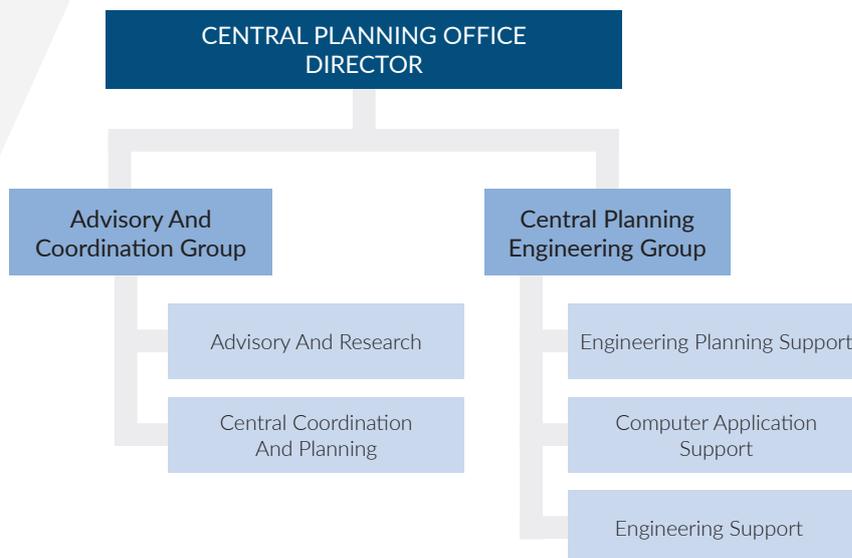


# Central Planning Office

The Central Planning Office (CPO) is responsible for the management of a collaborative business model for the coordination of the Planning, Design, Construction and Asset Protection of all physical infrastructures including private infrastructure in the Kingdom of Bahrain (approximately 400,000 transactions per year).

CPO also provides the Technical Interface with all private sector real estate developers in relation to infrastructure and provides a neutral arbitration service in matters of conflict arising between CPO stakeholders on issues related to infrastructure. Currently, CPO has 74 Stakeholders (individual agencies across a wide spectrum of developers of infrastructure including the private sector, oil and gas and military). CPO has also managed since 2011 the US Army Corps of Engineers (USACE) Joint Program Management Office (JPMO), which was established to allow the utilization of USACE engineering resources (approximately 30,000 specialist engineers) in support of civilian infrastructure planning and development under a cooperation agreement with the U.S. Federal Government.

## Organizational Structure



# Performance 2018

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## National Planning

CPO was represented on a number of National Committees including The National GIS committee, the Urban Planning Strategic Projects Committee, the National Sustainable Energy Committee, the District Cooling plan implementation subcommittee (chair), the SLRB Spatial data Project committee. CPO was also represented on various technical steering committees including the Light Rail Planning project, the LNG PPP, the A/B Pipeline Project, the Hidd Industrial Area Masterplan (GCC funded) steering group along with USACE and the Urban Service Group of the Bahrain French Town Planning Initiative. CPO also provided advice and technical support to the Cabinet Subcommittee For Infrastructure and Services through regular attendance at weekly meetings chaired by HH the Deputy Prime Minister, Sh. Khaled Bin Abdulla Al Khalifa.

## Seef

CPO prepared a major input of new ideas to be applied in masterplanning of the Seef area. Those ideas included urban area management institutional change recommendation, local area transportation, a linear park proposal and a skywalk mastereplan for Seef. The skywalk plan was also presented separately to H.H. the Deputy Prime Minister and a number of concerned ministries. CPO has been instructed to take the idea to a next level of detail in a proposal.

## Fishing Harbour Project

CPO was assigned to prepare a study of Bahrain's government fishing harbours to develop those harbours in order to provide a revenue stream to enhance the facilities for the fishing community and to make the harbours self sufficient with regards to operation and maintenance costs. CPO has conducted a comprehensive study of the development of existing fishing harbours throughout the Kingdom, focused on evaluating the possibility to enhance these government assets into

potentially self-sustaining centers, where the ongoing traditional activities are kept to co-exist with other functions, such as tourism, commerce or entertainment. The possibility to exploit harbours for immediate revenue generation focused on spaces available for billboard advertising and/or telecom antennae. Harbours were categorized according to development potential in cooperation with Marine Resources. A further selection has been completed and a detailed analysis has concentrated on two key sites. Detailed analysis, and recommendations for the development of a priority site for commercial land uses, restaurants and pedestrian walkways have been presented to the office of the Deputy Prime Minister for approval.

## District Cooling

The National Energy Efficiency Plan which is endorsed by the Cabinet contains an objective relating to the expansion of District Cooling as part of Bahrain's COP21 obligations to combat global warming. The value of District Cooling is recognized in the increase of efficiency of cooling and potential reductions of Bahrain's carbon footprint. CPO is responsible for advancing the District Cooling objective.

The key to increasing the uptake of District Cooling is recognized as the development and deployment of District Cooling Regulations.

Draft regulations have been written by CPO and in 2018 the final round of stakeholder consultation were concluded and the draft regulations were amended to reflect the inputs from over 140 hours of stakeholder consultations. Parallel to the development of District Cooling Regulations, CPO has encouraged the increase in customer base and has supported District Cooling companies through their respective Technical Interface Offices. CPO has also secured agreement for the development of a District Cooling concession agreement for the Town Centre of Salman City. CPO is currently developing the concession bid documentation.

## Reclamation Completion Certificate:

In response to a requirement from the Cabinet Subcommittee for Infrastructure, CPO developed and implemented a more streamlined and detailed procedure for the issue of completion certificates by the concerned Municipalities for reclamation projects. This new process was implemented in 2018 and CPO made a feedback presentation to the Cabinet Subcommittee for Infrastructure.

### **Government Borrow Area (GOBA):**

CPO has recommended the reduction in the area allocated as the Government Borrow Area (GOBA) for the dredging of construction and reclamation sand. This request has arisen due to CPO's mission to protect infrastructure assets including marine assets which are currently within the old designated GOBA. The proposal was presented and agreed by the Cabinet Subcommittee for Services and Infrastructure.

### **Adoption of Infrastructure provided by the Private Sector - Procedure Manual:**

An increasing amount of infrastructure is constructed by the private sector in recent years, particularly in our larger private masterplan developments and accessible housing sites. CPO has gained experience with the problems and issues which arise with the planning, design and construction of this class of infrastructure. Based on that experience and lessons learnt, CPO has produced a manual which clearly sets out the procedures to be followed and the design standards to be applied for each infrastructure. The document was refined during 2018 and shall be available for publication in early 2019. It is expected that this initiative will save time and costs in the private sector and will facilitate the smoother adoption of the completed infrastructure by the concerned utilities.

### **Three Dimension Infrastructure Data Capture:**

CPO continued to work in 2018 in partnership with SLRB and EWA to finalize the consultancy which was commissioned to study infrastructure data standards and data capture for infrastructure as built records. The study also included a pilot project for the capture of 3d infrastructure data using new technology under the supervision of the UK Ordinance Survey.

### **Assistance to Major Strategic Projects LNG:**

CPO continued support to the LNG Project throughout 2018 based on a weekly technical interface meeting to address all coordination issues arising due to the replanning of the project network in the Hidd Industrial Area. All issues arising were successfully addressed in 2018 and the construction of the LNG terminal, the submarine infrastructure, the on shore facilities and the installation of the delivery gas network all progressed with minimal delays due to the intensive and continuous coordination activities which were managed through CPO and the LNG Technical Interface Office. The project is 95% complete and will be ready for the reception of Bahrain's first LNG shipment in early 2019.

### **The BAPCO Bahrain Refinery Modernization Project (BMP):**

The BMP is the largest Strategic Project in Bahrain and requires a high level of coordination particularly in relation to the programme of external works required to support the project. That programme of external works includes a 220kV substation and associated cable circuits, two gas supply pipelines and access for construction logistics including the movement of plant, large prefabricated components and the access for over 20,000 workers at peak construction. These external works had to be integrated with other major projects in the vicinity of the BMP site including the upgrading of King Hamad Highway, Water and TSE projects, and the construction of a major stormwater network. Integration efforts continue with regards to traffic management particularly with the increase in traffic flows on surrounding roads with the commencement of operation of Pot Line 6 in ALBA.

CPO held a major coordination one day workshop with 55 participants which defined the agenda for action which has formed the basis for the programming and technical problem solving to facilitate the production of a fully integrated joint programme. Monitoring of progress is facilitated through a weekly technical interface meeting.

### **A/B Pipeline:**

The A/B pipeline project was completed in 2018. CPO assisted BAPCO throughout the year with weekly coordination meetings to resolve coordination issues arising on the project.

### **Marina Club Redevelopment:**

This is a major real estate project planned, designed and under construction by Amlak (The Bahrain Pension Fund) CPO took responsibility for identifying the location and processing of the land rights to the 66kV substation site required to support the project. CPO also took the lead in the coordination with the Capital Secretariat in relation to the reclamation of the site which required additional direct coordination with businesses and leaseholders on Al Fateh Corniche. CPO continues to provide coordination assistance and advice to the Marina Club Project Management throughout 2018.

## CPO Electronic Permits:

The development work by IGA to transfer CPO's paper based processes to an electronic format continued in 2018 with two significant milestones.

### Electronic Permits - Milestone 1:

The electronic planning application. All CPO planning applications have moved from paper based exchanges between stakeholders to the new TASAREEH Portal. This system was launched on 18th March 2018 for core stakeholders, other agencies who are not yet connected will continue to receive applications in the old system. So far in 2018, 59 electronic planning applications have been raised.

CPO provides a "hot desk" for applicants who are not mainstream stakeholders and are not on the system. CPO has also carried out a number of training sessions for stakeholders on the operation of the new system. CPO also provide continuous support by phone and email for user troubleshooting and for interfacing with IGA.

### Electronic Permits - Milestone 2 General Service Notifications:

The General Services Notification (GSN) System is for the 3 day approval of small infrastructure jobs such as house connections for utilities. This is a legacy system which has operated on an electronic basis since 1991 based on the previous CPO Wide Area Network. In 2018 the legacy system was successfully migrated from the Works Affairs server to the Tasareeh system and it remains fully operational. There was no interruption of service during the migration. This migration is also important because all base maps and digital GIS supporting data has also been updated to current status making the GSN system more reliable.

## Technical Interface Agreement:

CPO negotiated and finalized three new Technical Interface Agreements with Private Sector Developers in 2018.

## CPO processes:

CPO processed the following procedures:

Section	Procedure	Total per Year
Planning and Design	Pre Planning Consultation (PPC)	3
Planning and Design	Planning Permission (PP)	105
Planning and Design	Wayleave Approval	9684
Planning and Design	General Service Notification (GSN)	4445
Planning and Design	Ministerial Permission for cutting asphalt	108
Planning and Design	Road Crossing Consultation (RCC)	96
Planning and Design	Land Ownership Request	77
Planning and Design	Geotechnical Investigations	16
One Voice	Town and Village Consultation (T&VP)	40
One Voice	CPO Consultation	186
One Voice	Land Allocation Consultation (LA)	111
One Voice	Corner Plot Consultation (CPC)	194
One Voice	Survey Consultation (SD)	17
One Voice	Housing Consultation (HPPD)	26
One Voice	Land Affairs Consultation (LAG)	1
Statutory	Land Subdivision (SDN)	35
Statutory	Private Sector Reclamation (PSR)	20