

301-AIRPORT ENVIRONS

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301.01 Purpose

The Airport Environs (AE) overlay district is established to:

- Protect land uses around civilian airfields from the potential hazards of airport operations;
- Provide for a range of uses compatible with airport obstruction hazard and noise exposure criteria;
- Prohibit the development of incompatible uses that are detrimental to the general health, safety and welfare of airport users, and to existing and future airport operations; and
- Comply with International Civil Aviation Organisation (ICAO) obstacle limitation zones and General Civil Aviation Authority (GCAA) CAR PART IX requirements.

301.02 Applicability

The regulations of this section apply to all lands and waters within the AE overlay district mapped on the Rural Code Map, as indicated with the AE designator, as well as more general regulations across the entire Rural Code area.

301.03 General Regulations

Notwithstanding any other provisions of this section, no development shall occur on land or in water anywhere within the Rural Code area in such a manner that would:

- **Air Navigation**
Create an obstacle or hazard to air navigation.
- **Glare**
Result in light or glare in the eyes of pilots using these airports that would affect their navigational abilities or make it difficult for pilots to distinguish between airport lights and others.
- **Emissions**
Create steam or other emissions that cause thermal plumes or other forms of unstable air.
- **Electrical Interference**
Create electrical interference with navigation signals or radio communication between the airport and aircraft.
- **Bird Strike Hazard**
Create an increased attraction for large flocks of birds which pose bird strike hazards to aircraft in flight or otherwise endanger or interfere with the landing, takeoff or manoeuvring of aircraft intending to use these airports.

301.04 Land Use Regulations

In the AE overlay district, land use regulations in the underlying base district or plan district, noise exposure zones, and the obstacle limitation zones shown on Maps shall apply. All development occurring within the 100 m contour shown on Maps shall require a No Objection Certificate (NOC) from ADAC prior to any submission to the UPC or the Municipalities. In terms of a determination as to the appropriateness of a land use or the possible implications of the height limitations, UPC or the Municipalities shall consult ADAC on all such proposals and receive the necessary NOC prior to determination.

301.05 Development Regulations

The following sections prescribe the development regulations for all development within the Obstacle Limitation Zones as shown on Map ?, as well as more general regulations relating to the Rural Code.

A. Abu Dhabi Airports Company (ADAC) – notification and consultation

Any person proposing development within the AE overlay district shall submit notification of the proposal to ADAC. All development occurring within the AE overlay for Airports shall require a NOC from ADAC. The UPC or Municipalities must consider ADAC's comments in their decision-making.

B. Height Limitations

The criteria for determining the acceptability of a project, with respect to height, should be based upon the regulations set forth by the International Civil Aviation Organisation (ICAO) in ICAO Annex 14 and the UAE General Civil Aviation Authority (GCAA) CAR PART IX. Additionally, where an ICAO aeronautical study of a proposed object/structure is required, the results of that study shall be taken into account by the UPC or the Municipalities, prior to determining any submission.

1. Maximum Height

No object, structure or building, including a mobile or temporary object such as a construction crane, shall have a height that would result in penetration of any airspace protection surface/height limitation.

C. Aviation Regulations Throughout the Entire Rural Development Code Area

In terms of Regulations 1, 3, 4 and 5 below, in all circumstances any resulting application must be accompanied, on submission, with an NOC from ADAC.

1. All proposed construction or erection of buildings, structures, towers, etc. over 150 m anywhere within the Code area shall require a Special Aeronautical Study to be undertaken and approved in writing by ADAC, prior to the submission of any application for planning review to the UPC or the Municipalities;
2. All buildings, structures, towers, etc. over 45 m anywhere within the Code area shall provide details, including the number, type, style, candela and position on the building/structure of all aircraft warning lights, to the UPC or the Municipalities prior to the determination of any related Planning Review;
3. Helicopter landing facilities anywhere within the Code area are required to be approved in writing by ADAC, prior to the submission of any planning review to the UPC or the Municipalities;
4. Development proposals for landfill operations and/or any processes involving the use of chimneys or which result in the discharge of smoke, steam or other gaseous substances anywhere within the Code area are required to be approved in writing by ADAC, prior to the submission of any planning review to the UPC or the Municipalities; and
5. Proposed developments involving sky trackers, laser light displays, balloon advertisements or any similar special displays anywhere in the Code area are required to be approved in writing by ADAC, prior to the submission of any application to UPC or the Municipalities.