

PLANNING AUTHORITIES

- Whether the project plot plan is appropriate to the function of the project and will provide an attractive and comfortable environment for occupants, visitors and the general community;
- Whether the proposed open space plan is suitable for the type of project and is connected to any planned public open space system;
- Whether the project has been designed to be resource efficient, such as the use of overall energy and water demand reduction strategies, with an emphasis on conservation measures and strategies to reduce overall urban heat island effects; and/or
- The overall quality of development is acceptable and will be of benefit to the residents of the Emirate of Abu Dhabi.

601.08 Development Review – Rural Code Compliance

In order to achieve a Code compliant development review, the development must adhere to the following requirements.

1. The ground floor of the proposed building(s) shall be located entirely within the defined plot line.
2. The development shall be in line with the development and use regulations within the appropriate base or plan district.
3. The development shall be in line with the requirements of any related overlay district and/or any additional relevant regulations in the 500 Series.
4. The development should be in line with the landscaping, traffic and parking regulations within the Rural Code and have the relevant NOCs.
5. .

601.09 Planning Interventions – Off-plot

These planning interventions are considered applicable in certain situations to mitigate any possible adverse effect from on-plot related development.

Although not covered specifically by the regulatory framework of the Rural Code, in some circumstances such situations are considered to be legitimate planning concerns, which shall result in a planning intervention. The planning intervention shall take the form of appropriate planning conditions that are incorporated into the approvals given by the relevant authorities.

The phasing and implementation of any such intervention can be readily incorporated through the imposition of conditions through the planning review process.

These interventions may also relate to the provision of public facilities arising from within a proposal. In such cases, they would be considered to be 'public benefits' arising as a result of the development.

It is not envisaged that these interventions will be used often in relation to development review against the Code.

601.10 Other Government Agencies

Other Government agencies have the following duties and responsibilities under the Code:

- Ensure that their plans, policies and programmes are consistent with and implement Plan Capital 2030 and the Code; and
- Review and provide comments on technical aspects of development proposals for Rural Code conformity and advise the UPC/Municipalities accordingly.