

INTERNAL WATERWAYS

Description

IW identifies the areas of the land/water interface where specific sensitive development regulations are required.

The UPC is the sole regulatory authority responsible for land and water planning in the internal waterways. Planning shall be consistent with respective policies of Plan 2030 documents.. Additional planning regulations may be established through plan districts and other UPC policies may also apply.

The map on the next page shows the geographical areas in the Emirate identified under this designation.

Development Regulations

Development regulations for individual projects shall be established as part of a planning review by the UPC, provided that the following planning review criteria shall apply and shall govern if conflicts arise with any other regulations in the Rural Code.

Planning Review Criteria:

- Planning and design with respect to land-water development shall take into account the immediate and broader Abu Dhabi context and the cumulative environmental impact of development.
- Public access to waterways and the shoreline shall be maintained and enhanced, wherever feasible.
- Congestion of the waterway and/or waterfront shall be minimised.
- Waterways and/or land/water interface based development shall not obstruct or affect the natural flow of tides and currents.
- Shared usage of facilities shall occur, wherever possible, to minimise the cumulative impact of development.
- Views and vistas from public places to the waterway should be maintained.
- The extent of development shall be kept to the minimum necessary to provide access to the waterway and to protect, maintain and enhance the natural and visual attributes of waterways.
- The development shall not interfere with navigation, and swimming or other recreational activities.
- The development is not to dominate its land and water-based setting.
- A risk analysis is to be undertaken in line with DoT and UPC joint requirements to ensure the water and adjoining waterfront uses are compatible.
- Support vibrant waterways activity, whilst maintaining and promoting both a sustainable and healthy water environment and an optimum level of safe recreational access, facilities and use of the waters.
- Any shoreline manipulation, including cut, land reclamation or change of waterline configuration arising from any development proposed, shall not be permitted or supported except in exceptional circumstances when the proposal satisfies all relevant EAD, UPC, Abu Dhabi Ports Company (ADPC) and DoT-Maritime requirements.
- Construction activities, including temporary uses such as land bridges or causeways, shall be appropriately designed to address any adverse environmental impacts, such as water quality issues, throughout the entire life cycle of the activity.
- Establish a high quality land-water interface for private and public properties within the coastal zone so the waters, waterfront and shoreline edge become a valuable asset with enhanced amenity. Design shall address matters including but not limited to: flood control, storm surge, climate change, access, shoreline erosion, improved and conserved habitats, the height of land and the creation of recreational benefits where relevant.
- An Integrated Land and Water Access Plan may be requested, with requirements provided by the UPC.

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