

304-PUBLIC ACCESS AND LANDSCAPES

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304.01 Purpose

The Public Access and Landscapes (PAL) Overlay District is intended to integrate land and water access for the public throughout the coastal and marine area while protecting the Emirate's unique landscapes. Opportunities for public access to and from the coast and sea, islands and along waterfronts should be developed and maintained. In addition, public open space that incorporates coastal views and vistas and landscapes should be safeguarded.

304.02 Applicability

The regulations of this section apply to all lands and waters within the (PAL) overlay district mapped on the Rural Code Map.

304.03 Planning Consideration

Land use and development regulations in the applicable base district or plan district apply within the (PAL) overlay district. The relevant agencies must apply the following to enhance the public access to waterfronts:

A. Public Waterfront Access

1. Universal, free, safe, well maintained and continuous public access will be provided to and along the waterfront.
2. Do not allocate plots or parts of plots seaward of the HAT line.

B. Integrated Access Strategy

1. Ensure allocation and implementation of public access to and along the waterfront through continuous links between developments.

C. Temporary Rest Houses

1. Ensure the provision of unrestricted emergency and public access to the waterfront in areas of temporary rest houses.

D. Public Access to Islands

1. Public access to public islands for recreational and tourism activities should be provided in a sustainable manner.

E. Views and Vistas

1. In key landscape areas for conservation identify significant coastal and marine area views, gateways and vistas and develop measures to ensure that they will be protected and enhanced.
2. Integrate identified views, vistas, and landscape features with the National Trail to increase the visual access along the coast.
3. Identify area and actions within the urban waterfronts and water space to activate the waterfront, promote active use and to facilitate public views and vistas to and from the water.