

**REPORT ON THE JOINT  
WORLD HERITAGE CENTRE/ICOMOS  
ADVISORY MISSION  
to  
Historic Centre of Bukhara  
(Uzbekistan)**

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**From 18 to 22 November 2024**



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## EXECUTIVE SUMMARY AND RECOMMENDATIONS

The Advisory Mission to the World Heritage properties: ‘Historic Centre of Bukhara’ and ‘Samarkand – Crossroad of Cultures’ was conducted from 18 to 22 November 2024 at the request of the State Party of Uzbekistan.

The Mission’s specific tasks, as set out in the Terms of Reference (see Annex 1) were to:

- 1. Visit the project site and provide preliminary advice on the detailed project documentation concerning the ‘Eternal Bukhara project’ in the buffer zone, including the HIA report;**
- 2. Assess and advise on the Draft Masterplan of the city of Bukhara, considering the following preparatory work provided by the authorities:**
  - a. The outcomes of the phase 1: Diagnosis, considering the issues and challenges encountered, as well as the feedback obtained during the stakeholder workshops.**
  - b. The presentation of phase 2 with focus on the proposed direction of the Masterplan. Familiarization with the vision, the envisaged urban structuring, and the identification of project sectors and programmes.**
  - c. The presentation of an action plan highlighting the possible scope of works of phase 3, including the elaboration of the Management Plan and implementation of the first priority and activation projects highlighted in Phase 2.**
- 3. Visit and provide preliminary advice on necessary measures for preservation and conservation of Kalon Mosque, Magoki Attari Mosque, Caravanserais complex, the Ark, and other historic structures, if possible, during the Mission.**

The World Heritage Centre and ICOMOS undertook an extensive field visit and held meetings in Bukhara with provincial authorities, national conservation experts as well as international partners. This report informs the World Heritage Committee on the state of conservation and issues at the property and provides recommendations to the State Party to help orient its future actions.

Although not included as specific tasks in its Terms of Reference, the Mission did take note of the potential for adverse impacts on the Outstanding Universal Value (OUV) of the Historic Centre of Bukhara (the property). The Mission concludes that, notwithstanding its following comments in response in the Terms of Reference specific tasks, the findings of the 2020 Reactive Monitoring Mission (Conclusions) regarding the Outstanding Universal Value of the property currently remain valid:

*The property retains the attributes which contribute to the criteria under which the property was inscribed although the property is impacted by legacy developments, relating to both over conservation and development, by the poor condition of some monuments, and potentially by some new development projects, which may affect its authenticity and integrity. The State Party and its relevant authorities are in the process of acting to address these negative impacts. In terms of the current conservation conditions of the monuments, some need attention but the new values-based conservation should allow for a measured and careful process to be introduced to address the needs in a sensitive way.*

Concerning the ‘**Eternal Bukhara**’ project and its potential impacts on OUV, while the Mission was of the view that the project has the potential to contribute positively to the cultural awareness and environmental amenity of the Bukhara precinct, and the property more generally, without significantly affecting OUV, further analysis and refinement are necessary. Key areas for improvement include conducting comprehensive visual impact studies, documenting the relationship between the new development and heritage sites, assembling records of demolished structures.

The Mission had been provided with a Heritage Impact Assessment (HIA) for the project, which was clearly at a preliminary stage of development. The mission resolved that a detailed and focused HIA, prepared in accordance with the *Guidance and Toolkit for Impact Assessments in a World Heritage Context* (HIA Guidance), needed to be prepared. A comprehensive HIA for the 'Eternal Bukhara' project was subsequently received in early April 2025, but the Mission members were not in a position to conduct a comprehensive review of the report. The HIA needs to be subject to an independent technical review prior to its adoption as the basis for consideration of the potential impacts on OUV resulting from the 'Eternal Bukhara' project before the project can proceed.

Nevertheless, on the basis of the documentation available at the time, the Mission has recommended a number of measures that should be implemented at an early stage of the project. These include the need to review the design of the proposed hotels to ensure compatibility with the buffer zone context, and to undertake a thorough archaeological assessment before project implementation to avoid potential disruptions to archaeological findings.

With regards to the **draft Masterplan of the Historic Centre of Bukhara**, the complete document (Parts 1, 2, 3 & 4) was not provided until the Mission had departed from Uzbekistan. It was not possible therefore to conduct a preliminary review in advance of the Mission nor to prepare queries or comments for response from the State Party and the Masterplan project team while the Mission was in Bukhara. The Mission members did review the draft Masterplan and prepare comments following their return from Uzbekistan, but these comments and consequent recommendations are by necessity high level. The full Masterplan therefore needs to be subject to a separate and more detailed technical review.

The Mission accepted that the full draft Masterplan presents a comprehensive vision for the property, while it does nevertheless require further development to effectively conserve the OUV of the property while accommodating new development. Key recommendations of the Mission include clearly distinguishing between elements critical to OUV and those contributing to the broader character of Bukhara, and developing focused strategies for their protection. The principles and methodology set out in the UNESCO *Recommendation on Historic Urban Landscape* (HUL, 2011) should be reflected and referred to in the Masterplan, and when it is subject to technical review, the relevant findings of the 2020 Joint ICOMOS UNESCO World Heritage Centre Reactive Monitoring Mission and Decisions 44 COM 7B.38 and 45 COM 7B.174 of the World Heritage Committee should be given appropriate consideration.

The Masterplan should also incorporate an analysis of the property's current condition, which should over time be supported by more detailed Conservation Plans and maintenance/restoration strategies prepared for the individual structures whose heritage value and contribution to the OUV of the property warrant these measures. Additionally, the Masterplan and Management Plan should be aligned and complementary, the urban design and building regulations should be reviewed for enforcement to maintain the integrity of the historic townscape, and the policies and strategies of the Masterplan should ultimately be incorporated into the statutory planning scheme for the Historic City of Bukhara.

In accordance with its Terms of Reference, the focus of the Mission was the '*Eternal Bukhara*' project and the Draft Masterplan of the Historic City of Bukhara, which limited the capacity of the Mission to assess and provide preliminary advice for the Kalon Mosque, Magoki Attari Mosque, Caravanserais complex, the Ark (including projects at The Throne Hall and Jominy Mosque), and other historic structures. The Mission did visit these monuments, and has provided high level advice based on its observations and the findings of previous Missions (particularly the 2020 Reactive Monitoring Mission) for the Kalon Mosque, the Ark and Shakhristan Bazaar. The Mission was not able to adequately consider appropriate preservation and conservation measures the Magoki Attari Mosque nor the Caravanserais complex, although it does provide some high level observations for the former.

Additionally, the Mission recommends a comprehensive strategy for human capacity building in heritage preservation across Uzbekistan, drawing on past initiatives in the field.

## Recommendations

The Mission recommends that the State Party undertake the following actions:

### ‘Eternal Bukhara’ Project

1. Ensure that a comprehensive Heritage Impact Assessment (HIA) is in place to provide a detailed assessment of the potential heritage impacts, particularly those affecting OUV, in accordance with the recommendations set out in the preliminary HIA and following the methodology set out in the guideline ‘Guidance and Toolkit for Impact Assessments’ (UNESCO/ICCROM/ICOMOS/IUCN, 2022). The HIA should include recommendations for design refinements and other measures to avoid and/or mitigate adverse heritage impacts, and align with the strategies set out in the Masterplan for the Historic City of Bukhara. Submit the HIA for an independent technical review prior to its adoption as the basis for consideration of the potential impacts on OUV resulting from the ‘Eternal Bukhara’ project before the project can proceed.
2. Prepare comprehensive visual analysis studies to assess the impact of the proposed ‘*Eternal Bukhara*’ project, with particular attention to key views from within the World Heritage property.
3. Prepare detailed documentation to assess the compatibility between the retained heritage segments of Sallakhana Gate, Ibn Sino Park, and Ibn Sino Statue, and the new buildings, as well as their relationship to the broader landscape context.
4. Develop, for technical review, the detailed scale, form, and architectural language for the three hotels proposed for the eastern frontage of the development, noting the need to enhance their compatibility with the buffer zone context, particularly in coordination with the finalization of the Masterplan and the HIA.
5. Assemble a record of the demolished structures on the site, utilizing available documentation, and conduct a comprehensive desktop archaeological assessment of the site, prior to the implementation of the ‘*Eternal Bukhara*’ project. The results of this assessment, and any further measures to investigate and document the archaeological evidence, should be incorporated into the project timeline to avoid the need for ‘rescue archaeological excavations’ during the project’s progress.
6. Develop and implement a comprehensive archaeological research strategy to continue the research already undertaken in this precinct, analyzing the gaps in the scientific knowledge relating to the pre-Timurid period, with the full involvement of national expert institutions, experts and researchers.

### Draft Masterplan of Bukhara

7. Clarify and emphasize the distinction between attributes which support the OUV of the property and those that contribute more broadly to the character of Bukhara in the draft Masterplan. Focus the strategic and implementation measures on protecting these aspects and managing new development to ensure it is complementary and does not negatively impact on OUV.
8. Develop broad policies to address the current condition and state of conservation of the property in conjunction with the draft Management Plan, while preserving the attributes which support the OUV of the property, and prepare detailed conservation plans and maintenance/restoration strategies for individual structures whose heritage value warrants such measures.

9. Integrate the Masterplan and the Management Plan, as recommended by the WHC and ICOMOS Technical Review of March 2024, to ensure both documents are complementary in scope and focused on preserving the World Heritage OUV of the property.
10. Integrate the policy and empirical measures outlined in the Masterplan into the statutory planning scheme for the property, including the buffer zone, once the plan is adopted.
11. Review and, if necessary, amend applicable urban design codes and building regulations to align with the Masterplan and Management Plan.
12. Reflect and refer to the principles and methodology set out in the UNESCO Recommendation on Historic Urban Landscape (HUL, 2011) in the draft Masterplan.
13. Submit the draft Masterplan for an independent technical review prior to its adoption as the basis for conservation and new development within the property. As part of the technical review, the relevant findings of the 2020 Joint ICOMOS UNESCO World Heritage Centre Reactive Monitoring Mission and Decisions 44 COM 7B.38 and 45 COM 7B.174 of the World Heritage Committee should be given appropriate consideration.

## **Major Monuments and Projects in Bukhara**

### **Kalon Mosque and Minaret**

14. Prepare a report outlining the actions already underway and the strategy for implementing further actions necessary to comply with the recommendations of the 2020 Reactive Monitoring Mission, and submit it for technical review.
15. Develop and implement an interpretation strategy as part of the planned conservation works, as well as a tourism strategy, with a specific focus on educating visitors about the evolution of the complex over time, including previous reconstruction efforts, measures to address structural issues, and its cultural significance as both a distinct ensemble and a key contributor to the broader OUV of the Historic Centre of Bukhara.

### **The Ark**

16. Plan, document, and assess ongoing and proposed conservation and associated works at the Ark Citadel, particularly the restoration and conservation of the Throne Hall and Jomiy Mosque, to ensure both functionality and effectiveness, and to evaluate their potential impacts on OUV, in light of previous WHC and ICOMOS technical reviews, especially the recommendations of the 2020 Reactive Monitoring Mission.
17. Prepare a report outlining the actions already underway and the strategy for implementing further actions necessary for compliance with the recommendations of the 2020 Reactive Monitoring Mission, and submit it for technical review.
18. Develop and implement an interpretation strategy with a focus on informing visitors about the evolution of the Ark Citadel over time, including previous reconstruction work, the extent of archaeological remains, and the cultural significance of the complex as both a distinct ensemble and a key contributor to the broader OUV of the Historic Centre of Bukhara.
19. Consider organizing part of the exhibitions planned for the forthcoming Bukhara Biennale within the ample space of the Ark to valorize the site and reduce the pressure on the smaller-scale historic structures in the historic centre.

### **Shakhristan Bazaar**

20. Implement appropriate measures ensuring that, should the project proceed, it undergoes the necessary planning, design review, documentation, and assessment processes for both functionality and potential impacts on OUV. The recommendations of the 2020 Reactive Monitoring Mission and the 2021 Technical Review should be incorporated into

the revised concept design, and submitted to the World Heritage Centre, for review by the Advisory Bodies, as per Decision 45 COM 7B.174 of the World Heritage Committee.

21. Plan and implement the following processes:

- a. Conduct archaeological investigations and provide detailed information on their progress at the site.
- b. Develop a comprehensive conservation strategy for the protection, conservation, and presentation of the archaeological remains in situ, ensuring alignment with the preservation of the Outstanding Universal Value of Bukhara's Historic Centre. This should include:
- c. Document consultations with academic and conservation experts.
- d. Record public information and discussions.
- e. Include decisions from the Scientific Expert Council of the Ministry of Culture.
- f. Establish a joint interdisciplinary advisory team of national and international experts with experience in the World Heritage Convention, conservation, and urban design, to support the project's development and ensure alignment with preservation principles.

## **Other Recommendations**

### **Governance**

22. In full compliance with Paragraphs 118bis and 172 of the Operational Guidelines concerning the obligation of the State Party, submit to the World Heritage Centre, for review by the Advisory Bodies, full detailed technical proposals (rationale, intervention methodology, action plan and stakeholders) for proposed development projects and activities. This documentation should include a Heritage Impact Assessment for new initiatives, and post implementation assessments and mitigation measures considered for the projects that are ongoing or implemented, which may imply alterations to existing contractual arrangements.
23. Develop effective measures to establish and improve communication regarding World Heritage requirements, processes and procedures at the national, regional and municipal levels of the government, and integrate these measures into the ongoing governance of the property.

### **International Advisory Committee**

24. Further refine IAC's terms of reference to clarify its mandate, distinguishing it from that of the World Heritage Committee, and to facilitate a more efficient division of work among the experts to optimize investment and resources. It is recommended that the experts' contribution be particularly directed towards technical projects to assist the State Party with concrete suggestions for the elaboration of technical proposals.
25. Continue to support and liaise with the IAC, and implement its recommendations or advice, particularly in regard to development and/or conservation projects within the property and the buffer zone.

### **Capacity Building**

26. Further develop a three-year comprehensive national capacity-building programme, to reinforce and develop capacities in the fields of World Heritage site management, management tool elaboration, Heritage Impact Assessments, as well as technical projects for historic monuments, towns and museums (such as archaeologists, conservation architects, urban planners, museum conservators, curators, heritage lawyers, education specialists, fundraising professionals, international cooperation coordinators and

community engagement facilitators). The strategy should link these needs to university-level education, combined with international experience and on-the-job training.

27. Initiate a capacity-building and training programme regarding the requirements of the World Heritage Convention and its Operational Guidelines, the processes and procedures of the World Heritage system, the application of policies, strategies and working tools, with a particular focus on the implementation of the 2011 UNESCO Recommendation on the Historic Urban Landscape (HUL), and the process for Heritage Impact Assessments (HIA), as a means of strengthening management and conservation of World Heritage properties in Uzbekistan.

## 1. THE PROPERTY

**Historic Centre of Bukhara** was inscribed on the World Heritage List in 1993 as a cultural property on the basis of Criteria (ii) and (iv). The nomination was presented by the former USSR and became effective once the State Party of Uzbekistan presented its own Tentative List. A retrospective Statement of Outstanding Universal Value was prepared by the State Party in the process of the Second Cycle of Periodic Reporting and adopted by the Committee at its 36th session (**Decision 36 COM 8E**, St Petersburg, 2012).

### Summary of the Statement of Outstanding Universal Value:

*Inscribed under criteria (ii), (iv) and (vi) on the List of World Heritage, the Historic Centre of Bukhara, situated on the Silk Roads, is more than two thousand years old. The ancient Persian city became a major cultural centre of the Caliphate in the 8th century. It is one of the best examples of well-preserved Islamic cities of Central Asia of the 10th to 17th centuries, with an urban fabric that has remained largely intact. The old town of Bukhara showcases urbanism and architecture primarily from the Sheibani period of Uzbek rule, beginning in the early 16th century, though a few significant monuments from earlier times remain.*

*Key early monuments include the Ismail Samanai tomb, an elegant 10th-century structure, and the 11th-century Karakhanid Poi-Kalyan minaret, a brick-decorated masterpiece. Other early structures include the Magoki Attori mosque and the Chashma Ayub shrine. Temurid contributions include the Ulugbek medresseh.*

*The Sheibani period introduced notable buildings like the Poi-Kalyan group, the Lyabi-Khauz ensemble, the Kosh Medresseh, and the Gaukushon medresseh in the Hodja-Kalon ensemble. Later structures from this phase include medressehs at crossroads such as Taki Sarafon, Taki-Tilpak-Furushan, Tim-Bazzazan, and Tiro-Abdullah-Khan.*

*In the 17th century, new buildings were added, including the Magoki Kurns mosque (1637) and the Abdullaziz-Khan medresseh (1652).*

*Bukhara's significance lies in its cohesive townscape, which influenced urban planning across Central Asia, representing a preserved example of a medieval Central Asian town. Between the 9th and 16th centuries, Bukhara was a major centre of Muslim theology, especially Sufism, with over two hundred mosques and a hundred madrasahs. (see the complete Statement of the Outstanding Universal Value (SOUV) at <https://whc.unesco.org/en/list/602/>)*

To analyse the state of conservation of the property, the Mission focuses on the elements of attributes associated with OUV, including integrity and authenticity, as stated in the original description.

### Summary of Past Conservation Issues and World Heritage Committee Deliberations

From 1997, the World Heritage Committee has regularly examined the state of conservation of the property, at least every other year since 2010. The full documentation records are available on the UNESCO World Heritage Centre's web page at: <https://whc.unesco.org/en/list/602/documents/>, and a detailed summary is at Annex 4.

Since 2010, the Committee has on a number of occasions raised concerns over a wide range of issues affecting the property, including uncontrolled development, heavy traffic and pollution, the poor state of conservation of historic and vernacular buildings, and the weak management framework.

The most recent, and more relevant guidance provided by the World Heritage Committee, the World Heritage Centre and Advisory Bodies are summarized below:

- Elaboration, update and operationalisation of a solid corps of management tools, notably a Management Plan, built around the OUV (**35 COM 7B.79, 37 COM 7B.68**) to address the lack of coordination for conservation and restoration activities, and to ensure a coordinated conservation approach for activities within the property and its buffer zone, as well as the application of UNESCO *Recommendation on Historic Urban Landscape* (HUL, 2011) as a useful tool to help management development within the World Heritage property (**Decision 39 COM 7B.72**, 2015) and need for addressing management and planning systems for the property, notably by reconsidering the Project for Detailed Planning (PDP) of the Historical Centre of Bukhara Development, which is based on a national decree to stimulate tourism development in the property and its region, in 2018 to prevent the collapse of sections of important monuments, and changes in the property's urban topography, potentially destroying archaeological attributes.
- Request for enforcing and maintaining the current moratorium on new development until both the Master Plan and the Management Plan have been reviewed by the Advisory Bodies, and adequate management systems, conservation, Heritage Impact Assessments and development policies and protocols are in place and pilot projects have proven their effectiveness.
- Reinforcement of conservation measures, notably, in 2019, the Committee requested the State Party to stabilize the valuable structures damaged through the PDP and to take protective measures until a set of appropriate protocols on restoration methods and materials have been developed and reviewed by the Advisory Bodies. ICOMOS has provided technical reviews of various conservation projects, highlighting the need for comprehensive site-specific conservation plans. The immediate stabilization of the Abdulazzizkhan Madrassah is urgent, with long-term conservation plans to follow. Heritage Impact Assessments (HIAs) must align with the HIA Guidance for major projects, ensuring thorough documentation and evaluation.
- Further revision of the technical documentation is required for the proposed developments at Shakhristan Bazaar, Kalon Mosque, Ark Citadel, Abdulazzizkhan Madrassah, Mir Arab Madrassah, Amir Alimkhan Madrassah and Khoja Kalon Hauz, taking into consideration the findings and recommendations of ICOMOS technical reviews, the project documentation and HIAs, prepared in accordance with the HIA Guidance, as well as for the projects proposed at Ulughbek Madrassah, Rashid Madrassah and the private hotel on Gavkushon Street, and the Urban Design Guidelines with both principles and examples for urban works such as alterations to housing, infrastructure installation, and treatment of roads and public spaces.
- Clarification on the operational efficiency of the coordination mechanism, such as the newly established World Heritage Property Steering Committee, the Inspectorate for the Conservation of Cultural Heritage and Interagency Task Team. Consequently, the Committee requested that the State Party expand its Interagency Task Force to the national level and made a series of recommendations concerning the national-level mandate of this Task Force (**Decision 43 COM 7B.78**). In 2021, the World Heritage Committee (**44COM 7B.38**) commended the State Party's efforts in addressing some significant threats to the OUV of the property, including the Roadmap for the implementation of the Committee's decisions, regulatory changes and continued improvements to management planning and guidance documents, the establishment of the International Advisory Committee (IAC) for World Heritage properties in Uzbekistan. The creation of the Public Advisory Council was welcomed as a means to reinforce dialogue with local communities and increase the understanding of all stakeholders when it comes to rules and regulations concerning physical intervention within the property.
- Compliance with Paragraph 172 of the Operational Guidelines concerning the procedure of developing large - scale and potentially impactful projects

- Improved communication concerning World Heritage requirements, processes and procedures, between the national, regional and municipal authorities of the State Party, and necessary of engaging local stakeholders—developers, investors, and communities—on conservation policies and responsibilities, enhancing dialogue to align with the World Heritage Convention’s objectives at both national and local levels.
- A broader consideration on the heritage value of historical residential areas (mahallas) with traditional houses, irrespective of their status at national level, and need for their documentation, and comprehensive research to better understand their heritage values (**Decision 39 COM 7B.72**), and reinforcement of control over unsympathetic developments within mahallahs by elaborating regulations and guidelines for conservation and rehabilitation projects, rules and guidelines for the residents, buildings owners and users of the historical centre, should be a priority to improve the protection and management of the property.

### Concerns of Communities

From 2018 to 2020, the World Heritage Centre received a considerable number of complaints from inhabitants and civil society groups criticizing the misalignment between authorities’ development policies and heritage preservation. Additionally, concerns were raised about the government’s use of the UNESCO name to order, for instance, the demolition of residential areas that had not been controlled for many previous years. In August 2019, the UN Special Rapporteur on the right to adequate housing, Office of the High Commissioner for Human Rights, issued a letter (ref: UA UZB 3/2019) to the President of the Republic of Uzbekistan, referring to the reported demolition of historic neighbourhoods in Samarkand and other related matters in Uzbekistan. The same Office also issued in September 2024 a new alarming communiqué on the lack of lawful and democratic processes surrounding the relocation of inhabitants and called UNESCO for vigilance in view of the organisation of the General Conference in November 2025 in Samarkand.

Most recently in February 2023, representatives of the communities wrote to the World Heritage Centre to submit a petition concerning the management of the area around Gavkshon street and the cultural attributes such as Khoja Kalon. In particular, considering the reiterated communication on this area from the local inhabitants and the positive note on ‘creation of the Public Advisory Council to reinforce dialogue with local communities and increase the understanding of all stakeholders when it comes to rules and regulations concerning physical intervention within the property’ by **Decision 44COM 7B. 38**, the WHC reiterated its previous suggestion to the national authorities to assist the regional authorities in undertaking appropriate dialogue with local stakeholders, including developers, investors and populations, notably on the rules and policies about the conservation, demolition and construction.

## **2. SUMMARY OF THE NATIONAL MANAGEMENT SYSTEM FOR THE PRESERVATION AND MANAGEMENT OF THE WORLD HERITAGE PROPERTY**

### **National Legislation for Heritage**

National Legislation Laws, Governmental Decisions, Norms and Rules for City Planning and other regulations related to the protection and utilization of monuments, as well as special governmental programs are being applied in Uzbekistan.

Bukhara has the status of State Historical and Architectural Reserve, which applies additional restrictions for new constructions or changes within the boundaries of the Reserve. Relevant national laws and regulations concerning the World Heritage property include:

- The Law on Protection and Exploitation of Cultural Heritage Properties, 2001;
- The Law on Architecture and City-building, 1995;
- The Instructions on Rules of Recording, Safeguarding, Maintaining, Utilization and Restoration of Historical and Cultural Monuments, 1986;
- The Instructions on Organization of Buffer Zones for Historical and Cultural Monuments, 1986.
- Code of the Republic of Uzbekistan on City planning;
- Norms and Rules for City planning. Planning of the Development and Construction on the territories of Cities and Villages (Chapter XII. Safeguarding of the Cultural Heritage Sites during Construction in the Settlements).
- State Program on Research, Conservation, Restoration and Sustainable Utilization of Historic Heritage of Bukhara and its step-by-step realization until the year 2020. The decree was approved by the Cabinet of Ministers of the Republic of Uzbekistan on 23.03.2010, and the main part of this program contains the project on the preparation of the Management Plan of the historical part of Bukhara city (with the financial support of the UNESCO Office in Tashkent) which was initiated in 2008.
- Law of the Republic of Uzbekistan No. 560 was approved on 30 August 2019. The law defines the measures to be taken in cases of construction or demolition of buildings, structures and other objects that are not the objects of material cultural heritage in the territories and protected areas, included in the World Heritage List. Management Tools in Force.

### **Authority Provided by Law**

The Cabinet of Ministers of the Republic of Uzbekistan in the sphere of preservation and utilization of cultural heritage properties (Law № 269-II 20.08.2001 Article 6):

- Implements main areas of state policy in the sphere of preservation and utilization of cultural heritage;
- Approves state programs of preservation, conservation, promotion and utilization of cultural heritage properties;
- Defines the rules of order for State Cadastre of cultural heritage properties;
- Defines the rules of implementation of state control for preservation, conservation and utilization of cultural heritage properties;
- Defines the rules for utilization of the territories and zones of preservation of cultural heritage properties of the republican significance, including those, inscribed on the World Heritage List;
- Defines the rules for creation and maintenance of historical and cultural reserves, museum reserves and historical settlements;
- Defines the directives for historical and cultural expertise of cultural heritage properties;
- Executes other authorities according to the law.

The Ministry of Culture the Republic of Uzbekistan in the sphere of preservation and utilization of cultural heritage properties (Law № 269-II 20.08.2001 Article 7):

- Implements state control for the adherence to the law on preservation and utilization by legal entities and individuals;
- Participates in the development of state programs on preservation, conservation, promotion and utilization of cultural heritage properties;
- Implements state programs on research, conservation, restoration and adaptation for current utilization of cultural heritage properties;
- Carries out identification, registration, promotion and utilization of cultural heritage properties; Implements coordination of state administration activities in the sphere of preservation and utilization of cultural heritage;
- Administers the state cadastres of cultural heritage properties;
- Organizes and implements historical and cultural expertise of cultural heritage properties;
- Executes other authorities according to the law.
- The rights and responsibilities of the Board of Monuments and the Bukhara branch of Department of Cultural Heritage are provided under the Decree № 269 (29.07. 2002) and Resolution № 2778 (15.07.2017). Local administrative bodies in the sphere of preservation and utilization of cultural heritage properties (Law № 269-II 20.08.2001 Article 9): In the framework of given authorities, local administrative bodies identify, register, preserve, conserve and utilize cultural heritage properties within their territory. Additionally, they ensure adherence to legislation on preservation and utilization of cultural heritage properties and involve self-governmental bodies of citizens and non-governmental associations in preservation, conservation, promotion and utilization activities.

## **Institutional Management Framework**

With the new Presidential Decree of June 2018 and August 2019, subsequently approved by the Cabinet of Ministers of Uzbekistan, to protect the historic cities of Uzbekistan and the World Heritage properties in particular, the operating bodies with powers of control and management are currently as follows:

- 1.The Parliament (Oliy Majlis)
- 2.The Governmental Commission for the coordination of issues on the safeguarding and use of the cultural and archaeological heritage
- 3.The Ministry of Culture of the Republic of Uzbekistan
4. National Agency for Cultural Heritage

There are nine Inspectorates in total. Surhandarya and Kashkadarya are two separate Inspectorates, Fergana and Namangan are one Inspectorate, and the Andijan is a separate Inspectorate.

### **3. THE MISSION**

The government of Uzbekistan requested the World Heritage Centre and ICOMOS to undertake a joint World Heritage Centre/ICOMOS Advisory Mission to Samarkand and Bukhara.

The Mission composed of Lazare Eloundou Assomo, Director of World Heritage, Nao HAYASHI, Programme Specialist, UNESCO World Heritage Centre, and Peter Romey (ICOMOS), following its field visit from 18 to 22 November 2024 (see Annex 5 Mission Programme), therefore evaluated the state of conservation, on-going conservation actions, governance/management, through the closer study of following points, in light of the Mission Terms of Reference (Annex 1), and elaborated specific recommendations for the State Party and to report to the World Heritage Committee.

## 4. MISSION FINDINGS – ASSESSMENT OF THE STATE OF CONSERVATION OF THE PROPERTY

### Introduction to the Key Issues Considered by the Mission

In February 2024, the World Heritage Centre was alerted to a proposed large-scale construction project, the '*Eternal Bukhara Cultural Ethnographic Park*' ('*Eternal Bukhara*' project), planned for the buffer zone of Bukhara, adjacent to the inscribed property. The project involves demolishing 22 administrative and civic buildings, including a stadium. As of March 2024, partial or complete demolition had been confirmed. The authorities also referenced a 'Great Silk Road Museum' project in Samarkand, which involves removing 61 buildings in a heritage zone.

The World Heritage Centre's letter dated February 8, requested clarification on the reported '*Eternal Bukhara*' project and the halt of the demolition of the buildings, authorities detailed the 32.6-hectare '*Eternal Bukhara*' project in the buffer zone, where 24 buildings are located, including two monuments on the National List. While some buildings are considered of no historical significance, the WHC emphasized the need to follow the applicable procedures of the *Operational Guidelines*, which require prior notification of major constructions or restorations that may impact Outstanding Universal Value (OUV).

Citing **Decision 45 COM 7B.174** (Riyadh, 2023), the World Heritage Centre noted that substantial revisions were necessary to integrate recommendations from the 2020 Reactive Monitoring Mission into the Management Plan for the property. The WHC stressed the continuation of a moratorium on demolition and new development in the inscribed and buffer zones of Samarkand and Bukhara until management tools and technical documentation for projects were finalized and reviewed.

On 31 May 2024, the authorities submitted four documents to the WHC regarding the '*Eternal Bukhara*' project, including a preliminary Heritage Impact Assessment (HIA) and the '*New Project for the Eternal Bukhara Masterplan*' report. The World Heritage Centre recognized the importance of the Masterplan's integration with Bukhara's urban structure. In subsequent letters from June and July 2024, the WHC emphasized the need to finalize the draft Master Plan and revise the Management Plan, which had been reviewed by ICOMOS in December 2023, to ensure that new projects align with the overall management framework.

In accordance with its primary Terms of Reference, the focus of the Mission was the '*Eternal Bukhara*' project and the Draft Masterplan of the city of Bukhara, which limited the capacity of the Mission to assess and provide preliminary advice for the Kalon Mosque, Magoki Attari Mosque, Caravanserais complex, the Ark, and other historic structures (including Shakhristan Bazaar). The Mission did visit these monuments, and has provided high level advice for the Kalon Mosque, the Ark and Shakhristan Bazaar, based on its own observations and the findings of previous Missions (particularly the 2020 Reactive Monitoring Mission). The Mission was not able to adequately consider preservation and conservation measures the Magoki Attari Mosque or the Caravanserais complex, although it does provide some high level observations for the former.

### Evaluation by Mission Terms of Reference

#### 1. '*Eternal Bukhara*' Project

##### **Mission Terms of Reference:**

*Visit the project site and provide preliminary advice on the detailed project documentation concerning the '*Eternal Bukhara*' project in the buffer zone, including the HIA report.*

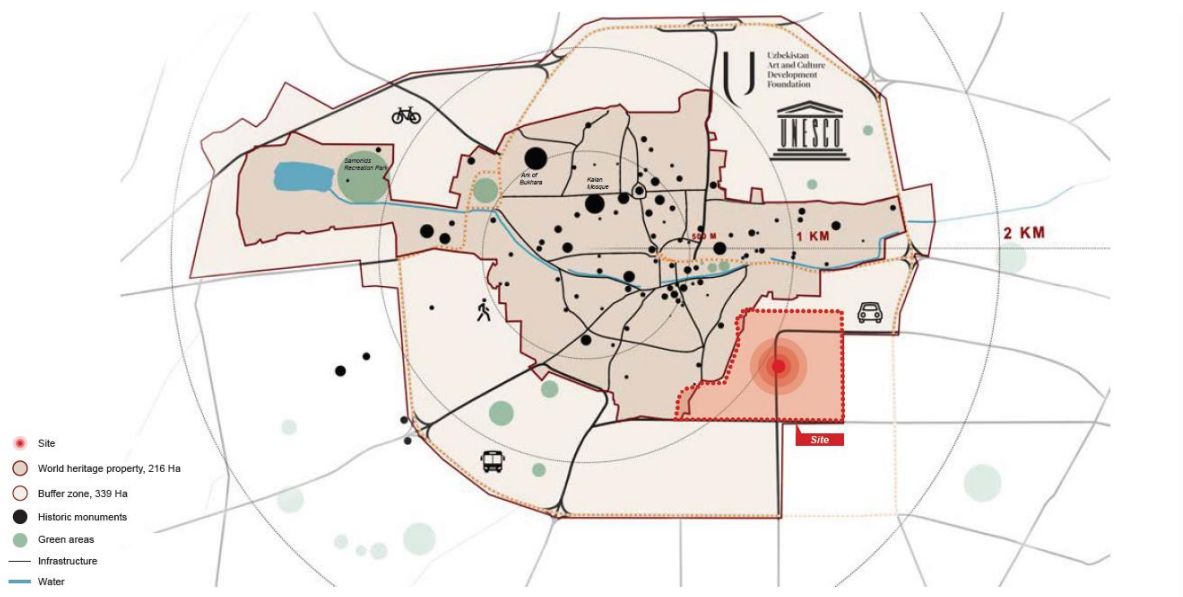
##### **Background:**

The State Party advised that there is a continuing moratorium on new construction and public work in both Samarkand and Bukhara and their buffer zones pending the preparation and

adoption of the proposed management framework. However, in February 2024, the WHC was informed of the demolition of numerous buildings on a large site immediately bordering the inscribed zone of the Historic City of Bukhara. The demolitions were preparatory work for a previous development proposed for the site. It is understood that the previous project that resulted in these demolitions has been terminated.

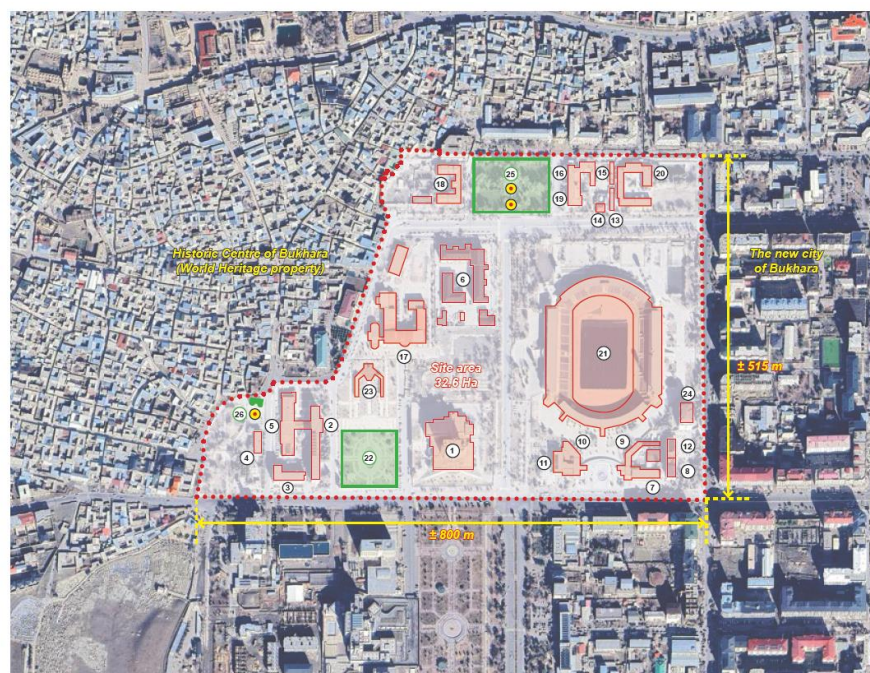
The site for both the previous and current proposed development projects is within the buffer zone of the Historic City of Bukhara, and has an area of 32.6 Ha. The site is bordered in the west by the World Heritage property boundary (minor modifications approved by the **Decision 40 COM 8B.41**, 2016), in close proximity to the remnants of the ancient city walls (not existing today in this area). The site encroaches slightly into the World Heritage property along its western boundary. The '*New Project for the Eternal Bukhara Masterplan: Introductory Note*' report describes the site as being 'situated at the juncture of the Old City and the modern city'.

Within the site, three remaining structures are inscribed in the National List of material Cultural Heritage Properties according to the Decision No.846 of the Cabinet of Ministers of the Republic of Uzbekistan: (1) Sallakhana Gate, (2) Ibn Sino Park and (3) Ibn Sino Statue. These protected structures, along with the existing garden southwest, are retained despite the extensive demolitions that occurred under the previous project on the site. The other 21 structures that previously existed on the site were demolished, following the allocation of the land to Bakiy Bukhara Ltd (Decree No.92 of the Cabinet of Ministers of the Republic of Uzbekistan).



Map showing World Heritage property & project site ©Wilmotte & Associés, 2024

- LEGEND**
- Site ( « Cultural Ethnographic Park »)
  - Dismantled/demolished structures
  - Existing and preserved structures
  - Historical and heritage structures
1. Khokimiyat of Bukhara region
  2. Khokimiyat of Bukhara city
  3. Bukhara regional People's Reception
  4. Ministry of emergency situations
  5. Pension fund
  6. Regional prosecutor's office
  7. Civil registry office
  8. Department of education
  9. Public catering facility 1
  10. Public catering facility 2
  11. INFIN Bank
  12. MK Bank
  13. Small enterprise 1
  14. Small enterprise 2
  15. Small enterprise 3
  16. Small enterprise 4
  17. Bukhara Art School
  18. Bukhara state Medical institute (B. No. 1)
  19. Bukhara state Medical institute (B. No. 2)
  20. Secondary school (No. 2)
  21. Bukhara Arena Stadium
  22. Youth Alley
  23. Memorial Square
  24. Unfinished residential building
  25. Ibn Sino park and statue
  26. Gate SALLAH HANA



Plan showing demolished/preserved buildings & structures ©Wilmotte & Associés, 2024

### Studied Documents:

The WHC received on 31 May the following documents relating to the 'Eternal Bukhara' project (also referred to as the 'Cultural Ethnographic Park of Bukhara'), and shared them on 3 June 2024 with the Advisory Bodies for their review:

- 'New Project for the Eternal Bukhara Masterplan: Introductory Note' (Wilmotte & Associés, May 2024)
- 'Eternal Bukhara: Historical and Ethnographic Park - Heritage Impact Assessment' (Archaios, June 2024)
- 'State of Conservation Report: Historic Centre of Bukhara World Heritage Property' (International Expert Group, March 2024)

In its reply letters of 12 June and 16 July 2024, the World Heritage Centre, associating ICOMOS, clarified the way forward notably the importance of finalising the draft Master Plan and revision of the Management Plan, allowing the new individual projects be studied under the overarching and coherent management framework.

In November 2024, prior to the advisory Mission's visit, the State Party submitted a presentation on the (updated) Master Plan of the Historic Centre of Bukhara. The Mission was also provided with copies of the following documents:

- 'Masterplan of the Historic Centre of Bukhara: Diagnosis Assessment Report' (Wilmotte & Associés, June 2024)
- 'Cultural Ethnographic Park of Bukhara' PPT (Wilmotte & Associés & Neveux Rouyer, November 2024)
- 'Historic Centre of Bukhara World Heritage Property Management Plan: Technical Review' (ICOMOS, March 2024)
- 'Masterplan of the Historic Centre of Bukhara' PPT (Wilmotte & Associés, November 2024)

### Significance of the 'Eternal Bukhara' Project:

The Mission visited the proposed 'Eternal Bukhara' project site, situated within the buffer zone, on 19 November. The site was substantially vacant as a result of the earlier demolition phase, while the heritage inscribed Sallakhana Gate, Ibn Sino Park and Ibn Sino Statue monuments remain and are to be integrated into the project.

The current '*Eternal Bukhara*' project documentation demonstrates a recognition of important major aspects of the project's position within greater Bukhara's urban morphology, architectural typology and its projected vision within the historic urban structure and landscape. However, both WHC and ICOMOS have previously recommended that in the first instance the authorities prepare technical documents to establish the planning parameters for the project i.e. a full draft Master Plan of Bukhara and completion of the Management Plan, to ensure that the '*Eternal Bukhara*' project would be well integrated under the overarching vision for a sustainable conservation of the historic city and its surroundings and consistent with protection of the attributes of the property which support its OUV. Contingent upon the subsequent preparation of more detailed design documentation and a HIA, this approach will enable the WHC to consider the compatibility of the ensemble within its context and any potential impacts on OUV in a comprehensive manner.

The Masterplan and Management Plan are essential tools for aligning heritage preservation with sustainable development by providing structured, long-term strategies for balancing cultural conservation with modern growth. As discussed in the following section, the Draft Masterplan is at an advanced stage, and is a very comprehensive document in four parts. Moreover, it includes priority development and program guidelines for three zones in central Bukhara, one of which is the site of the proposed '*Eternal Bukhara*' project (New Salahan Quarter). The guidelines for these zones are high level, but are understandably consistent with the proposed '*Eternal Bukhara*' project proposed for this site.

The Mission had been provided with the December 2022 version of the Management Plan, so it has been assumed that a revised draft that responds to the 2024 Technical Review is not as yet available.

The site of the proposed '*Eternal Bukhara*' project is located just outside the inscribed property, and presents a culturally sensitive, and strategically significant project that aligns with the broader goals of urban regeneration in response to demographic growth and heritage conservation. Its design offers an opportunity to not only enhance the historic and cultural fabric of Bukhara but also create a complementary, dynamic space that addresses the needs of both local residents and international visitors.

The '*Eternal Bukhara*' project documentation states that park is aimed at serving as a key project for reinvigorating Bukhara's urban environment by establishing a cohesive link between the Old City, the buffer zone, and the modern townscape. The project documentation states that this strategy ensures a smooth spatial and historical continuity while respecting the existing cultural and architectural landscape. By positioning the park as an entry point to the property from the south and connecting it to major future infrastructure projects (such as the train station and airport), the project strengthens the city's integration within both its historical context and modern development trajectory.

### ***Landscape Considerations and Integration with Historical Context:***

The park's landscape design is intended to be sensitive to the historical and ecological context of Bukhara. The integration of water features, including the enhancement of ancient canals (ariks), is a notable element, both in terms of historical continuity and environmental sustainability. The presence of water has long been a defining characteristic of Bukhara's gardens and public spaces, and the project's careful use of this element serves both symbolic and practical purposes. Water will be used to create microclimates, improve biodiversity, and provide recreational spaces. The concept of connecting the active and inactive parts of the canal system within the park will allow for a narrative continuity with the city's past while offering an accessible public amenity.

The project is aimed at providing significant green spaces for greater Bukhara. The project documentation states that the design of the green spaces, inspired by the principles of traditional Islamic gardens (such as *chahar bagh*, terraced symmetrical gardens of Timurid

tradition), will provide a thoughtful interpretation of historical precedents while providing a modern, adaptable landscape using local plant species.

**Potential Impacts:**

Despite the extent of demolition and other preparatory on-site works, the '*Eternal Bukhara*' project remains at the concept design stage, but Mission is of the view that the proposed development has the potential to make a positive contribution to the contemporary cultural awareness and environmental amenity of this precinct of Bukhara without any significant adverse impacts on the OUV of the Historic Centre of Bukhara.

Given the extent of demolition that has already occurred on the site, and that these structures are understood to have been primarily insignificant Soviet era developments, the clearing of the site (except for the heritage inscribed Sallakhana Gate, Ibn Sino Park and Ibn Sino Statue) is unlikely to have resulted in an adverse impact on attributes which support the OUV of the property, despite the whole site being within the buffer zone. However, it is regrettable that there appears to have been no comprehensive recording of the demolished structures, but it may be possible to assemble a record of these based on available documentation.

The site is located on the border between the fine-grained historic development pattern of the old city and the larger scale Soviet era development typology of 20<sup>th</sup> century Bukhara. The Mission is of the view that the proposed scale and geomorphology of the buildings proposed under the '*Eternal Bukhara*' concept is appropriate, reflecting that of the modern city while incorporating open retained historic structures space and enhancing environmental amenity for the citizens of Bukhara.

Nevertheless, a key challenge will be to ensure that the new structures and interventions do not intrude into the architectural and cultural significance of the property, particularly as the park is located at the immediate boundary of the inscribed are. It will also be critical to resolve at a more detailed level how the project's focus on scale, height, and volume control around sensitive areas (such as the Kalon Mosque and Minaret) demonstrates an awareness of this concern. Careful planning will be needed to maintain these visual relationships and prevent any potential negative impacts on the heritage viewshed.

The Mission notes that the '*Cultural Ethnographic Park of Bukhara*' ('*Eternal Bukhara*') presentation for the project, despite being at the concept design stage, includes detailed floor plans and architectural character for the three hotels proposed to be constructed on the eastern frontage of the proposed development. The Mission is of the view that the scale, form and architectural language of these developments should be subject to further review, particularly in conjunction with the finalisation of the Masterplan.

The Mission has reviewed the Heritage Impact Assessment (HIA) and notes that, as for the overall concept design (with the exception of the three hotels), the report is at a preliminary stage of development and is primarily focused on the HIA prepared for the previous project on the site that now been terminated. The HIA includes advice that that '*To complete and finalize this HIA, additional research and fieldwork is planned...*' (Methodology, p13), and concludes with recommendations for the scope of work required to fully assess the potential impacts of the '*Eternal Bukhara*' project the, including resources and timelines. The Mission supports the approach and scope set out in the preliminary HIA (Conclusion, p37).

The Mission had formed the view that a detailed and focused HIA, prepared in accordance with the Guidance and Toolkit for Impact Assessments in a World Heritage Context (HIA Guidance), needs to be prepared. A comprehensive HIA was received in early April 2025, but the Mission members were not in a position to conduct a comprehensive review of the report. The HIA needs to be subject to an independent technical review before it is adopted as the basis for consideration of the potential impacts on OUV for the '*Eternal Bukhara*' project.

The Mission has not been provided with comprehensive evidence of earlier phases of development on the site prior to what is understood to have been primarily Soviet era

development, although there are some earlier heritage inscribed structures that have not been demolished. Given its proximity to what is now the World Heritage property: Historic Centre of Bukhara, there are likely to be archaeological remains of earlier phases of development. The HIA report recommends that, prior to implementation of the '*Eternal Bukhara*' project, a comprehensive desktop archaeological assessment of the site be undertaken, rather than later 'rescue archaeological excavations' once the project is under way. The Mission is supportive of this pre-emptive archaeological strategy.

The inclusion of significant cultural and educational infrastructure such as the Cultural Centre, Museum, and Visitor Centre within the '*Eternal Bukhara*' project aligns well with the need for cultural tourism infrastructure, promoting local heritage and serving as a hub for learning and community engagement. These facilities will not only attract tourists but also serve as vital resources for the local population, ensuring that the park and surrounding developments benefit the wider community.

The design of the green spaces appears to be sensitive to the historical and ecological context of Bukhara. The integration of water features, including the enhancement of ancient canals (*ariks*), is a notable element, both in terms of historical continuity and environmental sustainability. The presence of water has long been a defining characteristic of Bukhara's gardens and public spaces, and the project's careful use of this element serves both symbolic and practical purposes. Water will be used to create microclimates, improve biodiversity, and provide recreational spaces. The idea of connecting the active and inactive parts of the canal system within the park allows for a narrative continuity with the city's past while offering an accessible public amenity.

The proposal for 100% local plant species, and the creation of layers of vegetation (herbaceous, shrub, and tree layers), is commendable. It not only supports local biodiversity but also ensures that the park is adapted to the regional climate and hydrogeological conditions, promoting long-term ecological sustainability. By maintaining and integrating the existing trees, the design emphasizes continuity with the site's natural history, while also contributing to the environmental health of the area.

### **Conclusion:**

The Mission is of the view that, although the '*Eternal Bukhara*' project is at the concept design stage, the proposed development has the potential to make a positive contribution to the contemporary cultural awareness and environmental amenity of this precinct of Bukhara without any significant adverse impacts on the attributes which support the OUV of the Historic Centre of Bukhara.

The Mission however concludes that the project requires further analysis and refinement to enhance its compatibility with the OUV of the Historic Centre of Bukhara and to address unresolved potential adverse impacts:

1. In the first instance, a comprehensive Heritage Impact Assessment (HIA) needs to be in place to provide a detailed assessment of the potential heritage impacts, particularly those affecting OUV, in accordance with the recommendations set out in the preliminary HIA and following the methodology set out in the guideline 'Guidance and Toolkit for Impact Assessments' (UNESCO/ICCROM/ICOMOS/IUCN, 2022). The HIA should include recommendations for design refinements and other measures to avoid and/or mitigate adverse heritage impacts, and align with the strategies set out in the Masterplan for the Historic City of Bukhara. The HIA should be submitted for an independent technical review prior to its adoption as the basis for consideration of the potential impacts on OUV resulting from the '*Eternal Bukhara*' project before the project can proceed.
2. Comprehensive visual analysis studies should be prepared to assess the impact of the proposed '*Eternal Bukhara*' project, particularly in key views from within the inscribed World Heritage property.

3. Detailed documentation should be prepared to assess the compatibility between the retained heritage segments of Sallakhana Gate, Ibn Sino Park and Ibn Sino Statue and the new buildings and the broader landscape context.
4. A record of the demolished structures on the site should be assembled, based on available documentation.
5. A comprehensive HIA should be prepared to provide a detailed assessment of the potential heritage impacts, particularly those affecting OUV, based on the recommendations set out in accordance with the methodology set out in the guideline '*Guidance and Toolkit for Impact Assessments*' (UNESCO/ICCROM/ICOMOS/IUCN, 2022). The revised HIA should include recommendations for design refinements and other measures to avoid and/or mitigate adverse heritage impacts, and align with the strategies set out in the Masterplan for the Historic City of Bukhara.
6. The detailed scale, form and architectural language for the three hotels proposed to be constructed on the eastern frontage of the proposed development should be subject to further review to enhance their compatibility with the buffer zone context, particularly in conjunction with the finalisation of the Masterplan and the HIA.
7. Prior to implementation of the '*Eternal Bukhara*' project, a comprehensive desktop archaeological assessment of the site should be undertaken, rather than later 'rescue archaeological excavations' once the project is under way. The results of this assessment and the appropriate measures to investigate and record the archaeological evidence will need to be incorporated into the project programme.

## 2. Draft Masterplan of Bukhara

### ***Mission Terms of Reference:***

*Assess and advise on the Draft Masterplan of the City of Bukhara, considering the following preparatory work provided by the authorities:*

- a. The outcomes of the phase 1: Diagnosis, considering the issues and challenges encountered, as well as the feedback obtained during the stakeholder workshops.*
- b. The presentation of phase 2 with focus on the proposed direction of the Masterplan. Familiarization with the vision, the envisaged urban structuring, and the identification of project sectors and programmes.*
- c. The presentation of an action plan highlighting the possible scope of works of phase 3, including the elaboration of the Management Plan and implementation of the first priority and activation projects highlighted in Phase 2.*

### ***Studied Documents:***

The Mission was provided with copies of the following documents:

- '*Masterplan of the Historic Centre of Bukhara: Diagnosis Assessment Report*' (Wilmotte & Associés, June 2024)
- '*Masterplan of the Historic Centre of Bukhara*' PPT (Wilmotte & Associés, November 2024)
- '*Masterplan of the Historic Centre of Bukhara (Parts 1, 2, 3 & 4)*' (Wilmotte & Associés, November 2024)
- '*The Historic Center of Bukhara is a World Cultural Heritage Site Management Plan*' (Sultanov K, Davlotov F, Polatov M & Yarkulov A, December 2022)
- '*Historic Centre of Bukhara World Heritage Property Management Plan: Technical Review*' (ICOMOS, March 2024)

The Mission noted the above reference in the Terms of Reference to the 'preparatory work provided by the authorities', but in reviewing the documentation provided by the State Party, it became apparent that these refer to the phases in the formulation of the scope and design of the '*Eternal Bukhara*' project as set out in the document '*New Project for the 'Eternal*

*Bukhara' Masterplan: Introductory Note'* (refer to 4. Implementation Phases). Notwithstanding that this document includes reference to the development of the Masterplan, the following comments by the Mission are focused on the November 2024 draft Masterplan and associated documents.

The Mission attended a presentation by the Wilmotte & Associés Masterplan project team on behalf of the State Party on 20 November. However, the complete draft Masterplan of the Historic Centre of Bukhara (Parts 1, 2, 3 & 4) was not provided until the Mission had departed from Uzbekistan. It was not possible therefore to conduct a preliminary review in advance of the Mission nor to prepare queries or comments for response from the State Party and the Masterplan project team while the Mission was in Bukhara. It was necessary therefore for the Mission members to review and prepare comments on the draft Masterplan following their return from Uzbekistan, but these comments are by necessity high level. The Masterplan therefore needs to be subject to a separate and more detailed technical review.

The updated 2024 draft Masterplan is a very comprehensive document in four parts:

1. Strategic Plan: offering an overarching vision connecting heritage conservation (by scaling from urban ensemble, typological/clusters of monuments to individual monuments) and wider public environment and infrastructure (including water, transportation)
2. Guidelines: intended to recall the legal framework and design codes guidelines on the basis of urban fabric typology (commercial, industrial, habitats etc.)
3. Implementation Plan: presenting preliminary vision of the priority development and program guidelines for three zones in central Bukhara ie Samanids Park, Ark Quarter and the New Salahan Quarter (site of the proposed '*Eternal Bukhara*' project).
4. Appendices

The Masterplan and Management Plan are essential tools for aligning heritage preservation with sustainable development by providing structured, long-term strategies for balancing cultural heritage conservation with modern growth. A Masterplan typically offers a comprehensive vision for how heritage sites can be maintained while integrating new development in a way that respects their historical, social, and environmental significance. The Management Plan complements this by outlining the specific actions, policies, and resources needed for ongoing preservation, monitoring, and adaptive reuse. Together, these frameworks ensure that heritage assets are not only protected but facilitates their adaptation to contemporary needs, fostering economic, social, and environmental benefits. By proactively addressing the challenges and opportunities of both heritage conservation and development, they create a harmonious approach that supports community identity, promotes sustainable tourism, and contributes to resilient urban environments.

The Mission noted the comments of the 2020 Joint UNESCO World Heritage Centre/ICOMOS Reactive Monitoring Mission (2020 Reactive Monitoring Mission) regarding the draft Management Plan (Conclusion, p5):

*The Mission notes and supports the recent pro-active approach of the State Party and its relevant authorities in preparing an Integrated Management Plan, and Master Plan for the City. However, the Mission considers that additional work is required to integrate the approach of the UNESCO Recommendation on the Historic Urban Landscape (HUL), and adequate recognition of the World Heritage status of the Historic Centre of Bukhara within the Master Plan, that design guidelines for development and/or infrastructure are necessary, and that separate guidelines should be provided for development including particularly introduction of new infrastructure and alterations and additions to existing dwellings.*

The Mission also noted the comments of the ICOMOS Technical Review of March 2024 which, primarily concerned with the draft Management Plan for Bukhara, reiterated the concerns of the WHC in its **Decision 44 COM 7B.38** regarding the need for an integrated approach to development planning based on the HUL principles ie:

*Takes note of the ongoing preparation of the Master Plan for the City and the integrated Management Plan for the property, noting that additional work is still needed to integrate the approach of the 2011 UNESCO Recommendation on the Historic Urban Landscape (HUL), to coordinate with the Project for Detailed Planning of the Historical Centre of Bukhara, and to recognise adequately the World Heritage status of the property within the Master Plan.*

The 2024 ICOMOS Technical Review recommended that the Management Plan should better coordinate with the Project for Detailed Planning (PDP) of the Historical Centre of Bukhara, ensuring that both initiatives work in tandem. It should also integrate recommendations from the 2020 Reactive Monitoring Mission report and cite provisions from the World Heritage Convention and Operational Guidelines. Additionally, a more detailed analysis of the property's Outstanding Universal Value (OUV), including a schedule of its supporting attributes, should be incorporated, alongside a clearer historical outline and more precise boundary and buffer zone descriptions.

The stated primary objective of the draft Masterplan is to ‘...*establish recommendations that will offer a strategic vision for growth, development, and preservation of the historic centre of Bukhara and its buffer zone, developing adapted urban regulations and focusing on selected priorities*’ (Part 1: Strategic Plan, Masterplan Objective).

The draft Masterplan offers a vision for the historic centre of Bukhara, devolving around the axes of heritage, social and economic growth and sustainability - refined to integrate more explicitly heritage values, contemporary economic and social requirements, environmental concerns and educational objectives. It demonstrates an increased commitment in environmental sustainability in infrastructure development.

It is particularly focused on key aspects of Bukhara that are clearly important contributors to its character (such as historical water systems), although it does not distinguish between those attributes that are critical to OUV and those that contribute more broadly to the character of Bukhara. The draft Masterplan acknowledges the attributes of OUV that are directly responsible for the inscription of Bukhara on the World Heritage List (the term Outstanding Universal Value is used in five places in Part 1: Strategic Plan), but these are related to Bukhara's listing status rather than to strategies or actions). In Part 2: Guidelines, Outstanding Universal Value is not mentioned at all.

In summary therefore, the previous criticisms about the draft Management Plan, specifically that a more detailed analysis of the property's OUV, and the measures to acknowledge and protect these values, are also applicable to the draft Masterplan, notwithstanding its seemingly comprehensive scope of recommended strategic measures.

The draft Management Plan also requires a more thorough analysis of the current condition and state of conservation of the property, with a focused examination of major constraints and issues. Policies should be developed to address these challenges while preserving the attributes which support the OUV of the property. This suggested refinement is not intended to circumvent the need for Conservation Plans and maintenance/restoration strategies to be prepared for individual structures whose heritage value and contribution to the OUV of the property warrant this measure, but to be a broader measure that complements these more focused conservation strategies.

Finally, the policy and empirical measures set out in the Masterplan, once it is adopted, need to be integrated into the statutory planning scheme for the property, including its buffer zone. Unless this occurs, the Masterplan is likely to remain an advisory or policy document that can be disregarded where development pressures are sufficient to force such an outcome.

### **Conclusion:**

The ‘Masterplan of the Historic Centre of Bukhara’ (Parts 1, 2, 3 & 4) is a comprehensive document presented in four parts. As the document was not provided until the Mission had

departed from Uzbekistan, the following comments are based on reviews by the members of the Mission team.

The draft Masterplan offers a vision for the historic centre of Bukhara, centred on the axes of heritage, social and economic growth and sustainability - refined to integrate more explicitly heritage values, contemporary economic and social requirements, environmental concerns and educational objectives.

The Mission concludes that the draft Masterplan requires further development in order to provide the strategic basis for conserving the attributes which support OUV of the World Heritage property Historic Centre of Bukhara while integrating new development in a way that respects and complements its OUV.

1. The draft Masterplan needs to more clearly outline and emphasize the distinction between those attributes of the property that are critical to its OUV and those that contribute more broadly to the character of Bukhara. The strategic and implementation measures set out in the plan should be particularly focused on the protection of these attributes and the measures required to manage new development so that it is complimentary and does not result in adverse impacts on the structures and places that are key OUV contributors.
2. The draft Management Plan should include a more thorough analysis of the current condition and state of conservation of the property, with a focused examination of major constraints and issues. Broad policies should be developed to address these challenges while preserving the attributes which support the OUV of the property, while at the same time Conservation Plans and maintenance/restoration strategies need be prepared for individual structures whose heritage value and contribution to the OUV of the property warrant this measure.
3. The policy and empirical measures set out in the Masterplan, once it is adopted, need to be integrated into the statutory planning scheme for the property, including the buffer zone.
4. As recommended by the WHC and the ICOMOS Technical Review of March 2024, the Masterplan and the Management Plan need to be integrated to ensure they are both complementary in their scope and focused on the OUV of the property.
5. Applied regulations concerning the urban design codes, building regulations should be reviewed, and if necessary be further elaborated for their enforcement within the Master Plan and Management Plan, in order to ensure the consistency of the townscape and continuation of the urban patterns from the historic centre towards the outskirts of the town.
6. The principles and methodology set out in the UNESCO Recommendation on Historic Urban Landscape (HUL, 2011) should be reflected and referred to in the draft Masterplan.
7. The draft Masterplan should be submitted for an independent technical review prior to its adoption as the basis for conservation and new development within the property. As part of the technical review, the relevant findings of the 2020 Joint ICOMOS UNESCO World Heritage Centre Reactive Monitoring Mission and Decisions 44 COM 7B.38 and 45 COM 7B.174 of the World Heritage Committee should be given appropriate consideration.

### **3. Major Monuments and Projects in Bukhara**

#### ***Mission Terms of Reference:***

*Visit and provide preliminary advice on necessary measures for preservation and conservation of Kalon Mosque, Magoki Attari Mosque, Caravanserais complex, the Ark, and other historic structures, if possible, during the Mission.*

Previously, planned restoration and new constructions projects include the restoration of the Abdullakhan, Ulugbek, Miri Arab, Amir Olimkhan, and Rashid Madrasas and Kalon Mosque, Khoja Kalon Hauz and reconstruction of the Shakhristan Market. Documentation, drawings

and Heritage Impact Assessments (HIAs) for these projects have been re-submitted to the World Heritage Centre for review. Projects, which received a positive review are proceeding, whereas others are being revised. Archaeological research continues at the site of the Shakhristan Market.

In accordance with its primary Terms of Reference, the focus of the Mission was the '*Eternal Bukhara*' project and the Draft Masterplan of the city of Bukhara, which limited the capacity of the Mission to assess and provide preliminary advice for the Kalon Mosque, Magoki Attari Mosque, Caravanserais complex, the Ark, and other historic structures. The Mission did visit these monuments, and has provided high level advice based on its observations and the findings of previous Missions (particularly the 2020 Reactive Monitoring Mission) for the Kalon Mosque, the Ark and Shakhristan Bazaar. The Mission was not able to adequately consider appropriate preservation and conservation measures the Magoki Attari Mosque or the Caravanserais complex, although it does provide some high level observations for the former.

### **Kalon Mosque and Minaret**



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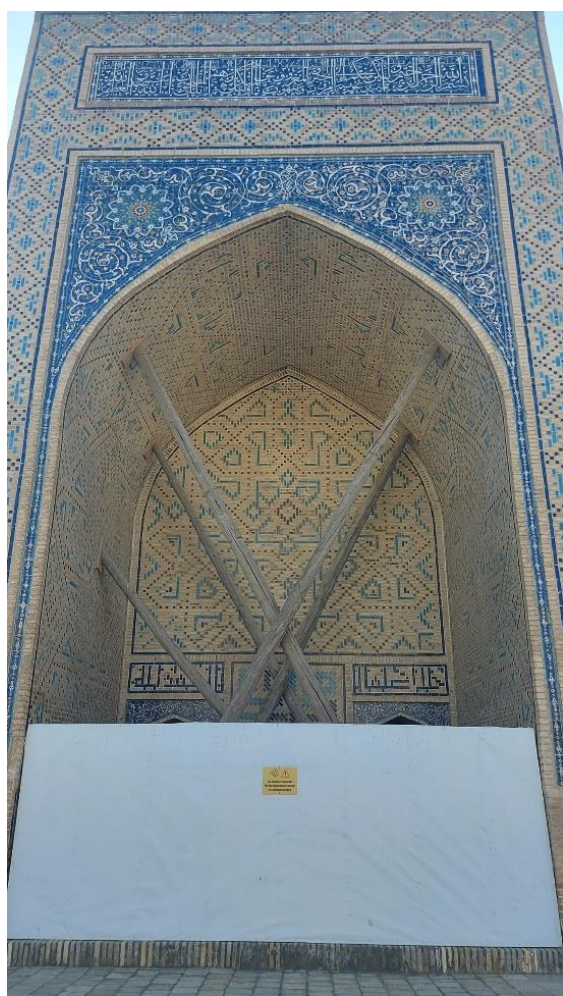
#### ***Background:***

The Kalon Minaret and Mosque in Bukhara are of outstanding historical and architectural significance, symbolizing the cultural and religious heritage of Central Asia. Built in the 12th century during the reign of the Karakhanid dynasty, the Kalon Minaret, also known as the 'Tower of Death,' served as a prominent landmark and a place for the call to prayer. Standing at 46 meters tall, it is a stunning example of the region's advanced engineering and craftsmanship, with intricate brickwork and a circular design that tapers toward the top. The minaret's architectural elegance and sheer scale highlight the sophisticated construction techniques of the time. The adjacent Kalon Mosque, a grand structure with a vast courtyard, an impressive prayer hall, and a central dome, serves as a prime example of Islamic architectural principles, blending functionality with beauty. Together, these monuments represent the zenith of Bukhara's Islamic golden age, reflecting the city's role as a centre of scholarship, culture, and religious life in the medieval Islamic world. Their preservation

continues to attract scholars, tourists, and worshippers, making them key icons of Bukhara's identity.

The Mission did not have sufficient opportunity to undertake a detailed assessment on the current state of conservation, but did observe masonry repair works were under way within the southern side wing of the complex. These works included temporary propping to support an unstable arched recess. The Mission noted the State Party State of Conservation Report 2024 report advice:

*'Restoration works are still in process. The structural integrity of the south wing gallery is addressed in the adapted project documentation of 2023. The project aims to stabilize the south portal and 'reverse' the past interventions in reinforced concrete. Roofs, interiors, decoration, and floors Historic Center of Bukhara (602bis) | SoC 2024 38 are planned to be restored' (Section 2.5, p37.*



Temporary propping © Peter Romey, 2024



Repaired colonnade © Peter Romey, 2024

The report also referred to work to 'reverse' previous restoration works that included the use of reinforced concrete that has exacerbated the structural problems.

The Mission also noted the recommendation of the 2020 Reactive Monitoring Mission (Recommendation 10) regarding the Kalon Mosque:

*The proposed stabilisation work required for the vaults and roofing of the Kalon Mosque should be carefully scoped and implemented, according to the following steps:*

- *Structural assessment to ascertain the necessary interventions needed;*
- *Preparation of a site-specific Conservation Plan to set out appropriate conservation*

- *Approaches for the work to be submitted for review by ICOMOS;*
- *Scoping of the repairs;*
- *Costing of proposed works;*
- *Implementation of conservation works; and*
- *Implementation of an interpretation and management program.*
- *Detailed project documentation should be submitted to the World Heritage Centre for review by the Advisory Bodies.*

### **Conclusion:**

1. The State Party should prepare a report setting out the actions already under way, and the strategy for implementing further actions, necessary for compliance with the recommendations of the 2020 RM Mission, to be submitted for technical review;
2. An interpretation strategy should be prepared and implemented as part of the intended scope of conservation works, with a particular focus on informing the visitor about the evolution of the complex over time (including the extent of previous reconstruction work and measures to address structural issues), as well as the cultural significance of the complex as both a distinct ensemble and as a key component contributing to the broader OUV of the Historic Centre of Bukhara.

### **Magoki Attati Mosque**



Main façade & entrance to Magoki Attati Mosque © Peter Romey, 2024

### **Background:**

The Magoki Attari Mosque is a historically significant structure, dating back to the 9th century, and is one of the oldest surviving mosques in the city. Originally built as a Zoroastrian temple and later converted into a mosque during the early Islamic period, its architectural design reflects the city's rich cultural and religious history. The mosque's distinctive brickwork, intricate terracotta decorations, and its unusual location in a sunken courtyard make it an important example of Islamic architecture in Central Asia. Despite its historical value, the mosque faces significant conservation challenges. The preservation of its unique features, such as the delicate stucco and tile work, is threatened by environmental factors, including the wear and tear caused by exposure to the elements, as well as the urban pressures of modern development. Furthermore, the mosque's subterranean position presents structural challenges, particularly in managing water drainage and maintaining the integrity of its foundation.

The Mission did not have sufficient opportunity to assess or to make comment on the current state of conservation, but notes that neither the 2020 Reactive Monitoring Mission nor the State Party State of Conservation Report 2024 specifically raise concerns about its conservation.

## **The Ark**



Main entry gate © Peter Romey, 2024

### ***Background:***

The Ark of Bukhara, originally built in the 5th century as a fortified residence for Bukhara's rulers, is one of the oldest and most iconic structures in Central Asia. It served as the political and administrative center of the city for over a thousand years, witnessing the rise and fall of several dynasties. In 1920, the Ark was severely damaged during the Soviet Red Army's invasion of Bukhara, which led to the collapse of the Emirate of Bukhara. Following its destruction, the fortress lay in ruins for much of the 20th century. Efforts to preserve and restore the Ark began in the late 20th century, with significant reconstruction work aimed at stabilizing the remaining structures and conserving the historical and architectural integrity of the site. Today, the Ark stands as a symbol of Bukhara's rich history and a testament to the resilience of its cultural heritage.

The Mission did not have sufficient opportunity to undertake a detailed assessment on the current state of conservation, but did observe a great deal of reconstruction work has been undertaken, with sometimes the use of the non-original materials and inappropriately designed new works (for example intrusive services). While recognizing that some reconstruction work occurred prior to the inscription of Bukhara on the World Heritage List, any future interventions should be carefully considered based on heritage impact assessment and detailed project documentation.

Given the ample space inside this large structure, it is also recommended to consider hosting at least some segments of the upcoming 2025 Bukhara Biennale in the Ark, to lessen the pressures to other smaller historical structures such as the caravanserai in the historic centre.

The Mission noted the State Party State of Conservation Report 2024 report advice:

*'Restoration works still in process. The northern wall fortifications are being reconstructed using a mixture of traditional and modern materials. Hohako mosque in the archaeological park is planned to be restored / reconstructed. The West Gate will be restored. A Landscaping project will be executed in the archaeological park' (Section 2.5, p37.*

The Mission also noted the recommendation of the 2020 Reactive Monitoring Mission (Recommendation 11) regarding the Ark Citadel:

*The proposed repair and maintenance works using traditional materials and techniques to Kushbegi, Saikhona, Salomkhana should proceed, but works proposed to the Throne Hall and Jomiy Mosque should be reviewed and re-scoped. The Mission recommends the following additional tasks:*

- *Development of the project documentation for the Throne Hall restoration including comprehensive architectural and historical research, and advanced drawings with further details;*
- *Preparation of a 'Conservation Plan' for the Jomiy Mosque founded on retention of the attributes of the building which contribute to the Outstanding Universal Value of the property;*
- *Revisions to the proposed scope of works for the Jomiy Mosque to reduce the scale of interventions into the original wooden structure and to avoid or minimize replacement of old elements; and columns must be repaired by timber conservation specialists, rather than replaced; and*
- *Scoping the Jomiy Mosque project through further material studies and engineering research, to develop project documentation in accordance with the 'Conservation Plan'.*

*Revised project documentation for the Throne Hall project, and the Conservation Plan, project documentation and revised HIA for the Jomiy Mosque should be submitted to the World Heritage Centre for review by the Advisory Bodies.*



Main courtyard showing reconstructed walls and intrusive rainwater system © Peter Romey, 2024

The Mission also observed that the complex underwent major reconstruction works, especially during the 20<sup>th</sup> century, although there is minimal interpretive material available to explain these changes, nor to inform the visitor about the extent of archaeological remains or the overall cultural significance of the complex as either a distinct ensemble or as a key component contributing to the broader OUV of the Historic Centre of Bukhara.



Extensive area of archaeological remains within the Ark Citadel with minimal interpretation to inform the visitor © Peter Romey, 2024

### ***Conclusion:***

1. In light of the previous WHC and ICOMOS technical reviews, especially the 2020 Reactive Monitoring Mission, ongoing and proposed conservation and associated works at the Ark Citadel should be rigorously planned, documented and assessed for both functionality effectiveness and potential impacts on OUV, in particular the restoration and conservation of the Throne Hall and Jomiy Mosque;
2. The State Party should prepare a report setting out the actions already under way, and the strategy for implementing further actions, necessary for compliance with the recommendations of the 2020 Reactive Monitoring Mission, to be submitted for technical review;
3. An interpretation strategy should be prepared and implemented, with a particular focus on informing the visitor about the evolution of the Ark Citadel over time (including the extent of previous reconstruction work), the extent of archaeological remains as well as the cultural significance of the complex as both a distinct ensemble and as a key component contributing to the broader Outstanding Universal Value of the Historic Centre of Bukhara. Part of the exhibitions planned for the forthcoming Bukhara Biennale could be organized within the ample space of the Ark to valorize the site and reduce the pressure on the smaller-scale historic structures in the historic centre

## **Shakhristan Bazaar**

### ***Background:***

In October 2020, the State Party submitted a revised construction project of 'Shakhristan Market' in the Historic Centre of Bukhara, following ICOMOS reviews on previous project proposals, in February 2018 and March 2020. The project was addressed in the reports of the 2018 ICOMOS Advisory Mission and 2020 joint World Heritage Centre/ICOMOS Reactive

Monitoring Mission to the Historic Centre of Bukhara. ICOMOS also provided a Technical Review of the project prepared in March 2020, requesting that the proposal be substantially revised.

The Mission noted the State Party State of Conservation Report 2024 report advice:

*'Archaeological excavations are still ongoing. Important archaeological finds of architecture are reported. The field season implemented in 2024 continued the archaeological exploration of the area. There is no further information about the future market construction project. The project is frozen.'* (Section 2.5, p37.



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© Peter Romey, 2024

The Mission also noted the recommendation of the 2020 Reactive Monitoring Mission (Recommendation 9) regarding the new Shakhristan Bazaar:

The proposed new **Shakhristan Bazaar** has been subject to a further Technical Review by ICOMOS. The Mission supports the use of this site as a major market, but recommends that the project be modified as suggested in the 2020 Technical Review, including the following further project and design refinements:

- Decreasing the footprint of the new buildings (blocks) and widening open spaces;
- Lowering roof levels and flattening domes, such that the roofs are lower than the Kalon Mosque;
- Providing for comprehensive archaeological investigation and identification of methods for *in situ* conservation of archaeological features;
- Reducing the scale and redesigning the proposed parking area adjacent to the Ark Citadel, so as to ensure that the carparking arrangements provide an appropriate visual setting for the Ark;
- Preparing high quality 3D visualisations with perspectives and modifying designs based on analysis of these perspectives.

The revised project proposal for Shakhristan Bazaar should be submitted to the World Heritage Centre for review by the Advisory Bodies.

### **Conclusion:**

1. The Mission, recognizing fully the relevance of maintaining lively and traditional market places within the World Heritage property, notes advice from the State Party that the project is not proceeding at this stage. This pause will allow for appropriate measures to be put in place to ensure that the project, should it proceed, is subject to the necessary planning, design review, documentation and assessment processes for both functionality effectiveness and potential impacts on OUV. The recommendations of the 2020 Reactive Monitoring Mission and the 2021 Technical Review should be incorporated into the revised concept design if the project were to proceed.
2. The following processes should be planned and implemented:, in line with the previous ICOMOS Technical Review:
  - Archaeological Investigations: Provide detailed information on the progress of archaeological investigations at the site.
  - Conservation Strategy: Develop a comprehensive strategy for the protection, conservation, and presentation of the archaeological remains *in situ*, ensuring that it aligns with the preservation of the Outstanding Universal Value of Bukhara's Historic Centre. This should include:
    - Documentation of consultations with academic and conservation experts.
    - Records of public information and discussions.
    - Decisions from the Scientific Expert Council of the Ministry of Culture.
  - Interdisciplinary Advisory Team: Establish a joint interdisciplinary advisory team of national and international experts with experience in the World Heritage Convention, conservation, and urban design, to support the project's development and ensure its alignment with preservation principles.

### **Governance**

Previous assessments on governance of the property have emphasised that key planning documents need to be prepared and reviewed, and integrated for actual enforcement. These include the Draft Masterplan of the City of Bukhara and The Historic Center of Bukhara is a World Cultural Heritage Site Management Plan, for which the Mission has provided recommendations earlier in this section of the report.

Frameworks like the Masterplan and Management Plan are essential for aligning heritage preservation with sustainable development by providing structured, long-term strategies for balancing cultural conservation with modern growth, but with priority given to the conservation

of OUV. A Masterplan typically offers a comprehensive vision for how heritage sites can be maintained while integrating new development in a way that respects their historical, social, and environmental significance. The Management Plan complements this by outlining the specific actions, policies, and resources needed for ongoing preservation, monitoring, and adaptive reuse. Together, these frameworks ensure that heritage assets are not only protected but also adapted to contemporary needs, fostering economic, social, and environmental benefits. By proactively addressing the challenges and opportunities of both heritage conservation and development, they create a harmonious approach that supports community identity, promotes sustainable tourism, and contributes to resilient urban environments. Hence it is equally important that these frameworks are not only adopted legally but also integrated through practical levels, to implement concrete policy and operational measures.

The Mission also noted the recommendation of the 2020 Reactive Monitoring Mission regarding the need to (inter alia) establish and improve communication regarding World Heritage requirements, processes and procedures at the national, regional and municipal levels of the government (Recommendation 2), and urges that these measures be integrated into the ongoing governance measures for the property.

### **International Advisory Committee**

The International Advisory Committee (IAC) for World Heritage properties in Uzbekistan was established in response to the recommendation of the 2020 Joint UNESCO World Heritage Centre/ICOMOS Reactive Monitoring Mission (Recommendation 1), and is a unique support mechanism provided by UNESCO in Central Asia. This mechanism should be continued, with the expertise of its members advising national authorities on the conservation of cultural heritage properties and the implementation of World Heritage Committee decisions and recommendations from previous Missions.

During its third technical session, held in conjunction with the Advisory Mission, the Mission observed that the IAC's terms of reference need further refinement. This would help clarify its mandate, distinguishing it from that of the World Heritage Committee, and ensure a more efficient division of work among the experts to optimize investment and resources. It is notably suggested to orient the experts' contribution towards technical projects with concrete suggestions for their elaboration and refinement.

### **Capacity-Building**

The Mission was impressed by the significant participation of national stakeholders, including both central and provincial authorities, as well as various specialized agencies. However, it is essential that the local authorities develop a comprehensive capacity-building strategy. This should involve a critical review of the current profile of the national experts and past initiatives, and the formulation of a long-term strategic plan based on an actual assessment of the needs for specialized experts (such as archaeologists, conservation architects, urban planners, museum conservators, curators, heritage lawyers, education specialists, fundraising professionals, international cooperation coordinators and community engagement facilitators). The strategy should link these needs to university-level education, combined with international experience and on-the-job training.

The Mission also noted the recommendation of the 2020 Reactive Monitoring Mission regarding the need to initiate a capacity-building and training programme regarding the requirements of the World Heritage Convention and its Operational Guidelines, the processes and procedures of the World Heritage system, the application of policies, strategies and working tools, with a particular focus on the implementation of the 2011 UNESCO Recommendation on the Historic Urban Landscape (HUL), and the process for Heritage Impact Assessments (HIA), as a means of strengthening management and conservation of World Heritage properties in Uzbekistan (Recommendation 4). The Mission urges that these measures be integrated into the ongoing governance measures for the property.

## 5. CONCLUSIONS AND RECOMMENDATIONS

In the previous decades, Uzbekistan has been rapidly establishing itself as an emerging cultural power in Central Asia, drawing on its rich historical legacy and strategic position at the crossroads of ancient trade routes. With its vibrant cities like Samarkand, Bukhara, and Khiva, Uzbekistan is a living testament to centuries of cultural exchange, where the legacies of Persian, Turkic, and Islamic civilizations have blended to create a unique and dynamic heritage. These cities, once key nodes on the Silk Road, are renowned for their stunning architecture, grandiose monuments, and profound intellectual contributions that have shaped both the region and the wider world.

Uzbekistan's cultural renaissance is also evident in its growing role as a regional leader in Central Asia. The country's commitment to revitalizing its cultural infrastructure is helping to foster greater regional integration and cooperation, allowing it to become a hub for cross-cultural exchange in the heart of Central Asia. This emerging cultural influence is supported by a renewed emphasis on education, with an increasing number of young artists, scholars, and professionals benefiting from international collaborations and opportunities.

The ongoing developments surrounding its major World Heritage sites must be viewed within this context. As an emerging cultural force in Central Asia and beyond, the authorities of Uzbekistan are encouraged to set an exemplary standard in the execution of these ambitious plans.

The physical characteristics that collectively contribute to the Outstanding Universal Value (OUV) of the Historic City of Bukhara (the property) currently remain evident and tangible. These characteristics serve to demonstrate the property's integrity and authenticity, which are key attributes in maintaining its OUV. The city's unique blend of different historical quarters, iconic monuments, architectural grandeur, cultural significance and vibrant communities collectively form an irreplaceable ensemble of living heritage city. This combination of tangible and intangible elements continues to reflect the diverse cultural influences that have shaped the city throughout the centuries. Their preservation is crucial, as it ensures the continued appreciation of Bukhara's OUV.

The Advisory Mission to two World Heritage properties in Uzbekistan, 'Historic Centre of Bukhara' and 'Samarkand – Crossroad of Cultures', was carried out from November 18 to November 22, 2024, at the request of the State Party. The Mission aimed to provide expert advice and guidance on various aspects of conservation, urban planning, and heritage management at these properties, which are part of Uzbekistan's cultural heritage.

The Mission's specific tasks were outlined in the Terms of Reference (Annex 1), and these tasks included the following key objectives:

1. **Assessment of the 'Eternal Bukhara' Project:** The Mission team visited the project site of the 'Eternal Bukhara' initiative, located in the buffer zone of the Historic Centre of Bukhara. The Mission was tasked with providing preliminary advice on the detailed project documentation, particularly focusing on the Heritage Impact Assessment (HIA) report. The review aimed to evaluate the project's potential impacts on the Outstanding Universal Value (OUV) of Bukhara's heritage and ensure that the proposed development would not negatively affect the site's cultural significance.
2. **Review of the Draft Masterplan for the City of Bukhara:** The Mission also considered the Draft Management Plan for Bukhara, a critical document in the property's long-term urban development, and its relationship to the Draft Masterplan.
3. **Assessment of Major Monuments and Projects:** The Mission visited key monuments within Bukhara, including the Kalon Mosque, Magoki Attari Mosque, the Caravanserai complex, the Ark, and other historic structures including the Shakhristan Bazaar.

In addition to these specific tasks, the Mission conducted a broader review of the state of conservation of the property. The team noted potential adverse impacts on the OUV of the

property, considering both existing conditions and the effects of recent and upcoming developments. This broader review, though not explicitly included in the Terms of Reference, was essential for understanding the overall conservation context.

The findings of the 2020 Reactive Monitoring Mission, which had previously assessed the OUV of the property, were also taken into account. The Mission concluded that the property continues to retain the attributes that contribute to its OUV, despite challenges posed by legacy developments, including both excessive restoration interventions and some newer developments. Issues such as the poor condition of certain monuments and potential impacts from new projects were acknowledged. However, the State Party and relevant authorities are actively working to mitigate these negative impacts. The Mission emphasized that while some monuments require immediate attention, the introduction of a values-based conservation approach should ensure that the conservation process is both measured and sensitive to the site's needs.

## Conclusions

Regarding the '**Eternal Bukhara**' project, the Mission recognized the potential benefits of the development in terms of enhancing the cultural awareness and environmental amenity of the precinct and the property more generally. However, it also stressed that further analysis and refinement of the project are necessary to ensure that it does not result in adverse impacts on the OUV of the property.

The Mission had formed the view that a detailed and focused HIA, prepared in accordance with the Guidance and Toolkit for Impact Assessments in a World Heritage Context (HIA Guidance), needs to be prepared. A comprehensive HIA was received in early April 2025, but the Mission members were not in a position to conduct a comprehensive review of the report. The HIA needs to be subject to an independent technical review before it is adopted as the basis for consideration of the potential impacts on OUV for the 'Eternal Bukhara' project.

Regarding the **draft Masterplan of the Historic Centre of Bukhara** (Parts 1, 2, 3 & 4), the complete draft was not provided until the Mission had departed from Uzbekistan. It was not possible therefore to conduct a preliminary review in advance of the Mission nor to prepare queries or comments for response from the State Party and the Masterplan project team while the Mission was in Bukhara. It was necessary for the Mission members to review and prepare comments on the draft Masterplan following their return from Uzbekistan, but these comments are by necessity high level. The Mission acknowledges the comprehensive vision presented in the plan but recommends further development to ensure the effective conservation of the attributes which support the OUV of the property while accommodating new urban development. Moreover, the Mission is of the view that the Draft Masterplan requires a full and detailed technical review before it can be finalized and adopted.

Regarding other major monuments visited by the Mission, high level advice is included based on its observations and the findings of previous Missions (particularly the 2020 Reactive Monitoring Mission) for the Kalon Mosque, the Ark and Shakhristan Bazaar.

In accordance with its primary Terms of Reference, the focus of the Mission was the '*Eternal Bukhara*' project and the Draft Masterplan of the city of Bukhara, which limited the capacity of the Mission to assess and provide preliminary advice for the Kalon Mosque, Magoki Attari Mosque, Caravanserais complex, the Ark, and other historic structures (including Shakhristan Bazaar). The Mission did visit these monuments, and has provided high level advice for the Kalon Mosque, the Ark and Shakhristan Bazaar, based on its own observations and the findings of previous Missions (particularly the 2020 Reactive Monitoring Mission). The Mission was not able to adequately consider appropriate preservation and conservation measures the Magoki Attari Mosque or the Caravanserais complex, although it does provide some high level observations for the former.

In addition to the specific recommendations for the monuments and projects under review, the Mission also addressed the need for a broader strategy to build human capacity for heritage

preservation across Uzbekistan, strengthening the expertise of conservation professionals and best practices in heritage management, and drawing on past initiatives in the field.

Overall, the Advisory Mission suggests a detailed and nuanced set of recommendations, aimed at supporting the authorities in their efforts to conserve the OUV of Bukhara while allowing for sustainable urban development. The mission's findings underscore the importance of balancing conservation with development and emphasize the need for a comprehensive, values-based approach to heritage management.

## **Recommendations**

Based on the analysis presented in the analytical sections, the Mission recommends that the State Party undertake the following actions:

### **1. 'Eternal Bukhara' Project**

1. Ensure that a comprehensive Heritage Impact Assessment (HIA) is in place to provide a detailed assessment of the potential heritage impacts, particularly those affecting OUV, in accordance with the recommendations set out in the preliminary HIA and following the methodology set out in the guideline 'Guidance and Toolkit for Impact Assessments' (UNESCO/ICCROM/ICOMOS/IUCN, 2022). The HIA should include recommendations for design refinements and other measures to avoid and/or mitigate adverse heritage impacts, and align with the strategies set out in the Masterplan for the Historic City of Bukhara. Submit the HIA for an independent technical review prior to its adoption as the basis for consideration of the potential impacts on OUV resulting from the 'Eternal Bukhara' project before the project can proceed.
2. Prepare comprehensive visual analysis studies to assess the impact of the proposed 'Eternal Bukhara' project, with particular attention to key views from within the World Heritage property.
3. Prepare detailed documentation to assess the compatibility between the retained heritage segments of Sallakhana Gate, Ibn Sino Park, and Ibn Sino Statue, and the new buildings, as well as their relationship to the broader landscape context.
4. Develop, for technical review, the detailed scale, form, and architectural language for the three hotels proposed for the eastern frontage of the development, noting the need to enhance their compatibility with the buffer zone context, particularly in coordination with the finalization of the Masterplan and the HIA.
5. Assemble a record of the demolished structures on the site, utilizing available documentation, and conduct a comprehensive desktop archaeological assessment of the site, prior to the implementation of the 'Eternal Bukhara' project. The results of this assessment, and any further measures to investigate and document the archaeological evidence, should be incorporated into the project timeline to avoid the need for 'rescue archaeological excavations' during the project's progress.
6. Develop and implement a comprehensive archaeological research strategy to continue the research already undertaken in this precinct, analyzing the gaps in the scientific knowledge relating to the pre-Timurid period, with the full involvement of national expert institutions, experts and researchers.

### **2. Draft Masterplan of Bukhara**

7. Clarify and emphasize the distinction between attributes which support the OUV of the property and those that contribute more broadly to the character of Bukhara in the draft Masterplan. Focus the strategic and implementation measures on protecting these aspects and managing new development to ensure it is complementary and does not negatively impact on OUV.

8. inDevelop broad policies to address the current condition and state of conservation of the property in conjunction with the draft Management Plan, while preserving the attributes which support the OUV of the property, and prepare detailed conservation plans and maintenance/restoration strategies for individual structures whose heritage value warrants such measures.
9. Integrate the Masterplan and the Management Plan, as recommended by the WHC and ICOMOS Technical Review of March 2024, to ensure both documents are complementary in scope and focused on preserving the World Heritage OUV of the property.
10. Integrate the policy and empirical measures outlined in the Masterplan into the statutory planning scheme for the property, including the buffer zone, once the plan is adopted.
11. Review and, if necessary, amend applicable urban design codes and building regulations to align with the Masterplan and Management Plan.
12. Reflect and refer to the principles and methodology set out in the UNESCO Recommendation on Historic Urban Landscape (HUL, 2011) in the draft Masterplan.
13. Submit the draft Masterplan for an independent technical review prior to its adoption as the basis for conservation and new development within the property. As part of the technical review, the relevant findings of the 2020 Joint ICOMOS UNESCO World Heritage Centre Reactive Monitoring Mission and Decisions 44 COM 7B.38 and 45 COM 7B.174 of the World Heritage Committee should be given appropriate consideration.

### **3. Major Monuments and Projects in Bukhara**

#### **Kalon Mosque and Minaret**

14. Prepare a report outlining the actions already underway and the strategy for implementing further actions necessary to comply with the recommendations of the 2020 Reactive Monitoring Mission, and submit it for technical review.
15. Develop and implement an interpretation strategy as part of the planned conservation works, as well as a tourism strategy, with a specific focus on educating visitors about the evolution of the complex over time, including previous reconstruction efforts, measures to address structural issues, and its cultural significance as both a distinct ensemble and a key contributor to the broader OUV of the Historic Centre of Bukhara.

#### **The Ark**

16. Plan, document, and assess ongoing and proposed conservation and associated works at the Ark Citadel, particularly the restoration and conservation of the Throne Hall and Jomiy Mosque, to ensure both functionality and effectiveness, and to evaluate their potential impacts on OUV, in light of previous WHC and ICOMOS technical reviews, especially the recommendations of the 2020 Reactive Monitoring Mission.
17. Prepare a report outlining the actions already underway and the strategy for implementing further actions necessary for compliance with the recommendations of the 2020 Reactive Monitoring Mission, and submit it for technical review.
18. Develop and implement an interpretation strategy with a focus on informing visitors about the evolution of the Ark Citadel over time, including previous reconstruction work, the extent of archaeological remains, and the cultural significance of the complex as both a distinct ensemble and a key contributor to the broader OUV of the Historic Centre of Bukhara.
19. Consider organizing part of the exhibitions planned for the forthcoming Bukhara Biennale within the ample space of the Ark to valorize the site and reduce the pressure on the smaller-scale historic structures in the historic centre.

#### **Shakhristan Bazaar**

20. Implement appropriate measures ensuring that, should the project proceed, it undergoes the necessary planning, design review, documentation, and assessment processes for both functionality and potential impacts on OUV. The recommendations of the 2020 Reactive Monitoring Mission and the 2021 Technical Review should be incorporated into the revised concept design, and submitted to the World Heritage Centre, for review by the Advisory Bodies, as per Decision 45 COM 7B.174 of the World Heritage Committee.
21. Plan and implement the following processes:
  - a. Conduct archaeological investigations and provide detailed information on their progress at the site.
  - b. Develop a comprehensive conservation strategy for the protection, conservation, and presentation of the archaeological remains in situ, ensuring alignment with the preservation of the Outstanding Universal Value of Bukhara's Historic Centre. This should include:
  - c. Document consultations with academic and conservation experts.
  - d. Record public information and discussions.
  - e. Include decisions from the Scientific Expert Council of the Ministry of Culture.
  - f. Establish a joint interdisciplinary advisory team of national and international experts with experience in the World Heritage Convention, conservation, and urban design, to support the project's development and ensure alignment with preservation principles.

## **4. Other Recommendations**

### **Governance**

22. In full compliance with Paragraphs 118bis and 172 of the Operational Guidelines concerning the obligation of the State Party, submit to the World Heritage Centre, for review by the Advisory Bodies, full detailed technical proposals (rationale, intervention methodology, action plan and stakeholders) for proposed development projects and activities. This documentation should include a Heritage Impact Assessment for new initiatives, and post implementation assessments and mitigation measures considered for the projects that are ongoing or implemented, which may imply alterations to existing contractual arrangements.
23. Develop effective measures to establish and improve communication regarding World Heritage requirements, processes and procedures at the national, regional and municipal levels of the government, and integrate these measures into the ongoing governance of the property.

### **International Advisory Committee**

24. Further refine IAC's terms of reference to clarify its mandate, distinguishing it from that of the World Heritage Committee, and to facilitate a more efficient division of work among the experts to optimize investment and resources. It is recommended that the experts' contribution be particularly directed towards technical projects to assist the State Party with concrete suggestions for the elaboration of technical proposals.
25. Continue to support and liaise with the IAC, and implement its recommendations or advice, particularly in regard to development and/or conservation projects within the property and the buffer zone.

### **Capacity Building**

26. Further develop a three-year comprehensive national capacity-building programme, to reinforce and develop capacities in the fields of World Heritage site management, management tool elaboration, Heritage Impact Assessments, as well as technical projects

for historic monuments, towns and museums (such as archaeologists, conservation architects, urban planners, museum conservators, curators, heritage lawyers, education specialists, fundraising professionals, international cooperation coordinators and community engagement facilitators). The strategy should link these needs to university-level education, combined with international experience and on-the-job training.

27. Initiate a capacity-building and training programme regarding the requirements of the World Heritage Convention and its Operational Guidelines, the processes and procedures of the World Heritage system, the application of policies, strategies and working tools, with a particular focus on the implementation of the 2011 UNESCO Recommendation on the Historic Urban Landscape (HUL), and the process for Heritage Impact Assessments (HIA), as a means of strengthening management and conservation of World Heritage properties in Uzbekistan.

## 6. ANNEXES

### **Annex 1: Terms of Reference of the Joint World Heritage Centre / ICOMOS Advisory Mission to the ‘Historic Centre of Bukhara (Uzbekistan)’**

November 2024

#### **TERMS OF REFERENCE**

##### **World Heritage Centre / ICOMOS Advisory Mission to Bukhara and Samarkand (Uzbekistan)**

At its 45<sup>th</sup> session, the World Heritage Committee requested the State Party of Uzbekistan to submit to the World Heritage Centre detailed project documentation for proposed conservation and development projects in Bukhara and Samarkand (Decisions 45 COM 7B.174 and 45 COM 7B.50).

In line with this request, the State Party of Uzbekistan has invited a WHC/ICOMOS Joint Advisory Mission in order to provide an on-site briefing about the proposed conservation and development projects in ‘Historic Centre of Bukhara’ and ‘Samarkand – Crossroad of Cultures’ World Heritage properties and their buffer zones, to receive Mission recommendations about these projects, and to consult with the Mission on the draft of the integrated Master Plan of Bukhara.

As well as considering specific projects above, the Mission should assess the overall state of conservation of the properties in relation to the criteria for which they were inscribed on the World Heritage List, including the conditions of integrity and authenticity and protection and management and the attributes which support their Outstanding Universal Value.

In particular, the Advisory Mission is requested to undertake the following:

##### **Historic Centre of Bukhara** (*Full statement of Outstanding Universal Value as Annex 1*)

1. Visit the project site and provide preliminary advice on the detailed project documentation concerning the ‘*Eternal Bukhara*’ project in the buffer zone, including the HIA report;
2. Assess and advise on the Draft Masterplan of the city of Bukhara, considering the following preparatory work provided by the authorities:
  - a. The outcomes of the phase 1: Diagnosis, considering the issues and challenges encountered, as well as the feedback obtained during the stakeholder workshops.
  - b. The presentation of phase 2 with focus on the proposed direction of the Masterplan. Familiarization with the vision, the envisaged urban structuring, and the identification of project sectors and programmes.
  - c. The presentation of an action plan highlighting the possible scope of works of phase 3, including the elaboration of the Management Plan and implementation of the first priority and activation projects highlighted in Phase 2.
3. Visit and provide preliminary advice on necessary measures for preservation and conservation of Kalon Mosque, Magoki Attari Mosque, Caravanserais complex, the Ark, and other historic structures, if possible, during the Mission.

##### **Samarkand – Crossroad of Cultures**

(*Full statement of Outstanding Universal Value available as Annex 2*)

1. Visit the project site, assess and provide preliminary guidance on the museum concept, architectural concept and detailed project documentation and action plan for the the Silk Road Museum.

2. Visit, and review and assess necessary measures for preservation and conservation of Shah-i-Zinda, Gori Amir, Ulugbek Observatory, Registan, and other historic structures, if possible, during the Mission.

In undertaking the above tasks, the Mission should have particular regard to:

- World Heritage Committee Decisions 45 COM 7B.174 and 45 COM 7B.50 (refer Annex 3);
- The ICOMOS Technical Review of the Draft Bukhara Management Plan dated March 2024;
- The conclusions and recommendation of the Joint UNESCO World Heritage Centre / ICOMOS Reactive Monitoring Mission Report on the Historic Centre of Bukhara 17-21 January 2020.
- The conclusions and recommendation of the Joint UNESCO World Heritage Centre / ICOMOS Reactive Monitoring Mission Report on Samarkand – Crossroad of Cultures 12-16 January 2020.

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The State Party of Uzbekistan will cover all the expenses related to this Mission, and will facilitate consultation with stakeholders and organise field visits to key locations within the World Heritage properties in Bukhara and Samarkand.

The Mission is expected to consult with relevant Uzbek authorities at national, provincial and municipal levels, in particular the Agency of Cultural Heritage and the National Commission of the Republic of Uzbekistan for UNESCO. The Mission should also meet with the representatives of World Heritage cities and local communities.

To enable the preparation for the Mission, the following items are to be provided in English to the World Heritage Centre (keeping ICOMOS International in copy of all exchanges) as soon as possible, **prior to the Mission**:

- a) A proposed programme and itinerary for the Mission;
- b) A schedule of personnel who will be involved in the Mission, including State Party representatives, national, provincial and municipal authorities, the properties' management authorities, and representatives of local communities;
- c) A brief outline of legal regulations that apply to the property (heritage laws, decrees and sub-decrees) and relevant information about any proposed changes or new legal regulations;
- d) A schedule and timeline of completed, current and proposed projects at the property since the time of the 2020 Reactive Monitoring Mission;
- e) Documentation for all on-going and/or proposed conservation and development projects within the properties;
- f) The current version of the integrated Masterplan for the Historic Centre of Bukhara;
- g) The Heritage Impact Assessment for the Eternal Bukhara project in the buffer zone of the Historic Centre of Bukhara highlighting the update, if any;
- h) Project documentation for the Silk Road Museum in Samarkand;

Based on the results of the above-mentioned briefings, field inspections, assessments and on the discussions held with the representatives of the State Party and other stakeholders, the mission is expected to develop recommendations for the Government of Uzbekistan.

These recommendations will aim to provide guidance for actions concerning the proposed conservation and development projects in Bukhara and Samarkand to facilitate and ensure conservation of the attributes of the properties' which support their Outstanding Universal Value.

The Mission will prepare a concise report on its findings and recommendations within ten weeks following the site visit, having regard to the Mission report format provided at Annex 4.

## **Annex 2: Statement of Outstanding Universal Value:**

### **Historic Centre of Bukhara**

Bukhara, which is situated on the Silk Route, is more than 2,000 years old. It is the most complete example of a medieval city in Central Asia, with an urban fabric that has remained largely intact. Monuments of particular interest include the famous tomb of Ismail Samani, a masterpiece of 10th-century Muslim architecture, and a large number of 17th-century madrasas.

#### **Brief synthesis**

The Historic Centre of Bukhara, situated on the Silk Roads, is more than two thousand years old. It is one of the best examples of well preserved Islamic cities of Central Asia of the 10th to 17th centuries, with an urban fabric that has remained largely intact.

Bukhara was long an important economic and cultural center in Central Asia. The ancient Persian city served as a major center of Islamic culture for many centuries and became a major cultural center of the Caliphate in the 8th century.

With the exception of a few important vestiges from before the Mongol invasions of Genghis Khan in 1220 and Temur in 1370, the old town bears witness to the urbanism and architecture of the Sheibani period of Uzbek rule, from the early 16th century onwards. The citadel, rebuilt in the 16th century, has marked the civic center of the town since its earliest days to the present,

Important monuments that survive from early times include the famous Ismail Samanai tomb, impressive in its sober elegance and the best surviving example of 10th century architecture in the whole Muslim world. From the 11th century Karakhanid period comes the outstanding Poi-Kalyan minaret, a masterpiece of decoration in brick, along with most of the Magoki Attori mosque and the Chashma Ayub shrine. The Ulugbek medresseh is a surviving contribution from Temurid. With the advent of the Sheibanids came some of the most celebrated buildings of Bukhara: the Poi-Kalyan group, the Lyabi-Khauz ensemble, the Kosh Medresseh and the Gaukushon medresseh in the Hodja-Kalon ensemble. Later buildings from this phase of Bukhara's history include monumental medressehs at important crossroads: Taki Sarafon (Dome of the Moneychangers), Taki-Tilpak-Furushan (Dome of the Headguard Sellers), Tim-Bazzazan, and Tiro-Abdullah-Khan. In the early 17th century fine buildings were added, including a new great mosque, Magoki Kurns (1637), and the imposing Abdullaziz-Khan medresseh (1652).

However, the real importance of Bukhara lies not in its individual buildings but rather in its overall townscape, demonstrating the high and consistent level of urban planning and architecture that began with the Sheibanid dynasty.

Criterion (ii): The example of Bukhara in terms of its urban layout and buildings had a profound influence on the evolution and planning of towns in a wide region of Central Asia.

Criterion (iv): Bukhara is the most complete and unspoiled example of a medieval Central Asian town which has preserved its urban fabric to the present day.

Criterion (vi): Between the 9th and 16th centuries, Bukhara was the largest centre for Muslim theology, particularly on Sufism, in the Near East, with over two hundred mosques and more than a hundred madrasahs.

#### **Integrity**

The property contains all the attributes that sustain its Outstanding Universal Value. Its boundaries and buffer zone are appropriate and adequate. Despite the insensitivity of much of the new construction from 1920 until the 1950s and earthquake damages, Bukhara retains much of its historic ambience and still has a largely intact urban fabric.

However, the integrity of the property is threatened by aggressive impact of salinity and underground water and by termites causing the erosion of wooden structures. In addition, large numbers of the outstanding earthen buildings are in some quarters extremely vulnerable due to the deterioration of the historic fabric.

#### Authenticity

Bukhara has preserved a great deal of its urban layout that dates from the Sheibanid period. Modern buildings have been erected in the historic centre over the past half-century that have destroyed the appearance of some quarters, but in others the medieval townscape has survived. The proportion of old structures, particularly the public and religious buildings, nonetheless remains high, and the historic centre is unquestionably of outstanding significance as an exceptional example of a largely medieval Muslim city of Central Asia.

In the context of regarding the Historic Centre of Bukhara as an entire entity – expressed through a variety of attributes including urban setting, form and design, use of materials and techniques, functions and tradition – some factors can be recognized as having the potential to impact adversely on the authenticity of the property, namely: (i) the diminishing use of traditional materials and traditional building techniques and introduction of new building materials, as well as new architectural details; (ii) inadequate documentation of major monuments and urban fabric; (iii) urban development pressures resulting in inappropriate designs of new structures.

#### Protection and management requirements

Relevant national laws and regulations concerning the World Heritage property include the Law on Protection and Exploitation of Cultural Heritage Properties, 2001. Current laws together with urban planning codes provide protection of monuments of cultural heritage and their buffer zones. These documents are reflected in the Master Plan of Bukhara city in 2005. In addition, the Cabinet of Ministers of the Republic of Uzbekistan approved special Decree No. 49 of 23 March 2010 'On State programme on research, conservation, restoration and adaptation to modern use of the cultural heritage properties of Bukhara until 2020'. At present this state programme is being implemented which provides an additional layer for the protection and conservation of the property.

Management of monuments of cultural heritage in Bukhara is carried out by the Ministry of Culture and Sports of the Republic of Uzbekistan at national level and Bukhara Regional Inspection for Protection and Utilization of Monuments of Cultural Heritage and local authorities at regional level.

In the framework of protection of cultural heritage of the historic centre of Bukhara, Cabinet of Ministries of the Republic of Uzbekistan adopted a State Programme for complex activities on research, conservation, restoration of monuments of cultural heritage of the Historic Centre of Bukhara and their adaptation to the modern needs for the period 2010-2020. Interventions are strictly regulated in order to ensure the integrity and characteristic elements of monuments. During the realization of the State Programme the monitoring of monuments will be carried out on a permanent base. A management plan, which should include a computerized database, a Master Conservation and Development Plan, a scientific monitoring system, an infrastructure plan, design guidelines, and guidelines and regulations for all tourist services, is required in order to sustain the Outstanding Universal Value of the property and balance the needs for sustainable development. To maintain the conditions of integrity and authenticity, a comprehensive conservation strategy needs to be in place, in particular, to remove cultural layers built on later periods and to reduce the surface of streets to their historical level. Another important aspect is to build capacity in traditional building techniques. At present Urban Planning Scientific-Research and Project Institute is developing a project of detailed planning of historic centre of Bukhara, which will further address these issues.

## Annex 3 World Heritage Committee Decisions 45 COM 7B.174

### Historic Centre of Bukhara (Uzbekistan) (C 602bis)

The World Heritage Committee,

1. Having examined Document WHC/23/45.COM/7B,
2. Recalling Decision 44 COM 7B.38 adopted at its extended 44th session (Fuzhou/online, 2021),
3. Welcomes the progress made to address previously identified threats to the Outstanding Universal Value (OUV) of the property through regulatory change, capacity building, preparation of additional guidance documents, and proposed conservation works;
4. Also welcomes the establishment of the of the Agency for Cultural Heritage (ACH), the local Public Scientific Advisory Council and the International Advisory Committee (IAC) for World Heritage properties in Uzbekistan and emphasizes that the IAC with the support of its experts should advise the national authorities on the conservation of the cultural heritage properties and implementation of Committee decisions and previous Mission recommendations;
5. Notes that substantial revisions are necessary to incorporate the outcomes of the 2020 Reactive Monitoring Mission into the Management Plan and integrate the principles of the Recommendation on the Historic Urban Landscape (2011) within the Master Plan, and further welcomes advice from the State Party that the moratorium on development and new work has been extended to include the buffer zone of the property and will remain in place until the integrated Master Plan and Management Plan are finalised, submitted to the World Heritage Centre and positively reviewed;
6. Reiterates its previous request that the State Party implement fully the recommendations of the 2020 Mission;
7. Also requests the State Party to submit to the World Heritage Centre, for review by the Advisory Bodies, and in accordance with the provisions of Paragraph 172 of the *Operational Guidelines*, revised detailed project documentation for proposed works to Shakhristan Bazaar, Kalon Mosque, Amir Alimkhan Madrassah, Mir Arab Madrassah, within the Ark Citadel and Khoja Kalon Hauz, and further requests the State Party to provide a report on urgent conservation works to Abdulazzizkhan Madrassah, as well as on the implementation of the project for Abdulakhan Madrassa, which have been supported through International Assistance;
8. Encourages the State Party to continue to prepare Heritage Impact Assessments (HIAs) for all major conservation or development projects, and to adopt the methodology of the *Guidance and Toolkit for Impact Assessments in a World Heritage Context*, and to continue to submit detailed project documentation to the World Heritage Centre for review, in conformity with Paragraph 172 of the Operational Guidelines, including for the proposed installation of 15 vertical drainage wells, which are intended to address salinity and groundwater issues;

9. Also encourages the State Party to ensure that stronger legal protection, planning codes and owner incentives are provided to control development in mahallas, including protection for individual traditional houses, which are not listed under national protection, as these are attributes supporting the OUV of the property, as well as the continued efforts to deepen the understanding of all stakeholders on the rules, regulations and role of each stakeholder relating to the World Heritage properties, especially the local authorities and inhabitants;
10. Requests the State Party to submit to the World Heritage Centre, by 1 December 2024, an updated report on the state of conservation of the property and the implementation of the above, for examination by the World Heritage Committee at its 47th session.

## Annex 4: Summary of past conservation issues and World Heritage Committee deliberations

Based on the recommendations of the 2010 joint WHC/ICOMOS Reactive Monitoring Mission, the State Party was requested to develop a Management Plan, built around the OUV (**35 COM 7B.79, 37 COM 7B.68**) to address the lack of coordination for conservation and restoration activities, and to establish a Steering Committee for the property to ensure its proper management and conservation. A coordinated conservation approach for activities within the property and its buffer zone was encouraged, as well as the application of UNESCO *Recommendation on Historic Urban Landscape* (HUL, 2011) as a useful tool to help management development within the World Heritage property (**Decision 39 COM 7B.72, 2015**).

The 2016 joint World Heritage Centre/ICOMOS Reactive Monitoring Mission requested by **Decision 39 COM 7B.72**, noted that, wide historical residential areas (mahallas) with traditional houses, irrespective of their status at national level, were still to be documented, and require comprehensive research to better understand their heritage values. The Mission observed that the monuments and sites within the Historic Centre of Bukhara are in variable state of conservation and that urban development pressure results in the inappropriate building of new structures on the traditional houses (and/or mahallas) in the centre of city. Besides conservation issues of Ulugbek Madrassah and earthen structures in the historic centre, the traditional houses, the Mission noted that there was insufficient control over development in *mahallas*, not listed as being under national protection, and emphasized that adequate legal protection should be granted to all attributes of the property, including the traditional houses. Hence, the Mission considered that, apart from the immediate completion of the Management Plan, the development of regulations and guidelines for conservation and rehabilitation projects, rules and guidelines for the residents, buildings owners and users of the historical centre, should be a priority to improve the protection and management of the property.

During a workshop on the Historic Urban Landscape (HUL) in October 2016, recommendations were made for improved legal protection and planning codes for cultural heritage, including subsidies for private owners and restoration of traditional irrigation systems. At its 41st session in 2017, the Committee acknowledged progress on the Management Plan but expressed concern over the lack of follow-up on the 2016 Reactive Monitoring Mission's recommendations regarding the degradation of traditional houses and inadequate conservation guidelines. Many issues previously raised such as the degradation of traditional houses, the lack of guidelines for the rehabilitation of housing and structural restoration projects, the use of new materials and techniques, inadequate documentation of major historic buildings and urban fabric, and the need for stronger protection, planning tools, documentation and a Conservation Plan, remained unaddressed, and the status of workshop outcomes was unclear. The Committee urged the State Party to implement the Mission's recommendations to strengthen protection and documentation, highlighting the high vulnerability of the property due to incremental changes threatening its Outstanding Universal Value.

In April 2018, an ICOMOS Advisory Mission was carried out to the property and repeated recent, widespread damage and destruction of attributes of the property's OUV, as a direct result of the Project for Detailed Planning (PDP) of the Historical Centre of Bukhara Development, which is based on a national decree to stimulate tourism development in the property and its region. The PDP was intended to improve living conditions through the installation of civic services and includes large-scale construction, restoration, and infrastructural development; however, it has also led to the collapse of sections of important monuments, to a widening of streets, and to changes in the property's urban topography, potentially destroying archaeological attributes. The PDP was not assessed through a Heritage Impact Assessment (HIA), and the projects it foresees were not communicated to the World Heritage Centre before implementation began.

The 2018 Advisory Mission noted that the continued implementation of the PDP could have serious, irreversible negative impacts on the OUV of the property, and concluded that the management and planning systems for the property are inadequate. It also reported that, although an Integrated Management Plan for the property was completed in 2017, it has not yet been submitted for review by the Advisory Bodies or legally adopted.

In 2019, the Committee reviewed the state of conservation of the property at its 43rd session and noted the management weaknesses, damages to the property and threats to its OUV reported in the 2018 ICOMOS Advisory Mission report, as a result of the PDP, which echo the Committee's earlier concerns. The Committee requested the State Party to stabilize the valuable structures damaged through the PDP and to take protective measures until a set of appropriate protocols on restoration methods and materials have been developed and reviewed by the Advisory Bodies.

The Committee took note of the reported completion of the Integrated Management Plan and the Master Plan for the property, but also expressed concern that the Integrated Management Plan was not submitted for review by the Advisory Bodies or legally adopted; that the Master Plan, although reportedly revised and updated, was adopted without being submitted for review by the Advisory Bodies, and requested that it be submitted for review by the Advisory Bodies prior to its legal adoption. The Committee also expressed concern that the system of protective zones needs to be improved with regard to both its terminology and application.

Overall, it requested that, once both the Management Plan and the Master Plan have been reviewed, the Management Plan be integrated with the Master Plan, in line with the 2011 UNESCO Recommendation on the Historic Urban Landscape. The Committee welcomed the State Party's decision to adopt Cabinet resolutions for the protection of the property, impose a moratorium on construction and development within the property, and establish a restoration laboratory. However, it remains unclear whether the moratorium covers both the property and its buffer zone, and it is crucial to continue observing this moratorium until appropriate management systems, conservation and development guidelines and HIA processes are in place and proven to be effective. The relationship between the newly established World Heritage Property Steering Committee, the Inspectorate for the Conservation of Cultural Heritage and Interagency Task Team remains to be clarified. Consequently, the Committee urged the State Party to adopt urgent legal and institutional measures to control development and requested that the moratorium on all construction work and upgrades to the property be extended to include the buffer zone of the property. It also requested that the moratorium be enforced until both the Master Plan and the Management Plan have been reviewed by the Advisory Bodies, and adequate management systems, conservation, Heritage Impact Assessments and development policies and protocols are in place and pilot projects have proven their effectiveness. Additionally, the Committee recalled that, prior to holding architectural design competitions for new projects, commissioning, or commencing any new development project or major restoration works, detailed proposals should be sent to the World Heritage Centre, for review in accordance with Paragraph 172 of the Operational Guidelines. While the State Party's report about ongoing stakeholder consultation processes is welcome, the effectiveness of these consultations requires verification.

The Committee welcomed the establishment of the World Heritage Property Steering Committee but requested that more details be provided on the scale, scope and mandate of the Interagency Task Force. In view of the reported negative impacts of recent developments on the property's OUV, and of the challenges faced in managing the property and its OUV, it was recommended that the Interagency Task Force's mandate include overseeing the development of an appropriate legal and management system and of conservation and development policies and guidelines. Consequently, the Committee requested that the State Party expand its Interagency Task Force to the national level and made a series of recommendations concerning the national-level mandate of this Task Force (**Decision 43 COM 7B.78**).

The State Party has made strides in addressing the Committee's concerns regarding the Outstanding Universal Value (OUV) of the property, yet challenges persist. A 2020 joint World Heritage Centre/ICOMOS Reactive Monitoring Mission identified ongoing threats, including the poor condition of major monuments and vernacular buildings, inadequate conservation practices, and pressures from tourism development. Effective communication among national, regional, and municipal authorities, as well as increased public awareness, is essential for preserving the property.

Significant regulatory and institutional changes have occurred, including a moratorium on construction until key management documents and conservation guidelines are finalized. Progress has been made on an Integrated Management Plan and a Master Plan for the city, but further integration of the 2011 UNESCO Recommendation on the Historic Urban Landscape (HUL) is needed, alongside a proper recognition of the property's World Heritage status within these plans. The moratorium should remain in place until these documents are submitted to the World Heritage Centre for review.

ICOMOS has provided technical reviews of various conservation projects, highlighting the need for comprehensive site-specific conservation plans. The immediate stabilization of the Abdullazzizkhan Madrassah is urgent, with long-term conservation plans to follow. Heritage Impact Assessments (HIAs) must align with ICOMOS guidelines for major projects, ensuring thorough documentation and evaluation.

Vernacular buildings, crucial yet vulnerable, face risks of demolition and inappropriate alterations. The 2016 Reactive Monitoring Mission noted insufficient protection for traditional houses, emphasizing the need for stronger legal safeguards and planning codes. The 2020 Mission proposed that the existing Interagency Task Force for the Historic Centre of Bukhara could evolve into a National Interagency Task Force to enhance conservation efforts and ensure the protection of the property's OUV. An International Advisory Committee is also being established to oversee these initiatives.

In 2021, the World Heritage Committee (**44COM 7B.38**) commended the State Party's efforts in addressing some significant threats to the Outstanding Universal Value (OUV) of the property, including the Roadmap for the implementation of the Committee's decisions, regulatory changes and continued improvements to management planning and guidance documents, the establishment of the International Advisory Committee (IAC) for World Heritage properties in Uzbekistan and of the Steering Committee, the suspension and revision of the Project of Detailed Planning (PDP) of 2017, and the current moratorium on demolition and development within the property and buffer zone. The creation of the Public Advisory Council was noted with welcome to reinforce dialogue with local communities and increase the understanding of all stakeholders when it comes to rules and regulations concerning physical intervention within the property.

The State Party also informed the Committee of the ongoing preparation of the Master Plan for the City and the integrated Management Plan for the property, noting that additional work is still needed to integrate the approach of the 2011 UNESCO Recommendation on the Historic Urban Landscape (HUL), to coordinate with the Project for Detailed Planning of the Historical Centre of Bukhara. Reiterating the importance to recognize adequately the World Heritage status of the property within the Master Plan, the Committee requested that the moratorium on demolition and new development should remain in place until the Master Plan for the City and the integrated Management Plan for the property are finalized and successfully evaluated.

The Committee in particular stressed the necessity of implementing the 2020 joint World Heritage Centre/ICOMOS Reactive Monitoring Mission's recommendations, having particular regard to :

- the improved communication concerning World Heritage requirements, processes and procedures, between the national, regional and municipal authorities of the State Party,

- Capacity building and training regarding requirements of the Convention, the *Operational Guidelines* and the HUL Recommendation,
- Priority for urgent structural stabilization works to the Abdulazzizkhan Madrassah and further long-term conservation based on thorough investigations,
- Protection of the mahalla residential areas and vernacular architecture, and preparation of guidelines covering conservation requirements and renovation approaches, infrastructure installation, and the location, scale and form of new developments, alterations and additions,
- Improved public consultation and communication of World Heritage values to the local population;

The Committee requested the revised technical documentation on the proposed Shakhristan Bazaar development, taking into consideration the findings and recommendations of the ICOMOS Technical Review, for proposed conservation projects at Kalon Mosque, Ark Citadel, Abdulazzizkhan Madrassah, Mir Arab Madrassah, Amir Alimkhan Madrassah and Khoja Kalon Hauz, taking into consideration the findings and recommendations of ICOMOS technical reviews, the project documentation and Heritage Impact Assessments (HIAs), prepared in accordance with the ICOMOS Guidance on HIAs for Cultural World Heritage Properties, for the projects proposed at Ulughbek Madrassah, Rashid Madrassah and the private hotel on Gavkushon Street, and the Urban Design Guidelines with both principles and examples for urban works such as alterations to housing, infrastructure installation, and treatment of roads and public spaces.

In 2023, the World Heritage Committee recognised that the State Party was actively addressing threats to the Outstanding Universal Value (OUV) of the property through regulatory changes, capacity building, and conservation initiatives. The establishment of the International Advisory Committee (IAC) for World Heritage properties in Uzbekistan, which held its first technical session in July 2022, aims to advise national authorities on cultural heritage conservation and the implementation of previous Committee decisions. The ongoing moratorium on new development, now extended to the buffer zone, is welcomed, as it allows for the finalization of key management documents and conservation guidelines.

Further integration of the UNESCO Recommendation on the Historic Urban Landscape (2011) is considered necessary, along with ensuring the property's World Heritage status is recognized in the city's Master Plan. Heritage Impact Assessments (HIAs) should be refined according to relevant guidelines, with all major projects, including the proposed installation of vertical drainage wells, requiring detailed documentation and subMission for review.

Technical reviews of proposed conservation projects at key sites, including the Abdulazzizkhan Madrassah, highlight the need for urgent stabilization and long-term conservation efforts. The State Party was encouraged to update on these projects and to report on the International Assistance funding received for Abdullakhan Madrasa.

Vernacular architecture remains vulnerable due to inadequate protection, with previous monitoring Missions emphasizing the need for stronger legal frameworks and planning codes. The State Party is urged to engage local stakeholders—developers, investors, and communities—on conservation policies and responsibilities, enhancing dialogue to align with the World Heritage Convention's objectives at both national and local levels.

In February 2024, the WHC was informed through third party that a massive construction project of “Eternal Bukhara Cultural Ethnographic Park” had been planned in the buffer zone of Bukhara, immediately bordering the inscribed zones which involves the demolition of 22 administrative and civic buildings such as the Stadium. The partial or complete demolition of several buildings was confirmed as of 22 March 2024. The letters from the authorities received on 21 March 2024, in response to the WHC letter of 8 February requesting the clarification on the reported project in Bukhara, mention not only the abovementioned project in Bukhara, but

also the project of 'Great Silk Road Museum' project in Samarkand, planned to be built in the *mahallah* zone of the inscribed area, involving the removal of '61 residential and non-residential buildings'.

The replies to the abovementioned letters were sent, noting that the 32.6-hectare 'Eternal Bukhara Cultural Ethnographic Park' project is planned in the property's buffer zone, where 24 buildings are currently located. These include two monuments that appear in the National List approved in Decision No. 846 of the Cabinet of Ministers of the Republic of Uzbekistan. Although the letter states that 22 of the buildings and structures are not included in the National List and that some of these are contemporary buildings or in a dilapidated state and considered to 'have no historical significance', the WHC drew the attention of the authorities to the fact that Operational Guidelines invite States Parties to inform the Committee, via the World Heritage Centre, of any major restorations or new constructions which may affect the Outstanding Universal Value of the property 'before making any decisions that would be difficult to reverse, so that the Committee may assist in seeking appropriate solutions to ensure that the Outstanding Universal Value of the property is fully preserved' (Paragraph 172).

The WHC referring to **Decision 45 COM 7B.174** adopted at its extended 45th session (Riyadh, 2023), which notes 'that substantial revisions are necessary to incorporate the outcomes of the 2020 Reactive Monitoring Mission into the Management Plan and integrate the principles of the Recommendation on the Historic Urban Landscape (2011) within the Master Plan, and thus stressed the necessity of maintaining the on-going moratorium of demolition and new development, in the inscribed and buffer zone of Samarkand and Bukhara, until the finalisation of management tools as well as the specific technical documentation for the suggested projects and their satisfactory review by the Advisory Bodies, as per the latest Committee's Decisions (**45COM 7B.174** para 5 for Bukhara, **45 COM 7B.50** para 6 for Samarkand)

Referring to "Eternal Bukhara Cultural Ethnographic Park" project, WHC received from the authorities four documents on 31 May 2024 : (i) introductory note, a (ii) Heritage Impact Assessment (HIA) of the 'Eternal Bukhara: Historical and Ethnographic Park' project, planned in the buffer zone of the World Heritage property, bordering its core zone, (iii) the 'New Project for the Eternal Bukhara Masterplan', aimed at outlining the strategic directions for the revitalization and enhancement of Bukhara's historic centre, and (iv) the state of conservation report of Bukhara.

While recognising that one of the four submitted documents, namely 'New Project for the Eternal Bukhara Masterplan' demonstrates already important major aspects of the project's position within Bukhara's urban morphology, architectural typology and its projected vision within the historic urban structure and landscape, in reply letters of 12 June and 16 July 2024, WHC clarified the suggested way forward notably the importance of finalising the draft Master Plan and revision of the Management Plan, of which the draft was submitted in December 2023 and reviewed by ICOMOS, allowing the new individual projects be studied under the overarching management framework.

### Concerns on communities

From 2018 to 2020, the World Heritage Centre received a considerable number of complaints from inhabitants and civil society groups criticizing the misalignment of authorities' development policies and heritage preservation. Additionally, concerns were raised about the government's use of the UNESCO name to order, for instance, the demolition of habitats that had not been controlled for many previous years. In August 2019, the UN Special Rapporteur on the right to adequate housing, Office of the High Commissioner for Human Rights, issued a letter (ref: UA UZB 3/2019) to the President of the Republic of Uzbekistan, referring to the reported demolition of historic neighbourhoods in Samarkand and other related matters in Uzbekistan. The same Office also issued in September 2024 a new alarming communiqué on the lack of lawful and democratic processes surrounding the relocation of inhabitants and called UNESCO for vigilance in view of the organisation of the General Conference in November 2025 in Samarkand.

Most recently, the representatives of the communities wrote to the World Heritage Centre to submit their petition concerning the management of the area around Gavkshon street and the cultural attributes such as Khoja Kalon. In particular, considering the reiterated communication on this area from the local inhabitants and the positive note on ‘creation of the Public Advisory Council to reinforce dialogue with local communities and increase the understanding of all stakeholders when it comes to rules and regulations concerning physical intervention within the property’ by **Decision 44COM 7B. 38**, the WHC reiterated its previous suggestion to the national authorities to assist the regional authorities in undertaking appropriate dialogue with local stakeholders, including developers, investors and populations, notably on the rules and policies about the conservation, demolition and construction.

## **Annex 5: Composition of Mission team**

**Lazare Eloundou ASSOMO**, Director of World Heritage, representing UNESCO, **Peter ROMEY**, representing ICOMOS, and **Nao HAYASHI**, Programme Specialist, World Heritage Centre of UNESCO.

## **Annex 6: Itinerary and programme of the Mission as implemented**

### **17 November**

- 04:35 - Arriving to Samarkand
- 05:00-05:30 - Transfer to hotel 'Savitsky Plaza'
- 05:30-13:00 - breakfast at the hotel, rest
- 13:00-14:30 - Lunch at Platan restaurant
- 15:00-19:00 - Free time
- 18:30-20:30 - dinner

### **18 November**

- 08:00-09:00 - Breakfast at the hotel
- 09:30-11:00 - Visit to Bibikhanum complex
- 11:15-12:00 - Visit to Shahi Zinda complex
- 12:00-13:00 - Visit to Ulugbek observatory
- 13:30-15:00 - Lunch break
- 15:10-16:00 - Visit to Gori Amir complex
- 16:10-17:00 - Visit to the Registan complex
- 17:00-18:30 - Free time
- 19:00-21:00 - Dinner

(for Mr. Lazare Eloundou Assomo)

- 13:50-19:25 - Flight Paris-Istanbul (TK-1824)
- 22:10 - Flight Istanbul-Samarkand (TK-372)

### **19 November**

- 04:35 - Arriving to Samarkand
  - 05:00-05:30 - Transfer to hotel 'Savitsky Plaza'
- (for all group)
- 08:00-09:00 - Breakfast at the hotel

- |             |  |
|-------------|--|
| 10:00-11:00 | - Meeting with the Governor of Samarkand region  |
| 11:00-12:00 | - Visit to the area where the 'Silk Road Museum' is planned to be established  |
| 12:30-14:00 | - Lunch break  |
| 14:00-15:00 | - Extended meeting with the Advisory Mission with the participation of the responsible ministries and agencies and representatives of the companies 'Wilmotte & Associés', 'Deloitte' and 'Archaïos' |
| 15:00-18:00 | - Free time  |
| 19:00-21:00 | - Dinner   |

## **20 November**

- |             |   |
|-------------|---|
| 08:00-09:00 | - Breakfast at the hotel  |
| 09:55-11:50 | - Transfer Samarkand-Bukhara by train   |
| 12:00       | - Transfer to Wyndham hotel   |
| 13:00-14:00 | - Lunch break   |
| 14:30-16:30 | - Review of the project of development of master and management plans of the historical part of the city of Bukhara and the buffer zone.<br>Extended meeting with the Advisory Mission with the participation of the responsible ministries and agencies and representatives of the companies 'Wilmotte & Associés', 'Deloitte' and 'Archaïos'. |
| 17:00-18:00 | - Visit to the area where it is planned to establish the 'Old Bukhara Ethnographic Park'.   |
| 18:30-20:30 | - Dinner  |

## **21 November**

- |             |   |
|-------------|---|
| 08:00-09:00 | - Breakfast at the hotel  |
| 09:30-12:00 | - Visit to Kalon Mosque, Maggoki Attori Mosque, Caravanserai and Ark complexes  |
| 12:30-14:00 | - Lunch break   |
| 14:00-18:00 | - Participation in the meeting of the technical meeting of the International Advisory Committee on World Heritage sites in Uzbekistan |
| 18:30-20:00 | - Dinner  |

**22 November**

- |             |   |
|-------------|---|
| 03:15-05:00 | - Transfer Bukhara-Samarkand by train         |
| 05:30-06:30 | - breakfast                                   |
| 07:00       | - Arriving to Samarkand International Airport |
| 08:55-11:55 | - Flight Samarkand-Istanbul (TK-8578)         |
| 14:20-16:15 | - Flight Istanbul-Paris (TK-1833)             |

## **Annex 7: List of Mission contacts**

### **List of representatives of Uzbekistan participating in the visit of the advisory mission**

#### **The participants from the National Commission of the Republic of Uzbekistan to UNESCO**

- |    |                                |   |
|----|--------------------------------|---|
| 1. | <b>Gayane Umerova</b>          | Chairperson of the National Commission of the Republic of Uzbekistan for UNESCO, Deputy Head of the Department of Social Development of the Presidential Administration and Chairperson of the Uzbekistan Art and Culture Development Foundation (ACDF) |
| 2. | <b>Elmurod Najimov</b>         | Deputy Chairman of the National Commission of the Republic of Uzbekistan for UNESCO   |
| 3. | <b>Azimova Saida</b>           | Head of the Department of Cultural Affairs  |
| 4. | <b>Dildora Yakubdjanova</b>    | Chief specialist of the Department of Cultural Affairs  |
| 5. | <b>Alisher Nazarmukhamedov</b> | Chief specialist of the Department of Cultural Affairs  |

#### **The participants from Uzbekistan Art and Cultural Development Foundation**

- |    |                              |                                    |
|----|------------------------------|------------------------------------|
| 6. | <b>Saidaziz Ishanhodjaev</b> | Head of department                 |
| 7. | <b>Iliaz Timerkhanov</b>     | Chief specialist of the Department |

#### **The participants from the Agency for Cultural Heritage**

- |    |                             |   |
|----|-----------------------------|---|
| 8. | <b>Bakhodir Abdikarimov</b> | Director of the Agency of Cultural Heritage of the Republic of Uzbekistan   |
| 9. | <b>Murod Toyirov</b>        | Leading specialist of the Department of International Relations and Cooperation with International Organizations of the Agency of Cultural Heritage |

#### **The participants from Samarkand region**

- |     |                          |  |
|-----|--------------------------|--|
| 10. | <b>Turdimov Erkinjon</b> | Governor of Samarkand region (excused)                       |
| 11. | <b>Qabilov Rustam</b>    | Deputy governor of the Samarkand region                      |
| 12. | <b>Umarov Fazliddin</b>  | Governor of Samarkand city                                   |
| 13. | <b>Kilichev Shukhrat</b> | Head of the cultural heritage department of Samarkand region |

- |     |                       |   |
|-----|-----------------------|---|
| 14. | <b>Samibaev Masud</b> | General director of the ‘Samarkand’ state museum-reserve                          |
| 15. | <b>Samarov Honkul</b> | Director of the Directorate of Maintenance and Operation of the Registon Ensemble |

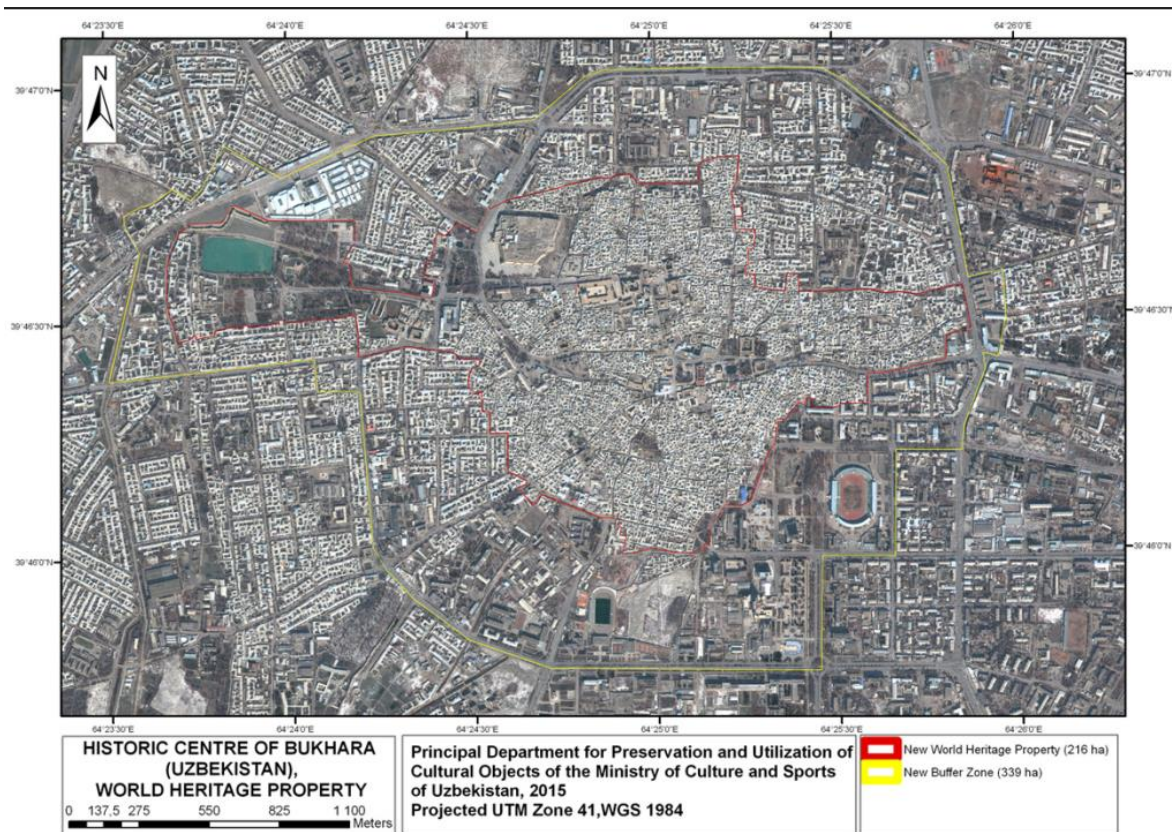
**The participants from Bukhara region**

- |     |                             |   |
|-----|-----------------------------|---|
| 16. | <b>Batir Zaripov</b>        | – Governor of Bukhara region (excused)                          |
| 17. | <b>Botir Shakhryorov</b>    | - Deputy governor of Bukhara region                             |
| 18. | <b>Jalal Arashev</b>        | - Deputy governor of Bukhara region                             |
| 19. | <b>Kurban Tursunov</b>      | - Governor of Bukhara city                                      |
| 20. | <b>Zuhriddin Muhitdinov</b> | - Architect of Bukhara region                                   |
| 21. | <b>Kamal Salyamov</b>       | - Head of the Department of Cultural Heritage of Bukhara region |
| 22. | <b>Feruz Bahronov</b>       | - Director of the ‘Bukhara’ State Museum-Reserve                |
| 23. | <b>Tuyg’un Boboyev</b>      | - Architect-restorer, member of IKOMOS International            |

**The participants from Wilmotte & Associés Architectes**

- |     |                            |  |
|-----|----------------------------|--|
| 24. | <b>Borina Andrieu</b>      | CEO of Wilmotte & Associés                               |
| 25. | <b>Gustavo Boscan</b>      | Projects director-Senior Architect<br>Willmotte&Associés |
| 26. | <b>Ivan Tomovic</b>        | Director of Werner Sobek                                 |
| 27. | <b>Armel Ract-Madoux</b>   | Representative of ‘Deloitte’                             |
| 28. | <b>Elise Garcia</b>        | Representative of RC Heritage                            |
| 29. | <b>François Cristofoli</b> | President of RC Heritage                                 |
| 30. | <b>Jessica Giraud</b>      | CEO of Archaïos  |
| 31. | <b>Panida Pesonel</b>      | Representative of Archaïos                               |

## Annex 8: Maps, photographs and other graphical material required to illustrate issues



Source: © State Party 2016

## **Annex 9: List of key documents that informed the Mission**

### **Management Documents**

- *'Masterplan of the Historic Centre of Bukhara' PPT (Wilmotte Associes, November 2024)*
- *'Masterplan of the Historic Centre of Bukhara – Diagnosis Assessment Report' (Wilmotte Associes, June 2024)*
- *'Masterplan of the Historic Centre of Bukhara (Parts 1, 2, 3 & 4)' (Wilmotte Associes, November 2024)*
- *'The Historic Center of Bukhara is a World Cultural Heritage Site Management Plan' (Sultanov K, Davlotov F, Polatov M & Yarkulov A, December 2022)*

### **Recent Reports**

- *'Report of the Joint World Heritage Centre/ICOMOS Reactive Monitoring Mission to Historic Centre of Bukhara' (January 2020)*
- *'State of Conservation Report 2024: Historic Centre of Bukhara World Heritage Property (C602bis)' (Agency of Cultural Heritage of the Republic of Uzbekistan, November 2024)*
- *'Historic Centre of Bukhara World Heritage Property Management Plan: Technical Review' (ICOMOS, March 2024)*
- *'Heritage Impact Assessment of the Project 'Shakhristan' Market in the Historic Centre of Bukhara: Technical Review' (ICOMOS, March 2020)*

### **Information documents**

#### **Development projects**

- *'New Project for the Eternal Bukhara Masterplan: Introductory Note' (Wilmotte Associes, May 2024)*
- *'Cultural Ethnographic Park of Bukhara' PPT (Wilmotte Associates & Neveux Rouyer, May 2024)*
- *'Eternal Bukhara Historical and Ethnographic Park HIA' (Draft) (Archaios, June 2024)*
- *Cultural Ethnographic Park of Bukhara' PPT (Wilmotte & Associés & Neveux Rouyer, November 2024)*