

COASTAL CONSERVATION ZONE

Description

CCZ identifies areas that should be conserved, restored and enhanced as they have been designated for environmental protection, while also allowing the development of complete, environmentally sustainable villages. The district provides the third highest level of environmental protection and stewardship under the Interim Coastal Development Guidelines. CCZ areas implement the policies of Plan 2030 for settlements on islands and is intended to achieve the following objectives:

1. Provide opportunities for small-scale, self-sufficient, 'off-the-grid' single family low-density residential housing and eco-lodges to support enjoyment of Abu Dhabi's unique coastal lagoons;
2. Maintain ecological integrity of the coastal environments and the 'ecosystem services' they provide, including shoreline stability, carbon absorption, water purification, habitat for plants and wildlife and a unique sense of place; and
3. Guide the design of development and sustainable infrastructure to avoid impacts on the environment, protect sensitive resources and promote the principles of Estidama.

Development Regulations

The development regulations for the CCZ base district in section 501.09 shall be applied in consultation with the EAD and UPC through the planning review process, based on the operational requirements of the proposal.

Use Regulations

Uses	Use Status Key: P = Permitted L = See Limitations Table
1000 Residential	
1110 Single Unit (Detached)	L-4
1120 Single Unit (Attached)	P
2000 Commercial	
2111 Hotel	L-8
6000 Religious	
6100 Mosque	P
7000 Open Space & Recreation	
7111 Playground	P
7180 Boating & Fishing Facilities	L-9
7200 Indoor Recreation	L-1
7300 Developed Open Space	L-1
7400 Undeveloped Land	P
8000 Services/Transportation/Infrastructure	
8400 Maritime Transport Facilities	L-1
8500 Utilities	L-1

Limitations

L-1	Subject to scale/size review for compatibility with the surrounding area.
L-4	Shall be in line with the Emirati housing regulations.
L-8	Not to exceed 30 dwelling units or environment assesment whichever is less.
L-9	Limited to facilities for small motorised boats.

Note: Compliance with the Rural Code does not negate the need to comply with all other regulatory, statutory and permitting requirements within the Emirate of Abu Dhabi.

Note: The Allocated Use on any current affection plan must accord with one of the permitted or limited uses within the Use Regulations table above.