

306-HISTORIC AND CULTURAL RESOURCES

Section:

400.01 Purpose

400.02 Applicability

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Plan districts are areas of Abu Dhabi Emirate designated or approved, sometimes by the UPC, that have geographically-specific land use regulations or areas that have been subject to detailed master planning. They provide a means to modify Code regulations to address the unique needs of an area, foster innovative planning and design, and provide public improvements and benefits. They are intended to:

- Streamline implementation of The 2030 Plans documents for master planned areas and other areas where additional flexibility in development is needed and demonstrable public benefits can be achieved;
- Provide a method whereby land may be developed as complete communities, thereby resulting in a more efficient use of land, a better living environment, excellence of design and coordinated public improvements and community facilities;
- Provide open space, address recreational needs and preserve and enhance environmental resources;
- Ensure development that integrates Estidama principles and sustainable development practices into detailed planning for these areas;
- Incorporate infrastructure and community facilities and public amenities (e.g. public open space, public art, improvements to existing public facilities) into development plans for these areas; and
- Establish detailed architectural and urban design regulations and/or guidelines appropriate for these areas.

400.02 Applicability

A plan district may be established by the UPC for any combination of uses and development that is consistent with and implements The 2030 Plans. Plan districts may also be established for both coastal and/or rural areas.