td></td>
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<td></td>
<td>Page 3 and Chapter 4 Existing Pressures describe the issues and problems with regard to traffic. Policy B4 proposes to undertake a detailed Traffic Management Study and a Roads and Access Plan for the Oasis</td>
</tr>
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<td></td>
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<td></td>
<td>Technical specification for conservation of earthen structures is not set out as this would be too detailed for inclusion in the Management Plan. However Chapter 7 sets out the Conservation Policy to be adopted. Policy B9 sets out the need for a study into the sourcing of traditional material to be used in conservation</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>The pressure to expand the Friday mosque is included on p2 Growth Requirements. Objective 2e sets out the need for proposals for a new mosque to be developed within the conservation philosophy for the Bahla Fort and Oasis</td>
</tr>
<tr>
<td></td>
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<td></td>
<td>Policy B3 proposes a condition survey for the Sur. Page 43 proposes to include local people in developing indicators and monitoring the condition and state of preservation of the features within the Oasis, including the Sur. Indicators should be further expanded in the Conservation Plan as proposed in policy B1</td>
</tr>
<tr>
<td></td>
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<td>Objective 1c requires that a revised boundary and buffer zone be adopted and Policy A4 proposes that the Boundary and Buffer zone be presented to WHC. Figure 11.1 sets out the proposed boundary and buffer zone</td>
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<td>A 2nd Stakeholder workshop should be held</td>
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<tr>
<td></td>
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<td></td>
<td>The future boundaries should be established once and for all ... the new boundaries should be presented to the World Heritage Committee for its consideration.</td>
</tr>
</tbody>
</table>
### BAHLA FORT AND OASIS MANAGEMENT PLAN - FINAL MANAGEMENT PLAN

<table>
<thead>
<tr>
<th>Organisation and document</th>
<th>Comment</th>
<th>Atkins response</th>
<th>Inclusion in final Management Plan (March 2005)</th>
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<tr>
<td><strong>Document c) Apr-04</strong></td>
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<tr>
<td>Statement of Significance - Criteria III should be added</td>
<td>Section 3 sets out Bahla Fort and Oasis fulfill Criteria III</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Prof Dr Eng., Dr.h.c. Saleh Lamei</td>
<td>The sketches (p75 – 86) need more detail and study respecting the architectural detail.</td>
<td>Pages 66 to 78 set out illustrations of architectural detail and design advice relating to the implementation of policies.</td>
<td></td>
</tr>
<tr>
<td>Review and Comments</td>
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<tr>
<td>On the Management Plan, The Bahla Fort and Oasis October 2003</td>
<td>The report did not present a detailed survey, standards and guidelines for conservation of the Aflaj</td>
<td>The detailed survey of the Aflaj lay outside the consultants brief, however the Management Plan included a policy to undertake a survey of the Aflaj system</td>
<td></td>
</tr>
<tr>
<td>Most of the comment presented in the conclusion of the report (Jan 2004) had been covered by the presented study but a detailed urban Conservation Plan should be finalised by the site commission before beginning the actual conservation works.</td>
<td>Policy B1 requires that a Conservation Plan is prepared before the start of conservation works</td>
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<tr>
<td>2003</td>
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<td>... encourages the ... elaboration of the Management Plan ... (including) the development of national capacity ... permanent management structure that will be responsible for the implementation ...</td>
<td>Policies A5 – A8 sets out proposals and recommendations regarding the capacity and institutional framework needed for the management of the World Heritage Site, including a permanent steering group.</td>
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<tr>
<td>27 COM 7A.19</td>
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<td>Invites the holding ... two workshops for reviewing and development of the management plan ... to involve ... stakeholders ...</td>
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<td>Proposals for new market should be developed in consultation with WHC and Management Plan team</td>
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<td>2004 WHC</td>
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<tr>
<td>Refers to letter 22 December 2003</td>
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<td>SOC 28COM</td>
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<tr>
<td>UNESCO letter Francesco Bandarin to Mr Hassan Mohamed Bin Ali Lawati).</td>
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<td>Also, following a mission in December 2003:</td>
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<td>further research is necessary ... on the development of the conservation guidelines for the Aflaj and the finalisation of an Urban Conservation Plan</td>
<td>As Note 3, 4, 23 above</td>
<td></td>
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<tr>
<td>Also set out recommendations regarding the development of the Souk</td>
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<tr>
<td>2004</td>
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<td>World Heritage Committee: ...</td>
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<td>WHC SOC 28COM</td>
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<tr>
<td>Notes ... considerable progress made ... in preparation of the Management Plan</td>
<td></td>
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<td>15A.19</td>
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<td>Decides to remove the property from the list of World Heritage in Danger</td>
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105
<table>
<thead>
<tr>
<th>Organisation and document</th>
<th>Comment</th>
<th>Atkins response</th>
<th>Inclusion in final Management Plan (March 2005)</th>
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</thead>
<tbody>
<tr>
<td>2005</td>
<td>WHC requests State Party to submit a report on the finalisation and adoption of the Management Plan taking into account the recommendations of ICOMOS (28COM 15B.19 – Doc B above)</td>
<td>As Notes 16 – 19 above</td>
<td></td>
</tr>
<tr>
<td>2006</td>
<td>(Current Conservation Issues): In May 2005 a new version of the management plan was submitted, but similar to the plan of 2003, without mention of finalisation or adoption … it is impossible … to evaluation whether the State Party has responded to WHC Decisions 27 COM 7A.19; 28COM 15B; 29 COM 7B.46</td>
<td>The content of the Final World Heritage Site Management Plan differed considerably from the plan of 2003 and took the WHC Decisions into account in the preparation</td>
<td></td>
</tr>
<tr>
<td>WHC SOC 30COM</td>
<td>Urges the State Party to provide: … report on the restoration works at Bahla Fort The final adopted version of the MP The legal framework … for implementation … The administrative structure for the execution of the MP Summary of seminars … concerning the management plan Progress report on Souk Bahla</td>
<td></td>
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</tr>
<tr>
<td>2007</td>
<td>The final Management Plan (announced in the covering letter to the WHC) was the replica of the one of 2003 that did not take into account Decision 30 COM 7B.56, the recommendations of the World Heritage Centre and of ICOMOS. … (also) … the report does not provide</td>
<td>As Note 28 above</td>
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<tr>
<td>WHC 31 COM 7B.67</td>
<td>detailed information on how (development) controlling mechanism works in practice and the possible negative impact of the development</td>
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<tr>
<td>2008</td>
<td>Strongly urges the State Party … to finalise and adopt the Management Plan, taking into account the recommendations of the World Heritage Centre and ICOMOS and to establish the necessary legal and administrative framework for its implementation</td>
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<tr>
<td>Organisation and document</td>
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<td>Atkins response</td>
<td>Inclusion in final Management Plan (March 2005)</td>
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<tr>
<td>2009</td>
<td>Endorses the policies set out in the WHS Management Plan for Bahla</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ICOMOS/UNESCO</td>
<td>Notes:</td>
<td></td>
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<tr>
<td>Conservation of Bahla Old Souk, Sultanate of Oman.</td>
<td>• The local and State Party aspirations is for a new souk are structural robustness, minimum maintenance and modern infrastructure</td>
<td></td>
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<tr>
<td>Consultant Review.</td>
<td>• The importance of the souk for the integrity of the WHS and the preponderance of historic and traditional buildings of soil construction within Bahla justify the inscription as WHS</td>
<td></td>
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<tr>
<td>Jun-09</td>
<td>• The poor condition and maintenance arrangements for some areas of the WHS and some parts of the Souk.</td>
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<td>• Many of the stalls of soil construction could be conserved or rebuilt</td>
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<td>• The proposals to demolish the souk and create a replica conflict with the need to preserve and celebrate the OUV of Bahla</td>
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<td></td>
<td>• The ‘uncontrolled spread’ of modern Omani architecture with the WHS, including some demolition of traditional houses and replacement with concrete homes is leading to the demise of the use of traditional materials and techniques.</td>
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<td></td>
<td>• The concrete stalls contribute very little to the ‘sense of place’</td>
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<td></td>
<td>• The manufacture and use of traditional building materials continues at some parts of the WHS</td>
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<td>Urges the adoption of the following as part of the scheme development:</td>
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<td></td>
<td>• Emergency Action Plan for the Souk</td>
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<td></td>
<td>• Final Management Plan for the WHS</td>
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<td></td>
<td>• Business Plan</td>
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<td></td>
<td>• Documentation of the Souk</td>
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<td>• Scheme of archaeological investigations in the Souk Area</td>
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<td>Encourages the following philosophy to be adopted as phased works in scheme development:</td>
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<td></td>
<td>• Flood mitigation works</td>
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<td></td>
<td>• Retention, conservation and repair of standing historic buildings</td>
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<td>• Authentic rebuilding of historic ruined buildings where sufficient fabric survives.</td>
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<td></td>
<td>• Replace some of the concrete buildings using traditional building materials in order to retain the morphology and heritage values of the souk.</td>
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<tr>
<td></td>
<td>• Replace some of the concrete buildings using ‘innovative architectural solutions/materials/construction’ but still respect the morphology, fabric and heritage values of the old stalls</td>
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</tbody>
</table>
APPENDIX C – EXPLANATORY NOTE ON THE WHS BOUNDARY

BOUNDARY AT THE TIME OF INSCRIPTION

The extent of the site that was originally proposed for inscription in 1986/87 was limited to Bahla Fort itself. The ICOMOS evaluation report of April 1987 recommended deferment of that nomination and also suggested that one of the following two approaches could be taken if the site was to be re-nominated:

“- either a global nomination including the oasis and the Fort of Bahla... - or a nomination which would group together a characteristic selection of forts in the Oman Sultanate...”

In June 1987 (letter dated 21/06/87) the Ministry of National Heritage and Culture indicated that “Based on the ICOMOS... the Fort of Bahla and its Mosque, while its oasis and its surrounding walls should be considered as a “protected zone”.

The Bureau of the World Heritage Committee indicated that it was ready to recommend inscription of the Bahla site if the nominated site was extended to include the old mosque, the oasis and the adobe walls.

Following this a letter from the Permanent Delegate of the Sultanate of Oman to UNESCO (dated 7/9/1987) stated that:

“The Government of Oman (Ministry of National Heritage and Culture) approves the suggestions formulated by the Bureau of the World Heritage Committee, as following: A- Regarding Bahla Fort (ref: 433) The Ministry approves the nomination of Bahla Fort including the old mosque, the oasis and the adobe walls”

The revised ICOMOS evaluation report of October 1987 stated that: “The first of these two suggestions (i.e. a global nomination including the oasis and the Fort of Bahla) received a favourable answer from the Omani Government by letter of September 7, 1987. ICOMOS recommends inscription of the oasis of Bahla with its architectural ensemble on the basis of criterion IV”

The site was consequently inscribed by the 11th session of the World Heritage Committee on the 11th of December 1987. It is therefore clear that the boundary of the Site at the time of its inscription was the extent of the Oasis.

MAPPING THE BOUNDARY

The boundaries of the site were not mapped at the time of inscription. The original nomination file (dated December 2006) contained a plan of Bahla Fort and a wider “protected zone” which encompassed the Oasis and was defined by the course of the Sur (walls). The extent of the protected zone (i.e. the extent of the Oasis) corresponded to the extent of the Oasis on the “Plan de l’oasis de Bahla” which was included in the ICOMOS evaluation reports of April and October 2007. It is therefore reasonable to equate the extent of the Oasis with the extent of the Sur. This is reinforced by the reference in the letter dated 21/06/87 from the Ministry of National Heritage and Culture which included the phrase “...its oasis and its surrounding walls...” which clearly indicates the relationship between the extent of the oasis and the Sur.

The inscribed WHS can therefore be taken as extending out to and including the Sur. This corresponds to the WHS boundary set out in the Management Plan.

The boundary of the site is defined by the following co-ordinates

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<tr>
<th>Point</th>
<th>Easting</th>
<th>Northing</th>
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<tbody>
<tr>
<td>SE</td>
<td>531852.197</td>
<td>2538363.257</td>
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<td>SW</td>
<td>530646.277</td>
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<td>W</td>
<td>530076.402</td>
<td>2539823.885</td>
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<tr>
<td>E</td>
<td>531371.306</td>
<td>2539522.073</td>
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<td>Fort</td>
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<td>2539635.081</td>
</tr>
<tr>
<td>NW</td>
<td>530072.487</td>
<td>2541735.598</td>
</tr>
<tr>
<td>NE</td>
<td>531171.046</td>
<td>2541609.903</td>
</tr>
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</table>

The above coordinates are UTM Zone 40N. The area of the site is 346.44 ha

BUFFER ZONE

Merits of defining a formal buffer zone

The World Heritage Site was inscribed in December 1987. At the time of its inscription the boundaries of the site were defined as the extent of the Bahla Oasis (including the Fort, Old Mosque, settlements and Sur Walls). The boundary was not however formally mapped at that time.

Analysis of the documentation clearly indicates that the Government of Oman, ICOMOS, the Bureau of the World Heritage Committee and the World Heritage Committee understood the extent of the Oasis to equate to the extent of the Sur walls. These walls therefore mark the extent of the WHS and form an integral part of it. No buffer zone was defined at the time of inscription.

During the preparation of the World Heritage Site Management Plan consideration was given to the definition and formal designation of a buffer zone. The purpose of such as zone would be to:

- Protecting the open landscape setting of the Oasis in order that it can be appreciated as an assemblage from a distance on the approach to Bahla including key views across the valley towards the Oasis
• Safeguarding the integrity of the surviving parts of the outer wall;
• Avoiding encroachment of the outer wall and date plantations from development;
• Providing protection to outlying features identified during the documentation process which lie beyond the oasis wall including the “flying” mosques;

The recommendation of the consultants was that a buffer zone should be designated to incorporate the surrounding context of the site referred to in the management plan as Character Zone 20. However, representatives of the Ministry of Heritage and Culture highlighted issues relating to the practicality and feasibility of formally designating a buffer zone at this time.

Rationale for deferring the designation of a buffer zone

A significant proportion of land included within the potential buffer zone boundary comprises of mountain areas and areas in use as cemeteries and burial grounds. Other areas are at significant risk from flooding from the adjacent wadi and are thus unsuitable for development, other land is currently utilised for agriculture. In essence this provides a degree of “natural protection” without recourse to legal regulation.

However, a significant amount of land exists which remains in private ownership within the surrounding context of the site. Whilst there are no immediate proposals for major proposed subdivisions within the surrounding context of the site (Character Zone 20). The main pressures relate to incremental allocation and development of plots and the development, infill and extension of existing properties by landowners. Formal designation of a buffer zone for the site would require land to be taken into government ownership. This approach has been adopted by the Ministry of Heritage Culture and other agencies where sites have been secured to deliver nationally important such as major highways and for other heritage sites which have been designated.

The implication would be that significant resources would be required to compensate landowners for the value of the land. This would add to or be drawn from the resources allocated for the future management of the site. An immediate priority is to implement the actions set out within the management plan this may be given priority for the period covered by the plan (the next five years). These generally relate to areas located within the boundary of the site. However, as part of the implementation of Policy B3 a landscape management strategy would be prepared for the area included within Character Zone 20 outside of the sur. This would provide the opportunity to explore a more detailed strategy for land stewardship of these areas through co-operation with landowners. This may include an incentives led approach which can be delivered at a later stage.

In addition the preparation of National, regional and structure plans being led by the Supreme Committee for Town Planning provides a further opportunity for areas located beyond the site boundary to be afforded further protection in policy terms.

Policies relating to the surrounding context

The Management Plan includes a series of policies intended to regulate development within Character Zone 20 (Surrounding context) within section C. These policies acknowledge that there is some modern development in areas close to the wall and that some intensification of these existing plots would be compatible with the WHS objectives for the Site set out within the Management Plan.

However, new development within these areas would be restricted to infill areas between existing dwellings in order that the openness of the valley can be protected.

In day to day management of Bahla, the MHC and Bahla Municipality have been using a 50m buffer zone from the outer edge of the wall. Within this area new development has been limited to extension of existing properties which has proved effective, although the wall has experienced degradation in some places from pressures associated with development.