

306-HISTORIC AND CULTURAL RESOURCES

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306.01 Purpose

The Historic and Cultural Resources (HCR) overlay district is intended to protect, conserve and enhance Abu Dhabi Emirat's cultural and historic resources, including designated historic and architecturally significant buildings, landmarks and archaeologically sensitive sites. This includes Cultural Heritage Sites, Assests and Cultural Heritage Conservation Areas as identified in Plan Capital 2030 and Plan Maritime 2030. The HCR overlay district is intended to:

- Promote the conservation, preservation, protection and enhancement of buildings and landmarks significant in history, architecture and culture, which impart a distinct character to the City and serve as visible reminders of Abu Dhabi's culture and heritage;
- Deter demolition, destruction, alteration, misuse or neglect of historically, culturally or architecturally significant buildings and landmarks that form an important link to the City's past;
- Encourage development, tailored to the character and significance of each historical and cultural district or landmark, through a Conservation Management Plan that includes goals, objectives, design guidelines and consideration of Estidama principles and strategies; and
- Promote maintenance of a harmonious outward appearance of both historic and modern structures through complementary scale, form, colour, proportion, texture and materials.

306.02 Applicability

A. Establishment

An HCR overlay district may be combined with any base district or plan district. An HCR overlay district shall be adopted only through an amendment to the Rural Code Map pursuant to the requirements of Section 601.

B. Abu Dhabi Tourism and Culture Authority (TCA) Regulations and Guidelines

All developments must comply with TCA regulations and guidelines.

C. Outside the HCR Overlay District

All development must comply with the regulations and guidelines of the TCA. In the event that any historic or significant features are discovered during the course of development, the developer must immediately contact the TCA.

306.03 Land Use and Development Regulations and Guidelines

The regulations and guidelines applicable to a structure, building or area, subject to an HCR overlay district, are those which apply in the applicable base district or plan district within which it is combined, unless modified by specific regulations and guidelines established in the Conservation Management Plan for the HCR overlay district.

306.04 Procedure

A. General

An application for an amendment to the Rural Code Map for an HCR overlay district designation shall be processed pursuant to the requirements of the criteria of Section 601.

B. Conservation Management Plan

In addition to the requirements for an amendment to the Code Map, an amendment to the Rural Code for an HCR overlay district designation shall include a Conservation Management Plan. The extent and level of detail of the Conservation Management Plan may vary depending on the size and individual characteristics of the proposed HCR overlay district. The Conservation Management Plan shall be prepared by the TCA or its appointed consultant in coordination with the UPC and/or the Municipalities, as follows:

1. A map and description of the proposed HCR overlay district and of the resources in the district, including the setting, character and architectural or historical significance of buildings and landmarks in the proposed HCR overlay district.
2. A statement of the architectural, historical, cultural or archaeological significance related to the site of the proposed HCR overlay district, and a description of the resources to be preserved.
3. A set of design and performance guidelines for reviewing applications for development that will preserve the integrity of the proposed HCR overlay district. These may be applied to individual HCR districts established by the UPC and/or the Municipalities.
4. A set of specific categories of interventions that require a planning review decision to preserve the integrity of the proposed HCR overlay district.

306.05 Amendments to HCR Overlay Districts

Any amendment to an HCR overlay district shall only be approved through an amendment review to the Rural Code Map pursuant to the requirements of Section 601, by the UPC.