

## PLANNING AUTHORITIES

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### 601.01 Purpose

This section identifies general authorities and their responsibilities for administration of the Rural Code by various officials, bodies, and agencies to promote coordination and clarity of roles.

### 601.02 General Mandate for Coordinated Rural Code Implementation

When carrying out their assigned duties and responsibilities, all bodies, administrators, and officials shall interpret and apply the regulations of the Rural Code to implement the policies and achieve the objectives of Vision 2030 and other plans and policies adopted by the UPC and the Municipalities.

### 601.03 Abu Dhabi Urban Planning Council

The UPC was established under Abu Dhabi Law No. 23 of 2007 to develop and implement plans for Municipalities, and the Emirate as a whole.

The UPC, on its own initiative, may call up any matter for review, including any development reviews being considered by the UPC/ Municipalities prior to determination of any development review. The UPC has, at its discretion, the following roles and responsibilities related to the Code:

- Administer the Code and the Code Map. This authority includes revisions, updates and interpretations of the Code and Code Map;
- Review and act on proposed development, including decisions to approve, conditionally approve, modify, deny or provide advice regarding applications for development review;
- Consult with other Government agencies about planning development;
- Act on other policy matters presented for the UPC's consideration;
- Conduct or require special planning studies and review planning studies prepared by others for consistency with the Code; and
- Undertake other actions that implement Plan Capital 2030.n.

### 601.04 Municipalities

The Municipalities have the following duties and responsibilities under its legislative powers and the Rural Code:

- Review licence and permit applications and make determinations of conformance in line with the provisions of the Code;
- Apply the Rural Code regulations, as relevant, for all projects for which the Municipalities has review responsibility;
- Review construction documents and monitor construction within the Municipality boundary to ensure compliance with the Rural Code and all conditions of approval;
- Monitor developments, during both the construction phase and following construction, and take the necessary enforcement action to deal with non-compliance with any conditions attached to the planning decision, building permit or other planning agreement related to the development; and
- Maintain a record of all Municipality-issued permits, decisions, inspections and enforcement actions for all development subject to the Rural Code.

### 601.05 Common Procedures

The UPC the Municipalities shall work closely to manage the assessment of development against the parameters of the Rural Code, through their respective development review/control processes.

Requests for interpretations on aspects of the Rural Code, or those related to permits issued prior to it coming into force, may be made in writing to the UPC. The UPC's decision on any such request is final.

### 601.06 Development Review

The UPC may call-up for review, any project being reviewed by the Municipalities, for any reason. The UPC's decision on such a review shall be final.

### 601.07 Development Review – Criteria

The Review Authority shall consider the following in making a decision on any proposed development review:

- A. The applicable principles and requirements of the Rural Code and any applicable supplementary planning and Estidama Pearl Rating System (PRS) requirements;
- B. The policies of the relevant 2030 Plan documents;
- C. The following planning review criteria:
  - Whether the overall design of the project, including its scale, massing, plot plan, exterior design and landscaping, will enhance the appearance of the surrounding environment;
  - Whether the development is determined to have an adverse impact on any adjacent critical asset. In the event that the proposed development does create an adverse impact on a critical asset, the reviewing authority shall deny, amend or impose conditions on the proposed development so that the impacts are mitigated;