
KHALIFA INDUSTRIAL ZONE RULES

("KEZAD RULES")

issued by

ABU DHABI PORTS COMPANY PJSC

Edition 1.6

JANUARY 2016

TABLE OF CONTENTS

Rule	Page
Part I KEZAD RULES	20
Section 1 Purpose.....	21
Section 2 Rules of General Application.....	23
Section 3 Development Control Regulations.....	33
Section 4 ADPC Approvals for the Lifecycle of a Plot.....	83
Section 5 Works in Zone Areas	97
Section 6 Conduct in Zone Areas	103
Section 7 Health, Safety and Environmental Requirements in KEZAD	109
Section 8 Waste Management.....	127
Section 9 Traffic Management.....	130
Section 10 Security	138
Section 11 Seawater Cooling System	142
Section 12 Utilities and Infrastructure	148
Part II ANNEXURES	155
Annexure 1 KEZAD & KP Plan.....	156
Annexure 2 Key Plot Development Release Points Tables	157
Annexure 3 List of ADPC Approvals & submissions	159
Annexure 4 Fines and Sanctions.....	162
Part III Warehouse Rules	168
Glossary	169
Rules of Interpretation	173
PART 1 General.....	175
PART 2 General HSE	188
PART 3 Storing Materials	194
PART 4 Reporting, Inspection and Security Requirements	197
PART 5 Fines and Sanctions	202

Glossary

In these KEZAD Rules:

Defined Term	Definition
"A"	means a person complying with a matter set out in the Summary Table of Enforcement and Compliance.
"Abnormal Load"	means a load to be transported in the KPIZ that does not conform with the Design Vehicle.
"Abnormal Load NOC"	means an ADPC NOC in relation to an Abnormal Load - a Special Transport NOC (C-NOC-5).
"Abnormal Load Notice"	means a notice from an Occupier to ADPC requesting an Abnormal Load (Special Transport) NOC.
"Abu Dhabi Waste Management Strategy and Policy"	means the waste management strategy and policy adopted from time to time by the Relevant Authority of GAD.
"ADACH"	means the Abu Dhabi Authority for Culture and Heritage established by Abu Dhabi law No. 28 of 2005.
"ADCCI"	means the Abu Dhabi Chamber of Commerce established by Abu Dhabi Law No. 4 of 1969.
"ADFCA"	means Abu Dhabi Food Control Authority established by Federal Law No. 2 of 2005.
"ADFZ"	means Abu Dhabi Free Zone LLC with Commercial Licence No CN-1280435 and those areas located within KEZAD designated as free zones by Executive Council Resolution No.59 of 2010 (concerning land plots designated for ADPC as a free zone area), as such areas may be varied or extended from time to time and such other areas in KEZAD as may be designated as free zones from time to time.
"ADM"	means the Department of Municipal Affairs – Abu Dhabi Municipality established by Law No. 9 of 2007.
"ADNOC"	means Abu Dhabi National Oil Company established by Abu Dhabi Law No. 7 of 1971.
"ADNOC COPs"	means ADNOC Health, Safety and Environmental Management Manual of Codes of Practice.
"ADPC"	means Abu Dhabi Ports Company PJSC incorporated by virtue of Emiri Decree No. 6 of 2006 with commercial registration number

Defined Term	Definition
	1004600.
"ADPC Approvals"	means each ADPC NOC described in Annexure 3 (<i>List of ADPC Approvals and Submissions</i>), each Zone Area Works Permit, Zone Area - Night Works Permit and KEZAD Air Emissions Permit and any other permits, licences, endorsements, NOCs and approvals issued by ADPC in relation to KEZAD.
"ADPC Approval/Permit Offence"	has the meaning given to it in Part A (<i>Definitions</i>) of Annexure 4 (<i>Fines and Sanctions</i>).
"ADPC Emergency Management Plan"	means the emergency management documentation and plans issued by ADPC.
"ADPC NOC"	means an NOC issued by ADPC.
"ADPC Step-in"	has the meaning given to it in Part B (<i>Key of Sanctions</i>) of Annexure 4 (<i>Fines and Sanctions</i>).
"ADSSC"	means Abu Dhabi Sewerage Services Company incorporated by virtue of Emiri Decree No. 3 of 1998.
"ADWEA"	means Abu Dhabi Water and Electricity Authority incorporated by virtue of Law No. 2 of 1998.
"AED"	means United Arab Emirate Dirhams.
"Affection Plan"	means a plan of the Plot, identifying the Plot, its use and dimensions, given under the stamp of ADM.
"Alteration"	means: <ul style="list-style-type: none"> (a) any alteration, addition, modification, improvement, renovation or replacement of any structure on any Easement Area or, if expressly permitted in writing by ADPC, on any other part of KEZAD; or (b) either of the following that requires any Third Party Approval: <ul style="list-style-type: none"> (i) any alteration, addition, modification, improvement, renovation or improvement on the Plot or in relation to any Improvements; or (ii) any works by an Occupier on a Plot that are not described in the Occupier's Works Description and

Defined Term	Definition
	approved as part of the Occupier's Works.
"Annual Compliance Report"	means the report of that name referred to in Rule 7.11.2(e)(vi) (<i>KEZAD Air Emissions Permit</i>).
"Appeals"	means the process of appeals referred to in Rule 2.20 (<i>Appeals</i>).
"Applicable Law"	<p>means:</p> <ul style="list-style-type: none"> (a) the laws enacted or to be enacted either in the Emirate of Abu Dhabi or by the Federal legislature of the UAE; (b) the regional and/or international laws that UAE is a signatory to; (c) any other relevant laws, decrees and/or regulations that relate to or govern any of the matters referred to in the KEZAD Rules; (d) all regulations, orders, codes of practice or delegated or subordinate legislation made under the items specified in (a), (b) and (c); and (e) all building regulations, fire and safety regulations and the regulations, requirements and by-laws of any municipality, local authority, national or public utility company or other authority with whose system Improvements on a Plot are or will be connected.
"Approval"	means any ADPC Approval and/or Third Party Approval.
"Best Available Technology, Techniques and Practices"	means an emission limitation based on the maximum degree of emission reduction (considering energy, environmental and economic impacts) achievable through the application of production processes and available methods, systems and techniques.
"Best International Practices"	means, in respect of an Occupier, the exercise of that degree of professional skill, diligence, prudence and foresight as would reasonably and ordinarily be expected from a skilled, qualified and experienced entity responsible for carrying out responsibilities and discharging operations of a type associated with the business of that Occupier, and complying with those plans, strategies, practices, methodologies, activities, equipment, specifications and standards of management, safety and performance, as the same may change from time to time, as are accessible and widely used

Defined Term	Definition
	by professional organizations carrying out such tasks in connection with operations of a type and size similar to those conducted by the Occupier, which have been shown over time through research, evaluation and practice to be effective at providing reasonable assurance of desired outcomes and that are continually reviewed and improved upon as circumstances dictate.
"BTU"	means British Thermal Unit.
"Business Days"	means a day on which ADPC, and banks in the UAE, are open for general business.
"C"	means a person complying with the KEZAD Rules in respect of a matter set out in the Summary Table of Enforcement and Compliance.
"Cancellation of an ADPC Approval Offence"	has the meaning given to it in Part B (<i>Key of Sanctions</i>) of Annexure 4 (<i>Fines and Sanctions</i>).
"CEMP"	means Construction Environmental Management Plan.
"CNIA"	means the Critical National Infrastructure Authority established by Law No. of 2007.
"Commencement of Construction NOC"	means the NOC of that name described in Annexure 3 (<i>List of ADPC Approvals and Submissions</i>).
"Commencement of Operations NOC"	means the NOC of that name described in Annexure 3 (<i>List of ADPC Approvals and Submissions</i>).
"Commercial Companies Law"	means Federal Law No. 8 of 1984.
"Commercial Licence"	means a commercial licence issued by DED or other Relevant Authority to an Occupier.
"Compensation"	has the meaning given to it in Part B (<i>Key of Sanctions</i>) of Annexure 4 (<i>Fines and Sanctions</i>).
"Competent Authority"	means the entity defined as the Competent Authority (or its replacement or equivalent) in respect of the EHSMS Framework documentation.
"Condition Breach of an ADPC Approval Offence"	has the meaning given to it in Part A (<i>Definitions</i>) of Annexure 4 (<i>Fines and Sanctions</i>).
"Conduits"	means all pipes used for the transport of fixed substances, liquids and gases as well as cables (whether electric, fibre or any other

Defined Term	Definition
	type), pipe racks and conveyor belts, in each case located in or above the ground in the Zone Areas, and all ancillary or related installations in the Zone Areas.
" Confiscation "	has the meaning given to it in Part B (<i>Key of Sanctions</i>) of Annexure 4 (<i>Fines and Sanctions</i>).
" Construction Offence "	has the meaning given to it in Part A (<i>Definitions</i>) of Annexure 4 (<i>Fines and Sanctions</i>).
" Construction Party "	means any consultant, contractor, designer, agent or other member of an Occupier's professional team or construction team engaged from time to time in designing, managing or carrying out any Works, including the Occupier's Project Manager.
" Construction Phase "	means, in relation to an Occupier's Plot, the period from the issue of a Commencement of Construction NOC to the issue of the Commencement of Operations NOC.
" Construction Security Risk Assessment "	means a risk assessment in relation to construction security, as described in Rule 10.3 (<i>Security risk assessments</i>).
" Consultant "	means a reputable firm or company of consultants of the Occupier appointed by the Occupier subject to approval of ADPC.
" Contractor "	means a reputable firm or company of contractors of the Occupier appointed by the Occupier subject to approval of ADPC.
" Control Authorities "	means, together, Abu Dhabi Police, Civil Defence, CNIA and authorised Immigration and Customs staff.
" COP "	means a code or codes of practice issued by a Relevant Authority.
" Crane "	includes conventional cranes and all other forms of lifting devices such as derricks, gin poles, strand jack systems, lattice lifting gantries, jacking systems and telescopic gantries.
" Criteria Pollutant "	means each of Carbon Monoxide (CO), Lead (Pb), Nitrogen Dioxide (NO ₂), Ozone (O ₃), Particulate Matter (PM ₁₀), Sulfur Dioxide (SO ₂) and Total Suspended Particles.
" Customer Service Centre "	means the ADPC department of that name referred to in Rule 1.5.2 (<i>Customer Service Centre</i>).
" Damage and Disruption Offence "	has the meaning given to it in Part A (<i>Definitions</i>) of Annexure 4 (<i>Fines and Sanctions</i>).

Defined Term	Definition
"Decency Offence"	has the meaning given to it in Part A (<i>Definitions</i>) of Annexure 4 (<i>Fines and Sanctions</i>).
"Decommissioning"	means: (a) any Works or Zone Area Works carried out pursuant to an Occupier's Decommissioning Plan, as described in that Occupier's Tenure Document; and (b) any other decommission, demolition or land remediation works in connection with the termination of an Occupier's interest in its Plot.
"Decommissioning Phase"	means, in relation to a Plot, the period specified as the Decommissioning Period in an Occupier's Tenure Document.
"DED"	means the Abu Dhabi Department of Economic Development established by Abu Dhabi Law No. 2 of 2009.
"Delegate"	means any person authorised to act as representative for another.
"DEMP"	means Decommissioning Environmental Management Plan.
"Designated Smoking Areas"	has the meaning given to it in Rule 6.8.2 (<i>Smoking</i>).
"Designer"	means a reputable firm or company of designers appointed by the Occupier subject to approval of ADPC.
"Design Vehicle"	means the design vehicle requirements of the Relevant Authority for the relevant road.
"Detailed Planning Approval"	means an ADPC Approval in relation to an Occupier's detailed design for its Plot and Improvements.
"Development Control Regulations"	means the regulations for Occupiers for development of their Plots and, where applicable, their development of parts of the Zone Areas, set out in Section 3 (<i>Development Control Regulations</i>).
"Deviation Reports"	means the report of that name referred to in Rule 7.11.2(e) (<i>KEZAD Air Emissions Permit</i>).
"Dewatering System NOC"	means the NOC of that name described in Annexure 3 (<i>List of ADPC Approvals and Submissions</i>).
"Document Offence"	has the meaning given to it in Part A (<i>Definitions</i>) of Annexure 4 (<i>Fines and Sanctions</i>).
"Documents"	means all documents in any form of media, including plans, audits, studies, assessments, procedures and reports as required in accordance with the KEZAD Rules, all documents and information

Defined Term	Definition
	listed or referred to in the List of ADPC Approvals and Submissions, any document or information submitted or required to be submitted with an application for an ADPC Approval and any other document.
"DoT"	means the Abu Dhabi Department of Transport established by Emiri Law No. 4 of 2006.
"Duty of Care for Waste Management"	means the duty of care of that name referred to in Rule 8.2 (<i>Duty of Care for Waste Management</i>).
"E+"	means a person enforcing the KEZAD Rules against an Occupier or an Occupier Party in respect of a matter set out in the Summary Table of Enforcement and Compliance.
"E*"	means a person enforcing the KEZAD Rules against an Occupier Party in respect of a matter set out in the Summary Table of Enforcement and Compliance.
"EAD"	means the Environmental Agency - Abu Dhabi established by Law No. 16 of 2005.
"EAD Construction NOC"	means an NOC or similar permit or approval issued by EAD or its delegate.
"EAP"	means Environmental Action Plan.
"Easement Area"	means any area comprising any part of the KEZAD Road Transport Corridors or any part of the KEZAD Utilities Corridors or any other part of KEZAD shown as an easement area in the Plot Plan and Description and is deemed to include any other land in KEZAD (if any) over which ADPC grants an Occupier any right of way or easement.
"Effective Date"	means the date specified as the Effective Date in an Occupier's Musataha Agreement, or as otherwise defined in an Occupier's Tenure Document.
"EHS"	means Environment, Health and Safety.
"EHSIA"	means Environmental Health and Safety Impact Assessment.
"EHSMS"	means Environment, Health and Safety Management System.
"EHSMS Framework"	means the AD EHSMS Regulatory Framework and related COPs.
"EHS Policy"	means the Abu Dhabi Emirate EHS Policy approved by the

Defined Term	Definition
	Executive Council by the Committee Decree 2-Session 31/2006.
"EIA"	means Environmental Impact Assessment, also known as an Environmental Impact Statement.
"Emergency Management Plan"	means the emergency management plan referred to in Rule 7.9 (<i>Emergency Management Plan</i>).
"Emergency Plans"	has the meaning given to it in Rule 7.9 (<i>Emergency Plans</i>).
"Emiri Decree"	means Emiri Decree No. 6 of 2006 establishing Abu Dhabi Ports Company, a Public Shareholding Company.
"Engineering and Construction Mobilization Phase"	means, in relation to an Occupier's Plot, the period from the issue of a Detailed Planning Approval to the issue of a Commencement of Construction NOC for the Plot.
"Environmental Service Provider"	means each of an ADPC Environmental Service Provider and a Third Party Environmental Service Provider.
"Estidama"	means the sustainability framework of a development program developed by the UPC.
"Evacuation Plan"	means the evacuation plan referred to in Rule 7.9 (<i>Emergency Plans</i>).
"Exclusion"	has the meaning given to it in Part B (<i>Key of Sanctions</i>) of Annexure 4 (<i>Fines and Sanctions</i>).
"Facility"	means a Plot, any Improvements and any structures or Conduits built in or on an Easement Area.
"filing date"	has the meaning given to it in Rule of Interpretation 23.
"Fines"	means the fines set out in the List of Fines.
"GAD"	means the Government of Abu Dhabi.
"GASCO"	means Abu Dhabi Gas Industries Ltd incorporated by virtue of Law No. 11 of 1978.
"GCC"	means the Gulf Cooperation Council.
"H&S"	means Health and Safety.
"H&S Policy"	means a written H&S policy.
"HAAD"	means Health Authority – Abu Dhabi established by virtue of Federal Law No. 13 of 2009.
"Hazard"	means a written set of procedures describing the methods to be

Defined Term	Definition
"Communication Plan"	used to communicate the hazards associated with chemical handling, use, storage and disposal.
"Hazardous Air Pollutant"	means each pollutant classified as a hazardous air pollutant by any Relevant Authority.
"Hazardous Substances"	means wastes that may be defined as hazardous on the basis of: <ul style="list-style-type: none"> (a) waste characteristics (for example, flammable, ignitable, toxic, mutagenic, reactive or corrosive); or (b) 'Listing' (i.e. are any components of the waste stream listed as hazardous in the United States Environmental Protection Agency or other valid classification system that is adopted by ADPC or any Relevant Authority).
"HSE"	means Health, Safety and Environment.
"HSE Offence"	has the meaning given to it in Part A (<i>Definitions</i>) of Annexure 4 (<i>Fines and Sanctions</i>).
"HSIA"	means Health and Safety Impact Assessment.
"HSMP"	means Health and Safety Management Plan.
"ICC"	means the International Code Council.
"IFSP"	means Industrial Facility Security Plan.
"Improvements"	means: <ul style="list-style-type: none"> (a) when completed, the structure or structures described in an Occupier's Works Description; (b) when completed and until demolished, removed or replaced in accordance with the terms of Annexure 4 (<i>Temporary Infrastructure Requirement</i>) of an Occupier's Musataha Agreement, any improvements constructed by that Occupier on its Plot under the terms of Annexure 4 (<i>Temporary Infrastructure Requirement</i>) of that Occupier's Musataha Agreement for the purpose of any Temporary Infrastructure Requirement; (c) when completed, any Alteration; and (d) all other improvements of any kind from time to time on the Plot, including works-in-progress in relation to any one (1) or more of any Temporary Infrastructure Requirement, Occupier's Works or any Alteration.

Defined Term	Definition
" Industrial Facility Security Assessment "	means a security risk assessment in relation to an Occupier's industrial facility, as described in Rule 10.3.1 (<i>Security risk assessments</i>).
" Industrial Licence "	means an industrial licence issued by any Relevant Authority to an Occupier.
" Injunction "	has the meaning given to it in Part B (<i>Key of Sanctions</i>) of Annexure 4 (<i>Fines and Sanctions</i>).
" Key Plot Development Release Points Tables "	means the tables in Annexure 2 (<i>Key Plot Development Release Points Tables</i>).
" Khalifa Port "	means the port facilities, landing places and all other works and land within the defined boundaries of the port of that name at Taweelah as shown in KEZAD & KP Plan.
" Khalifa Port Rules "	means the rules governing activities undertaken in Khalifa Port and any Port Facility.
" KEZAD "	means the industrial zone at Taweelah, Abu Dhabi, as shown on the KEZAD & KP Plan, owned by ADPC and includes ADFZ and includes any and all extensions to KEZAD from time to time.
" KEZAD & KP Plan "	means the plan of KEZAD and the Khalifa Port attached as Annexure 1 (<i>KEZAD & KP Plan</i>).
" KEZAD & KP Rules "	means the KEZAD Rules and Khalifa Port Rules, which can be read separately or together (as applicable).
" KEZAD Air Emissions Permit "	means the permit of that name referred to in Rule 7.11.2(e) (<i>KEZAD Air Emissions Permit</i>).
" KEZAD Airspace "	means all the air space in KEZAD.
" KEZAD Objectives "	means the objectives in respect of KEZAD as set out in Rule 1.2 (<i>KEZAD Objectives</i>) of the KEZAD Rules.
" KEZAD Road Transport Corridors "	means the transport corridors shown in the KEZAD & KP Plan.
" KEZAD Rules "	means the rules set out in Part I (<i>KEZAD Rules</i>) and Part II (<i>Annexures</i>) and Part III (<i>Warehouse Rules</i>) of this document.
" KEZAD Rules Governance Committee "	means the committee referred to in Rule 2.14 (<i>KEZAD Rules Governance Committee</i>).

Defined Term	Definition
"KEZAD Utilities Corridors"	means the corridors for Utilities feeds shown in the KEZAD & KP Plan.
"KPIZ"	means the Khalifa Port and KEZAD.
"Leasing Agreement"	means any lease or concession agreement entered into between ADPC and Occupiers in relation to retail, accommodation and storage areas.
"Licensing Authority"	means the Licensing Authority as defined in the Federal Law No. 21 of 1995 or ADFZ (as applicable).
"Lifting Device"	means any machine or device used to lift a load from its supporting surface, including Cranes, hoists, hoisting systems, chain falls, come-alongs, hydraulic or mechanical jacks, monorail hoists, gantry cranes, levers, pulley systems, air bag jacks and strand lift systems.
"Lifting Operation"	means any lifting, hauling or rigging operation, including all operations utilizing a Lifting Device.
"List of ADPC Approvals and Submissions"	means the lists in Annexure 3 (<i>List of ADPC Approvals and Submissions</i>).
"List of Fines "	means the list in Part C (<i>List of Fines</i>) of Annexure 4 (<i>Fines and Sanctions</i>).
"Mobilization NOC"	means the NOC of that name described in Annexure 3 (<i>List of ADPC Approvals and Submissions</i>).
"Modular Path"	means any road or route in the KPIZ designated by ADPC as a modular path pursuant to Rule 9.5 (<i>Modular Path</i>).
"Musataha Agreement"	means an agreement pursuant to which ADPC grants to an Occupier a musataha right in a Plot and in which is described and defined that Occupier's Plot and all the various responsibilities, tasks, rights and duties that accompany the musataha right of that Plot.
"NCEMA"	means National Crisis and Emergency Management Authority established by Federal Decree No. 5 of 2007.
"NOC"	means a No Objection Certificate.
"Non-Conformance Report"	means the report of that name referred to in Rule 2.17 (<i>Recording of Offences</i>) that records an Offence.
"NTA"	means the National Transport Authority established by Federal Law No. 1 of 2006.

Defined Term	Definition
"Occupier"	means any person who has entered into a Tenure Document with ADPC.
"Occupier Party"	means any employees, agents, advisers, consultants (including the Consultant), contractors (including the Contractor), subcontractors, suppliers, sub-suppliers, licensees, visitors, Construction Parties and any other person working or acting for or on behalf of an Occupier.
"Occupier Representative"	means the Occupier Party who is: (a) nominated as the representative of its Occupier; and (b) whose contact details are provided, by its Occupier in writing to ADPC together with its submission of the application for a Mobilization NOC or in advance of an Occupier Party representing the relevant Occupier.
"Occupier Technical Guide" (OTG)	means the guide issued by ADPC, also known as the " Tenant Technical Guide ", to assist Occupiers with engineering issues on their Plots, described in Rule 4.5 (<i>Occupier Technical Guide</i>).
"Occupier's TMC Representative"	means an authorized representative of the Occupier to attend TMC Meetings.
"Occupier's Works"	means the Works by an Occupier described in an Occupier's Works Description.
"Occupier's Works Description"	means the description of an Occupier's intended works on its Plot and, if applicable and if approved by ADPC, in the Easement Areas and any other part of KEZAD, as approved by ADPC, and attached as Annexure 1 (<i>Occupier's Works Description</i>) of an Occupier's Musataha Agreement or set out in an Occupier's other Tenure Document.
"OEMP"	means Operations Environmental Management Plan.
"OEP"	means Operating Environmental Permit.
"Offence"	means each of an ADPC Approval Offence, a Construction Offence, a Damage and Disruption Offence, a Decency Offence, a Document Offence, a HSE Offence, a Procedure Offence, a Traffic Offence, a Security Offence or any other breach of a Rule as recorded in a Non-Conformance Report.
"on a Corporate Basis"	means by any individual of an Occupier or its Occupier Parties.
"on an Individual"	means by the same individual of an Occupier or its Occupier

Defined Term	Definition
"Basis"	Parties.
"Operations"	means the operations and uses referred to in Rule 4.25 (<i>Permitted Operations</i>).
"Operations Phase"	means, in relation to a Plot, the period from the issue of a Commencement of Operations NOC for the Plot to the ceasing of all Operations on the Plot.
"OSHAD"	means the Abu Dhabi Occupational Safety and Health Center.
"Other Licence"	means any other licence in respect of an Occupier's business activities issued by a Relevant Authority to the Occupier.
"PER"	means Preliminary Environmental Review.
"person"	means any natural person or any firm, company, corporation or other entity, as the context requires.
"Plot"	means an area within KEZAD with respect to which ADPC has entered into a Tenure Document with an Occupier.
"Plot Plan and Description"	means the plan(s) and description(s) of a Plot attached: (a) as Annexure 3 (<i>Plot Plan and Description</i>) of an Occupier's Musataha Agreement; or (b) to any other Tenure Document of an Occupier.
"Port Facility"	means the area of land and water (including any buildings, installations or equipment in or on that area) used either wholly or partly in connection with the loading or unloading of vessels.
"Preliminary Agreement"	means an agreement between a potential Occupier and ADPC entered into prior to entering into a Musataha Agreement or a Leasing Agreement for the purpose of reserving a Plot and the associated rights and which contains a description of the Plot.
"Procedure Offence"	has the meaning given to it in Part A (<i>Definitions</i>) of Annexure 4 (<i>Fines and Sanctions</i>).
"Project Licensing and Development Planning Phase"	means, in relation to an Occupier's Plot, the period up until the issue of the Detailed Planning Approval for the Plot.
"Project Manager"	means, as the context requires, the person appointed as project manager from time to time by or on behalf of an Occupier in relation to its Works or Zone Area Works.

Defined Term	Definition
"Provisional Approval"	means an ADPC Approval granted subject to one or more conditions that are to be fulfilled within the time specified in the Provisional Approval. Failure to fulfil or comply with any condition of a Provisional Approval constitutes a Condition Breach of an ADPC Approval Offence.
"Relevant Authority"	means, as the context requires, the relevant and competent governmental and/or local authority and/or any service provider prescribed or approved by ADPC or ADFZ and having jurisdiction over KEZAD (including the relevant Utility authorities or providers) in each case having jurisdiction over the relevant matter including, as applicable, the Department of Planning and Economy, Department of Municipal Affairs, the Land Registration Department of the Abu Dhabi Municipality, CNIA, EAD, UPC or any other ministry, department, body, tribunal or local authority having jurisdiction over KEZAD, any Plot any construction works or any matter in connection with them.
"Right of Use of Easement Agreement"	means an agreement between ADPC and an Occupier pursuant to which ADPC grants to an Occupier certain rights of way and easements in the Zone Area and/or a Plot and in which is described and defined the various responsibilities, tasks, rights and duties that go with such rights of way and easements or occupation.
"RSB"	means the Regulation & Supervision Bureau established by Law No. 2 of 1998.
"Rule"	means a Rule or sub-Rule of the KEZAD Rules.
"Rules Change"	means any amendment, supplement or re-enactment of a Rule or a rule or sub-rule of the Khalifa Port Rules made by ADPC.
"Sanctions"	means the sanctions set out in Part B (<i>Key of Sanctions</i>) of Annexure 4 (<i>Fines and Sanctions</i>).
"SEA"	means Strategic Environmental Assessment.
"Sector Regulatory Authority"	means any of the governmental or semi-governmental authorities responsible for the implementation of the EHSMS under the supervision of EAD in accordance with Abu Dhabi Executive Council Resolution No. 42 of 2009.
"Security Incident"	means any event or act that may threaten the security of a Plot, a Facility or any other part of KEZAD.
"Security Offences"	has the meaning given to it in Part A (<i>Definitions</i>) of Annexure 4 (<i>Fines and Sanctions</i>).
"Semi-Annual"	means the report of that name referred to in Rule 7.11.2(d) (<i>Semi-</i>

Defined Term	Definition
Emissions Inventory Report"	<i>Annual Emissions Inventory Reports).</i>
"Service Licence"	means an Service Licence issued by any Relevant Authority to an Occupier.
"Site"	means a site on which Zone Area Works are being carried out.
"Specific Performance "	means specific performance of an obligation by the Occupier.
"Summary Table of Enforcement and Compliance"	means the table of that name in Rule 2.16.4 (<i>Summary Table of Enforcement and Compliance</i>).
"Temporary Road Closure During Construction NOC"	means the NOC of that name described in Annexure 3 (<i>List of ADPC Approvals and Submissions</i>).
"Temporary Infrastructure Requirement"	means any requirement for: <ul style="list-style-type: none"> (a) temporary infrastructure; (b) temporary access routes; or (c) both (a) and (b), to enable an Occupier to execute its Occupier's Works, the requirement and the terms for its provision being as referred to in the Particulars of the Occupier's Musataha Agreement and set out in Annexure 4 (<i>Temporary Infrastructure Requirement</i>) of the Occupier's Musataha Agreement, or as set out in an Occupier's other Tenure Document.
"Tenure Documents"	means any Preliminary Agreements, Confirmation of Lease Agreement (COLA), Musataha Agreements, Leasing Agreements, Rights of Use of Easement Areas and any other documents pursuant to which ADPC grants an interest in land in KEZAD to a person.
"Termination of interest in land"	has the meaning given to it in Part B (<i>Key of Sanctions</i>) of Annexure 4 (<i>Fines and Sanctions</i>).
"Third Party Approvals"	means, in respect of any activity, all licences (including commercial trade licences), consents, approvals, NOCs, certificates and permits required from any Relevant Authority in respect of that activity in accordance with Applicable Law. If any Relevant Authority delegates to ADPC any right to grant any licence, consent, approval, NOC, certificate or permit on its behalf, the relevant licence, consent, approval, NOC, certificate or permit is considered a Third Party Approval. If ADPC is granted any

Defined Term	Definition
	authority status under any legislation and in that capacity it is empowered to grant any licence, consent, approval, NOC, certificate or permit, the relevant licence, consent, approval, NOC, certificate or permit is considered a Third Party Approval.
"Third Party Environmental Service Provider"	means any provider of waste management services (other than an ADPC Environmental Service Provider), including solid and liquid waste removal and disposal and hazardous waste removal, storage and/or disposal, which complies with the relevant requirements set out in Law No. 21 of 2005 for Waste Management in the Emirate of Abu Dhabi and of any Relevant Authorities.
"Third Party Fine/Sanction"	means any fine or sanction imposed by a Relevant Authority pursuant to Applicable Law.
"Three Strike Rule"	has the meaning given to it in Part B (<i>Key of Sanctions</i>) of Annexure 4 (<i>Fines and Sanctions</i>).
"TMC"	means Traffic Management Coordination.
"TMC Meeting"	means a meeting to discuss and coordinate traffic management and any related issues in KEZAD.
"Trading Licence"	means an Trading Licence issued by any Relevant Authority to an Occupier.
"Traffic Management Plan"	means the plan referred to in Rule 9.3 (<i>Traffic Management Plan</i>).
"Traffic Offence"	has the meaning given to it in Part A (<i>Definitions</i>) of Annexure 4 (<i>Fines and Sanctions</i>).
"Transport Alternative"	has the meaning given to it in Part B (<i>Key of Sanctions</i>) of Annexure 4 (<i>Fines and Sanctions</i>).
"UAE"	means the United Arab Emirates.
"Unoccupied Plot"	means any area of KEZAD reserved by ADPC for potential use as a Plot in the future.
"UPC"	means the Abu Dhabi Urban Planning Council incorporated by virtue of Emiri Decree No. 23 of 2007.
"Utilities"	means sewerage treatment plant, combined water network, substations, telecommunications, solid waste, gas lines, potable water, storm water, process water, seawater cooling, sweet water, electrical power, dewatering infrastructure, water (including chilled water or seawater for cooling purposes), steam, air, gas, sewage, drainage of storm water or groundwater, electricity, radio, television, telegraphic, telephone, telecommunications, supply of

Defined Term	Definition
	landfill and other services and supplies of any nature.
"Utility Service Provider"	means any person providing Utilities.
"Warning"	means a warning given in any of the circumstances set out in Rule 2.18 (<i>Warnings, Fines and Sanctions</i>).
"Works"	<p>means:</p> <p>(a) any construction or construction-related activity (including the erection of any structure and any removal, alteration or renewal); and</p> <p>(b) any building, decommissioning, demolition, clearance operations or excavations and all associated drainage and infrastructure works,</p> <p>carried out by an Occupier or its Occupier Parties in KEZAD, including any Occupier's Works but not including any routine maintenance or repair activities on an Occupier's Plot or to its Improvements.</p>
"Zone Area"	<p>means KEZAD other than:</p> <p>(a) the Plots;</p> <p>(b) the Unoccupied Plots; and</p> <p>(c) areas reserved for ADPC or any person other than an Occupier.</p> <p>Easement Areas are part of the Zone Areas.</p>
"Zone Area Service Infrastructure"	means any Utility, Conduit, railway track or other infrastructure in a Zone Area.
"Zone Area Works"	<p>means any:</p> <p>(a) Works; or</p> <p>(b) maintenance, repair or related activities,</p>
	carried out in a Zone Area by or on behalf of an Occupier or an Occupier Party.
"Zone Area Works Permit"	means a permit issued by ADPC in relation to any Zone Area Works. It is also referred to as the KEZAD Permit to Work (PTW).

Rules of Interpretation

Unless there is something in the subject or context that is inconsistent in these KEZAD Rules:

1. every Rule imposed on or obligation of an Occupier comprising more than one (1) person is deemed to be a Rule imposed on or an obligation of (as applicable) the persons comprising that Occupier jointly and by each of them severally;
2. any obligation on the part of an Occupier to do any act or thing includes an obligation to procure that the act or thing is done;
3. any obligation on the part of an Occupier not to do any act or thing includes an obligation not to permit or suffer the act or thing to be done;
4. any right on the part of ADPC or the KEZAD Rules Governance Committee to do or not to do any act or thing does not constitute an obligation on ADPC or the KEZAD Rules Governance Committee (as applicable) to do or not to do that act or thing;
5. words denoting any gender include each other gender;
6. words denoting the singular may denote the plural and vice versa, if the context requires;
7. reference to Applicable Laws, laws, regulations or requirements include reference to any modification, extension or re-enactment of them from time to time;
8. reference to a Rule, Section, Part or Annexure is a reference to a Rule, Section, Part or Annexure (as applicable) of these KEZAD Rules;
9. any reference to the right of ADPC to have access to, or enter, a Plot (or any part of a Plot) extends to ADPC, any manager of that Plot and all persons authorised by any of them, including their respective agents, professional advisers, contractors and workmen;
10. the words preceding "**including**" and "**include**" must not be read as limited by the words that follow;
11. if any provision in a definition in the KEZAD Rules is a substantive provision conferring rights or imposing obligations then, notwithstanding that it is only in the glossary or interpretation section of the KEZAD Rules, effect must be given to it as if it were a substantive provision;
12. headings are inserted for convenience only and do not affect the interpretation of these KEZAD Rules;
13. reference to the KEZAD Rules or any other agreement or document is a reference to the KEZAD Rules or that other agreement or document (as applicable) as amended, modified or supplemented and in effect the KEZAD Rules or from time to time and includes a reference to any document that amends, modifies or supplements it, or is entered into, made or given pursuant to or in accordance with its terms;

14. reference to any Competent Authority, Sector Regulatory Authority or Relevant Authority is a reference to that entity as amended, re-named, delegated, modified, replaced or supplemented from time to time;
15. all periods of time shall be based on and computed according to the Gregorian calendar;
16. a year is a period commencing from any day in a calendar year and ending on the day prior to the numerically corresponding day in the next calendar year;
17. reference to a quarter (in relation to time periods) is reference to the quarters of a calendar year beginning on 1 January, 1 April, 1 July and 1 October;
18. reference to a day or a month is a reference to a calendar day or a calendar month (unless specifically stated otherwise);
19. reference to a time is a reference to Abu Dhabi time (unless specifically stated otherwise);
20. reference to "**Improvements**" or a "**Plot**" (unless the context requires otherwise) is a reference to each and every part thereof;
21. reference to "**ADPC**", the "**KEZAD Rules Governance Committee**" or any "**Relevant Authority**" (unless the context requires otherwise) includes a reference to a delegate of ADPC, the KEZAD Rules Governance Committee or any Relevant Authorities;
22. any notice required in these KEZAD Rules must be in writing, which may include email or fax;
23. any ADPC NOC must be issued on the basis of the version of these KEZAD Rules as at the date on which an Occupier files its application with ADPC for the relevant ADPC NOC (in this Rule of Interpretation 23 called the "**filing date**") disregarding any Rules Change made after the filing date, except to the extent that the Rules Change is made after the filing date in order to comply with any change of Applicable Law made after the filing date. Notwithstanding any Rules Change, an Occupier must comply with the requirements of all Relevant Authorities and all requirements in relation to Third Party Approvals;
24. in the event of any conflict between any Applicable Law, any Tenure Document and these KEZAD & KP Rules, the following order of precedence applies:
 - (a) all Applicable Laws;
 - (b) a Tenure Document; and
 - (c) the KEZAD & KP Rules; and
25. an Occupier who has signed a Right of Use of Easement Agreement or a Preliminary Agreement but not yet signed a Musataha Agreement or a Leasing Agreement is bound by those KEZAD Rules that relate to the use of the Plot, the Zone Areas and KEZAD.

**PART I
KEZAD RULES**

Table of Contents

Rule	Page
Section 1 Purpose.....	21
Section 2 Rules of General Application.....	23
Section 3 Development Control Regulations.....	33
Section 4 ADPC Approvals for the Lifecycle of a Plot.....	83
Section 5 Works in Zone Areas	97
Section 6 Conduct in Zone Areas	103
Section 7 Health, Safety and Environmental Requirements in KEZAD	109
Section 8 Waste Management.....	127
Section 9 Traffic Management.....	130
Section 10 Security	138
Section 11 Seawater Cooling System	142
Section 12 Utilities and Infrastructure	148

SECTION 1 PURPOSE

Rule 1.1 Purpose

The purpose of the KEZAD Rules is to enable Occupiers and their Occupier Parties in KEZAD to understand and assist in achieving KEZAD Objectives.

Rule 1.2 KEZAD Objectives

The objectives of these KEZAD Rules are to ensure good order, security and protection of lives and property, and sound health, safety and environmental practices in KEZAD while taking into account the acknowledged commercial objectives of Occupiers, on an individual and collective basis.

Rule 1.3 Establishment and authority of ADPC

- 1.3.1 The Emiri Decree establishes ADPC as a public shareholding company with full legal competence and financial and administrative independence in all matters.
- 1.3.2 Under Article 4 of the Emiri Decree, ADPC is empowered to establish, develop, manage and operate, and issue regulations and instructions in relation to, the Khalifa Port and KEZAD.
- 1.3.3 These KEZAD Rules are issued and enforced pursuant to the Emiri Decree.
- 1.3.4 If ADPC is granted any authority status:
 - (a) ADPC will issue a new set of rules setting out the relevant issues relating to its new status, which will be supplemental to these KEZAD Rules; and
 - (b) each Occupier and its Occupier Parties must comply with these new rules referred to in (a) above, to the extent applicable.
- 1.3.5 These KEZAD Rules are issued and enforced pursuant to the Emiri Decree.

Rule 1.4 Applicability

These KEZAD Rules apply at all times to:

- (a) each Occupier and its Occupier Parties in KEZAD for any purpose or reason whatsoever; and
 - (b) all other persons and all vehicles and objects in KEZAD,
- unless specifically otherwise stated.

Rule 1.5 ADPC departments

1.5.1 The names, contact details and working hours of the departments set up and run by or on behalf of ADPC that are relevant to Occupiers in KEZAD are set out in Rule 1.5.2 and Rule 1.5.3.

1.5.2 Customer Service Centre

(a) The Customer Service Centre is responsible for reviewing and processing applications, ADPC Approvals and other documents and providing general information to Occupiers in relation to KEZAD.

(b) The contact details (address, phone number, fax number and e-mail address) and working hours are:

Contact details: As shown on the ADPC website

E-mail address: customerservice@adports.ae

Toll free number: 800102030 (as may be amended from time to time and shown on the ADPC website)

Working hours: From 07:30 a.m. to 15:30 p.m. on Business Days (as amended from time to time and notified to Occupiers by ADPC)

(c) Any application or documents must be submitted:

(i) from thirty (30) minutes after opening; and

(ii) up to thirty (30) minutes before closing,

of the working hours referred to in (b) above.

1.5.3 Security (for emergencies)

(a) The ADPC security department is responsible for all emergency HSE and security matters in KEZAD.

(b) The contact details (phone number, fax number and e-mail address) in the case of an emergency are shown on the ADPC website or can be obtained from the Customer Service Centre.

SECTION 2
RULES OF GENERAL APPLICATION

Part A
(General)

Rule 2.1 Rules for KEZAD

The rules applicable to KEZAD, cited as the "KEZAD Rules", are set out in Part I, Part II and Part III.

Rule 2.2 Khalifa Port Rules

2.2.1 The Khalifa Port Rules are set out in a separate document to these KEZAD Rules.

2.2.2 Each Occupier and its Occupier Parties must comply with the Khalifa Port Rules:

- (a) if it has a Port Facility on its Plot; and
- (b) at all times when in, using, and for all activities in relation to the Khalifa Port.

Rule 2.3 Applicable Laws

Each Occupier and its Occupier Parties must comply with all Applicable Laws in KEZAD, including Applicable Laws in relation to Works, Operations, HSE, security, traffic and transport in KEZAD.

Rule 2.4 Other regulations

Nothing in these KEZAD Rules may be construed as conflicting with, overriding or invalidating any Applicable Law, other relevant governmental bylaws or regulations or any international treaties or agreements to which GAD or the federal government of the UAE is a party.

Rule 2.5 Amendments and publications

2.5.1 ADPC has the right to amend these KEZAD Rules as it requires from time to time, and the most recent version notified to Occupiers applies at all times.

2.5.2 ADPC shall communicate any changes pursuant to Rule 2.5.1 to the Occupiers in the way that it considers appropriate.

2.5.3 Each Occupier must ensure that it and its Occupier Parties comply with the most recent version of the KEZAD Rules notified to it pursuant to this Rule 2.5. In the event of doubt, an Occupier must obtain the most recent version of the KEZAD Rules from the Customer Service Center.

Rule 2.6 Authority to manage and govern

ADPC has the right to establish and maintain at all times a governance structure in KEZAD that allows for efficient supervision, management, enforcement and administration. In order to affect this, ADPC may establish whichever appropriate measures and KEZAD Rules it requires.

Rule 2.7 Right of delegation

ADPC may delegate the whole or part of the management of KEZAD to any service provider that it sees fit. ADPC must notify Occupiers of the relevant contact details of any delegate.

Rule 2.8 Right to remedy an Occupier's breach

2.8.1 Each Occupier must make good any damage caused (by negligence or misuse) by it or its Occupier Parties to the Utilities, the Zone Areas or the Improvements or Plots of other Occupiers within five (5) days of the occurrence of the damage or, if the damage caused is severe or dangerous, within two (2) days (or any shorter period specified by ADPC), to ADPC's satisfaction.

2.8.2 If an Occupier fails to comply with Rule 2.8.1, ADPC has the right to repair the damage and the relevant Occupier must reimburse ADPC on demand for its costs of repair. If this reimbursement is not promptly made, ADPC has the right to require the relevant Occupier to pay a Late Payment Amount.

Rule 2.9 Tenure Documents

ADPC grants various interests to Occupiers in KEZAD pursuant to Tenure Documents. Each Occupier with a Tenure Document must comply with the obligations in its Tenure Document as well as these KEZAD Rules.

Rule 2.10 Incorporation and set-up of an Occupier

2.10.1 Each Occupier must be a company, limited liability partnership or other form of entity that is:

- (a) acceptable to ADPC or ADFZ;
- (b) registered with the Relevant Authorities; and
- (c) compliant with all Applicable Laws, including (in respect of a company or a partnership) the Commercial Companies Law or any regulations of ADFZ.

2.10.2 Each Occupier must have a valid Industrial Licence, Commercial Licence, Trading Licence, Service Licence or Other Licence.

2.10.3 In relation to obtaining any Third Party Approval for Works or Zone Area Works in any part of KEZAD that is designated as a "critical location" by

CNIA, an Occupier and its relevant Occupier Parties must be registered in the Security Licence and Permits Section of CNIA.

- 2.10.4 Each Occupier must comply with all licences, permits and any other requirements of the Khalifa Port.
- 2.10.5 Before entering into a Tenure Document or within such period agreed in a Tenure Document or, if not available, as soon as practicable (and no later than thirty (30) days) after entering into it, each Occupier must provide three (3) true copies (where required, attested) of the following documents to ADPC :
- (a) the Occupier's company registration certificate or LLP registration certificate (and, where requested by ADPC, the Occupier's parent company's registration certificate or LLP registration certificate). ADPC has the right to accept other relevant documentation evidencing incorporation of an Occupier and/or registration with the Relevant Authorities (as applicable);
 - (b) the Occupier's Commercial Licence, Industrial Licence, Trading Licence, Service Licence or Other Licence (as applicable);
 - (c) the resolution of the Occupier's board of directors for establishing the Occupier. ADPC has the right to accept any other resolution or authorisation for establishing the Occupier (as applicable);
 - (d) the Occupier's memorandum/articles of association. ADPC has the right to accept any other documents setting out the objects and/or powers of the Occupier (as applicable); and
 - (e) if available, the Occupier's financial statements for the two (2) previous years (and, where requested by ADPC, the Occupier's parent company's financial statements for the two (2) previous years).

Rule 2.11 Application of KEZAD Rules to Works, Zone Area Works and Operations

In addition to the requirement in Rule 2.3, all Works, Zone Area Works and Operations of an Occupier in KEZAD are governed by these KEZAD Rules. Occupiers and their Occupier Parties must:

- (a) at all times, comply with the relevant KEZAD Rules;
- (b) at all times, comply with Best International Practices, Best Available Technology, Techniques and Practices and Applicable Law; and
- (c) notwithstanding Rule 2.5.3, before starting any Works or Zone Area Works make enquiries and review the KEZAD Rules from time to time in order to ensure that they have knowledge of any amendments or replacements to Applicable Law and the KEZAD Rules.

Rule 2.12 Vicarious liability

Each Occupier must indemnify ADPC against all penalties, liabilities, costs, losses or damages that ADPC incurs in connection with any acts or omissions of an Occupier Party or any person under the control of an Occupier Party whilst working or acting on behalf of that Occupier.

Rule 2.13 Hierarchy between a Tenure Document and the KEZAD Rules

If an Occupier's Tenure Document contains indemnity provisions in favour of ADPC that conflict with Rule 2.12, the indemnity provisions of that Occupier's Tenure Document prevail.

Part B
(Governance and Enforcement)

Rule 2.14 KEZAD Rules Governance Committee

- 2.14.1 ADPC has established the KEZAD Rules Governance Committee to be responsible for monitoring and enforcing the KEZAD Rules and any related matters affecting KEZAD.
- 2.14.2 The KEZAD Rules Governance Committee has the power, among other things, to:
- (a) ensure that all necessary KEZAD Rules are established to govern the life cycle of KEZAD from time to time;
 - (b) ensure that the KEZAD Rules promote KEZAD Objectives;
 - (c) identify current and emerging challenges to the KEZAD Rules and develop strategies to address them by providing appropriate forums for dialogue, cooperation and exchange of information with the relevant stakeholders;
 - (d) promote evidence-based decision making and transparency to create accessible, predictable and responsive KEZAD Rules;
 - (e) ensure that the organizational framework in KEZAD operates with adequate resources to review and assess compliance objectively with the KEZAD Rules;
 - (f) impose, and ensure imposition of, Fines and Sanctions for Offences; and
 - (g) impose any other restrictions that it reasonably requires to maintain adequate security standards for the Occupiers and for ADPC in KEZAD.
- 2.14.3 The KEZAD Rules Governance Committee may delegate any day-to-day compliance and governance matters to any other ADPC department as it sees fit.
- 2.14.4 Notwithstanding Rule 2.14.3, ADPC has the right to replace, supplement the KEZAD Rules Governance Committee with another similar body. ADPC must notify Occupiers of the relevant contact details of any replacement or supplemental body.
- 2.14.5 In relation to Rule 2.14.2(f), the Fines and Sanctions for Offences are set out in Annexure 4 (*Fines and Sanctions*).

Rule 2.15 Consequences of Rule violations

- 2.15.1 Subject to Rule 2.17.2, each Occupier and its Occupier Parties, in each case on a Corporate Basis and an Individual Basis, that violates any Rule is guilty of an Offence.
- 2.15.2 The KEZAD Rules Governance Committee may render each Occupier (for itself and on behalf of its Occupier Parties) liable to Warnings, Fines and Sanctions for the relevant Offence or any other fines and sanctions that ADPC reasonably requires from time to time.
- 2.15.3 If a Relevant Authority imposes a Third Party Fine/Sanction that relates to or is covered by any KEZAD Rule, the KEZAD Rules Governance Committee has the right to impose an appropriate Fine (from the List of Fines in Part C (*List of Fines*) of Annexure 4 (*Fines and Sanctions*)) and/or Sanction in addition to the Third Party Fine/Sanction.

Rule 2.16 Hierarchy of enforcement and compliance

2.16.1 Right to enforce

In these KEZAD Rules, a right to enforce (or act as the "E+", as shown in the Summary Table of Enforcement and Compliance):

- (a) all matters relating to the KEZAD Rules, is held by ADPC (through the KEZAD Rules Governance Committee or any other appropriate ADPC department, or by referral to the Relevant Authority) vis-à-vis an Occupier and an Occupier Party; and
- (b) most matters relating to the KEZAD Rules, held by the Relevant Authority vis-à-vis an Occupier and an Occupier Party,

as shown in the Summary Table of Enforcement and Compliance.

2.16.2 Responsibility to enforce

In these KEZAD Rules, the responsibility to enforce (or act as the "E*", as shown in the Summary Table of Enforcement and Compliance) certain matters relating to Works, Zone Area Works, Utilities and Decommissioning, security, traffic management and waste management issues, is on an Occupier vis-à-vis its Occupier Parties, as shown in the Summary Table of Enforcement and Compliance.

2.16.3 Responsibility to comply

- (a) In these KEZAD Rules, the responsibility to comply (or act as the "C", as shown in the Summary Table of Enforcement and Compliance) with all KEZAD Rules is on each Occupier and its Occupier Parties.
- (b) An Occupier is responsible for:

- (i) all actions of compliance by its Occupier Parties for all KEZAD Rules; and
- (ii) enforcing its Occupier Parties to comply (or act as the "E*", as shown in the Summary Table of Enforcement and Compliance) with certain matters referred to in Rule 2.16.2.

2.16.4 Summary Table of Enforcement and Compliance

Matter	Parties that enforce (E+ and E*) and comply (C*)		
	Relevant Authority	ADPC	Occupiers and Occupier Parties
Development Control Regulations		E+	C
Works, Zone Area Works, Utilities and Decommissioning	E+	E+	C/E*
Operations	E+	E+	C
Security	E+	E+	C/E*
HSE	E+	E+	C
Traffic management	E+	E+	C/E*
Waste management	E+	E+	C/E*

Where:

"E+" means a person enforcing the KEZAD Rules against an Occupier or an Occupier Party in respect of a matter set out in the Summary Table of Enforcement and Compliance.

"C" means a person complying with the KEZAD Rules in respect of a matter set out in the Summary Table of Enforcement and Compliance.

"E*" means a person (other than an Occupier Party) enforcing the KEZAD Rules against an Occupier Party in respect of a matter set out in the Summary Table of Enforcement and Compliance.

Rule 2.17 Recording of Offences

- 2.17.1 ADPC will issue a Non-Conformance Report to an Occupier as soon as practicable after becoming aware of an Offence committed by it or its Occupier Parties. The Non-Conformance Report will include:

- (a) brief details of the Offence; and
 - (b) reference to the relevant Applicable Law, the KEZAD Rules or any other relevant document resulting in the Offence.
- 2.17.2 Depending on the type and frequency of Offence committed and the particular circumstances:
- (a) a Warning;
 - (b) a period of time to remedy, to ADPC's satisfaction, the Offence; and/or
 - (c) a Fine and/or Sanction,
- may be applicable.
- 2.17.3 The KEZAD Rules Governance Committee must keep a record of each Offence committed for a period of not less than one (1) year from the date of that Offence or, if later, until the Offence is resolved.

Rule 2.18 Warnings, Fines and Sanctions

- 2.18.1 If an Occupier or one of its Occupier Parties commits a potential or actual Offence, then on:
- (a) the first occurrence:
 - (i) ADPC will issue a Non-Conformance Report; and
 - (ii) the KEZAD Rules Governance Committee will issue a Warning, which will be recorded against the relevant Occupier. However, in the event that there is evidence of recklessness, willful misconduct, negligence or an intentional or conscious violation or breach of such seriousness regarding the Offence, ADPC has the right to impose a Fine and/or Sanction as ADPC considers appropriate;
 - (b) the second and any further occurrence:
 - (i) ADPC will issue a Non-Conformance Report; and
 - (ii) the KEZAD Rules Governance Committee has the right to impose a Fine and, depending on the nature and gravity of the Offence, a Sanction in addition to issuing a Warning. Any Fine, Sanction (if applicable) and/or Warning will be recorded against the relevant Occupier; and
 - (c) the third occurrence of an Offence that satisfies the Three Strike Rule:
 - (i) ADPC will issue a Non-Conformance Report; and

- (ii) the KEZAD Rules Governance Committee has the right to impose the Three Strike Rule as set out in Rule 2.19.1(a).

2.18.2 Notwithstanding receipt of any Warning, Fine or Sanction, an Occupier must promptly remedy the Offence cited on the Non-Conformance Report, to ADPC's satisfaction.

Rule 2.19 Consequences of persistent violation of the KEZAD Rules

2.19.1 In the event of persistent violation of the KEZAD Rules, the KEZAD Rules Governance Committee has the right:

- (a) where the Three Strike Rule is applicable to an Occupier or any of its Occupier Parties, to impose the Sanction(s) related to that Three Strike Rule as set out in Annexure 4 (*Fines and Sanctions*); and
- (b) subject to Rule 2.19.2, to exercise any remedy available to ADPC under an Occupier's Tenure Documents.

2.19.2 For the purposes of Rule 2.19.1(b), if an Occupier repeats the same or related Offence for which it has already been issued a Warning, then such repetition will be considered as a persistent violation of the KEZAD Rules. A persistent violation constitutes a major nonconformance.

2.19.3 Nothing in this Section 2 derogates from any rights of ADPC in relation to termination under any Tenure Document.

2.19.4 Each Occupier must inform ADPC of any Third Party Fine/Sanction (together with a copy and details of that Third Party Fine/Sanction) imposed or threatened to be imposed on it or its Occupier Parties, in each case on a Corporate Basis and an Individual Basis, as soon as it becomes aware of that Third Party Fine/Sanction being imposed or threatened.

Rule 2.20 Appeals

2.20.1 An Appeals process will be available in the following circumstances where any of the following Sanctions have been imposed:

- (a) a Termination of interest in land; and
- (b) an Exclusion for more than thirty (30) days.

2.20.2 For each Appeal, the Appeals committee will be constituted by ADPC. The relevant Occupier or its authorised representative, one (1) member of its Occupier Parties and one (1) adviser must be allowed to attend the Appeals process and present the Occupier's case.

2.20.3 Where an Occupier is subject to an Appeals process, it must still act promptly in taking the necessary actions to remedy any damage caused by the relevant Offence (if applicable or possible) unless specifically advised otherwise by ADPC.

Rule 2.21 Payment of Fines and Sanctions

- 2.21.1 Subject to Rule 2.21.2, an Occupier will receive an invoice from ADPC each month for Fines and Sanctions incurred by it and its Occupier Parties for the previous month. The relevant Occupier must pay that invoice within thirty (30) days of receipt.
- 2.21.2 For the purposes of this Rule 2.21, if an Occupier fails to pay any amount due under Rule 2.21.1 on the due date ("**Due Date**"), ADPC may increase that amount to include an additional amount ("**Late Payment Amount**") calculated in accordance with Rule 2.21.3 and for the purposes of Rule 2.21.3:
- (a) "**Applicable Period**" means the period beginning on the Due Date and ending on the date on which the Unpaid Amount is paid in full;
 - (b) "**EIBOR Screen Rate**" means the United Arab Emirates Interbank Offered Rate for AED displayed on the appropriate page of the Reuters screen. If the agreed page is replaced or service ceases to be available, ADPC may specify another page or service displaying the appropriate rate;
 - (c) "**EIBOR**" for any period and any amount means the rate per annum calculated by ADPC as the arithmetic mean (rounded upwards to four (4) decimal places) of the EIBOR Screen Rate for that period, at or about 11.00 a.m. on the quotation date for that period; and
 - (d) "**Unpaid Amount**" means any amount due from an Occupier under Rule 2.21.2 but unpaid.
- 2.21.3 The Late Payment Amount is an amount equal to the Unpaid Amount multiplied by the sum of (i) EIBOR for the Applicable Period expressed as a percentage per annum; and (ii) and four percent (4%) per annum, with the product then multiplied by the number of days in the Applicable Period and then divided by three hundred and sixty-five (365).
- 2.21.4 Any Late Payment Amount received by ADPC must be:
- (a) used to pay any actual costs (not to include any opportunity cost or funding costs) incurred by ADPC as a result of the late payment of the Unpaid Amount; and
 - (b) the remaining amount (if any) must be donated, on behalf of the relevant Occupier, to the Red Crescent or any other Islamic charity or charities chosen by ADPC.

SECTION 3 DEVELOPMENT CONTROL REGULATIONS

The following land use definitions shall apply to this Section 3 (Development Control Regulations). All other terms used in this section shall have the meaning given to them in the main Glossary.

COMMERCIAL LAND USES	
Defined Term	Definition
“Business Park”	A development which contains a number of separate office buildings, accessory and supporting uses, and open space and which is designed, planned, constructed, and managed on an integrated and coordinated basis.
“Business Services”	Establishments that primarily provide goods and services to other businesses on a fee or contract basis such as print/copy, advertising and mailing, office equipment leasing and rental, security and graphics services.
“Construction Material Sales”	Retail sales, rental, and related services of hardware, plumbing, electrical, heating, air conditioning, building supplies, lumber, tools and equipment, plants and garden products, swimming pools, spas and hot tubs, lighting fixtures, kitchen and bathroom fixtures and cabinets, paint, carpeting, floor coverings, or wallpaper. This use classification does not include stores with less than 3,000 sqm GFA of retail space.
“Convenience Retail”	Facilities that are generally limited in size and scope (stores up to 75sqm) that are primarily used for the retail sale to the public of merchandise for on or off-site consumption, including but not limited to groceries and household consumables, restaurants, cafes, fast food establishments, pharmacies, video rentals and other similar businesses.
“General Retail”	The retail sale and rental of merchandise in stores up to 1,000m ² not specifically listed under another use classification in this list of definitions. This classification includes clothing stores, furniture stores, hardware stores, and businesses retailing the following goods: toys, hobby materials, handcrafted items, jewellery, cameras, photographic supplies and services, medical supplies and equipment, electronic equipment, records, sporting goods, kitchen utensils, appliances, antiques, art supplies and services, office supplies, bicycles, and new automotive parts and accessories (excluding vehicle service and installation).
“Hotel”	Establishments offering lodging to transient patrons. These establishments may provide additional services, such as conference and meeting rooms, restaurants, bars, spas and treatment rooms, salons or recreation facilities available to guests or to the general public. Hotels include short and long (up to 6 months) stays, commonly referred to as Serviced Apartments. Includes serviced apartments as part of the hotel operation.

“Industrial Equipment Leasing”	The rental or leasing of heavy equipment specifically designed for industrial activities that are permitted at KEZAD.
“Industrial Retail”	The ‘front of house’ sale and rental of merchandise manufactured by industrial processes at KEZAD, in showroom premises ancillary to the main plant buildings where the items are manufactured. Might include, but is not restricted to items such as furniture, auto parts and household items.
“Maintenance Services”	Establishments that primarily provide support and maintenance services to other businesses on a fee or contract basis such as janitorial services, secretarial services, building maintenance and security.
“Personal Laundry and Shoe Repair”	Dry cleaning, laundry (services excluding large scale bulk cleaning plants) and shoe repair shops.
“Walk-in Offices”	A commercial use that involves transactions between the general public and professional service providers. Includes banks and other financial institutions, real estate offices, travel agents and similar walk-in office-based services.
INDUSTRIAL LAND USES	
Defined Term	Definition
“Batching Plants”	Facilities for the mixing, pouring and casting of pre-cast products used in construction.
“Construction Materials Manufacture (High Impact)”	The production of materials used in the construction industry which create some by-products in their manufacture that have the potential to cause minimal environmental impact beyond the boundaries of the property on which the manufacture is being conducted.
“Construction Materials Manufacture (Low Impact)”	The production of materials used in the construction industry which create minimal by-products in their manufacture that have the potential to cause environmental impact beyond the boundaries of the property on which the manufacture is being conducted.
“Food and Beverage Packaging and Processing”	A use that involves the processing and packaging of food for human consumption in its final form. Typically, the food is distributed to retailers or wholesalers for resale on or off the premises.
“General Manufacturing and Processing”	A use in which articles are produced by hand or by machinery, from raw or prepared materials, by giving to those materials new forms, qualities, properties, or combinations, in a process characterized by the repetitive production of items made to the same or similar specifications. Items produced are generally sold directly to other businesses, or are sold at wholesale.
“Glass Manufacturing and	A use that involves the design and processing of glass to create new products that are used individually or together with other

“Processing”	products.
“Large Vehicle Sales, Service and Repair”	A facility or use for the sale, service, and rental of large vehicles such as tractors or boats.
“Mechanical Maintenance and Repair”	Businesses offering repair and maintenance of automobiles, trucks, and motorcycles, industrial machinery and mechanical household items, including the sale, installation, and servicing of related equipment and parts.
“Metals Manufacturing and Processing”	A use that involves the design and processing of metals to create new products that are used individually or together with other products.
“Minerals and Chemicals Processing”	Uses that are associated with the processing refining and manufacture of inanimate constituents of the earth in a solid, liquid or gaseous state which, when extracted from the earth, are usable in their natural form or are capable of conversion into a usable form as a metal, metallic compound, chemical, energy source or as a raw material for manufacturing or construction material.
“Noxious / Hazardous Industries”	Uses that process, manufacture, store, or conduct other activities that create products or by-products which have the potential to be dangerous, extremely obnoxious, or cause substantial environmental impacts on or beyond the boundaries of the property on which the activity or use is conducted.
“Paper Manufacturing and Processing”	A use that involves the design and processing of paper to create new products that are used individually or together with other products.
“Paper Mill”	Processing and manufacture of sheet paper from raw materials.
“Petroleum Industries”	Uses that are typically associated with the retrieval, refinement, and distribution of petroleum products.
“Printing”	Industrial scaled printing facilities producing books, newspapers and other hard copy publications for public distribution and sale. Excludes smaller scale print / copy services contained under Business Services.
“Warehousing and Logistics”	A use in which space is provided in an enclosed structure or controlled area for the storage of goods produced off-site, for distribution or transfer to another location, and for transfer between transport modes. Excludes on-site loading and unloading areas ancillary to specific industrial uses.
“Wholesale Distribution”	A use that includes facilities for the storage, distribution, and sale of goods to other retailers and the general public.
“Vehicle Assembly”	The assembly of vehicles from constituent parts which are brought to the site but not manufactured there.

COMMUNITY SERVICES LAND USES	
Defined Term	Definition
“Ambulance Station”	Ambulance storage facilities with associated office and recreation space for an on-site emergency response team.
“Emergency Operations Centre”	Uses that provide public safety and emergency response services, which often need to be located in or near the area where the service is provided and where employees are regularly present on-site.
“Fire Station”	Fire vehicle storage facilities with associated office and recreation space for an on-site fire response team.
“General Healthcare Clinic”	A facility which is occupied and used for the purpose of providing dental or medical care, and which regularly provides any of those services to the general public on an emergency basis or without appointment. The term does not include a hospital or a facility which provides for the overnight care or overnight stay of patients
“Immigration Office”	Walk-in office use for the processing and management of immigration issues for members of the public.
“Large/Friday/ Jumma Mosque”	Mosque specifically for the purpose of Friday worship.
“Local Mosque”	A location where Muslim worship services, education and fellowship activities and programs occur. Mosques may include the use of the building and premises for other related activities, such as child care, formal educational programs, preschool classes and recreational activities, but only when those activities are ancillary to the Mosque.
“Overnight Clinic”	A Healthcare Clinic that provides accommodations, facilities and services over a continuous period of up to forty eight (48) hours or more, for observation, diagnosis and care of individuals who are suffering from illness, injury, or from any condition requiring obstetrical, medical or surgical services, or alcohol or drug detoxification or referral to a Hospital.
“Petrol Station”	Any building, or premises used for the dispensing and sale of fuels or oils and accessories for the motor vehicle trade, together with any incidental minor automotive repair or automatic car wash facility. Can include small scale convenience retail facilities not exceeding 75m ² .
“Police Facilities”	Uses including substations, police stations, and training facilities that support the police forces of Abu Dhabi.
“Post Office”	A branch office of the Abu Dhabi Postal Service that receives and distributes mail.

“Vocational Training College”	An institution which teaches trades skills and business courses on a post-secondary level.
OPEN SPACE AND LANDSCAPE LAND USES	
Defined Term	Definition
“Linear park”	Public open spaces which form a constituent part of a linear network of open space, intended as a thoroughfare for pedestrians and cyclists. Includes natural landscape corridors, promenades and corniches.
“Public Open Space”	Parks, plazas and similar open space areas that are reserved and dedicated for public access and use. Publicly-owned spaces and publicly-accessible, privately owned spaces for active and passive recreation that is publicly accessible, human experiences of urban nature, as well as for resource conservation.
INFRASTRUCTURE LAND USES	
Defined Term	Definition
“Bikeways”	Land dedicated by ADPC for the circulation of bicycles.
“Bus Depot”	A dedicated area for the lay-over, storage, maintenance and repair of buses when not in circulation. Can include ancillary buildings specifically for the purposes of maintenance and repair and for use by staff as offices, catering and recreation space.
“Bus Stop”	A designated location within the public realm for buses to pick up and drop off passengers.
“Bus Terminal”	A transportation facility where passengers embark on or disembark from buses that provides transportation to passengers for hire. Bus terminals typically include some or all of the following: ticket counters, waiting areas, management offices, baggage handling facilities, restroom facilities, shops and restaurants as accessory uses.
“Cooling”	A utility that provides air or water for the purposes of cooling, including cooling stations, meter rooms and reservoirs.
“Electricity Substations”	A utility for transforming electricity received from power generation facilities, for distribution to individual sites and customers for their use.
“Fibre Optics Room”	Facility for housing a system of fibre optic cabling connections to enable a localized network.
“Gas Facilities”	A utility whose purpose is to provide natural gas for cooking, heating, or other processes that requires the provision of heat by the combustion of gas. Can include gas stations, holding facilities (reservoirs), meter rooms and cathodic protection

	chambers.
“GSM Tower”	Transmission tower used for the purposes of providing mobile communication signals to enable various handheld technologies such as mobile cell phones.
“Irrigation Facilities”	A utility that collects, stores and supplies through pumping or other forms of transfer treated water to dry areas in order to help vegetation grow. Can include pump stations, reservoirs, and holding tanks.
“Large Vehicle Parking”	Dedicated parking areas located off the Right of Way for large vehicles such as trucks.
“Pedestrian Sidewalks”	Land dedicated by ADPC for the circulation of pedestrians.
“Potable Water Facilities”	A use which stores or conveys water that has been treated or processed for consumption and daily use by humans. Potable water facilities include, but are not limited to desalination plants, public water transport facilities, water pump stations, reservoirs, and elevated water tanks.
“Rail Depot”	A facility where trains load and unload passengers and freight and transfer to alternative transport modes for onward transit.
“Railways”	Land located within dedicated and privately controlled corridors for the circulation of rail stock.
“Roadways”	Land dedicated by ADPC for the circulation of vehicles.
“Sewerage Facilities”	Uses for the conveyance and treatment of sewage effluent. Includes sewerage treatment plants, in which sanitary or combined sewage is received, treated, and discharged, and sewerage pump stations in which effluent is pumped and conveyed through a system of pipes to a sewerage treatment plant.
“Storm Water Facilities”	A utility that captures and conveys water generated by storms to alternative locations in order to minimize flooding and property damage. Can include pump stations, reservoirs, holding tanks, and surface water outfalls.
“Taxi Stand”	A designated location within the public realm for taxis to pick up and drop off passengers.
“Telephone Exchange”	Uses that house a system of electronic components that connects telephone calls in the local network.
“Waste Management Facilities”	A use in which solid waste other than recyclable material is collected, buried, stored, processed or incinerated. Includes waste disposal facilities for the disposal of solid waste by burial, processing, or incineration; solid waste transfer stations in which discarded materials are collected for transfer to another location for disposal by compaction, shredding or separating; and recycling facilities, where recyclables are collected, sorted,

	stored, and/or processed for future reuse. A facility that uses recyclable materials to manufacture an end product that does not require further processing is a manufacturing facility, not a recycling facility.
--	--

Plot Regulations Definitions

Defined Term	Definition
“Applied Accent Colour”	Coloured paint or stain applied to a facing building material whose colour is selected specifically to add accent to the overall color composition of the building.
“Applied Colour”	Coloured paint or stain applied to a facing building material.
“Attached Sign”	Any sign mounted or erected on or against any building or façade, including all wall signs, awning and canopy signs and projecting signs.
“Coverage”	Percentage of the overall Plot area that is occupied by built form.
“Curb Height”	The grade height of adjacent pedestrian footpaths at any given point, which are raised from vehicular carriageways by way of up-stand curbs.
“District Centre”	A site reserved for retail and community facilities, public open space and parking, serving a wide area of KEZAD. The locations of District Centres are to be found on the land use Zoning Map, Figure 3.1.
“Facing Building Material”	Structural or cosmetic building material which is exposed to the exterior and visible on the finished facade of a building.
“FAR”	Floor Area Ratio
“Finished Quality”	The appearance and standard of a final finished building or landscape element.
“Freestanding Sign”	A sign that is permanently supported upon the ground by poles or braces and is not attached to any building or other structure. This definition includes Monument Signs
“GFA”	Gross Floor Area in square metres- sqm and as defined by UPC
“Human Scale”	Urban design term to describe the combination of massing, scale, proportion and size of buildings and other built elements, and their adjacencies to each other to create positive, environmentally pleasant urban environments
“Landscape Buffer”	Edge landscape treatment to a Plot boundary and setback when it abuts the public realm which is intended to mitigate the visual

	intrusion of industrial buildings, and break up the scale of wide open spaces between opposing building lines.
“Large Vehicle”	Industrial vehicle, truck, bus or similar which extends beyond standard vehicle dimensions.
“Linear Frontage”	Length of a primary building facade when measured in plan or elevation.
“Lux”	The SI (international system of units) unit of illuminance and luminous emittance on a surface equal to 1 lumen per square metre. Conversion factors are: <ul style="list-style-type: none"> • 1 footcandle = 10.764 lux. • 1 lux = 1 lumen per square metre = 0.093 footcandles
“Local Centre”	A site reserved for retail and community facilities, public open space and parking, serving a more localised area of KEZAD than District Centres. The location of Local Centres are to be found on the land use Zoning Map, Figure 3.1.
“Maximum Height”	Maximum allowable height of a building as measured from the finished plot level up to the roof eaves or ridge level which ever is higher.
“Minimum Landscaped Areas”	Areas of hard or soft landscape which is not used for siting buildings or for vehicular circulation or parking. Can include pedestrian and cycle routes. Percentage rates apply to the uncovered area of the Plot.
“Monument Sign”	Any freestanding sign whose display face is contiguous with the ground and is not elevated above grade by use of poles, struts, or wires.
“Offset”	Architectural feature which departs from a formal or consistent line for purposes of accent or practical requirement.
“Permitted Land Use Zone”	Area of KEZAD identified to create a policy framework for permitting certain land uses.
“Primary Building Entries”	Formal primary entrance to a building.
“Public Realm”	Space that is accessible to the general public and not subject to security or legal controls. Includes roadways, pedestrian footpaths, cycleways, public open spaces and open natural landscapes.
“Public Utility Easement”	Spatial requirement to allow free access to below grade, at grade or above grade public utilities corridors.
“Setback”	Minimum free spatial requirement between a building frontage and a Plot boundary.

“Sign Area”	The area that is designed, intended, used, or located so as to be visible to the public from outdoors for the purpose of advertising the property, establishment, or enterprise, including goods and services
“Solar Reflectance Index (SRI)”	Indicates a material’s ability to reject solar heat, and is the combined value of reflectivity and emittance.
“Plot Regulation”	A requirement set by ADPC for the physical orientation and siting of buildings and treatment of landscape and other physical elements within Occupier Plot curtilage.
Uncovered Plot Area	<p>The remaining plot area not covered by buildings, roads, pedestrian walkways, parking and loading areas.</p> <p>The uncovered plot area is calculated as follows:</p> <p>Plot area less building footprint, less roads, less walkways, less parking.</p>

Rule 3.1 Submission Requirements

- 3.1.1 It is the role of the Occupier to ensure that all required application forms and submission material is made available and meets the standards set out by both ADPC and UPC at each stage of their respective development Plot reviews. ADPC’s submission requirements and application forms are available through KEZAD Customer Service (See 1.5.2).
- 3.1.2 The Occupier must ensure compliance with the Building Codes published by the Relevant Authority.

Rule 3.2 Land Use Regulations

- 3.2.1 The table below sets out which land uses are permitted (subject to the limitations contained in rule 3.2.3 within plots inside each of the each of the three zones.

The land use Zoning Map, Figure 3.1, shows the Permitted Land Use Zones at KEZAD. Every Plot will fall within one of these Zones.

The Permitted Land Use Zones provide a policy framework for determining physical zones in KEZAD where specific land uses are permitted, and associated requirements for how development must be addressed can be applied.

The Permitted Land Use Zones have been organized in order to minimize land use conflict and ensure that appropriate neighbour uses and the distribution of services and facilities within each industrial cluster. They are described below.

The **Heavy Industry** Zone of KEZAD contains industrial uses which by reason of scale or process, require large inputs of natural resources and which may have an adverse impact on air or water quality, may create noise, or generate toxic by-products/wastes or involve the storage or handling of hazardous materials potentially injurious to human health and safety, or any other activity that might cause a risk or nuisance to the public.

Notwithstanding the above, heavy industrial uses must still comply with the relevant environmental limits and controls established by EAD through treatment or mitigation.



Fig 3.2: Illustrative View of typical Heavy Industry Plots

The principal activities contained within the Heavy Industry Zone include:

- Aluminum Smelting
- Midstream Aluminum Industries
- Petrochemicals
- Sewerage Treatment Plants
- Metal and Glass Engineering
- Paper Mills
- Metal Products
- Paper Products
- Chemical Products

The supportive activities contained within the Heavy Industry Zone include:

- Convenience Retail
- Community Facilities

The **General Industry Zone** of KEZAD contains industrial uses which create a less significant adverse impact on the environment than those within the Heavy Industry Zone, or those uses whose impacts can be contained and dealt with entirely on-site after any necessary treatment, reduction or mitigation.



Fig 3.3: Illustrative View of typical General Industry Plots

The principal activities contained within the General Industry Zone include:

- Metal Products
- Paper Products
- Food and Beverage Packaging and Processing
- Mixed Industries
- Logistics
- Warehousing

The supportive activities contained within the General Industry Zone include:

- Convenience Retail
- Industrial Retail
- Community Facilities

The **Business Park** Zone of KEZAD contains business and institutional uses in KEZAD that are uses supporting the operation and function of the Port and industrial activities. The uses include offices, hotel, exhibition area and a technical training institute. The Zone also contains a district centre.



Fig 3.4: Illustrative View of possible Mixed Use development

The principal activities contained within the Business Park Zone include:

- Offices and Support services
- Hotel

The supportive activities contained within the Business Park ZoneMUIIC include:

- Convenience Retail
- Community Facilities

3.2.2 The table below sets out which land uses are permitted subject to the limitations contained in rule 3.2.3 within each of the three zones, in accordance with the Land Use Definitions above.

Land Use Table (Permitted Uses & Limitations)

(P=Permitted Use, L=Limitation to Permitted Use - see below)

	HEAVY INDUSTRY – Free Zone and Non Free Zone	GENERAL INDUSTRY – Free Zone and Non Free Zone	BUSINESS PARK –Free Zone and Non Free Zone
COMMERCIAL LAND USES			
Walk-in Offices			P
Business Services	P (L ¹)	P (L ¹)	P
Personal Laundry and Shoe Repair	P (L ¹)	P (L ¹)	P
Convenience Retail	P (L ²)	P (L ²)	P
General Retail	P (L ¹)	P (L ¹)	P
Industrial Retail		P	
Construction Material Sales		P	
Industrial Equipment Leasing		P	
Business Park			P
General Office			P
Hotel			P
Maintenance Services			P
INDUSTRIAL LAND USES			
Large Vehicle Sales, Service and Repair		P	
Mechanical Maintenance and Repair	P	P	
Printing & Packaging	P	P	
Paper Mill	P		
Warehousing and Logistics		P	
Wholesale Distribution		P	

	HEAVY INDUSTRY – Free Zone and Non Free Zone	GENERAL INDUSTRY – Free Zone and Non Free Zone	BUSINESS PARK –Free Zone and Non Free Zone
General Manufacturing and Processing		P	
Metal Refineries	P		
Metals Manufacturing and Processing	P		
Paper Manufacturing and Processing	P	P	
Pharmaceuticals		P	
Oil and Gas Services	P	P	
Machinery and Equipment	P	P	
Glass Manufacturing and Processing	P	P	
Food and Beverage Packaging and Processing		P	
Noxious / Hazardous Industries	P		
Minerals and Chemicals Processing	P	P	
Petroleum Industries	P		
Batching Plants	P	P	
Vehicle Assembly		P	
Construction Materials Manufacture (Low Impact)		P	
Construction Materials Manufacture (High Impact)	P		
Engineered Metals	P	P	
COMMUNITY SERVICES LAND USES			
Police Facilities	P (L ¹)	P (L ¹)	P
Immigration Office	P (L ¹)	P (L ¹)	P
Fire Station	P (L ¹)	P (L ¹)	P
Emergency Operations Centre	P (L ¹)	P (L ¹)	P

	HEAVY INDUSTRY – Free Zone and Non Free Zone	GENERAL INDUSTRY – Free Zone and Non Free Zone	BUSINESS PARK –Free Zone and Non Free Zone
Petrol Station	P	P	P
Post Office	P (L ²)	P (L ²)	P
Vocational Training College			P
General Healthcare Clinic	P (L ¹)	P (L ¹)	P
Overnight Clinic	P (L ³)		
Ambulance Station	P (L ¹)	P (L ¹)	P
Large / Friday / Jumaa Mosque	P (L ¹)	P (L ¹)	P
Local Mosque	P (L ²)	P (L ²)	P
OPEN SPACE AND LANDSCAPE LAND USES			
Public Open Space	P (L ²)	P (L ²)	P
Linear park	P	P	P
INFRASTRUCTURE LAND USES			
Large Vehicle Parking	P (L ¹)	P (L ¹)	
Roadways	P	P	P
Pedestrian Sidewalks	P	P	P
Bikeways	P	P	P
Railways	P	P	P
Taxi Stand	P (L ²)	P (L ²)	P
Bus Stop	P (L ²)	P (L ²)	P
Bus Terminal		P	
Bus Depot	P	P	
Rail Depot	P	P	

	HEAVY INDUSTRY – Free Zone and Non Free Zone	GENERAL INDUSTRY – Free Zone and Non Free Zone	BUSINESS PARK –Free Zone and Non Free Zone
Potable Water Facilities	P	P	
Electricity Substations	P	P	P
Sewerage Facilities	P		
Waste Management Facilities	P		
Irrigation Facilities	P	P	
Storm Water Facilities	P	P	
Gas Facilities	P	P	
Cooling	P	P	P (L ⁴)
Telephone Exchange	P	P	
GSM Tower	P	P	
Mono Transmission Pole	P	P	
Fibre Optics Room	P	P	

3.2.3 Limitations to permitted Land Uses:

L1 - Only permitted within District Centres

L2 - Only permitted within Local and District Centres

L3 - Only permitted within KP03

L4 - District cooling plant permitted for servicing mixed use area only

The Permitted Use List above reflects Non Free Zone and Free Zone properties as reflected in the master plan.

With regard to Free Zone properties, the site will be developed per Abu Dhabi Customs rules and regulations as it relates to boundary fencing, patrol areas, security measures, customs building etc.

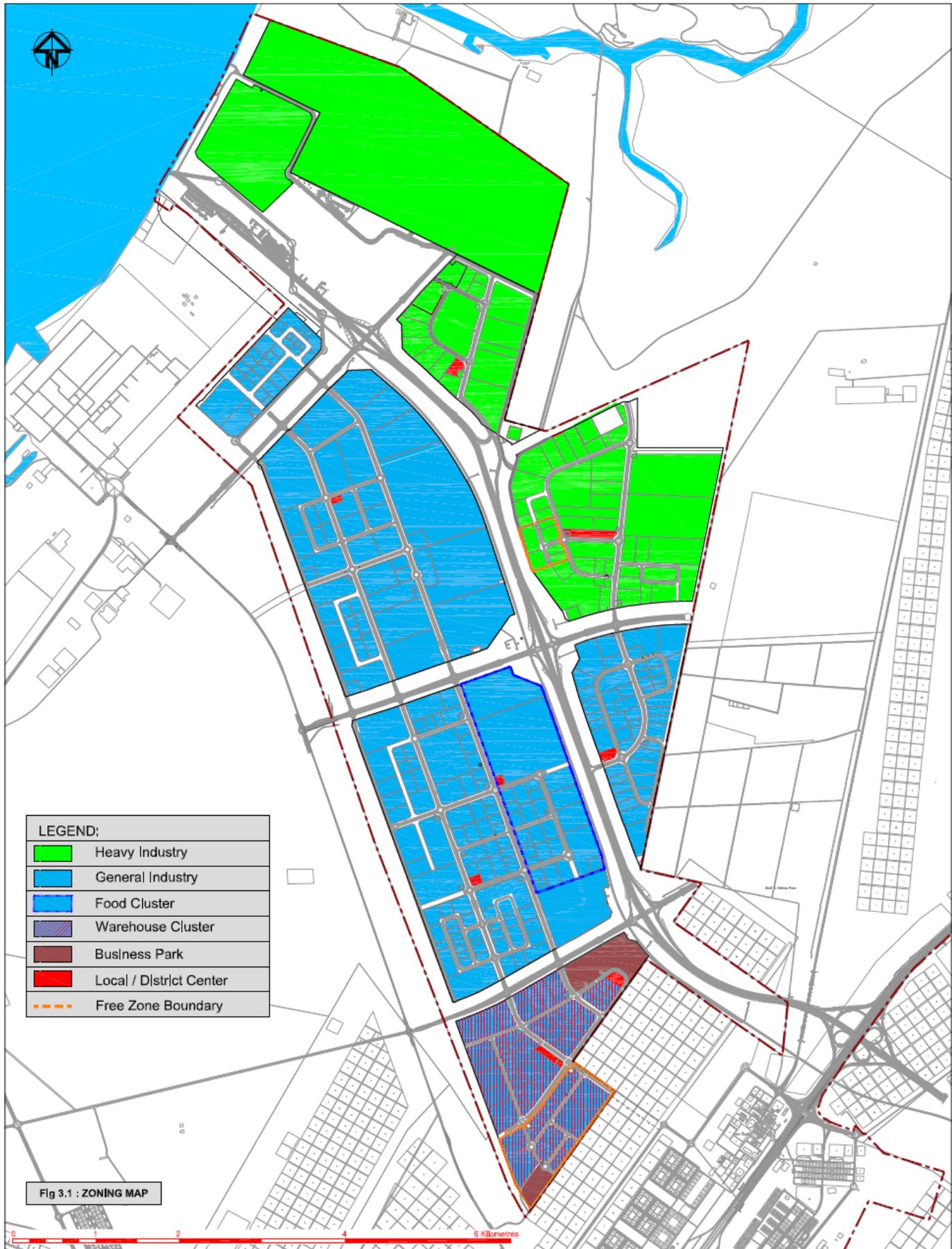


Figure 3.1: Zoning Map

Rule 3.3 Plot Regulations

The tables below set out specific Plot Regulations for the KEZAD Permitted Land Use Zones.

3.3.1 There are exceptions to these Regulations, concerning certain commercial and community facilities land uses within HI and GI zones. For any of the following land uses within these zones, the Plot Regulations are set out below, see 3.3.5:

- (a) Business Services
- (b) Personal Laundry and Shoe Repair
- (c) Convenience Retail
- (d) General Retail
- (e) Immigration Office
- (f) Post Office
- (g) General Healthcare Clinic
- (h) Overnight Clinic
- (i) Ambulance Station
- (j) Large / Friday / Jumma Mosque
- (k) Local Mosque

3.3.2 The Plot Regulations for the Heavy Industry Zone are as follows and must be complied with:

Regulations	Heavy Industry Zone
Maximum FAR	0.44
Maximum Height	
Meters	22m (administrative and ancillary buildings)
Storeys	5
	60m (functional or process structures)
Minimum Building Setbacks	
Street Frontage	15m
Internal Boundary – joined Plot	15m
Internal Boundary – separated Plot	15m
Special Condition	
No Build Zone/Minimum Setback on Plots adjacent to Military Base	250m
Maximum Coverage	60% (40% + 20% outdoor storage)
Minimum Landscaped Area	Remaining uncovered Plot area (unless reserved for future development).
Maximum Ancillary Office Area	10% of Total GFA
Parking	As per DoT standards

3.3.3 The Plot Regulations for the General Industry Zone are as follows and must be complied with:

Regulations	General Industry Zone
Maximum FAR	0.44
Maximum Height (meters)	22m (administrative and ancillary buildings)
Storeys	5
	60m (functional or process structures)
Minimum Building Setbacks	
Street Frontage	6m
Internal Boundary – joined Plot	6m
Internal Boundary – separated Plot	6m
Max. Coverage	60% (40% + 20% outdoor storage)
Minimum Landscaped Area	Remaining uncovered Plot area (unless reserved for future development).
Maximum Ancillary Office Area	10% of Total GFA
Parking	As per DoT standards

3.3.4 The Plot Regulations for the Warehouse Cluster as a follows and must be complied with:

Regulations	General Industry - Warehouse Cluster
Maximum FAR	0.66
Maximum Height	40m
Minimum Building Setbacks	
Street Frontage	6m
Internal Boundary – joined Plot	6m
Internal Boundary – separated Plot	6m
Max. Coverage	60% (including 20% maximum limit on outdoor storage)
Minimum Landscaped Area	Remaining uncovered Plot area (unless reserved for future development).
Maximum Ancillary Office Area	10% of Total GFA
Parking	As per DoT standards

3.3.5 The Plot Regulations for the Business Park Zone are as follows and must be complied with:

Regulations	Business Park Zone
Maximum FAR	
Business Parks/ Offices	2.00
Hotel	1.25
Exhibition Centre	0.22

Training Institute	0.44
Maximum Height (Roof Line(m)/ Storeys)	
Business Parks/ Offices	26m/ 6
Hotel	26m/ 6
Exhibition Centre	22m/ G + mezzanine
Training Institute	26m/ 6
Building Setbacks	
Street Frontage (max)	3m
Internal Boundary – joined Plot (min)	3m
Internal Boundary – separated Plot (min)	3m
Maximum Coverage	
Business Parks/ Offices	40%
Hotel	25%
Exhibition Centre	20%
Training Institute	40%
Parking	As per DoT Standards
Minimum Landscaped Area	Remaining uncovered Plot area (unless reserved for future development).

3.3.6 The Plot Regulations for the exceptional commercial and community services land uses applicable to Local and District Centres and as listed in 3.3.1 are as follows and must be complied with:

Regulations	Local/ District Centres
Maximum FAR	0.33~2.00*
Maximum Height (roof line)	
Meters (mosque minarets/ GSM towers)	10m (35m)
Storeys	3
Building Setbacks	
Street Frontage (max)	3m
Internal Boundary – joined Plot (min)	3m
Internal Boundary – separated Plot (min)	3m
Maximum Coverage	40%
Parking	As per DoT Standards
Minimum Landscaped Area	Remaining uncovered Plot area (unless reserved for future development).

* Depending on the type of facility. To be agreed with ADPC during development planning phase.

3.3.7 All development is required to comply with all Applicable Laws.

Rule 3.4 Additional Plot Requirements

Architectural Form and Site Arrangement

Applicable to all Plots:

- 3.4.1 Primary Building Entrances must be easily identifiable and well defined through the use of projections, recesses, columns, roof structures or other design elements.

Applicable to Industrial Plots:

- 3.4.2 The above building projections into the Setback limit are permitted provided that no projection extends into another Plot, or into a Public Utility Easement without prior approval from the ADPC, UPC or the ADM and the utility purveyor that utilizes the easement.
- 3.4.3 Parking structures which are visible from adjoining properties and/or the Public Realm must have a Finished Quality and consist of colors and materials which blend with the facade of the surrounding buildings. Openings in each side of the parking structure facade may not exceed 50% of the total facade area of that side and must incorporate appropriate screening within the architectural detailing of the structure.

Applicable to Local Centres, District Centres and Mixed Use Zones:

- 3.4.4 The District Centre must be clearly identifiable as non-industrial buildings by adopting a distinctive architectural language which is of a Human Scale.
- 3.4.5 Buildings with the main entrance facades exceeding 20.0 meters in width must include a change in the variation of external materials and/or a break or separation in the building form
- 3.4.6 Street façades must provide a high degree of transparency at ground floor, with 80% of the ground floor elevation of the building given to fenestration and entrances.
- 3.4.7 Appropriate articulation of architectural elements must be used to create interest and provide scale to all building facades.
- 3.4.8 Unbroken blank walls, mirrored glass, and mechanical covers must not be placed on street-facing facades or facades facing the Public Realm. Side and rear facades must have a level of trim and finish that is compatible with the design of the front façade.
- 3.4.9 Retail and commercial facades must be designed to be inviting and transparent as public walk-up uses. Mirrored or translucent glass frontages are not permitted.
- 3.4.10 Parking structures which are visible from adjoining properties and/or public right-of-ways must have a finished quality and consist of colors and materials which blend with the facade of the surrounding buildings. Openings in each side of the parking structure facade may not exceed 50% of the total facade area of that side and must incorporate appropriate screening within the architectural detailing of the structure.
- 3.4.11 A clear and pedestrian-friendly entry route must lead from the Public Realm to primary building entrances. Entrances must be obvious and clearly articulated by the façade design, building form, external landscaping, canopies and similar features, particularly in the case of retail or commercial entrances.



Fig.3.5: Illustrative view of a typical KEZAD District Centre.

Building Entrances and Servicing

Applicable to Industrial Plots:

- 3.4.12 All public entrances to buildings must be highly visible and accessible from the main road frontage, and form a prominent, obvious element of the building façade.
- 3.4.13 Pedestrian access to each Plot must be clearly visible, legible and separated from the vehicle access point.
- 3.4.14 Provision must be made for the storage and collection of waste at the side or rear of the site, and must not extend in front of the minimum plot building setback line.
- 3.4.15 Provision must be made for servicing, loading and unloading at the side or rear of the site, and must not extend in front of the minimum plot building setback line unless the plot area or configuration justifies otherwise.
- 3.4.16 Servicing, loading and unloading areas must be screened from the Public Realm by structures no lower than 1.5m in height and no higher than the roofline of the building.

Applicable to Local Centres, District Centres and Mixed Use Zones:

- 3.4.17 All public entrances to buildings must be highly visible and accessible from the main road frontage, and form a prominent, obvious element of the building façade.
- 3.4.18 Overhead entry projections, such as canopies or awnings, are encouraged around ground floor building entrances to create shaded outdoors thresholds around entrances and to highlight the entrance itself.

- 3.4.19 Buildings must be arranged so that main facades and public entrances to premises are oriented towards the Public Realm.
- 3.4.20 Servicing and deliveries must be restricted to the rear of the building and must not interfere with any façade that faces the Public Realm.

Access and Parking

Applicable to Industrial Plots:

- 3.4.21 Vehicular access to all industrial Plots is strictly controlled. One vehicular access point is permitted for both single lane entry to and single lane exit from the plot which must be set a minimum distance of 10 metres from the side of the plot, be a minimum width of 10 metres, and designed in accordance with figures 3.6-3.9 and KEZAD Plot Access Parameters.
- 3.4.22 Adequate and safe maneuvering and turning space must be provided for all vehicles within the Plot which is to be demonstrated by an auto-turn analysis and include appropriate segregation of light and heavy vehicles. .
- 3.4.23 Convenient, easily identifiable parking for visitors must be provided within the plot, with spaces immediately obvious on site entry and on the approach to the building entrance.
- 3.4.24 Car parking must be designed to minimum accessible standards and to reduce conflicts between vehicles and pedestrians. Pedestrian walkways that are raised to Curb Height must be provided to each space, to enhance pedestrian safety and comfort, and to decrease the perceived distance of spaces located furthest from the front door.
- 3.4.25 Pedestrian walkways within a parking lot must follow constant pedestrian desire lines to the main building entrance and take priority over vehicles.

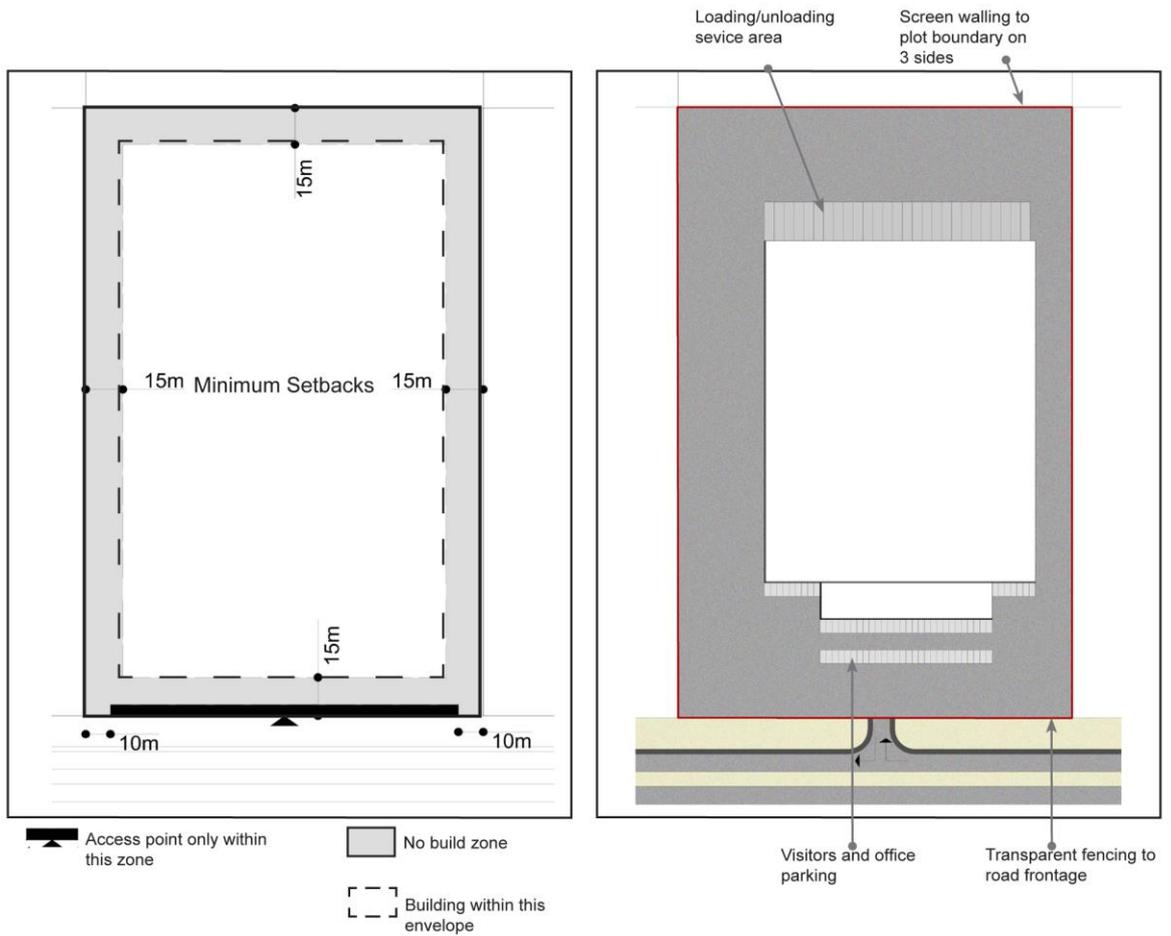


Fig.3.6: Setbacks, Access and Plot Coverage for Heavy Industry Plots)

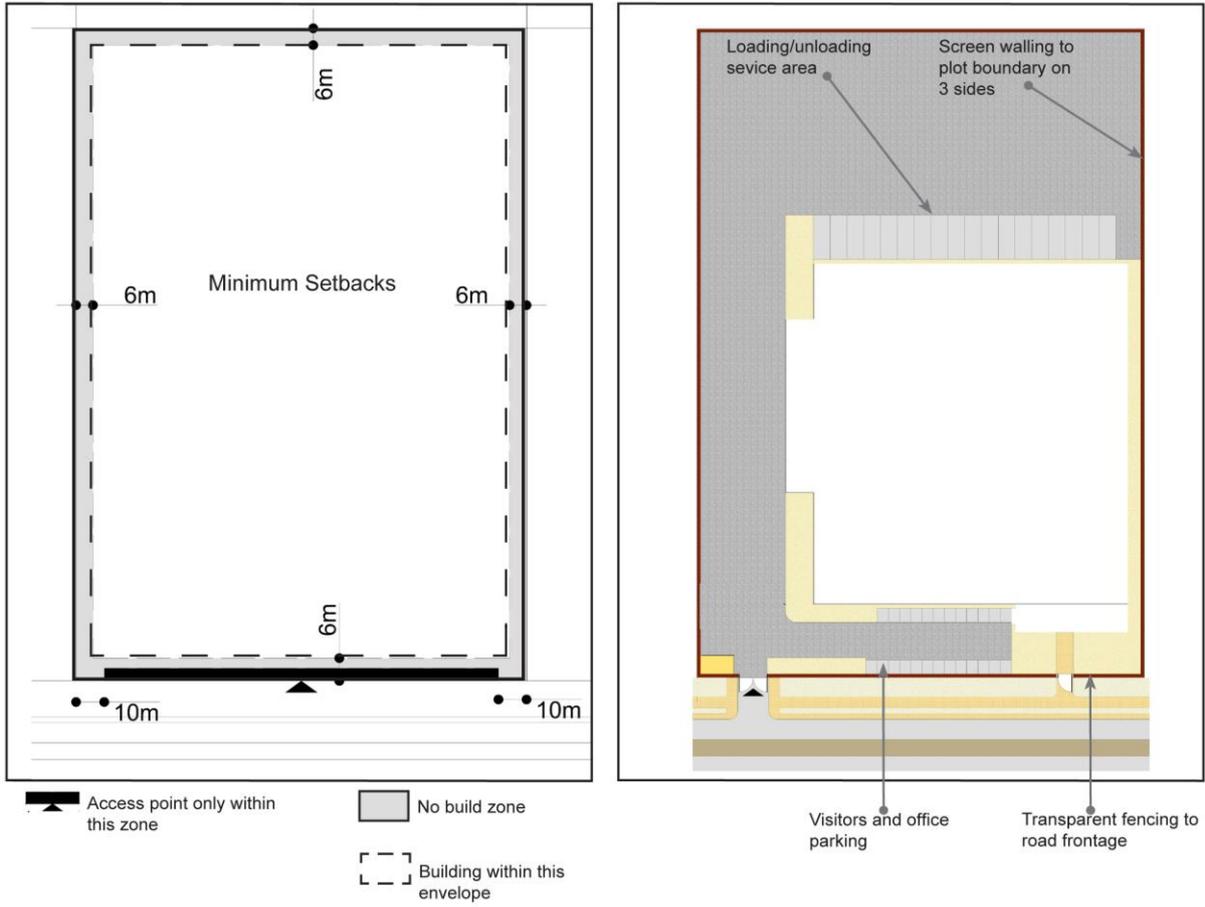


Fig.3.7: Setbacks, Access and Plot Coverage for General Industry Plots)

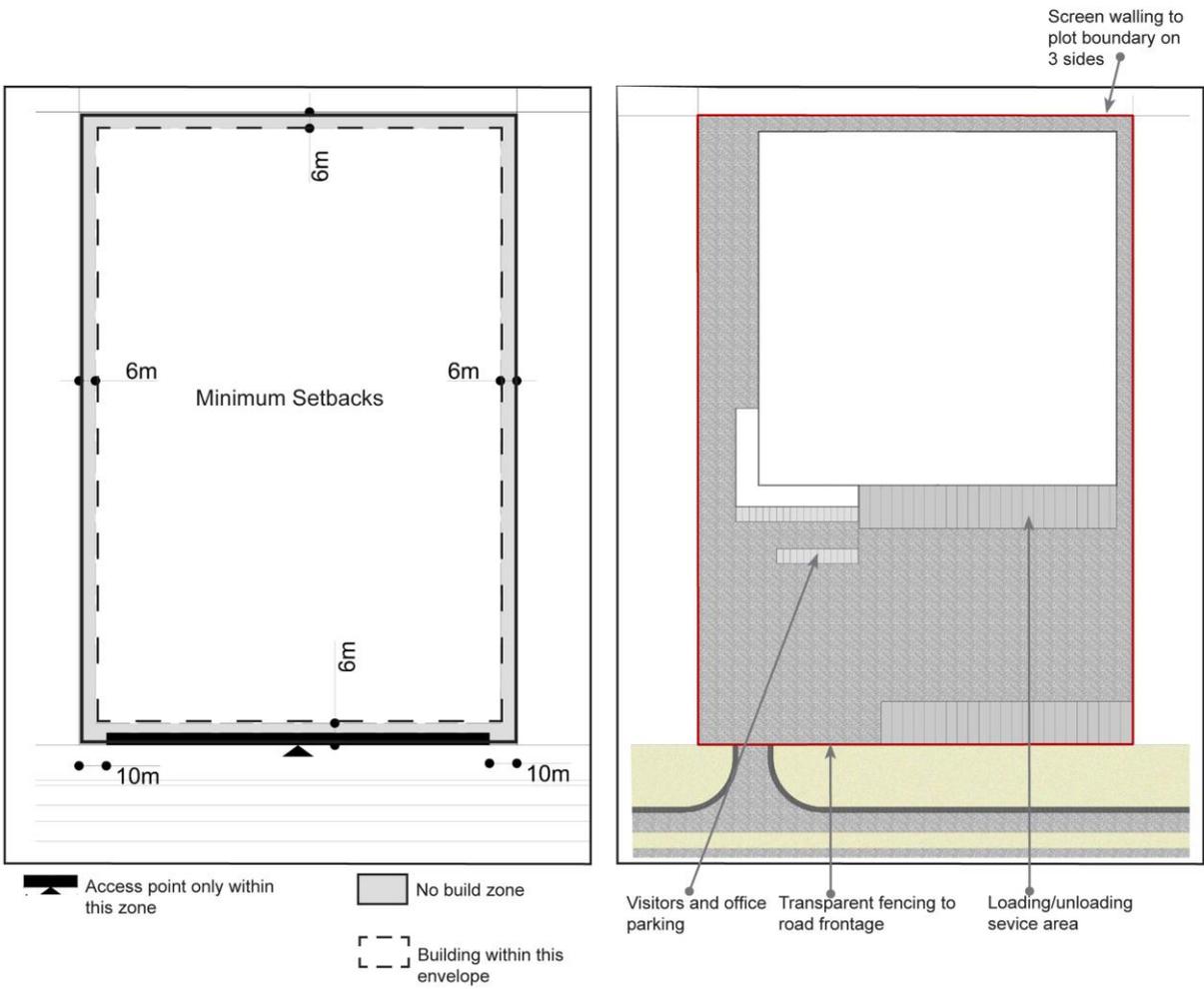
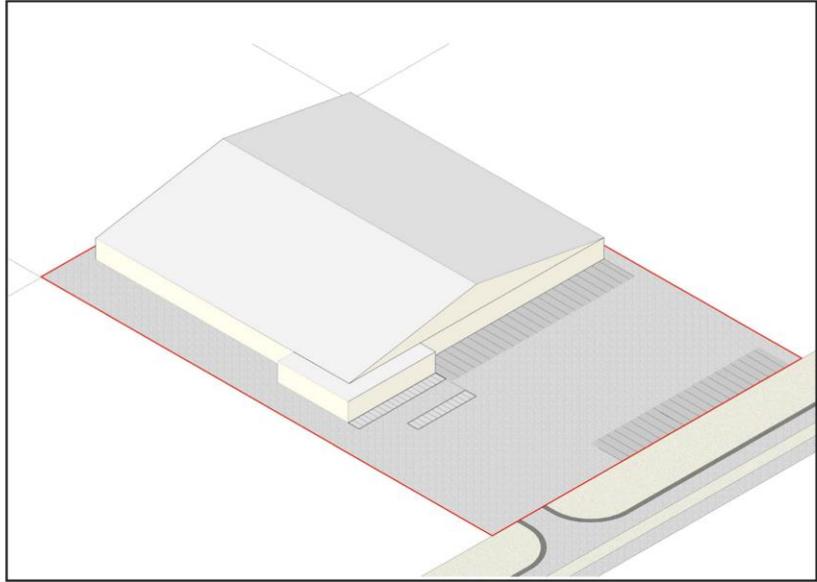


Fig.3.8: Setbacks, Access and Plot Coverage for General Industry -large warehousing units

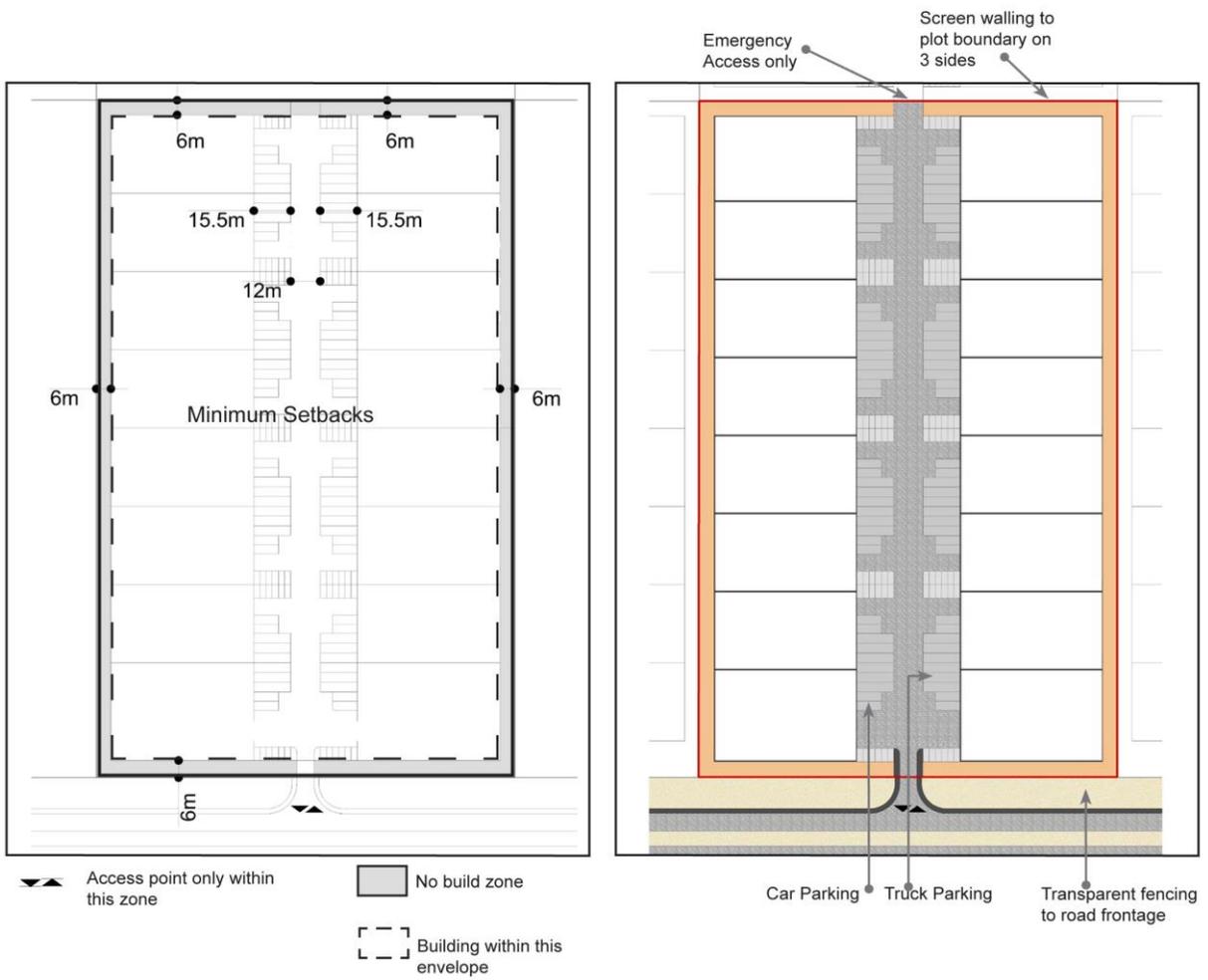
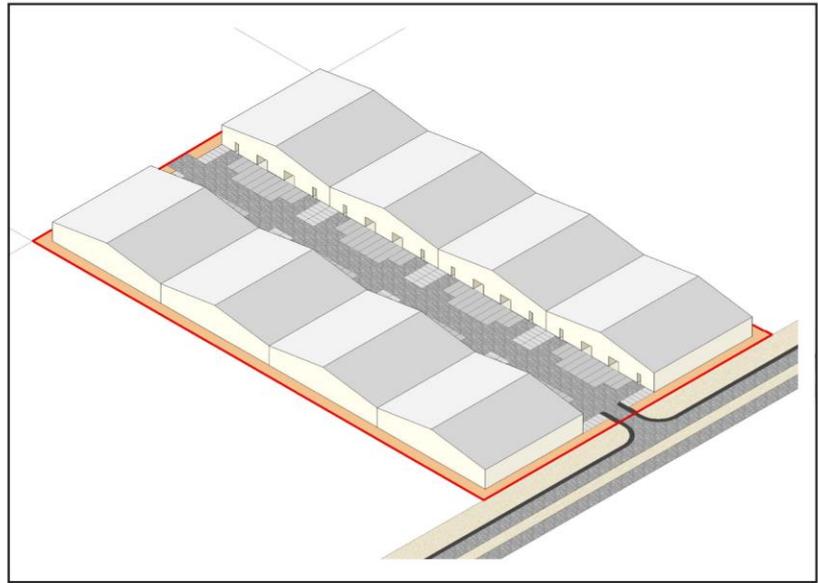


Fig.3.9: Access Arrangements around Junctions for General Industry -small warehousing units

Loading and Unloading for Large Vehicles

Applicable to industrial Plots:

- 3.4.26 All parking, loading and maneuvering of Large Vehicles must be conducted within the Plot.
- 3.4.27 Large Vehicle loading berths and apron spaces must not be located on any side of the building which faces the Public Realm unless the plot configuration hampers such design, in which case these areas will be required to be effectively screened from the Public Realm.
- 3.4.28 Large Vehicle loading berths and apron space must not be located within any required Setback, Public Utilities Easement or Landscape Buffer, or within any required parking area.
- 3.4.29 Driveways, aisles, maneuvering areas, and Large Vehicle berths must be designed in accordance with current DoT standards to accommodate the largest vehicles that would normally be expected to use those particular driveways, aisles, maneuvering areas, and Large Vehicle berths (standard WB-15 vehicle unless otherwise dictated by the particular requirements of the business operations).
- 3.4.30 Whenever possible, the site must be designed for counter clockwise circulation of Large Vehicles. This is because left turns and left-hand backing manoeuvres are easier and safer since the driver's position is on the left-hand side of the vehicle.

Facing Building Materials

Applicable to all Plots:

- 3.4.31 Highly reflective glass must not be used as Facing Building Materials on any building or structure. However, in order to encourage energy efficiency, the use of slightly tinted or inward facing mirrored glass is permitted. In the case of this material being proposed by the Occupier, a sample must be provided.
- 3.4.32 No more than three Facing Building Materials in addition to glass may be used on the exterior façade of any single building.
- 3.4.33 Facing Building Materials must be composed of low glare materials, which will not result in off-site light glare or have an unfavorable appearance when viewed from the Public Realm or from other surrounding Plots.
- 3.4.34 The following Facing Building Materials are prohibited:
 - I. Exposed concrete block / aggregate block
 - II. Single layer corrugated steel sheets
 - III. Asbestos
- 3.4.35 In order to create unity throughout KEZAD, the following Facing Building Materials are permitted as it relates to non-manufacturing areas/components:
 - I. Brick
 - II. Cement Render/Plaster with Applied Color
 - III. Marble
 - IV. Granite

- V. Stone
 - VI. Glass cladding
 - VII. Pre manufactured profiled aluminum composite panels
 - VIII. Stucco with Applied Color
 - IX. Exterior Insulation Finishing System with Applied Color
 - X. Light weight concrete panels/board.
 - XI. Architectural cast stone/concrete, only if the surface is designed to simulate brick or stone
- 3.4.36 Manufacturing areas/ plants/ warehouses, are permitted to utilize functional Facing Building Materials specifically applicable to the use upon justification by the Occupier to ADPC.
- 3.4.37 Samples of any Facing Building Materials must be provided if requested by ADPC.

Applied Colors

Applicable to all Plots:

- 3.4.38 Applied Color, if used in balance with the inherent tones of any Facing Building Material, can emphasize detail, accent other facade details and enhance the architectural interest of buildings. Compatible color families, hues, values and tones will enhance the quality of development.
- 3.4.39 In the case of Applied Colors being used, the number of colors used must be limited to no more than three colors or ranges of complementary hues of Applied Color, with a maximum of two secondary Accent Colors.
- 3.4.40 A single primary Applied Color must constitute a minimum of 60% of the applied surface, the remaining 40% being made up of a combination of additional Applied Colors and Applied Accent Colors.
- 3.4.41 The use of fluorescent, brightly toned, high intensity colors, as well as black is prohibited.
- 3.4.42 Applied Color must not be applied to any of the following Facing Building Materials:
- I. Brick
 - II. Marble
 - III. Granite
 - IV. Stone
 - V. Architectural cast stone/concrete
- 3.4.43 Samples or palettes of any Applied Colors must be provided if requested by ADPC.

Screening

Applicable to all Plots:

- 3.4.44 The following require screening from all areas of the Public Realm and adjoining Plots:
- I. Freight docks, loading areas, Large Vehicle berths, and Large Vehicle storage areas.

- II. Outdoor storage of merchandise, equipment, or materials which are essential or incidental to the use and which are not on temporary display for the purpose of being immediately available for sale to the public.
 - III. Exposed or external refuse areas.
 - IV. All ground-mounted equipment, including pad-mounted transformers, telephone switch boxes, and gas meters
- 3.4.45 A combination of masonry walls or shrubs and berms can be used for screening. Masonry walls must have a finish which is compatible with the architecture of the main building (see Fig 3.11) and must comply with the regulations for Facing Building Materials and Applied Color above.

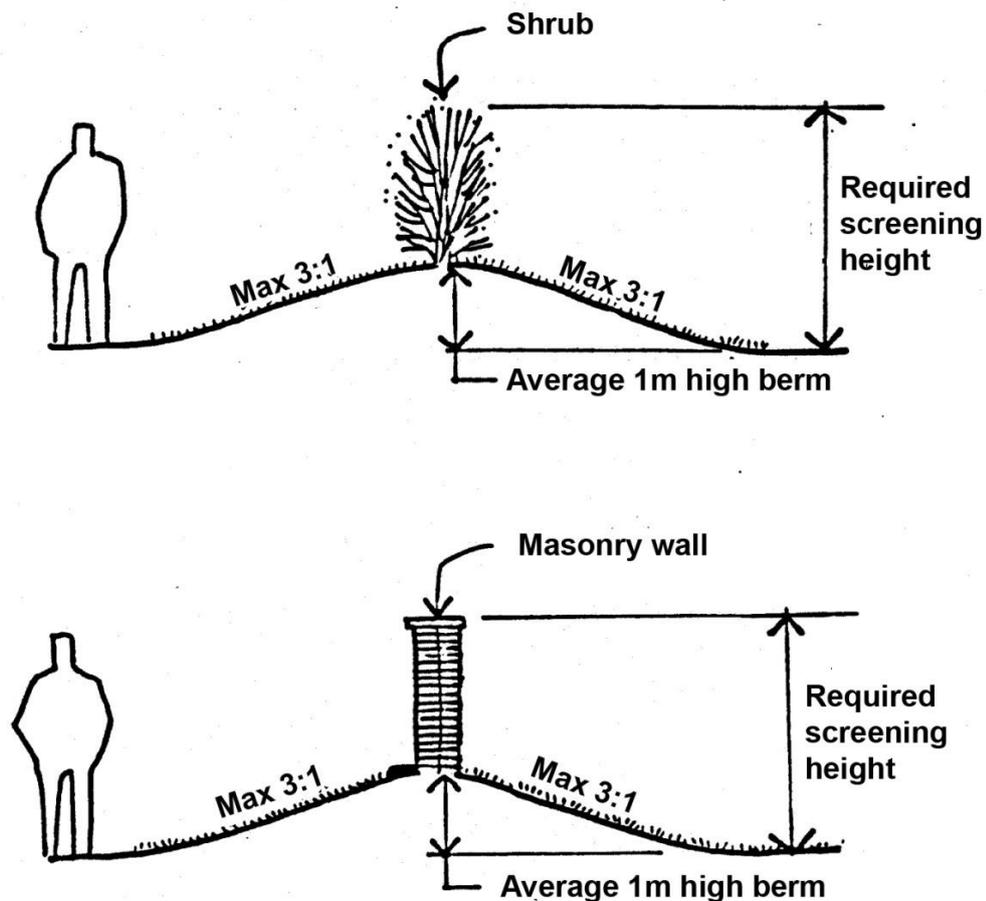


Fig 3.11: Screening Details Examples

- 3.4.46 Screening must, when viewed at any angle from the public realm or neighboring properties, completely obstruct the view of what is being screened from view.
- 3.4.47 Wall-mounted equipment, including meters (such as electric meters), must be screened by one of the following methods. All required screening must meet clearances required by affected utility companies.
- I. Landscaping, including trees or shrubs.
 - II. Masonry walls in conjunction with landscaping.
 - III. Wall-mounted screening devices such as cabinets or partitions which are architecturally compatible with the main structure.

3.4.48 All roof-mounted equipment including, but not limited to, fans, vents, and cooling towers must be screened so as not to be visible to the immediate ground level and the ground level of adjacent properties. In addition, roof-mounted equipment must be placed and finished in a manner which minimizes its visibility from overhead views from nearby buildings.

- I. Overall screening height must be the height of the highest element of roof-mounted equipment.
- II. The outside of the screening device must be painted or otherwise finished so as to be similar in color to the roof surface or to the color of the building facade or trim, whichever color is more effective in minimizing the visibility of the equipment and screen from ground level.
- III. Roof-mounted equipment and the inside of the screening device must be painted or otherwise finished so as to be similar in color to the color of the roof surface in order to minimize the visibility of the equipment and screening device from overhead views.
- IV. Roof color must be compatible with building color.
- V. Roof-mounted equipment must be placed in a linear configuration except for normal plumbing vents or flues.

Signage

Applicable to all Plots:

3.4.49 All external signage details must be submitted for approval with the detailed planning application to KEZAD in accordance with the parameters below. Thereafter any proposed changes to the signage details must be formally submitted to KEZAD for review and approval prior to their installation (including any additional or replacement signage once the business is operational).

3.4.50 The display of any unauthorized signage, including isolated directional signage within the public realm, is strictly prohibited throughout KEZAD.

3.4.51 All signage must be placed so as not to obstruct vehicular circulation and not cause visual impediment to motorists. These include entry, exit, loading/unloading areas and parking

3.4.52 All signage must achieve a minimum Solar Reflectance Index (SRI) of 29.

3.4.53 Billboards are prohibited throughout.

Roof Signs:

3.4.54 All roof signs are prohibited throughout.

Illuminated Signs:

- 3.4.55 No illuminated sign must have a luminance greater than 30 lux. The restrictions of luminance must be determined from the nearest point of any adjoining Plot or from the nearest point in the Public Realm, whichever is the nearest.
- 3.4.56 No sign or part of any sign must flash, change its illumination or copy, rotate, move or create an illusion of movement, except for time and temperature informational signs which are oriented to be read from the Public Realm, provided that no change of message occurs more than once each three seconds or less than once each five seconds.
- 3.4.57 Reader boards which are oriented to be read exclusively within the site and which are not imminently visible from the Public Realm are permitted.

Applicable to Industrial Plots:

Attached Signs:

- 3.4.58 The maximum Sign Area of an attached sign(s) on a single occupant building must not exceed 20% of the total area of the building façade on which it is displayed. .
- 3.4.59 Attached signs must only be permitted on buildings which have an exterior public entrance.
- 3.4.60 Attached signs must be attached to the building which the sign advertises or identifies.
- 3.4.61 No attached sign must project a distance greater than 20cm from the building element to which it is attached.
- 3.4.62 The area calculated for the application of signs can take any shape as long as the permitted area is not exceeding the ratio 1X:4X or 2X:2X.
- 3.4.63 Any boundary wall signage must form an integral part of the boundary wall respecting architectural design, height and proportions. A maximum of two boundary wall signs are permitted for each plot road frontage.

Freestanding Signs within plots:

- 3.4.64 Only one freestanding sign or Monument Sign of any type may be erected on any Plot, with the following exception:
- 3.4.65 Where a Plot possesses frontage on at least two streets, a maximum of two freestanding monument signs may be used in lieu of a single freestanding pole sign.
- 3.4.66 Freestanding signs or Monument Signs must not be located any closer than 2.5m to the Public Realm.
- 3.4.67 No part of a freestanding sign or Monument Sign must be closer than 10m measured radially to another freestanding sign of any kind on the same or an adjacent sign site.
- 3.4.68 Freestanding or Monument Signs must not exceed 7m in height above ground level or 5 sqm in area.

- 3.4.69 Freestanding signs or Monument Signs may incorporate embellishments or cut-outs; provided that they must not exceed 20% of the area of the sign face and that they must not extend beyond the sign face a distance exceeding 30cm as measured horizontally.
- 3.4.70 Any freestanding sign located in such a manner as to allow, or is likely to allow, the passage of vehicular traffic beneath must have a minimum distance of 4.5m as measured from the bottom of the sign to the ground immediately below.

Directional and Informative Signs within plots:

- 3.4.71 The size of directional signage must be limited to a maximum height of 2.1 meters and a width of 1.5 meters.

Applicable to Local Centres, District Centres and Mixed Use Zones:

Attached Signs:

- 3.4.72 The maximum Sign Area of an attached sign(s) on a single occupant building must not exceed 20% of the total area of the building façade on which it is displayed.
- 3.4.73 Attached signs must be allowed only on buildings which have an exterior public entrance.
- 3.4.74 Attached signs must be attached to the building which the sign advertises or identifies.
- 3.4.75 No attached sign must project a distance greater than 20cm from the building element to which it is attached.
- 3.4.76 Canopy signage at Petrol Stations may not exceed the height or half the linear width of any canopy soffit to which it is applied.

Freestanding Signs:

- 3.4.77 Freestanding signs or Monument Signs are not permitted. However, Fast food and drive-through restaurants may have an additional menu board sign not exceeding 2.5m in height or 3 sqm in area and must be located in the drive-through lane.

Directional and Informative Signs:

- 3.4.78 The size of directional signage must be limited to a maximum height of 2.1 meters and a width of 1.5 meters.

Landscape and Spaces

Applicable to Industrial Plots:

Landscaping on Industrial Plots:

- 3.4.79 The remaining uncovered Plot area must be landscaped, unless reserved for future development (all open sand areas of which must be appropriately treated/ fenced to mitigate drifting).
- 3.4.80 Emphasis must be on a simply ordered design comprising primarily hard landscape components (of which open sand is excluded) related to surface finishes in paving,

enclosure elements (walling and fencing), soft landscapes (optional) and shade structures.

- 3.4.81 Of the landscaped area 100% can be hardscaped. A maximum of 30% can be comprised of soft landscaping and planting although this is optional.
- 3.4.82 All site planting shall be in accordance with the approved UPC species master list, available on the UPC online database.
- 3.4.83 Planting selection and design must support the sustainability objective of reducing water use. 80% of any soft landscaped area must be comprised of low water use plantings (less than 2 liters of water per sqm per day), 10-20% must be comprised of moderate water use plantings (less than 4 liters of water per sqm per day) with an option of 10% of the soft landscaped area of the Plot requiring no irrigation.
- 3.4.84 Landscaped areas must assist in creating a legible, identifiable plot frontage and building entrance. Treatments must assist in making the legibility of each Plot clear so that both pedestrian and vehicular routes and entrances are free from obstruction.
- 3.4.85 Any soft landscapes must be consistent with native, naturalised and adaptive xerophyte and halophyte species and provide height and structural diversity. Any existing invasive species must be controlled and no new invasive species must be introduced.
- 3.4.86 Wire mesh, chain link, and barbed wire fencing is not permitted.
- 3.4.87 All surface materials must achieve a minimum Solar Reflectance Index (SRI) of 29.
- 3.4.88 Modular pavement and hardscape cover must be used in order to minimize waste associated with upgrades.
- 3.4.89 Materials used in hardscaping must maximize the use of recycled materials in their composition.

Management and Maintenance:

- 3.4.90 The Occupier of each Plot must be responsible for the maintenance of all landscaping within the Plot. This must include, but not be limited to, pruning, fertilizing, watering, mowing, weeding, and other such activities necessary to the proper maintenance of any soft landscaping, and the general maintenance and upkeep of hard landscapes.
- 3.4.91 In accordance with the mandatory credits for the Estidama Buildings Pearl Ratings System, a landscaping strategy must be devised to protect soils from erosion and pollution, minimize requirements for irrigation, herbicides and pesticides and promote soil amelioration, and submitted to the UPC .
- 3.4.92 No plant material must be allowed to encroach into the Public Realm to the extent that motorists' vision or vehicular traffic is impeded. Automatic irrigation facilities for watering plant materials must be used and in place at time of planting, and must be maintained in proper operating condition. Levels of irrigation must conform to appropriate Estidama standards.
- 3.4.93 Landscaped areas must be kept free of trash, litter, weeds, and other such materials that are not a part of the landscaping.

- 3.4.94 All plant material must be maintained by the Occupier in a healthy and growing condition as is appropriate for the season of the year. All plant material which dies must be replaced with plant material of required variety and size, within 30 days. Deterioration of hard landscapes must be ameliorated within 30 days.

Applicable to Local Centres, District Centres and Mixed Use Zones:

- 3.4.95 The remaining uncovered Plot area of the Local Centres, District Centres and Mixed Use Zones must be landscaped as functioning public open space.
- 3.4.96 Of the landscaped area, a minimum of 50% must be comprised of soft landscape and planting.
- 3.4.97 Emphasis must be on a simply ordered design made up of hard landscape components related to surface finishes in paving, enclosure elements (walling and fencing), soft landscapes and shade structures.
- 3.4.98 Shading structures and elements, and to a lesser extent trees which offer shade, must play a significant part in the landscape design of the public realm.
- 3.4.99 The public open space must have an appropriate dust free surface and must be suitable for walking, sitting, and similar activities. At least 50 percent of the surface area must be occupied by planting, sculpture, or similar features, in compliance with the project's approved irrigation budget.
- 3.4.100 The public open space must be located not more than 1.5m above or below the sidewalk of the abutting Public Realm. It must be clearly visible from the Public Realm. KEZAD may consider greater grade changes for unique designs.
- 3.4.101 There must be no obstructions above the public open space except for awnings, trellises, shade structures, public art, pedestrian amenities, and/or similar facilities.
- 3.4.102 Wire mesh, chain link, and barbed wire fencing are not permitted.
- 3.4.103 All surface materials must achieve a minimum Solar Reflectance Index (SRI) of 29.
- 3.4.104 Modular pavement and hardscape cover must be used to minimize waste associated with upgrades.
- 3.4.105 Materials used in hardscaping must maximize the use of recycled materials in their composition.



Fig 3.12: Illustrative View of a public open space and landscape arrangement in a District Centre



Fig 3.13: Illustrative View of a shaded courtyard in the Business Park



Fig 3.14: Illustrative View of a street frontage in the Business Park

Hard Landscapes

- 3.4.106 The quality of the streetscape and open spaces will be determined by the quality and type of the surface material used, and is vital to influencing the character of an area. The paving material must provide a sense of unity and visual order with the functionality of the space determining the type of material used.
- 3.4.107 Materials proposed must be hard wearing and durable, preferably locally occurring (e.g. stone and gravel) or manufactured locally (concrete pavers etc). Where materials cannot be sourced locally, imported materials may be used.
- 3.4.108 Color and texture must provide strong contrasts in order to reinforce the landscape character. Neutral background colors such as greys and beiges must be highlighted with strong vibrant primary colors to produce bold designs.
- 3.4.109 Street furniture must include benches, seats, bollards, bins, lighting and signage. Consideration in the final choice of street furniture must include visual appearance and suitability to the overall character, coordination with other street furniture, durability and ease of maintenance, position in relation to any entrance or visual axis, and the number of street furniture elements in an area.
- 3.4.110 The street furniture must be fixed in place, with removable elements as required, such as the trash receptacle liners.

3.4.111 Street furniture must reflect strong and innovative design themes which contribute to the overall identity and strength of character of KEZAD.



Fig 3.15: landscape furniture and materials – example images

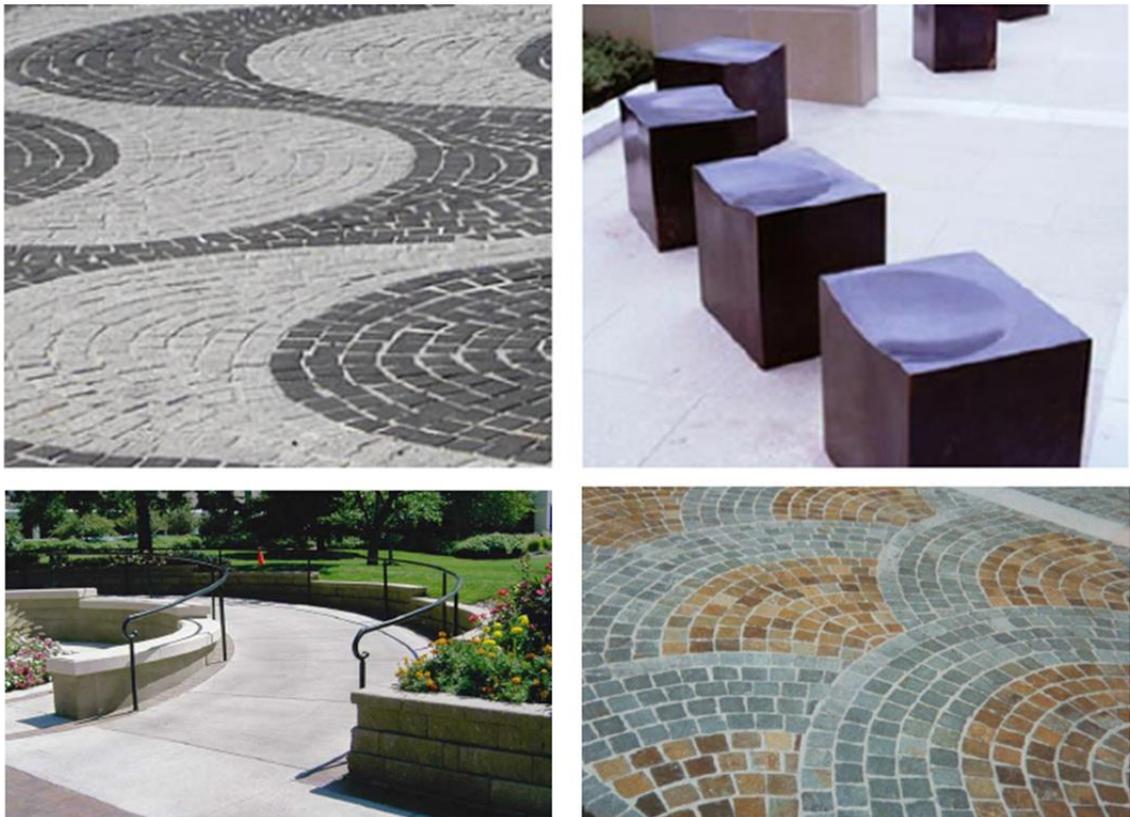


Fig 3.15 (cont.): landscape furniture and materials – example images

Soft Landscaping

- 3.4.112 100% of the landscaped area of the Centre can be soft landscaped.
- 3.4.113 All site planting shall be in accordance with the approved UPC species master list, available on the UPC online database.
- 3.4.114 Planting selection and design must support the sustainability objective of reducing water use. 80% of the soft landscaped area must be comprised of low water use plantings (less than 2 liters of water per sqm per day), 10-20% must be comprised of moderate water use plantings (less than 4 liters of water per sqm per day) with an option of 10% of the soft landscaped area of the Plot requiring no irrigation.

Shading

- 3.4.115 Where trees are used, they must be shown to provide useable shade for the public realm and to reduce the solar impact on buildings.
- 3.4.116 Shade structures must be light in design so as not to dominate the street scene and not to obscure views into any adjacent shop fronts from passing pedestrians and vehicles.
- 3.4.117 All surface materials on shading structures must achieve a minimum Solar Reflectance Index (SRI) of 29.





Fig 3.16: Examples of shade structures

Glare and Illumination

Applicable to all Plots:

Glare

- 3.4.118 All Plots must be used and operated so as not to produce glare or direct illumination across the bounding property line from a visible source of illumination of such intensity as to create a nuisance or detract from the use or enjoyment of adjacent property.
- 3.4.119 All outside lights must be made up of a light source and reflector so selected that acting together the light beam is controlled and not directed across any bounding property line above a height of 0.9m.

Parking and Loading Area Lighting

- 3.4.120 All off-street parking areas that are essential to the night time operation of industrial or support uses must be illuminated beginning at sunset and must remain continually illuminated until sunrise. The level of intensity of illumination, measured at the pavement surface, must be a minimum of 2.5 lux.
- 3.4.121 Off street parking areas that are not essential to the night time operation of industrial or support uses must be provided with a minimum of 2.5 Lux of light over the walking surface from one-half hour before dusk until one-half hour after dawn.

3.4.123 The mounting height of luminaire fixtures must not exceed the following heights (width of parking area to maximum luminaire mounting height):

Up to 18m = 4.2m

18 to 30m = 6m

30m or greater = 9m

3.4.124 Standards, poles and fixtures must be of a single color, compatible with the architecture of the building.

Walkway Lighting

3.4.125 All walkways, separate from parking or buildings but essential to the night time operation of industrial or support uses, must be continually illuminated between sunset and sunrise. The level of intensity of illumination, measured at the walkway surface, must be a minimum of 2.5 Lux.

3.4.126 Walkways that are not essential to the night time operation of industrial or support uses must be provided with a minimum of 2.5 Lux of light over the walking surface from one-half hour before dusk until one-half hour after dawn.

3.4.127 The mounting height of luminaire fixtures must not exceed 3.6m.

3.4.128 Pole and wall-mounted fixtures mounted above 2m must be of a down-light or cut-off type.

Accent Lighting

3.4.129 Up-lighting must be concealed or otherwise positioned in such a manner that the light source cannot be seen from any property line of the site on which the light is located.

Security Lighting

3.4.130 Pole and wall-mounted fixtures mounted above 2m must be of a down-light or cut-off type.

3.4.131 If a rear security light is mounted higher than 3m, it must be placed at the Plot boundary line and directed away from adjacent properties.

Public Open Space Lighting

3.4.132 Public open spaces must be provided with a minimum of 2.5 Lux of light over the walking surface from one-half hour before dusk until one-half hour after dawn.

3.4.133 Lighting for public open spaces must employ fixtures mounted in excess of the heights described in Parking and Loading Area Lighting: 2 above to the following standards (total surface area of the space to maximum luminaire height):

- Up to 320m² = 5.5 m
- 320m² to 900m² = 7.8 m
- 900m² or greater = 11.7 m

Public Realm Lighting

3.4.134 Lighting provided by governmental entities on public thoroughfares is expressly exempted from this section.

Maintenance

3.4.135 All fixtures and supports must be painted or otherwise treated to resist rust and corrosion and must be maintained in an attractive condition and in a manner compatible with the surrounding architecture.

Prohibited Lighting

The following types of exterior lighting are prohibited:

- I. Drop-down lenses;
- II. Mercury vapor lights;
- III. Outdoor floodlighting by flood light or spot light projection above the horizontal.
- IV. Searchlights, laser lights, or any other lighting that flashes, blinks, alternates, or moves.

Safety and Security

Applicable to all Plots:

3.4.136 All Plots must comply with statutory guidance and regulations concerning safety and security.

3.4.137 All Plots must comply with ADPC's safety and security programme and the UPCs Abu Dhabi Safety and Security Planning Manual.

Applicable to industrial Plots:

3.4.138 All Plots must be enclosed on all boundary edges, other than those facing the road frontage or Public Realm, by a boundary wall (minimum height 1.8m, maximum height 3.0m) including masonry columns in materials which complement the overall development. For boundary edges facing the road frontage or Public Realm a boundary wall with columns and railings (minimum column height 1.8m, maximum column height 3.0m) shall be provided in accordance with the height and proportions specified in Fig 3.17 (ensuring that a uniform wall coping height of 0.7m is maintained) and in materials which complement the architectural detailing of the development.

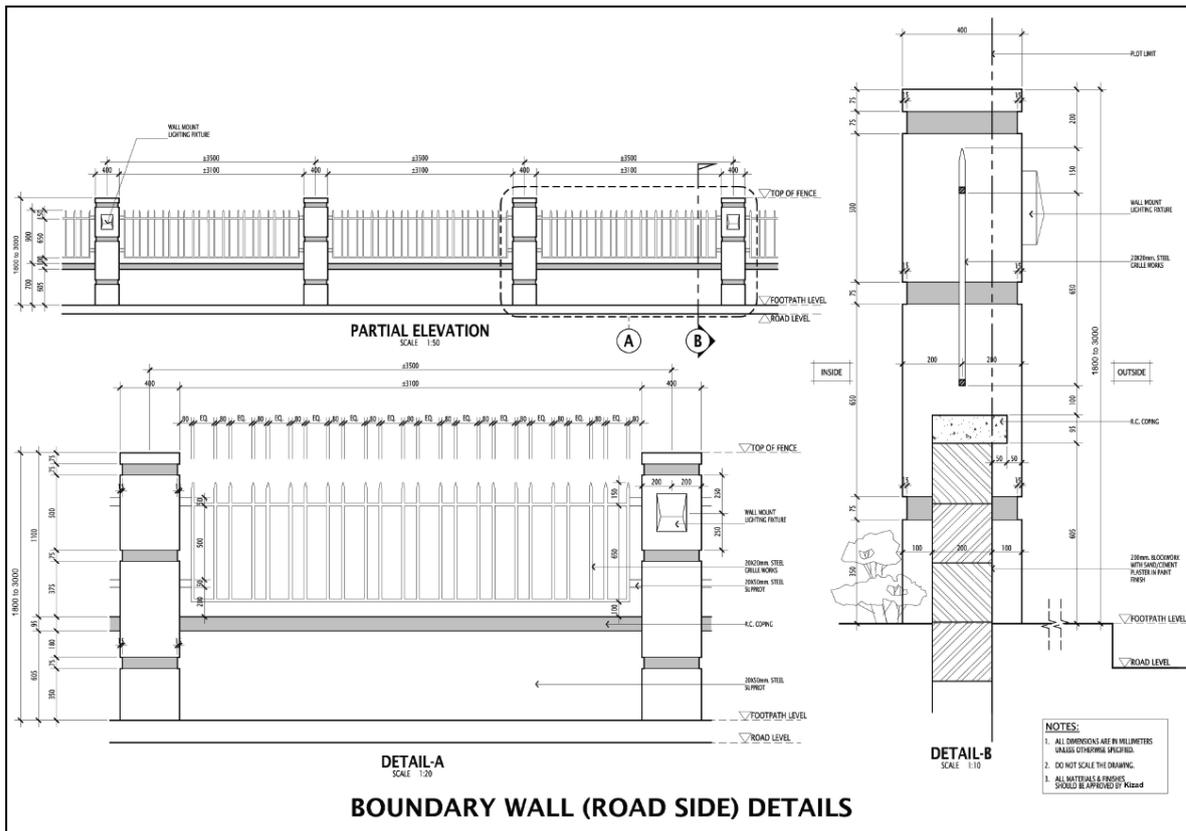


Fig 3.17: Sketch illustrating typical boundary fence treatments for industrial Plots

3.4.139 The use of sliding vehicle access gates should be avoided for safety reasons.

Accessory Uses and Structures

Applicable to Local Centres, District Centres and Mixed Use Zones:

3.4.140 Detached accessory buildings are prohibited in these Sub Zones.

Outdoor Storage

Applicable to industrial Plots

In addition to the below guidelines, the design shall conform to the regulations set out in Supplement A of this Section 3.

3.4.141 Outdoor storage areas on industrial Plots must not exceed 20% in ground coverage of the total Plot area.

3.4.142 Outdoor storage areas on industrial Plots must be adequately screened from public rights of way and abutting uses as per the screening regulations set out above.

3.4.143 The storage of materials and items outdoors must comply with all relevant statutory safety and security regulations.

3.4.144 No open storage areas are permitted in front of the main building.

- 3.4.145 Outdoor storage areas must be surfaced with permanent materials, including light-colored asphalt concrete or concrete. Such surfacing must be permanently maintained free of structural defects and must comply with the regulations above for Facing Building Materials and Applied Color.
- 3.4.146 At no time shall any approved open storage areas be used for wrecking, junk, or salvage yard purposes unless such use has been expressly approved in writing by ADPC.

Applicable to Local Centres, District Centres and Mixed Use Zones

- 3.4.147 Outdoor storage is prohibited in these zones.

Applicable to all Development

- 3.4.148 Developments must conform to the processes and specifications as set out in the ADPC Estidama documents, and UPC's Estidama requirements. The building components and building systems apart from industrial process plants shall achieve compliance with Planning for Estidama and Estidama Building Pearl Design & Construction, and Operational Rating as specified in the ADPC Estidama documents, and UPC's Estidama plans

Formal Variances to the Development Control Regulations

- 3.4.149 Upon receipt of a detailed and reasoned application from an Occupier using the appropriate Variance Request Form, ADPC may (but shall not be bound) agree to permit certain variations to the standards set out in Rules and Regulations in respect of certain Plots. Such agreement must, however, be confirmed in writing by ADPC prior to implementation of the variance.

Section 3 Supplement A: Outdoor Storage in KEZAD

1.0 Purpose

The purpose of this document is to provide rules for the management of Open Storage Areas within KEZAD. This document forms integral part of the KEZAD Rules.

2.0 Open Storage Definition

Merchandise, equipment, or materials which are essential or incidental to the use and which are not on temporary display for the purpose of being immediately available for sale to the public. Open Storage is only permitted on Industrial plots.

Materials that are to be stored outdoors must be assessed by ADPC HSE Department against safety, environmental and health measures and agreed in writing prior to the respective storage taking place.

3.0 Open Storage Area Regulations

3.1 Design and Layout

Open storage areas on industrial Plots must not exceed 20% in ground coverage of the total area of the Plot.

3.1.1 Outdoor storage areas on industrial Plots must be adequately screened from public rights of way and abutting uses as per the screening regulations set out in the KEZAD Rules.

3.1.2 Open storage areas must not be located in front of the main building; they must be located to the rear or side of the plot and must not exceed the height of the main building.

3.1.3 The storage of materials and items outdoors must comply with all applicable EHS and Security regulations established by the Relevant Authorities and KEZAD Rules.

3.1.4 Land intended for material storage must have adequate natural drainage. In the absence of natural drainage, a drainage system shall be installed in accordance with Applicable Laws, Occupier Technical Guide including requirements of the Relevant Authorities pertaining to permitting to manage the run off of storm water and prevent ponding.

3.1.5 Material storage areas should be as close as possible to both the processes and to the point of load In/out.

3.1.6 The surface must be stable and able to support the loading placed upon it and roadways must be capable of bearing applicable traffic loads. Sub grade shear strength must be tested to ensure that the land will not subside under the weight of stored material.

3.1.7 The top layer of any infill/compaction/hard standing must be electrolytically and electrochemically inert, especially when wet. If no other alternative is economically feasible, the tenant shall not store material directly on top of materials that could contribute to corrosion. Material should be protected using plastic sheeting or stored directly on wood, concrete, rubber or other non-electrolytically or non-electrochemically active.

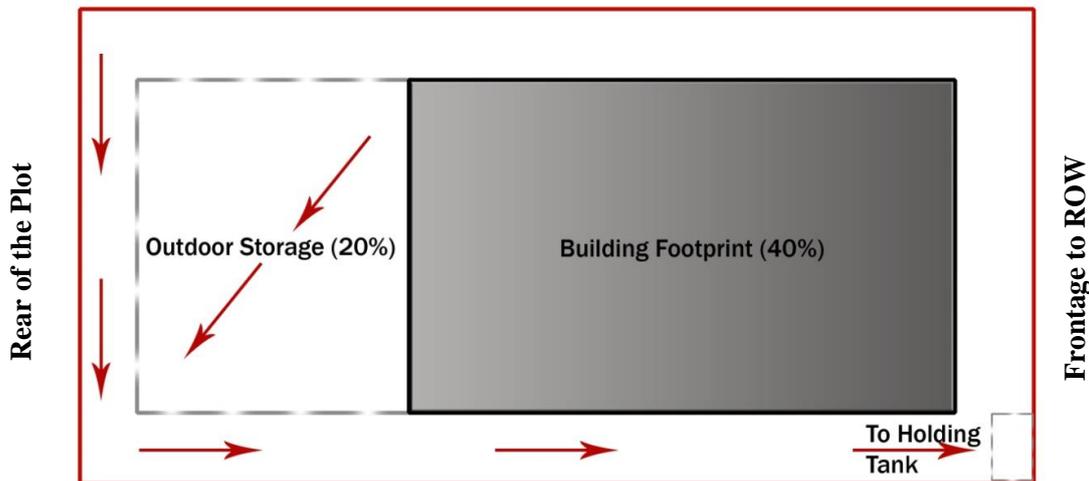
3.2 Material Storage Areas

3.2.1 Material storage areas must be set out so that the site is free draining, that is the berms or

storage racks must run parallel to the slope, with drainage continued at roadway junctions by means of culverts, underground piping, or other suitable means of conveyance.

Section 3 Supplement A: Outdoor Storage in KEZAD

Sketch 1: Typical Drainage Plan

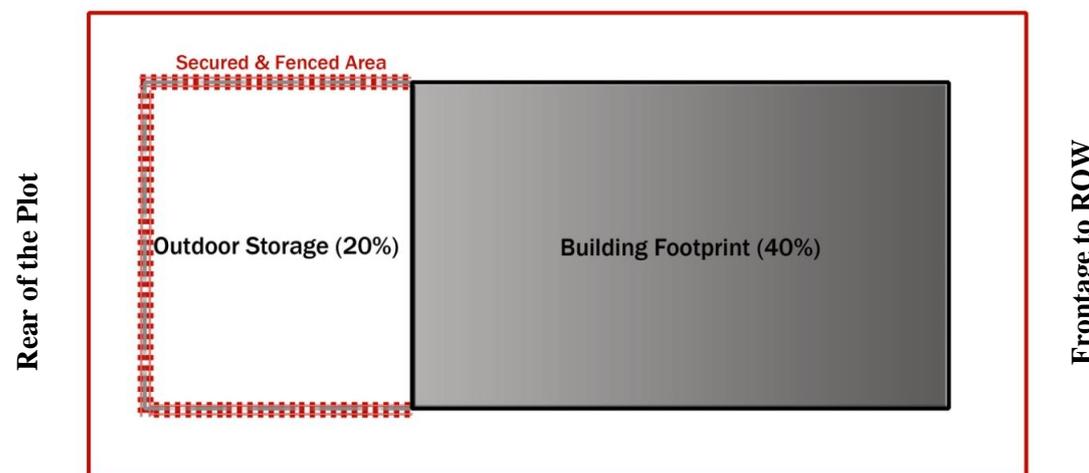


3.2.2 Material rows must be laid out to accommodate the lengths of material so that access is afforded along one complete side with sufficient space between the rows to afford safe egress to handling equipment.

3.2.3 Road ways should be wide enough to accommodate the turning of a complete load through 360° and also wide enough to allow easy passage of trucks past any lifting equipment supported on its outriggers and in its position for lifting material. Trucks and other handling equipment must be able to pass without creating hazards to operators and personnel engaged in material loading or unloading activities.

3.2.4 Perimeters of storage areas should be securely fenced. At a minimum, gates across access roadways must be provided to prevent access by unauthorised persons.

Sketch 2: Outdoor Storage fenced and secured area



Section 3 Supplement A: Outdoor Storage in KEZAD

3.2.5 Where loaders are utilised to handle material, the centre area between berms must be compacted sufficiently to bear the weight of the loader plus materials.

3.2.6 The surface of the open storage area must be “improved” as per the Development Control Regulations in the KEZAD Rules.

3.2.7 All liquids and materials with the potential to leach nutrients, organic matter, metals, chemicals, or any type of pollutant into the soil and/or groundwater must be stored on an impervious surface. Such a storage area must be designed so as to ensure that all accumulated liquids and leachate are collected and disposed of or treated as per the requirements of the KEZAD Rules and other Applicable Laws..

3.3 Open Storage Area Hazards (General)

3.3.1 Sufficient lighting must be available during night working so that personnel have clear unrestricted vision of the work area, clear sight of the lifting equipment, tackle, load and landing areas at all times. Regard must be paid to intended stacking heights in the assessment of lighting requirements. Truck headlights and/or crane lights must not be used as the sole means of illumination.

3.3.2 Warning alarms must be of sufficient volume and sound to ensure noise from general open storage area activities (vehicles, hoists, generators, compressors, etc.) is audible.

3.3.3 Where dust is generated it must be suppressed by the sprinkling of clean fresh water or other approved dust suppressants (as determined by the Applicable Laws) on the roadways in use.

3.3.4 Occupiers must ensure that stormwater runoff is adequately controlled and complies with Applicable Laws, Occupier Technical Guide including requirements of the Relevant Authorities related to permitting.

3.3.5 Spillage of lubricants, fuel, engine coolant or any other chemicals must be immediately cleaned up in order to prevent soil contamination and adverse effects on stormwater runoff.

3.3.6 The location of any fuel tanks, material feed stockpiles, chemical and waste storage, repair and cleaning areas must be checked frequently to ensure any spillage is dealt with promptly. Spill kits must be readily available within these areas to allow for prompt response in the event a spill occurs. Occupier must comply with the requirements of Section 7 of KEZAD Rules.

3.3.7 Occupiers must comply with all relevant handling, signage, labelling, and storage requirements of the KEZAD Rules and Applicable Laws.

3.4 Rolling Stock

3.4.1 Each site must impose a maximum speed limit (15 kph on level well-drained open storage areas) conducive to safe operation with regard to the layout, surfacing and condition

of the open storage areas.

Section 3 Supplement A: Outdoor Storage in KEZAD

3.4.2 Each site must impose a traffic movement plan in order to control traffic so that congestion and potential collisions are eliminated:

3.4.3 Loader traffic must give way to crane or other lifting devices' movement and operation;

3.4.4 Trucks and other mobile equipment must give way to cranes and other lifting equipment;

3.4.5 Cars and personnel transport must give way to cranes, loaders, trucks and other mobile equipment;

3.4.6

3.4.7 A truck or vehicle must not pass another that is being loaded at the time loading is in operation unless specifically authorized to do so by the forklift or crane operator;

3.4.8 Trucks must give due attention to the turning area of counterweights, and keep a minimum distance of four feet away from the barricades or warning tape marking the swing radius ;

3.4.9 Prior to use, Rolling Stock must be examined to ensure that the equipment is in a safe operating condition. This examination should include a 360 ° assessment of the equipment for damage, leakage and to ensure no personnel are under or around the equipment. Any equipment found to be in poor or unsafe condition must be repaired prior to being put into service.

3.4.10 Vehicles used to transport material within the plant or open storage area (except via forklift) must use a minimum of two straps to secure any load unless a site specific risk assessment can demonstrate the safe movement of material otherwise.

3.4.11 The bolsters must have wedges, side restraints or be recessed to prevent material rolling or moving while being transported.

3.4.12 Vehicles used to move material within the Open Storage Area must comply with requirements of the Relevant Authorities regarding allowable weight limits and trucks shall not be overloaded.

3.4.13 Third party trucks entering KEZAD must be in a safe condition to ensure no person is injured. Trucks found not to be in a safe working condition must not be allowed to load.

3.4.14 Materials which appear to be incorrectly loaded or that have shifted during transport must be carefully assessed to ensure that they can be safely unloaded. Appropriate work practice to address the non-routine work must be established.

3.4.15 Each site must determine by risk assessment in accordance with AD EHSMS requirements if truck drivers are required to stay in their cabs or exit their cabs (to a dedicated safe area) during the loading or unloading of material.

3.4.16 Regardless of the option chosen, a thorough risk assessment must be performed and the

preferred practice must be documented. All risk assessments must be undertaken in accordance with the risk management guidelines of the EAD and AD EHSMS.

Section 3 Supplement A: Outdoor Storage in KEZAD

3.4.17 Appropriate fall prevention measures must be used when occupier personnel are working on top of trucks or rail cars when heights exceed the minimum established limits as per Abu Dhabi EHSMS requirements or KEZAD HSE requirements (Section 7 of KEZAD Rules), whichever is stringent.

3.4.18 Seat belts in rolling stock must be used at all times. If older equipment is present which does not have seat belts, appropriate belts must be installed and used.

3.5 Open Storage Area Personnel

3.5.1 Personnel must not stand between materials being lifted or take shortcuts around, under or through stationary equipment. Personnel must never rest or sleep under trucks craneage, etc.

3.5.2 Access to the working areas of open storage areas should be preferably by vehicular transportation. There must be one belted seat for each worker, and riding in the back of pickups where no seating is provided is prohibited. If seating is provided in pick-up trucks, workers must remain seated at all times until the vehicle comes to a complete stop.

3.5.3 A supply of cool fresh drinking water must be made available at each work location. A portable toilet must be made available at each work location that is 300m distance from the welfare facilities of the site. Where appropriate, shelter from inclement weather (buildings, heating and cooling areas, etc.) must be provided

3.5.4 Climbing up to, walking on or working on top of material stacks is prohibited without a clear Instruction from supervision to do so. Authorization should be on the basis of a risk assessment taking into account the means available for safe access, safe egress, working height, stability of the stack, type of material surface with regard to slips and trips, fall prevention and weather conditions.

3.5.5 Climbing up or on the sloped ends or faces of material ends in the stack is strictly prohibited. All personnel must utilise ladders, mobile elevated work platforms or other approved methods and strictly adhere to site requirements for accessing and working on material stacks.

3.5.6 If access to stacks is deemed acceptable, workers must not place themselves between material being lifted and the front edges of stacks. At each lift, personnel must position themselves clear of the path of lift and ensure that the operator can see them at all times.

3.5.7 Personnel working at the bottom of sloped faces of stockpiles must never stand in front of the sloped face or on materials within the sloped face.

3.5.8 Pedestrians must be aware at all times of vehicular movements, lifting operations and material movements. Pedestrians must never place themselves under suspended loads, including stationary crane jibs. Operators must never lift or transport materials over pedestrians or other manned equipment. Further, loaders and crane operators should also avoid lifting loads over unmanned equipment whenever feasible.

3.5.9 Appropriate precautions must be taken to minimize associated risks from snakes, rabid

dogs, and venomous insects.

3.5.10 All personnel who will be present in the open storage area for any length of time must be outfitted in high visibility gear.

Section 3 Supplement A: Outdoor Storage in KEZAD

3.6 Weather

3.6.1 Wind: All lifting operations involving cranes must cease in wind conditions in excess of average 45 Kilometres per Hour prior to the lift or if wind conditions at or over 45 KpH are anticipated or experienced prior to completing the lift. In any event, the operator must determine whether the conditions are appropriate for continuing lifting operations.

3.6.2 Lightning: Crane jibs and other pieces of elevated work equipment must be lowered immediately when lightning is present or reported to be within 5 (Five) kilometres of the Open Storage Area. Work must not resume until the storm has passed and is a minimum of 5 (Five) kilometres past the Open Storage Area.

4.0 Non- compliance

In the event of non-compliance with any Rule in this Section 3, the KEZAD Rules Governance Committee has the right to impose any corresponding Fine and/or Sanction in accordance with Annexure 4 (*Fines and Sanctions*).

SECTION 4
ADPC APPROVALS FOR THE LIFECYCLE OF A PLOT

Part A
(General)

Rule 4.1 General requirements

- 4.1.1 ADPC has the right to impose rules or set conditions, restrictions, fines or sanctions in relation to Approvals for the good order, health, safety, security or protection of lives, property or the environment in KEZAD. These rules, conditions, restrictions, fines and sanctions will be issued in accordance with KEZAD Objectives.
- 4.1.2 In relation to risks to security, health, safety and the environment, all activities relating or undertaken pursuant to any Approval must be carried out in accordance with:
- (a) all Applicable Laws;
 - (b) these KEZAD Rules, including Rule 2.11 and the Development Control Regulations; and
 - (c) Best International Practices.
- 4.1.3 In addition to the requirements of Rule 4.1.2:
- (a) all activities relating, or undertaken pursuant, to any Approval relating to Works or Zone Area Works (including Occupier's Works and Decommissioning) or any Utility must be carried out in accordance with:
 - (i) all relevant guidance, technical specifications or requirements in relation to Utilities issued by ADPC or any Relevant Authority; and
 - (ii) the latest standards, regulations, terms and conditions or any other document required to be complied with by a Utility Service Provider, where relevant; and
 - (b) all industrial activities of a petrochemical or hydrocarbon nature that relate, or are undertaken pursuant, to any Approval must be carried out in accordance with ADNOC engineering practices and ADNOC COPs relating to design, design reviews, construction, mechanical completion, commissioning and operations of those industrial activities. Reviews and certifications of the design and construction of facilities relating to those industrial activities must be undertaken by ADNOC-qualified Consultants, Contractors, Designers and third party or independent authorities in accordance with ADNOC engineering practices and ADNOC COPs.

Rule 4.2 Application

This Section 4, together with Annexure 2 (*Key Plot Development Release Points Tables*) and Annexure 3 (*List of ADPC Approvals and Submissions*) describes the procedures that an Occupier must follow in relation to obtaining ADPC Approvals for the various stages of the lifecycle of its Plot. Not all of the procedures, stages and Approvals set out in this Section 4, Annexure 2 (*Key Plot Development Release Points Tables*) and Annexure 3 (*List of ADPC Approvals and Submissions*) will be relevant to each Occupier. It is the responsibility of each Occupier to comply with the procedures, stages and Approvals that are relevant to its Plot.

Rule 4.3 Key Plot Development Release Points Tables

- 4.3.1 The Key Plot Development Release Points Tables in Annexure 2 (*Key Plot Development Release Points Tables*) are a guide to the key submissions and Approvals for each phase of the lifecycle of a Plot. The Key Plot Development Release Points Tables are for guidance only and are not intended to be a complete list of the submissions or Approvals required by an Occupier. A more comprehensive list of ADPC Approvals and submissions is found in Annexure 3 (*List of ADPC Approvals and Submissions*).
- 4.3.2 The Key Plot Development Release Points Tables are divided into the various phases of the Plot lifecycle for convenience. However, Occupiers must comply with the requirements set out in the Key Plot Development Release Points Tables whenever they undertake a relevant activity, whether or not they are undertaking that activity in the lifecycle phase shown in the corresponding Key Plot Development Release Points Tables.

Rule 4.4 List of ADPC Approvals and Submissions

- 4.4.1 The List of ADPC Approvals and Submissions in Annexure 3 (*List of ADPC Approvals and Submissions*) shows:
- (a) the information and documents that must be submitted to ADPC; and
 - (b) the ADPC Approvals,
- that are required during the lifecycle of a Plot.
- 4.4.2 Each Occupier must submit the requisite documents and information, and obtain the requisite ADPC Approvals, in accordance with the:
- (a) Key Plot Development Release Points Tables;
 - (b) List of ADPC Approvals and Submissions;
 - (c) Development Control Regulations;
 - (d) Occupier Technical Guide; and
 - (e) other relevant provisions of these KEZAD Rules,

before undertaking the relevant activities in the KEZAD and prior to obtaining any Third Party Approval, where applicable.

4.4.3 If any Rule or other provision of these KEZAD Rules states that the consent or approval of ADPC is required in relation to any matter and the List of ADPC Approvals and Submissions does not refer to the relevant consent or approval, the Occupier must obtain the written approval of ADPC in respect of that matter.

4.4.4 If any person issuing a Third Party Approval specifies that an ADPC Approval is required in relation to that Third Party Approval, the relevant Occupier must:

- (a) coordinate with, and supply all necessary information and documents to, ADPC in relation the ADPC Approval; and
- (b) obtain the ADPC Approval,

whether or not the ADPC Approval is included in the List of ADPC Approvals and Submissions.

Rule 4.5 Occupier Technical Guide

The Occupier Technical Guide (also known as the "Tenant Technical Guide") is a guidance document for Occupiers in relation to engineering issues on their Plots. ADPC accepts no liability for the accuracy of the Occupier Technical Guide. ADPC reserves the right to amend or update the Occupier Technical Guide from time to time.

Rule 4.6 Process for obtaining ADPC Approvals

4.6.1 Each Occupier or its Occupier Parties must:

- (a) submit all applications for ADPC Approvals to ADPC in accordance with the Key Plot Development Release Points Tables, the List of ADPC Approvals and Submissions, the Occupier Technical Guide, the Development Control Regulations and these KEZAD Rules; and
- (b) pay all relevant application fees (if any) for ADPC Approvals. Details of the relevant fees are available from the Customer Service Centre.

4.6.2 ADPC must promptly provide acknowledgement of receipt of each application for an ADPC Approval. ADPC need not consider any application unless it is complete and accompanied by all relevant supporting documents, and the response times indicated in Rule 4.6.3 do not apply to incomplete applications.

4.6.3 ADPC must respond to applications for ADPC Approvals in the time periods specified in the table below where reasonably possible, subject to the following conditions:

- (a) response times are measured from the Business Day after the day on which the application is submitted, provided that a complete

application, together with all relevant supporting documents, is received by the Customer Service Centre between 08:00 a.m. and 3:00 p.m. on a Business Day;

- (b) any information missing from an application will result in the submission being deemed as incomplete and shall not fall under the response times indicated at Rule 4.6.3 (d). The Occupier shall be informed of the missing documents at the time of submission. Any remaining documents shall be reviewed and comments will be provided, however the submission will not be subject to Rule 4.6.3 (d). until all complete documents are submitted;
- (c) if any variance to design from that specified in the Development Control Regulations is submitted together with the "Request for NOC", the ADPC response time for that "Request for NOC" will be extended as appropriate; and
- (d) Third Party Approvals are the responsibility of the relevant Occupier.

The response times do not take into account any time required to obtain Third Party Approvals.

ADPC Approval	ADPC response time (Business Days)
Concept Planning Approval	Fifteen (15)
Detailed Planning Approval	Fifteen (15)
Mobilization NOC	Ten (10)
Commencement of Construction NOC	Ten (10)
Environmental NOC (depending on associated study and nature of project)	Ten (10) - Thirty (30)
Commencement of Operations NOC	Ten (10)
Decommissioning NOC	Fifteen (15)
Other ADPC Approvals listed in Annexure 3 (<i>List of ADPC Approvals and Submissions</i>)	Ten (10)

Rule 4.7 Compliance with Approvals

Each Occupier must, and must ensure that its Occupier Parties, at all times:

- (a) comply with the terms, and any conditions, of all relevant Approvals; and

- (b) notify ADPC in writing within twenty-four hours (24 hrs) if any term or condition of any Approval is breached.

Rule 4.8 Liability

Each Occupier holding an ADPC Approval:

- (a) is responsible for:
 - (i) any damages to KEZAD caused by its activities or the activities of its Occupier Parties in relation to the ADPC Approval; and
 - (ii) any liability arising directly or indirectly out of its Works or Zone Area Works; and
- (b) has the liability, and must comply with the insurance requirements, set out in its Tenure Document.

Rule 4.9 Status of ADPC Approvals

- 4.9.1 An ADPC Approval given in relation to any activity of an Occupier does not constitute any expression of opinion by ADPC as to:
 - (a) the technical merits of the activity or its compliance with any specifications;
 - (b) the fitness for purpose of any Works or Zone Area Works or whether those Works or Zone Area Works may lawfully be put to use when completed;
 - (c) whether or not the activity or any related Works or Zone Area Works comply with Applicable Law or the requirements of any Relevant Authority; or
 - (d) whether or not any Third Party Approval is required.
- 4.9.2 The granting of an ADPC Approval does not relieve the Occupier of any obligation to:
 - (a) obtain any Third Party Approval in relation to the subject matter of the ADPC Approval; or
 - (b) comply with Applicable Law and the requirements of any Relevant Authority.
- 4.9.3 ADPC may, at its sole discretion, grant any ADPC Approval as a Provisional Approval. The Occupier must fulfil and comply with the conditions stated in any Provisional Approval and failure to do so will constitute a Condition Breach of an ADPC Approval Offence.

Rule 4.10 Copies of Third Party Approvals

- 4.10.1 As and when an Occupier makes a submission to a Relevant Authority to obtain any necessary approval, the Occupier or its Occupier Parties must provide to KEZAD Customer Service Centre (via the e-mail address customerservice@adports.ae) a confirmation, receipt or acknowledgement of the submission, which is stamped or duly acknowledged by the Relevant Authority.
- 4.10.2 Subject to Rule 4.10.3, each Occupier must promptly provide a copy of each Third Party Approval obtained by it to ADPC.
- 4.10.3 Each Occupier must minimise ADPC's administrative burden by providing copies of all related Third Party Approvals together in a single bundle, where practicable. Wherever possible, copies should be provided at the same time as submitting the application for the ADPC Approval that relates to those Third Party Approvals. The Key Plot Development Release Points Tables, List of ADPC Approvals and Submissions and Development Control Regulations indicate the relationships between the various Third Party Approvals and ADPC Approvals.

Rule 4.11 Utilities

- 4.11.1 Each Occupier must use only ADPC approved or designated Utility Service Providers and facilities in KEZAD.
- 4.11.2 A list of Utility Service Providers and facilities can be obtained from ADPC on request.
- 4.11.3 When any connection or disconnection of any Utility is made to a Plot, ADPC has the right to take all reasonable steps to:
 - (a) quantify and verify the capacity; and
 - (b) check compliance with the KEZAD Rules,in respect of the relevant connection or disconnection, including an ADPC representative witnessing the connection or disconnection in person.
- 4.11.4 All connections and disconnections of Utilities must:
 - (a) be performed by a person approved by the relevant Utility Provider to perform the connection or disconnection (as applicable); and
 - (b) take place at the connection location designated by ADPC.

Rule 4.12 Identification of Occupier Parties

Each Occupier must ensure that, at all times while undertaking any Works or Zone Area Works and during Operations, all its Occupier Parties:

- (a) wear appropriate uniforms clearly identifying their employer; and

- (b) carry their UAE national identification card and UAE labour card.

Rule 4.13 Signs and advertising on Plots

4.13.1 Signage Restrictions

No Occupier may affix or erect any name signs, branding or advertising on its Plot except in accordance with this Rule 4.13.

4.13.2 Construction signage

- (a) Construction signage is permitted if it:
 - (i) complies with Applicable Law and the requirements of ADM and any other Relevant Authority; and
 - (ii) is approved by ADPC in writing before display.

4.13.3 Permanent signage or advertising

- (a) All other signage or advertising must comply with the Development Control Regulations, Applicable Law and the requirements of all Relevant Authorities.
- (b) All signage or advertising must be submitted to ADPC for written approval before display.

Rule 4.14 Heavy Haul Routes

Where any heavy haul routes for Works cross existing roads, before starting those Works the Occupier must install approved crossing points that must be controlled either by flagging or temporary traffic signals, with appropriate warning signs and lighting, subject to:

- (a) the approval of the Abu Dhabi Traffic and Patrols Department and any other Relevant Authority; and
- (b) an ADPC Special Transport NOC,

being obtained by that Occupier.

Rule 4.15 Non-compliance

In the event of non-compliance with any Rule in this Section 4, the KEZAD Rules Governance Committee has the right to impose any corresponding Fine and/or Sanction in accordance with Annexure 4 (*Fines and Sanctions*).

Part B

(ADPC Approvals relating to the Project Licensing and Development Planning Phase)

Rule 4.16 Submissions and Approvals

4.16.1 Each Occupier must submit the relevant documents and obtain and comply with the relevant Approvals specified in:

- (a) Key Plot Development Points Table A (Annexure 2); and
- (b) the List of ADPC Approvals and Submissions (Annexure 3),

in relation to the Project Licensing and Development Planning Phase for its Plot.

Part C

(ADPC Approvals relating to the Engineering and Construction Mobilization Phase)

Rule 4.17 Submissions and Approvals

Each Occupier must submit the relevant documents and obtain and comply with the relevant Approvals specified in:

- (a) Key Plot Development Points Table B (Annexure 2); and
- (b) the List of ADPC Approvals and Submissions (Annexure 3),

in relation to the Engineering and Construction Phase for its Plot.

Rule 4.18 ADPC Approvals relating to Works

4.18.1 Before starting any Works (including any Works in an Easement Area), an Occupier and its Occupier Parties must:

- (a) make all proper enquiries as to whether any Third Party Approvals are required;
- (b) obtain and comply with all requisite Third Party Approvals;
- (c) comply with Rule 2.11;
- (d) submit all other requisite documents and information, and obtain and comply with all other requisite Approvals, specified in Key Plot Development Release Points Table B in Annexure 2 and the List of ADPC Approvals and Submissions in Annexure 3.

Rule 4.19 Appointment of Construction Parties

4.19.1 In relation to any Works for which any Third Party Approval is required, an Occupier must appoint appropriate Construction Parties in relation to:

- (a) the Occupier's Works or other initial Works to construct facilities on a Plot; and
- (b) any other Works or Zone Area Works,

before the relevant ADPC NOC is issued in relation to those Works or Zone Area Works (as applicable).

4.19.2 Before the appointment by an Occupier of:

- (a) any Consultants in the fields of design, engineering or environmental services;
- (b) any Project Manager; or
- (c) the Occupier's other principal Construction Parties,

the Occupier must give to ADPC written details of the name and address, and a copy of the trade licence, of each Construction Party referred to in (a), (b) and (c) (as applicable).

4.19.3 At any time during the period of fourteen (14) days starting from ADPC's receipt of the Occupier's written notice under Rule 4.19.2, ADPC may object to the appointment of any of the Occupier's Construction Parties specified in Rule 4.19.2 if it has reasonable cause to believe that the proposed Construction Party is not an appropriate choice. If ADPC objects to any proposed Construction Party, the Occupier must propose a new Construction Party and re-submit its details to ADPC in accordance with Rule 4.19.2 and this Rule 4.19.3. Notwithstanding the provisions of this rule, the appointment of Construction Parties must comply with the requirements of each applicable Relevant Authority.

4.19.4 Each Occupier must:

- (a) provide a copy of each relevant Approval to each Construction Party and all other relevant Occupier Parties;
- (b) make available to each of its Occupier Parties a copy of the KEZAD Rules and any related documentation;
- (c) any relevant parts of its Tenure Documents; and
- (d) ensure that its Occupier Parties are fully aware of all relevant Applicable Laws.

Part D
(ADPC Approvals relating to the Construction Phase)

Rule 4.20 Submissions and Approvals

Each Occupier must submit the relevant documents and obtain and comply with the relevant ADPC Approvals specified in:

- (a) Key Plot Development Points Table C (Annexure 2); and
- (b) the List of ADPC Approvals and Submissions (Annexure 3),

during any Works on and in relation to the Construction Phase for its Plot (including any Works in Easement Areas).

Rule 4.21 Supervision and inspection of Works

4.21.1 ADPC may at all reasonable times with prior appointment or upon reasonable notice being given to the relevant Occupier (except in emergencies when no notice is required) inspect any Works to ensure that:

- (a) the terms and conditions of any Approval; and
- (b) any provision of these KEZAD Rules,

are being complied with.

Part E
(ADPC Approvals relating to the Operations Phase)

Rule 4.22 Submissions and Approvals

Each Occupier must submit the relevant documents and obtain and comply with the relevant Approvals specified in:

- (a) Key Plot Development Points Tables C and D (Annexure 2); and
- (b) the List of ADPC Approvals and Submissions (Annexure 3),

in relation to the Operations Phase for its Plot.

Rule 4.23 Requirements before starting Operations

Before starting any Operations, an Occupier and its Occupier Parties must:

- (a) make proper enquiries as to whether any Third Party Approvals are required;
- (b) obtain and comply with all requisite Third Party Approvals;
- (c) submit all other requisite documents and information and obtain and comply with all other requisite Approvals, specified in Key Plot Development Points Table D and the List of ADPC Approvals and Submissions; and
- (d) obtain and comply with a Commencement of Operations NOC.

Rule 4.24 Outstanding Offences and Fines

ADPC will not issue a Commencement of Operations NOC to an Occupier unless:

- (a) all outstanding Offences identified in Non-Conformance Reports relating to that Occupier have been resolved;
- (b) the Occupier has no outstanding Fines or other payments due to ADPC; and

Rule 4.25 Permitted Operations

The permitted operations are those set out in the Occupier's Tenure Document together with any other activities approved in writing by ADPC from time to time (the "**Operations**"). Before starting any Operations, all Occupiers must obtain a Commencement of Operations NOC.

Rule 4.26 Supervision and inspection of Operations

ADPC may at all reasonable times with prior appointment or upon reasonable notice being given to the relevant Occupier (except in emergencies when no notice is required) inspect any Operations to ensure that:

- (a) the terms and conditions of any ADPC Approval or Third Party Approval; and
 - (b) any provision of the KEZAD Rules,
- are being complied with.

Rule 4.27 Approvals relating to Alterations

Each Occupier must comply with the provisions of Parts B, C and D of this Section 4 in relation to Alterations where relevant.

Part F
(ADPC Approvals relating to the Decommissioning Phase)

Rule 4.28 Submissions and Approvals

Each Occupier must submit the relevant documents and obtain and comply with the relevant Approvals specified in:

- (a) Key Plot Development Points Table F (Annexure 2); and
- (b) the List of ADPC Approvals and Submissions (Annexure 3),

in relation to the Decommissioning Phase for its Plot.

Rule 4.29 Approvals relating to Decommissioning

Each Occupier must comply with the provisions of Parts B, C and D of this Section 4 in relation to any Decommissioning where relevant.

SECTION 5 WORKS IN ZONE AREAS

Rule 5.1 General

- 5.1.1 ADPC has the right to impose rules or set conditions, restrictions, fines or sanctions in relation to Zone Area Works for the safety, security or protection of lives or property in KEZAD. These rules, conditions, restrictions, fines and sanctions will be issued in accordance with KEZAD Objectives.
- 5.1.2 This Section 5 sets out the obligations of Occupiers and their Occupier Parties in relation to Zone Area Works. The obligations are more restrictive than for Works on a Plot since the Zone Areas are retained by ADPC and contain infrastructure, which is essential for the operation of KEZAD as a whole.
- 5.1.3 Where this Section 5 specifies requirements that overlap with the requirements of any Applicable Law, the more stringent requirement shall apply.
- 5.1.4 Each Occupier must ensure that its Occupier Parties comply with the requirements of this Section 5 (whether the requirements are expressed to apply to the Occupier or to Occupier Parties).
- 5.1.5 The requirements of this Section 5 are in addition to the requirements of any Relevant Authority and any other third party (including any Third Party Approvals).
- 5.1.6 The provisions of Rule 4.2 to Rule 4.12 apply to all Zone Area Works.

Rule 5.2 Approvals for Zone Area Works

- 5.2.1 Before starting any Zone Area Works, an Occupier and its Occupier Parties must:
 - (a) make all proper enquiries as to whether any Third Party Approvals are required;
 - (b) obtain and comply with all requisite Third Party Approvals;
 - (c) obtain, and comply with the terms and conditions of, a Zone Area Works Permit (PTW) and all other requisite ADPC Approvals in accordance with the Key Plot Development Release Points Tables and the List of ADPC Approvals and Submissions (as applicable).
- 5.2.2 During any Zone Area Works, an Occupier and its Occupier Parties must:
 - (a) comply with the terms, and any conditions, of all relevant Approvals; and
 - (b) notify ADPC immediately in writing if any term or condition of any Approval is breached.

Rule 5.3 Applications for Zone Area Works Permits

- 5.3.1 An Occupier's application for a Zone Area Works Permit must include:
- (a) a detailed plan and description of the proposed Zone Area Works, including a plan of the proposed site of the Zone Area Works, the proposed access routes to the site and a logistics plan for the Zone Area Works;
 - (b) a timetable for the proposed Zone Area Works;
 - (c) details of the Construction Parties that the Occupier proposes to appoint in relation to the proposed Zone Area Works;
 - (d) copies of all Third Party Approvals relevant to the proposed Zone Area Works;
 - (e) details of any disruption that the proposed Zone Area Works may cause to the Zone Areas or any Plot and how the Occupier proposes to minimise that disruption;
 - (f) all other information requested by ADPC in the Zone Area Works Permit (PTW) Application form.
- 5.3.2 On obtaining a Zone Area Works Permit, an Occupier and its Occupier Parties must comply with:
- (a) any conditions attached to the Zone Area Works Permit (including any condition relating to the inspection by ADPC of trial excavations);
 - (b) all instructions from ADPC in relation to the Zone Area Works.
- 5.3.3 Each Occupier is responsible for obtaining closure of its Zone Area Works Permits in accordance with Rule 5.4.

Rule 5.4 Expiry and closure of Zone Area Works Permits

- 5.4.1 Each Zone Area Works Permit is valid until the earlier of:
- (a) the expiry of the validity period stated in the Zone Area Works Permit; and
 - (b) completion of the Zone Area Works to which the Zone Area Works Permit relates.
- 5.4.2 All Zone Area Works must be completed within the validity period of the relevant Zone Area Works Permit. Zone Area Works Permits may be renewed where necessary on application to ADPC at ADPC's sole discretion.

- 5.4.3 Each Occupier is responsible for the closure of each Zone Area Works Permit that it holds. To close a Zone Area Works Permit, upon completion of the relevant Zone Area Works the Occupier must:
- (a) immediately notify ADPC in writing;
 - (b) cooperate with ADPC in relation to the inspection of the Zone Area Works by ADPC;
 - (c) provide evidence satisfactory to ADPC as to the Occupier's compliance with all relevant Third Party Approvals; and
 - (d) provide all further information reasonably required by ADPC in relation to the Zone Area Works.

Rule 5.5 Utilities and Zone Area Service Infrastructure

5.5.1 To the extent that an Occupier is permitted to lay or construct any Zone Area Service Infrastructure pursuant to its Tenure Document, the Occupier must route any:

- (a) Utility along the KEZAD Utilities Corridor marked on its Plot Plan and Description; and
- (b) any other Zone Area Service Infrastructure along the route specified by ADPC.

5.5.2 Before dealing with:

- (a) a Utility that crosses or extends into a Zone Area; or
- (b) any other Zone Area Service Infrastructure,

an Occupier or its Occupier Party must obtain, and the Occupier and its Occupier Parties must comply with:

- (c) all requisite Third Party Approvals; and
- (d) all other requisite ADPC Approvals as specified in:
 - (i) the Key Plot Development Release Points Tables,
 - (ii) the List of ADPC Approvals and Submissions; and
 - (iii) the Development Control Regulations,

in respect of that Utility or other Zone Area Service Infrastructure.

Rule 5.6 Appointment of Construction Parties

Each Occupier must appoint Construction Parties in accordance with, and comply with the other requirements of, Rule 4.19, in relation to any Zone Area

Works. ADPC will not issue a Zone Area Works Permit unless it is satisfied with the Occupier's proposed Construction Parties.

Rule 5.7 Identification of Occupier Parties

Each Occupier must ensure that, at all times while undertaking Zone Area Works, each of its Occupier Parties:

- (a) wear appropriate uniforms clearly identifying their employer; and
- (b) carry their national identification card and labour card.

Rule 5.8 Applicable Laws and COPs

5.8.1 Each Occupier must ensure that all Zone Area Works carried out by or on behalf of it or its Occupier Parties are carried out in accordance with:

- (a) all Applicable Laws;
- (b) the Zone Area Works Permit conditions; and AD EHSMS Codes of Practice, Technical Guidance and Elements.

Rule 5.9 Supervision and inspection

ADPC may at all reasonable times and without notice to the Occupier inspect any Zone Area Works to ensure that:

- (a) any provision of the KEZAD Rules; and
 - (b) the terms and conditions of any relevant Approvals,
- are being complied with.

Rule 5.10 Failure to use or cessation of use of any Easement Area

If an Occupier:

- (a) fails to use any Easement Area by the date specified in its Occupier's Tenure Document (or, if the relevant Tenure Document does not specify a date, within sixty (60) days after the date specified by ADPC by which the Easement Area is to be used); or
- (b) having used an Easement Area, ceases to use it for a continuous period of twelve (12) months or more,

that Occupier is required to:

- (c) surrender its rights immediately in respect of that Easement Area to ADPC; and
- (d) by the date agreed with ADPC, remove all structures and installations (including those below ground) from the relevant Easement Area so

that the Easement Area is no worse condition than it was on the Effective Date.

Rule 5.11 Non-compliance

In the event of non-compliance with any Rule in this Section 5, the KEZAD Rules Governance Committee has the right to impose any corresponding Fine and/or Sanction in accordance with Annexure 4 (*Fines and Sanctions*).

Rule 5.12 As-built records/handover packages

No later than thirty (30) days after the closure of the Zone Area Works Permit for the relevant Zone Area Works or the relevant section of the Zone Area Works, an Occupier must prepare and submit all as-built record packages (also known as handover packages) to ADPC upon request. The as-built record packages must include the following:

- (a) General
 - (i) Contents/indexes
 - (ii) Specific punch lists
 - (iii) Copies of all quality control and commissioning recorded data, including records of all deviations from contractual requirements, actions raised, actions taken and any required signoff
 - (iv) As-built drawings and records
 - (v) Spares list itemising each spare part provided, the storage location of the part and the unique identifying number for each part
 - (vi) Asset list (both in hard copy and as part of an electronic database) itemising all elements and components that make up the Zone Area Works including identification against the associated component identifier where applicable
 - (vii) Copies of all Third Party Approvals relating to the Zone Area Works
- (b) Requirements specific to associated Utilities and MEP Systems
 - (i) Mechanical
 - (A) As-built of underground utilities - service corridors;
 - (B) Vibration data sheets
 - (ii) Electrical
 - (A) As-built schematic wiring diagrams or cable schedule, indicating completion of proper cable checkout;

- (B) Bus bar torque data (where applicable)
 - (C) Electrical scheme test data sheet
 - (D) Termination/continuity record
 - (E) Cable test record
 - (F) Motor data sheets (where applicable)
 - (G) Motor-operated valve data sheets (where applicable)
 - (H) Battery data sheets
 - (I) Megger data sheets
 - (J) Ground loop impedance test records
- (iii) Instrumentation and controls
- (A) Calibration sheets
 - (B) As-built control logics/diagrams, including plant protection drawings
 - (C) As-built of SCADA interface drawings
 - (D) Set points, alarms and trips documents
 - (E) As-built of level setting drawings
 - (F) Documentation of electrical utility interface protection, control, metering, indication and alarm circuits verification

Rule 5.13 Restoration

Upon completion of any Zone Area Works, the Occupier must restore the Site and any other areas that have been affected by the Zone Area Works to a condition no worse than before the Zone Area Works started, except for the Zone Area Works themselves, to the satisfaction of ADPC.

SECTION 6 CONDUCT IN ZONE AREAS

Rule 6.1 General

- 6.1.1 ADPC has the right to issue rules or set conditions, restrictions, fines or sanctions in relation to any Zone Area for the safety, security or protection of lives or property in KEZAD or to improve the safety, security, cleanliness or management of the Zone Areas. These rules, conditions, restrictions, fines and sanctions will be issued in accordance with KEZAD Objectives.
- 6.1.2 Notwithstanding the other Rules in this Section 6, only the following activities are permitted in a Zone Area:
- (a) driving in a vehicle for the purpose of accessing or leaving Khalifa Port or a Plot;
 - (b) any activities required for any permitted Zone Area Works;
 - (c) any other activities expressly permitted in the Zone Areas pursuant to these KEZAD Rules; and
 - (d) any other activities agreed in advance by ADPC in writing.
- 6.1.3 All persons present in a Zone Area or an Unoccupied Plot must comply with all Applicable Laws, including Applicable Laws in relation to vehicles and traffic, waste disposal, temporary shelters, draining of fuel, engine oils and other fluids, consumption of food, smoking, the use and transport of Hazardous Substances, trespassing, assemblies, congregations and public meetings, dress, health and safety, photography and the use of KEZAD Airspace.
- 6.1.4 All persons present in a Zone Area must follow the reasonable instructions of ADPC.
- 6.1.5 The Rules in this Section 6 are subject to any applicable Development Control Regulations.

Rule 6.2 Unoccupied Plots

- 6.2.1 No person may enter or stay in an Unoccupied Plot without the prior written consent of ADPC.
- 6.2.2 All activities that are:
- (a) restricted or prohibited in Zone Areas under these KEZAD Rules are also restricted or prohibited (as applicable) in Unoccupied Plots; and
 - (b) expressly permitted in Zone Areas under these KEZAD Rules are prohibited in Unoccupied Plots,
- unless specifically stated otherwise.

Rule 6.3 Vehicles

- 6.3.1 No person may park a vehicle in a Zone Area:
- (a) during the day except in areas designated by ADPC for that purpose;
 - (b) overnight anywhere in a Zone Area, including designated parking areas; or
 - (c) outside another Occupier's Plot.
- 6.3.2 No person may park a vehicle in an Unoccupied Plot.
- 6.3.3 If ADPC considers that a vehicle has been left unattended for more than seven (7) days, it may designate that vehicle as abandoned. ADPC has the right to impound any abandoned vehicle and/or hand it over to a Relevant Authority. ADPC must maintain a log of impounded vehicles.
- 6.3.4 No person may repair a vehicle in a Zone Area except for changing a flat tyre, jump-starting a vehicle that has a flat battery or adding fuel to a vehicle that has an empty fuel tank. All persons with a vehicle suffering any other breakdown must tow that vehicle to an appropriate place outside the Zone Areas for repair.
- 6.3.5 Appropriate and clearly visible warning signs and high visibility clothing must be used at all times when carrying out repairs in a Zone Area.
- 6.3.6 No person may discharge or spill any substance from a vehicle or its cargo in a Zone Area. All persons with a vehicle involved in a discharge or spill must:
- (a) report any discharge or spill immediately to the ADPC security and HSE team per Rule 7.8 and any Relevant Authorities (if applicable); and
 - (b) ensure that the discharge or spill is cleaned up and all spilled or discharged substances are disposed of immediately and safely in an appropriate manner.
- 6.3.7 While in a Zone Area, all persons must comply with the requirements of Section 9.

Rule 6.4 Waste disposal

- 6.4.1 Subject to Rules 6.4.2 and 6.4.3, no person may discard or dispose of any waste in a Zone Area (or, for the avoidance of doubt, in any Unoccupied Plot).
- 6.4.2 All persons must dispose of any litter produced in a Zone Area in the appropriate waste collection bins provided by ADPC for that purpose.
- 6.4.3 Each Occupier and its Occupier Parties must ensure that all waste produced in or brought into a Zone Area by them, on their behalf or in relation to them or

their Plots (including any waste produced as a result of any Zone Area Works) is:

- (a) correctly disposed of in accordance with the requirements of Section 8; and
- (b) not discarded or disposed of in the Zone Areas, other than litter in accordance with Rule 6.4.2.

Rule 6.5 Temporary shelters

No person may camp or set up a temporary shelter in KEZAD.

Rule 6.6 Draining of fuel, engine oils and other fluids

No person may drain fuel tanks, battery fluid, engine oils or any other fluid in a Zone Area.

Rule 6.7 Food

- 6.7.1 No person may cook or reheat food, or wash food containers, in a Zone Area, except in areas designated by ADPC for that purpose.
- 6.7.2 All persons must observe the waste disposal requirements set out in Rule 6.4 at all times in relation to food in a Zone Area.

Rule 6.8 Smoking

- 6.8.1 Subject to Rule 6.8.2, no person may smoke or use a naked light in a Zone Area.
- 6.8.2 ADPC may designate areas in Zone Areas in which smoking is permitted ("**Designated Smoking Areas**"). In Designated Smoking Areas, all persons must:
 - (a) stub out cigarettes in ashtrays provided; and
 - (b) ensure careful disposal of cigarettes.
- 6.8.3 ADPC may confiscate lighters, cigarettes and similar items, or require them to be deposited in a designated area, before permitting entry into areas where flammable materials are stored.
- 6.8.4 No person may smoke sheesha in a Zone Area.

Rule 6.9 Trespassing

- 6.9.1 All persons must:
 - (a) have a valid reason before entering or staying in a Zone Area or using any facilities in a Zone Area;
 - (b) be able to explain their presence in a Zone Area;

- (c) carry proper identification while in a Zone Area; and
- (d) present their identification to ADPC on demand while in a Zone Area.

Any person who breaches this Rule 6.9.1 shall be considered to be trespassing and is liable to prosecution, and ADPC has the right to require them to leave KEZAD immediately.

- 6.9.2 All persons in a Zone Area must at all times cooperate with all other persons who are validly present in the Zone Areas.

Rule 6.10 Assemblies, congregations and public meetings

All persons in a Zone Area must comply with all Applicable Laws in relation to the congregation or assembly of persons and the holding of public meetings.

Rule 6.11 Dress code

- 6.11.1 All persons in a Zone Area must:

- (a) respect and uphold proper standards of dress and public decency; and
- (b) comply with all Applicable Laws relating to dress and public decency.

- 6.11.2 No person may change clothes in public in a Zone Area.

Rule 6.12 Use of facilities

- 6.12.1 All persons must obtain written permission from ADPC before using any facilities, infrastructure, equipment or other property in a Zone Area.

- 6.12.2 No person may:

- (a) interfere with or damage any facilities, infrastructure, equipment or other property in a Zone Area;
- (b) use public amenities in an irresponsible and unreasonable manner in KEZAD; or
- (c) allow taps to overflow, soil toilets, smoke in toilets, litter or otherwise improperly dispose of waste, use public amenities improperly, desecrate prayer rooms or carry out any other irresponsible or unsocial activities in KEZAD.

Rule 6.13 Disruption of work or services

No person may disrupt or obstruct work being undertaken or services being provided in a Zone Area.

Rule 6.14 Transfer of passengers

All persons must assemble passengers or cargo, and transfer passengers or cargo into, out of or between vehicles in KEZAD:

- (a) in a safe manner and without disrupting any services in KEZAD;
- (b) without causing undue inconvenience to other Occupiers; and
- (c) in areas designated by ADPC for that purpose or on the Occupier's Plot.

Rule 6.15 Sewage

- 6.15.1 All persons must obtain all necessary Third Party Approvals before transporting sewage in or through a Zone Area.
- 6.15.2 No person may transfer sewage from one container or vehicle to another in a Zone Area, except where necessary in relation to sewage produced in a Zone Area.
- 6.15.3 All persons must deal with sewage produced in or transported through a Zone Area in accordance with the requirements of Section 7.

Rule 6.16 Photography

- 6.16.1 No person may:
 - (a) carry out photography in or of the Zone Areas, except with prior permission from ADPC; or
 - (b) display any text or images that are in APDC's opinion objectionable in the Zone Areas.
- 6.16.2 ADPC may impound cameras, mobile phones and other photographic and video equipment upon suspicion of a breach of Rule 6.16.1(a). ADPC has the right to inspect all images and data stored on impounded items and to delete all images and data related to any breach of Rule 6.16.1(a). Impounded items will be returned when the relevant person leaves KEZAD.

Rule 6.17 Air space violation

All persons entering or using any KEZAD Airspace must:

- (a) obtain any requisite Third Party Approval for the use of any air space; and
- (b) comply with all Applicable Laws in relation to aviation and the use of air space.

This includes entering or staying in KEZAD Airspace in a glider, aircraft, helicopter, hot-air balloon or any other means of airborne transportation.

Rule 6.18 Public address system

- 6.18.1 ADPC may, at its discretion, use a public address system in the Zone Areas, including for evacuation purposes. Any such public address system is solely for use by ADPC.
- 6.18.2 All persons must obtain the prior written consent of and (if applicable) pay any fee required by ADPC before deploying any public address system:
 - (a) in a Zone Area; or
 - (b) that is capable of creating a disturbance in a Zone Area.

Rule 6.19 General signage or advertising

- 6.19.1 No person may affix any general signage, advertisement or notice anywhere in the Zone Areas except in accordance with Rule 6.19.2.
- 6.19.2 Occupiers are permitted to affix any general signage, advertisement or notice on the site of their Zone Area Works subject to the following requirements:
 - (a) the general signage, advertisement or notice must comply with Applicable Law and the requirements of ADM and any other Relevant Authority; and
 - (b) all general signage, advertisements or notices must be submitted to ADPC for written approval before display.

Rule 6.20 Unlawful conduct

- 6.20.1 No person may engage in any unlawful conduct, including consumption of alcohol and use of illegal drugs, in KEZAD.
- 6.20.2 Each Occupier must ensure that its Occupier Parties do not engage in any unlawful conduct in KEZAD.

Rule 6.21 Non-compliance

In the event of non-compliance with any Rule in this Section 6, the KEZAD Rules Governance Committee has the right to impose any corresponding Fine and/or Sanction in accordance with Annexure 4 (*Fines and Sanctions*).

SECTION 7
HEALTH, SAFETY AND ENVIRONMENTAL REQUIREMENTS
IN KEZAD

Rule 7.1 General

7.1.1 ADPC has the right to impose rules or set conditions, restrictions, fines or sanctions for the good order, health, safety, security, protection of lives and property, and sound environmental practices in KEZAD. These rules, conditions, restrictions, fines and sanctions will be issued in accordance with KEZAD Objectives.

7.1.2 This Section 7 describes the HSE requirements that an Occupier or other person must comply with throughout the various stages of the lifecycle of an Occupier's Plot.

Not all of the HSE requirements set out in this Section 7 will be relevant to each Occupier or other users of KEZAD. It is the responsibility of each person to comply with the HSE requirements that are relevant to its activities in KEZAD.

7.1.3 ADPC has responsibility for coordinating HSE matters in KEZAD and must facilitate cooperation between Occupiers.

7.1.4 Each Occupier must:

(a) appoint adequate and competent HSE management resources (as required by an Occupier's business and, at a minimum, in accordance with Applicable Law); and

(b) provide ADPC with the names and telephone numbers of the relevant contact and one (1) alternate contact for HSE matters.

7.1.5 The main regulatory framework for HSE matters is the Abu Dhabi EHSMS Framework and all Applicable Laws relating to HSE. All environmental permitting and environmental management requirements are governed by EAD. All Abu Dhabi EHSMS requirements are governed by the Abu Dhabi Occupational Safety and Health Center (OSHAD). Additionally, requirements of the relevant Sector Regulatory Authority must be complied with.

7.1.6 Each Occupier and its Occupier Parties must:

(a) comply with:

(i) the EHS Policy and the AD EHSMS Framework;

(ii) all monitoring and reporting requirements established by any Relevant Authority and ADPC;

(iii) all Applicable Laws relating to HSE as well as environmental conditions and requirements set by any Relevant Authority, any relevant Utility Service Providers and ADPC in relation to all

their activities in KEZAD (including construction, operation and decommissioning), including:

- (A) Federal Law No. 24 of 1999 for the Protection and Development of Environment; and
 - (B) other relevant Codes of Practices published by the Relevant Authorities;
- (iv) Best International Practices; and
 - (v) this Section 7; and
- (b) subject to Rule 7.1.7, submit the relevant documents and obtain and comply with the relevant ADPC Approvals specified in the Key Plot Development Release Points Tables and the List of ADPC Approvals and Submissions in relation to HSE.

7.1.7 Where an Occupier must submit to both ADPC and any Relevant Authority any plans relating to environmental or H&S matters, ADPC will accept combined plans that comply with:

- (a) the List of ADPC Approvals and Submissions;
- (b) the relevant KEZAD Rules; and
- (c) the requirements of the Relevant Authority,

subject to permission of the Relevant Authorities to do so.

7.1.8 In addition to Rule 7.1.6, each Occupier and its Occupier Parties that are primarily engaged in manufacturing/Operations of petrochemical or hydrocarbon producers in KEZAD must also, at a minimum, comply with:

- (a) the ADNOC COPs relating to:
 - (i) Environmental Protection;
 - (ii) Safety; and
 - (iii) Risk Assessment & Control of Major Accident Hazards; and
- (b) all the environmental standards and requirements of ADNOC and all Relevant Authorities.

In relation to (a) above, ADPC must provide access to those COPs for the relevant Occupiers on request.

7.1.9 EAD, OSHAD and other Relevant Authorities and ADPC are responsible for setting HSE standards.

- 7.1.10 Each Occupier must design, execute and operate all its facilities, and perform all its activities in KEZAD, in accordance with Best Available Technology, Techniques and Practices.
- 7.1.11 In relation to Approvals, each Occupier must:
- (a) obtain and comply with:
 - (i) all relevant ADPC Approvals as specified in the Key Plot Development Release Points Tables and the List of ADPC Approvals and Submissions in relation to each phase of the lifecycle of its Plot; and
 - (ii) all relevant Third Party Approvals; and
 - (b) ensure that all conditions specified in the ADPC Approvals referred to in (a)(i) above, as well as any other conditions imposed by any Applicable Laws, are implemented (as required).
- 7.1.12 ADPC reserves the right to require Occupiers whose activities may pose a major environmental impact and/or health and safety risk to secure an Environmental NOC(s) from ADPC during the course of obtaining their Licensing, Construction, and/or Operations Approvals. Environmental NOC(s) are only required for those Occupiers accordingly notified by ADPC.
- 7.1.13 Each Occupier must:
- (a) undertake regular audits for HSE in accordance with the requirements of the AD EHSMS in relation to audit and inspection; and
 - (b) provide copies of the audits referred to in (a) above to ADPC for review if requested.

ADPC has the right to carry out inspections on any Plot, with prior notice (except in the case of an emergency when no notice is required), to ensure that there is compliance with auditing, reporting and HSE requirements.

Rule 7.2 H&S assessments

- 7.2.1 Each Occupier must comply with AD EHSMS Framework when undertaking Health and Safety Impact Assessments. The assessment must address each phase of the lifecycle of the Occupier's Plot.
- 7.2.2 Construction EHS Plan

Each Occupier and its Occupier Parties must comply with the AD EHSMS Codes of Practice in relation to EHS Management during construction.

An Occupier must submit an EHS Construction Management Plan to ADPC in accordance with Key Plot Development Release Points Table B and the List of ADPC Approvals and Submissions. The EHS Construction Management Plan must meet the requirements of the EHSMS.

Each Contractor must amend and update the Construction EHS Plan as and when activities or conditions require and those amendments and updates must be submitted to its Occupier for review and approval.

Rule 7.3 Back injury prevention program

Each Occupier must establish and maintain an appropriate back injury prevention program.

Rule 7.4 Hearing conservation program

Each Occupier must produce and follow a written procedure for the protection of the hearing of its personnel. The procedure must include noise surveys, engineering controls, the procurement and use of low noise equipment when possible, posting of signs and warnings for areas found to require hearing protection, and training on relevant hearing protection devices.

Rule 7.5 Heat stress prevention

7.5.1 Each Occupier must have appropriate operating and emergency procedures for the control and treatment of heat stress.

7.5.2 Each Occupier must ensure that its personnel, especially front line supervisors, are:

- (a) trained on the warning signs and symptoms of early heat-related disorders; and
- (b) instructed as to the clothing and work methods best suited to avoid heat stress.

7.5.3 Each Occupier must develop appropriate stay or rest time procedures to reduce the possibility of heat- or cold-related disorders, if necessary and in compliance with UAE labour laws.

7.5.4 Each Occupier must provide an immediately accessible, adequate and clean potable water supply during all periods of the day and have available electrolyte replacement drinks or tablets during seasons of the year when heat stress may occur.

Rule 7.6 Safe working at heights

Each Contractor must ensure that the AD EHSMS Codes of Practice are complied with in relation to working at heights.

Rule 7.7 Environmental studies, reviews, plans and permits

7.7.1 Each Occupier must comply with the requirements of all Relevant Authorities in relation to environmental studies, plans and permits, including (as applicable):

- (a) Terms of reference for environmental studies;

- (b) an Environmental Impact Assessment (EIA) or Preliminary Environmental Review (PER);
- (c) a Strategic Environmental Assessment (SEA);
- (d) a Construction Waste Management Plan and Construction Environmental Management Plan (CEMP);
- (e) a Construction Environment Permit/NOC from EAD;
- (f) a Operational Environment Permit/NOC from EAD;
- (g) an Operations Environmental Management Plan (OEMP);
- (h) an Operating Environmental Permit (OEP);
- (i) an Environmental Action Plan (EAP); and
- (j) a Decommissioning Environmental Management Plan (DEMP).

7.7.2 Each Occupier must:

- (a) in relation to applicable studies, assessments, plans and permits referred to in Rule 7.7.1, submit to ADPC::
 - (i) the Environmental Permit application submitted to EAD and the response received from EAD;
 - (ii) the terms of reference of these applicable studies, assessments, plans and permits, including associated approvals from the Relevant Authorities;
 - (iii) the PER, EIA, SEA that are submitted to the Relevant Authorities, including associated approvals from those Authorities;
- (b) comply with the Key Plot Development Release Points Tables and the List of ADPC Approvals and Submissions; and

Rule 7.8 HSE reporting

As part of its HSE reporting, each Occupier must:

- (a) make all relevant submissions of documents, reports and information in accordance with all Applicable Laws relating to the HSE;
- (b) deliver to ADPC for its review:
 - (i) Semi-Annual Emissions Inventory Reports;
 - (ii) Deviation Reports;
 - (iii) an Annual Compliance Report;

- (iv) the monitoring results required pursuant to Rule 7.11.8 (f);
 - (v) reports to ADPC and the Relevant Authorities, such as HAAD, EAD and OSHAD, of any infectious diseases, serious injury that results in lost time of more than one (1) day beyond the shift in which the injury occurred and/or fatality at its Plot in the KPIZ. These reports must be delivered immediately upon the identification of the infectious disease or occurrence of a serious injury or fatality; and
 - (vi) all other relevant programs and reports in accordance with the Key Plot Development Release Points Tables and the List of ADPC Approvals and Submissions.
- (c) In accordance with sub rule (d) below, notify ADPC of:
- (i) any environmental incident, which results in the discharge or spillage of any oil, fuel, chemicals, or other hazardous liquids or materials onto any Plot or the Zone Area;
 - (ii) the accidental or unintended release of any pollutants or hazardous gases into the atmosphere;
 - (iii) the release of any gases beyond any Environmental Approvals and Permits issued by any Relevant Authority and/or ADPC;
 - (iv) any major H&S accident of an Occupier (including its Occupier Parties), which results in a fatality, the loss of any body parts, or head injuries.
- (d) The notification referred to in sub rule (c) above must be provided to ADPC via email to HSE@KEZAD.ae and must be provided no later than 12 hours from the occurrence of such incident.

Rule 7.9 Emergency management and fire safety

7.9.1 Management Plans

- (a) Each Occupier must develop Emergency and Fire Safety Management Plans that satisfy (as applicable) the minimum requirements of:
 - (i) the AD EHSMS COPs relating to emergency management and fire prevention planning ;
 - (ii) the AD EHSMS COP relating to hazardous substances;
 - (iii) the International Fire Code of the ICC and the UAE Fire and Life Safety Code;
 - (iv) any other Applicable Laws and COPs;
 - (v) the NCEMA;

- (vi) Civil Defence; and
 - (vii) if applicable, the CNIA.
- (b) Each Occupier must provide or make available a copy of each Emergency Plan to its Occupier Parties and any other relevant persons.

7.9.2 Submission of Emergency Plans

Each Occupier must submit to ADPC for review its Emergency Plans in accordance with the Key Plot Development Release Points Tables and the List of ADPC Approvals and Submissions.

7.9.3 Emergency contact details

Immediately on becoming aware of an emergency, each Occupier and its Occupier Parties must first contact the appropriate Relevant Authority and then the ADPC security department as referred to in Rule 1.5.3.

Rule 7.10 Energy conservation

Each Occupier must comply with:

- (a) Estidama;
- (b) any relevant requirements in the Development Control Regulations;
- (c) any requirements of ADPC; and
- (d) all minimum requirements of the International Energy Conservation Code of the ICC,

in relation to energy conservation in KEZAD.

Rule 7.11 Environment

7.11.1 Pollution

- (a) No person may discard liner, rubbish or waste materials or discharge, emit or spill (intentionally or unintentionally) any substance in KEZAD, other than as specifically permitted by an Approval.
- (b) Each Occupier and its Occupier Parties must at all times in relation to its Plot, keep it clean and tidy and ensure good standards of cleanliness, appropriate storage of goods, waste management and landscaping and car parking guidelines in accordance with all Applicable Laws.
- (c) Every breach of Rule 7.11.1(a) or (b) must be immediately reported to ADPC. The relevant Occupier must remedy the incident and inform ADPC of the remedy undertaken.

- (d) The person or entity responsible for any pollution will be held responsible for all costs of the investigation, mitigation, clean-up and remediation operations and any resulting damage (whether in or outside KEZAD).
- (e) Each Occupier will be held responsible for all costs of the investigation, mitigation, clean-up and remediation operations and any resulting damage (whether in or outside KEZAD) caused by him or any of his Occupier Parties in breach of this Rule 7.11.1.

7.11.2 Air Quality

- (a) General
 - (i) Each Occupier must comply with the requirements and air quality and emissions standards of all Applicable Laws.
 - (ii) Each Occupier must design, execute and operate all its facilities, and perform all its activities, in KEZAD in accordance with Best Available Technology, Techniques and Practices.
 - (iii) Open burning is prohibited in KEZAD.
- (b) Air quality assessment standards
 - (i) The applicable Criteria Pollutant ambient air quality standards used to assess compliance with this Rule 7.11.2 in KEZAD are as follows (subject to change from time to time by ADPC or any Relevant Authority):

Substance	Symbol	Max Allowable Limits	Average Time
Sulfur Dioxide	SO ₂	350 µg/m ³ 150 µg/m ³ 60 µg/m ³	One (1) hour Twenty-four hours (24 hrs) One (1) year
Carbon Monoxide	CO	30 mg/m ³ 10 mg/m ³	One (1) hour Eight (8) hours
Nitrogen Dioxide	NO ₂	400 µg/m ³ 150 µg/m ³	One (1) hour Twenty-four hours (24 hrs)
Ozone	O ₃	200 µg/m ³ 120 µg/m ³	One (1) hour Eight (8) hours
Particulate Matter (10 microns or less in diameter)	PM ₁₀	150 µg/m ³	Twenty-four hours (24 hrs)
Total Suspended Particles	TSP	230 µg/m ³ 90 µg/m ³	Twenty-four hours (24 hrs) One (1) year
Lead	Pb	1 µg/m ³	One (1) year

- (ii) The applicable Hydrogen Fluoride ambient air quality assessment standards that will be used to assess compliance with this Rule 7.11.2 in KEZAD are as follows:
 - (A) 2.0 µg/m³ - one (1) hour
 - (B) 1.5 µg/m³ - twenty-four hours (24 hrs)
 - (C) 0.5 µg/m³ - one (1) year
- (iii) If an Occupier is subject to more than one (1) emissions standard for the same air pollutant, the more stringent standard shall apply.
- (c) NO_x and SO_x emissions
 - (i) ADPC has the right to cap NO_x and SO_x emissions in KEZAD and/or implement a NO_x and/or SO_x emissions trading scheme for the area if it considers it necessary to preserve the integrity of KEZAD airshed and ensure attainment with requisite ambient air quality standards.
 - (ii) This emissions trading program, if implemented, will allow for the trading of emissions within a source or between sources, including those of different facilities and Occupiers in KEZAD.
 - (iii) Each Occupier and its Occupier Parties must:
 - (A) not engage in inter-pollutant trading in respect of emissions trading; and
 - (B) comply with all other Applicable Laws.
- (d) Semi-Annual Emissions Inventory Reports
 - (i) Each Occupier who emits or has the potential to emit more than twenty-five (25) tons per year of any Criteria Pollutant or five (5) tons per year of any Hazardous Air Pollutant must submit a Semi-Annual Emissions Inventory Report for the previous half year (from and including January 1 to and including June 30 and from and including July 1 to and including December 31) to ADPC for review by no later than August 31 and February 28.
 - (ii) In its Semi-Annual Emissions Inventory Report, an Occupier must quantify its monthly (for each of the six (6) months to which the report relates) of select pollutants and greenhouse gases by source and amount of emissions discharged into the atmosphere. At a minimum, the actual emissions estimates in kilograms (kg) per half year for the following priority pollutants must be quantified and reported on:

- (A) Oxides of nitrogen (NO_x);
 - (B) Nitrogen dioxide (NO₂);
 - (C) Oxides of sulfur (SO_x);
 - (D) Volatile organic compounds (VOCs);
 - (E) Carbon monoxide (CO);
 - (F) Lead (Pb);
 - (G) Mercury (Hg);
 - (H) Particulate matter (PM): 10 and 2.5-micron;
 - (I) Hydrogen fluoride (HF);
 - (J) Carbon dioxide (CO₂);
 - (K) Methane (CH₄);
 - (L) Benzene;
 - (M) Butadiene;
 - (N) Formaldehyde;
 - (O) Chlorine;
 - (P) Ammonia; and
 - (Q) other hazardous air pollutants for which an Occupier is responsible for more than five (5) tons of emissions per half year (see Section 7 Supplement A); and
- (iii) Each Occupier is only required to report fugitive emissions for:
- (A) chemical facilities;
 - (B) fossil fuel boilers (or combination thereof) and fossil fuel fired electric plants of more than two hundred and fifty million (250,000,000) BTU per hour heat input;
 - (C) petroleum storage and tanks with a total storage capacity in excess of three hundred thousand (300,000) barrels; and
 - (D) all primary and secondary metal production plants.
- (iv) Greenhouse gas emissions must be provided in terms of carbon dioxide equivalent (CO₂ tons) emissions with an identification

of non-CO₂ and CH₄ constituent (species and amount) greenhouse gases.

- (v) All stack emissions must be assessed using the standard operating procedure for compliance monitoring using continuous emissions monitoring systems (CEMS) of EAD. For all non-stack emissions, ADPC will accept emissions estimates so long as the monitoring/estimation methodology utilized is clearly documented and based on Best International Practices, assumptions, factors and calculations.

(e) KEZAD Air Emissions Permit

- (i) An Occupier must obtain a KEZAD Air Emissions Permit if:
 - (A) as a result of being a major source of air pollution, ADPC requires it to obtain a KEZAD Air Emissions Permit in order to start or continue its activities in KEZAD; or
 - (B) its activities or facilities in KEZAD emit or have the potential to emit more than:
 - (1) fifty (50) tons per year of any Criteria Pollutant, namely oxides of nitrogen (NO_x), oxides of sulfur (SO_x), volatile organic compounds (VOC), carbon monoxide (CO) or particulate matter equal to or less than ten (10) microns in diameter (PM₁₀);
 - (2) five (5) tons per year of any Hazardous Air Pollutant; or
 - (3) twenty (20) tons per year of any combination of Hazardous Air Pollutants.
- (ii) The KEZAD Air Emissions Permit may include allowable emissions limits and standards for select pollutants, monitoring and modelling requirement, chimney (smokestack) height and diameter requirements, recordkeeping and reporting requirements and other similar requirements.
- (iii) ADPC envisages that each Occupier-specific KEZAD Air Emissions Permit will be jointly developed by ADPC, the Occupier and any Relevant Authority under an environment of transparency, open communications and constructive dialogue. All information relating to KEZAD Air Emissions Permits, whether supplied by ADPC or the Occupier, shall remain confidential with the exception of emissions-specific data.
- (iv) The term of a KEZAD Air Emissions Permit shall be three (3) to five (5) years. A KEZAD Air Emissions Permit may be

renewed for further three (3) to five (5) year periods indefinitely. Each Occupier must ensure that its permit renewal applications are submitted to ADPC not less than ninety (90) days, and not more than one hundred and eighty (180) days, before the expiry of the existing permit so as to ensure timely permit renewal and uninterrupted Operations.

- (v) Each Occupier must forward Deviation Reports to ADPC promptly after each deviation from any KEZAD Air Emissions Permit-related emissions requirement or condition. Each Deviation Report must include:
 - (A) identification of the deviation;
 - (B) a root cause analysis;
 - (C) an analysis of the potential impact of the deviation on the environment; and
 - (D) a description of the actions taken to rectify the deviation.
- (vi) Each Occupier must submit an Annual Compliance Report that confirms its compliance with all the terms and conditions of its KEZAD Air Emissions Permit, along with all necessary support materials.
- (vii) If an Occupier wishes to request a variance from the terms or requirements of its KEZAD Air Emissions Permit, it must file a petition with ADPC.
- (viii) APDC may exempt facilities from KEZAD Air Emissions Permit requirements.

7.11.3 Noise & Vibration

- (a) Each Occupier and its Occupier Parties must, in relation to its Plot, comply with all Applicable Laws relating to noise and air pollution, including:
 - (i) the AD EHSMS COP relating to noise and vibration;
 - (ii) the AD EHSMS Quality Standards; and
 - (iii) the articles in the chapter on "Protection of Air from Pollution" in Federal Law No. 24 of 1999 for the Protection and Development of the Environment.

- (b) Each Occupier and its Occupier Parties must ensure that noise levels outside the boundaries of its Plot comply with the limits set out in the table below.

Category of area/zone	Limits of dB(A) Leq	
	Day Time	Night Time
Industrial area	Seventy (70)	Sixty (60)
Commercial area	Sixty-five (65)	Fifty-five (55)
Residential area	Fifty-five (55)	Forty-five (45)
Silence zone	Fifty (50)	Forty (40)

Where:

dB(A) Leq denotes the time weighted average of the level of sound in decibels on scale A, which is relatable to human hearing;

Decibels are the units in which noise is measured;

A, in **dB(A) Leq**, denotes the frequency weighting in the measurement of noise and corresponds to frequency response characteristics of the human ear; and

Leq is an energy mean of the noise level over a specified period. For monitoring purpose this should not be less than fifteen (15) minutes.

Note:

1. "**Day Time**" means from 07:00 a.m. to 8:00 p.m.
2. "**Night Time**" means from 08:00 p.m. to 7:00 a.m.
3. "**Silence zone**" means an area comprising not less than one hundred meters (100m) around hospitals, educational institutions, courts, religious places or any other area which is declared as such by the Competent Authority.
4. Mixed categories of areas may be declared as one (1) of the four (4) above-mentioned categories by the Competent Authority.

These noise standards apply at the boundary of an Occupier's Plot.

7.11.4 Soils, geology and contamination

Each Occupier must comply with all Applicable Laws in relation to soils, geology and contamination.

7.11.5 Terrestrial ecology

Each Occupier must comply with all Applicable Laws in relation to terrestrial ecology, including the requirements of:

- (a) all Relevant Authorities for the translocation of wildlife from KEZAD.

7.11.6 Archaeological and socio-cultural requirements

- (a) Each Occupier must comply with the archaeological and socio-cultural requirements and procedures of all Relevant Authorities, including ADACH.
- (b) On an unanticipated discovery within an Occupier's Plot, each Occupier and its Occupier Parties must:
 - (i) immediately cease work;
 - (ii) secure the area in question; and
 - (iii) notify ADPC and other appropriate Relevant Authorities regarding the discovery.

7.11.7 Groundwater and stormwater containment and discharges

- (a) Each Occupier must comply with the Development Control Regulations and the Occupier Technical Guide in relation to:
 - (i) stormwater monitoring, retention and discharge into the Zone Areas and into the stormwater drainage system; and
 - (ii) groundwater monitoring, outflow mitigation measures, dewatering systems and tie-ins into the ADPC KEZAD system.
- (b) Each Occupier must report any variation in its groundwater discharge data (including any variation to the chemical composition of its groundwater discharge) compared to the baseline groundwater data for its Plot to ADPC immediately.

7.11.8 Water and recycled water quality standards

- (a) Each Occupier must comply with the water and recycled water quality standards of RSB, which can be located on the website of RSB.
- (b) If an Occupier is subject to more than one (1) effluent or treatment standard for the same contaminant, the more stringent standard must apply.

- (c) Each Occupier must design, execute and operate all its facilities, and perform all its activities, in KEZAD in accordance with Best Available Technology, Techniques and Practices.
- (d) Each Occupier must:
 - (i) install a sampling point that is located:
 - (A) outside but close to the boundary of its Plot; and
 - (B) along each mains, pipe and Conduit connecting the Plot to the sewage system in KEZAD; and
 - (ii) inform ADPC of the coordinates of the sampling point(s) referred to in (i) above.
- (e) ADPC may collect its own samples and/or split samples with an Occupier at discharge sampling points without any restrictions.
- (f) Each Occupier must monitor on a monthly basis and report to ADPC on a quarterly basis (delivered within fifteen (15) days of the start of the following quarter):
 - (i) effluent flow monitoring results and other continuous monitoring results; and
 - (ii) non-continuous effluent monitoring results.

ADPC has the right to exempt any Occupier from monitoring requirements referred to in this Rule 7.11.8(f).

Rule 7.12 Hazardous Substance Management

7.12.1 Each Occupier must develop and follow:

- (a) a written Hazard Communication Plan in accordance with applicable Abu Dhabi EHSMS COPS;
- (b) the relevant permitting procedures of EAD; and
- (c) procedures describing the methods it will use to communicate the hazards associated with chemical handling, use, storage and disposal.

7.12.2 Each Contractor must:

- (a) ensure that a material safety data sheet for each hazardous material purchased for or brought onto the Site is readily available at the Site;
- (b) ensure that its personnel are trained in the recognition, proper handling and use of hazardous substances;
- (c) properly label all hazardous substances and chemicals; and

- (d) maintain a up-to-date chemical inventory showing a accurate list of chemicals, as well as quantities of such chemicals in addition to the material safety data sheet as at Rule 7.12.2 (a) above.

Rule 7.13 Sharing of HSE reporting information

7.13.1 ADPC has the right:

- (a) to compile environmental data and information on a generic basis using any environmental information delivered to it pursuant to Section 7 and publish that data and information to the Occupiers in KEZAD and all Relevant Authorities; and
- (b) on request of any Relevant Authorities, to submit copies of any environmental reports and quarterly updates to those Relevant Authorities.

7.13.2 ADPC accepts no liability for the accuracy or completeness of any compiled environmental data or information referred to in Rule 7.13.1(a). ADPC reserves the right to amend or update from time to time any compiled environmental data or information referred to in Rule 7.13.1(a).

7.13.3 If and to the extent required by any Relevant Authority, an Occupier must share information in relation to HSE on its Plot with other Occupiers in KEZAD.

Rule 7.14 Outdoor Storage

Each Occupier must comply with the requirements of Supplement A of Section 3 of KEZAD Rules in relation to Outdoor Storage.

Rule 7.15 Group labour accommodation

7.15.1 Occupiers must not:

- (a) set up group labour accommodation or any other housing in KEZAD;
or
- (b) allow any employees, representatives or agents of it or its Occupier Parties, or any other persons, to remain on the Site other than during officially permitted working hours as notified by ADPC to the Occupier (except for any security personnel of an Occupier expressly permitted by ADPC).

Rule 7.16 Non-compliance

In the event of non-compliance with any Rule in this Section 7, the KEZAD Rules Governance Committee has the right to impose any corresponding Fine and/or Sanction in accordance with Annexure 4 (*Fines and Sanctions*).

Section 7 Supplement A: Hazardous Substances

Acetaldehyde - 75070	Dibutylphthalate - 84742
Acetamide - 60355	1,4-Dichlorobenzene(p) - 106467
Acetonitrile - 75058	3,3-Dichlorobenzidene - 91941
Acetophenone - 98862	Dichloroethyl ether (Bis(2-chloroethyl)ether) - 111444
2-Acetylaminofluorene - 53963	1,3-Dichloropropene - 542756
Acrolein - 107028	Dichlorvos - 62737
Acrylamide - 79061	Diethanolamine - 111422
Acrylic acid - 79107	N,N-Dimethylaniline - 121697
Acrylonitrile - 107131	Diethyl sulfate - 64675
Allyl chloride - 107051	3,3-Dimethoxybenzidine - 119904
4-Aminobiphenyl - 92671	Dimethyl aminoazobenzene - 60117
Aniline - 62533	3,3'-Dimethyl benzidine - 119937
o-Anisidine - 90040	Dimethyl carbamoyl chloride - 79447
Asbestos - 1332214	Dimethyl formamide - 68122
Benzene (including from gasoline) - 71432	1,1-Dimethyl hydrazine - 57147
Benzidine - 92875	Dimethyl phthalate - 131113
Benzotrichloride - 98077	Dimethyl sulfate - 77781
Benzyl chloride - 100447	4,6-Dinitro-o-cresol, and salts - 534521
Biphenyl - 92524	2,4-Dinitrophenol - 51285
Bis(2-ethylhexyl)phthalate (DEHP) - 117817	2,4-Dinitrotoluene - 121142
Bis(chloromethyl)ether - 542881	1,4-Dioxane (1,4-Diethyleneoxide) - 123911
Bromoform - 75252	1,2-Diphenylhydrazine - 122667
1,3-Butadiene - 106990	Epichlorohydrin (l-Chloro-2,3-epoxypropane) - 106898
Calcium cyanamide - 156627	1,2-Epoxybutane - 106887
Captan - 133062	Ethyl acrylate - 140885
Carbaryl - 63252	Ethyl benzene - 100414
Carbon disulfide - 75150	Ethyl carbamate (Urethane) - 51796
Carbon tetrachloride - 56235	Ethyl chloride (Chloroethane) - 75003
Carbonyl sulfide - 463581	Ethylene dibromide (Dibromoethane) - 106934
Catechol - 120809	Ethylene dichloride (1,2-Dichloroethane) - 107062
Chloramben - 133904	Ethylene glycol - 107211
Chlordane - 57749	Ethylene imine (Aziridine) - 151564
Chlorine - 7782505	Ethylene oxide - 75218
Chloroacetic acid - 79118	Ethylene thiourea - 96457
2-Chloroacetophenone - 532274	Ethylidene dichloride (1,1-Dichloroethane) - 75343
Chlorobenzene - 108907	Formaldehyde - 50000
Chlorobenzilate - 510156	Heptachlor - 76448
Chloroform - 67663	Hexachlorobenzene - 118741
Chloromethyl methyl ether - 107302	Hexachlorobutadiene - 87683
Chloroprene - 126998	Hexachlorocyclopentadiene - 77474
Cresols/Cresylic acid - 1319773	Hexachloroethane - 67721
o-Cresol - 95487	Hexamethylene-1,6-diisocyanate - 822060
m-Cresol - 108394	Hexamethylphosphoramide - 680319
p-Cresol - 106445	Hexane - 110543
Cumene - 98828	Hydrazine - 302012
2,4-D, salts and esters - 94757	Hydrochloric acid - 7647010
DDE - 3547044	Hydrogen fluoride (Hydrofluoric acid) - 7664393
Diazomethane - 334883	Hydrogen sulfide - 7783064
Dibenzofurans - 132649	Hydroquinone - 123319
1,2-Dibromo-3-chloropropane - 96128	Isophorone - 78591

Lindane (all isomers) - 58899
 Maleic anhydride - 108316
 Methanol - 67561
 Methoxychlor - 72435
 Methyl bromide (Bromomethane) - 74839
 Methyl chloride (Chloromethane) - 74873
 Methyl chloroform (1,1,1-Trichloroethane) - 71556
 Methyl hydrazine - 60344
 Methyl iodide (Iodomethane) - 74884
 Methyl isobutyl ketone (Hexone) - 108101
 Methyl isocyanate - 624839
 Methyl methacrylate - 80626
 Methyl tert butyl ether - 1634044
 4,4-Methylene bis(2-chloroaniline) - 101144
 Methylene chloride (Dichloromethane) - 75092
 Methylene diphenyl diisocyanate (MDI) - 101688
 4,4'-Methylenedianiline - 101779
 Naphthalene - 91203
 Nitrobenzene - 98953
 4-Nitrobiphenyl - 92933
 4-Nitrophenol - 100027
 2-Nitropropane - 79469
 N-Nitroso-N-methylurea - 684935
 N-Nitrosodimethylamine - 62759
 N-Nitrosomorpholine - 59892
 Parathion - 56382
 Pentachloronitrobenzene (Quintobenzene) - 82688
 Pentachlorophenol - 87865
 Phenol - 108952
 p-Phenylenediamine - 106503
 Phosgene - 75445
 Phosphine - 7803512
 Phosphorus - 7723140
 Phthalic anhydride - 85449
 Polychlorinated biphenyls (Aroclors) - 1336363
 1,3-Propane sultone - 1120714
 beta-Propiolactone - 57578
 Propionaldehyde - 123386
 Propoxur (Baygon) - 114261
 Propylene dichloride (1,2-Dichloropropane) - 78875
 Propylene oxide - 75569
 1,2-Propylenimine (2-Methyl aziridine) - 75558
 Quinoline - 91225
 Quinone - 106514
 Styrene - 100425
 Styrene oxide - 96093
 2,3,7,8-Tetrachlorodibenzo-p-dioxin - 1746016
 1,1,2,2-Tetrachloroethane - 79345
 Tetrachloroethylene (Perchloroethylene) - 127184
 Titanium tetrachloride - 7550450
 Toluene - 108883
 2,4-Toluene diamine - 95807
 2,4-Toluene diisocyanate - 584849
 o-Toluidine - 95534
 Toxaphene (chlorinated camphene) - 8001352
 1,2,4-Trichlorobenzene - 120821
 1,1,2-Trichloroethane - 79005
 Trichloroethylene - 79016
 2,4,5-Trichlorophenol - 95954
 2,4,6-Trichlorophenol - 88062
 Triethylamine - 121448
 Trifluralin - 1582098
 2,2,4-Trimethylpentane - 540841
 Vinyl acetate - 108054
 Vinyl bromide - 593602
 Vinyl chloride - 75014
 Vinylidene chloride (1,1-Dichloroethylene) - 7535
 Xylenes (isomers and mixture) - 1330207
 o-Xylenes - 95476
 m-Xylenes - 108383
 p-Xylenes - 106423
 Antimony Compounds
 Arsenic Compounds (including arsine)
 Beryllium Compounds
 Cadmium Compounds
 Chromium Compounds
 Cobalt Compounds
 Coke Oven Emissions
 Cyanide Compounds
 Glycol ethers
 Lead Compounds
 Manganese Compounds
 Mercury Compounds
 Fine mineral fibers
 Nickel Compounds
 Polycyclic Organic Matter
 Radionuclides (including radon)
 Selenium Compounds

SECTION 8 WASTE MANAGEMENT

Rule 8.1 General

- 8.1.1 ADPC has the right to impose rules or set conditions, restrictions, fines or sanctions in relation to waste in KEZAD to improve and manage production and Operations, to protect the environment, to meet regulatory and legislative controls and to promote the waste management hierarchy referred to in Rule 8.3.1.
- 8.1.2 Each Occupier Representative must provide copies of any records, transfer receipts, permits, waste management plans, audits or any other documentation in relation to waste transfer promptly, upon request by ADPC.

Rule 8.2 Duty of Care for Waste Management

- 8.2.1 It is the duty of each Occupier and its Occupier Parties who produce, import, carry, keep, treat, dispose or are at any time in control of waste to take all such measures applicable to him in such capacity as is reasonable in the circumstances:
- (a) to comply with this Section 8 and to prevent any contravention by any other person of this Rule;
 - (b) to prevent the escape of the waste from his control or that of any other person; and
 - (c) on the transfer of the waste, to secure:
 - (i) that the transfer is only to an Environmental Service Provider; and
 - (ii) that there is transferred a written description of the waste as will enable other persons to avoid a contravention of this Section 8,

(the "**Duty of Care for Waste Management**").

- 8.2.2 Each Occupier and its Occupier Parties owe the Duty of Care for Waste Management to ADPC in respect of KEZAD and to each other Occupier in respect of that Occupier's Plot(s) and Improvements.

Rule 8.3 Waste management strategy

- 8.3.1 Each Occupier must develop and apply a waste management strategy that focuses on the following waste management hierarchy:
- (a) waste minimization;
 - (b) segregation;

- (c) recovery and re-use;
- (d) containment;
- (e) treatment; and
- (f) disposal.

8.3.2 Each Occupier's waste management strategy must conform with:

- (a) GAD's strategy and policy for waste management, including:
 - (i) the broader Abu Dhabi Waste Management Strategy and Policy;
 - (ii) sector specific COPs; and
 - (iii) the general regulations, standards and requirements of the Center of Waste management – Abu Dhabi, EAD, RSB and any other Relevant Authority;
- (b) all Applicable Laws relating to waste management and related environmental issues, including:
 - (i) Law No. 21 of 2005 for Waste Management in the Emirate of Abu Dhabi;
 - (ii) Federal Law No. 24 of 1999 for the Protection and Development of the Environment;
 - (iii) Executive order of Federal Law No. 24 for Regulation for Handling Hazardous Materials, Hazardous Wastes and Medical Wastes;
 - (iv) Federal Law No. 23 of the year 1999 regarding the Exploitation, Protection and Development of the Living Aquatic Resources In the waters of the state of the United Arab Emirates;
 - (v) Federal Law No. 1 2002 Regarding the Regulation and Control of the Use of Radiation Sources and Protection Against Their Hazards; and
 - (vi) Law No. 16 of 2005 Pertaining to the Reorganization of the Abu Dhabi Environmental Agency; and
- (c) all Best International Practices and COPs, including:
 - (i) the EHSMS COP in relation to Hazardous Substances; and
 - (ii) the EHSMS COP in relation to waste management.

Rule 8.4 Waste management plans

- 8.4.1 Each Occupier must comply with the requirements of the Key Plot Development Release Points Tables and the List of ADPC Approvals and Submissions in relation to the submission of waste management plans.
- 8.4.2 Before commencement of operations, Occupiers must submit to ADPC for approval a facility Operational Waste Management Plan that:
 - (a) delineates the types of wastes generated within the Occupier's facility, including identification of the sources of waste generation, waste characteristics (physical and otherwise) and other relevant data such as volumes and temporal generation information; and
 - (b) identifies the Occupier's proposed strategies for efficient and safe waste collection, handling, storage, transport, recycling, treatment, and disposal.

Rule 8.5 Environmental Service Providers

- 8.5.1 Each Occupier must utilize Environmental Service Providers and waste management facilities approved or designated by ADPC, the Center of Waste Management, EAD, and any other Relevant Authority, for non-hazardous and hazardous waste in KEZAD.
- 8.5.2 A list of the providers and facilities referred to in Rule 8.5.1 (together with a copy of their relevant authorizations) can be obtained from ADPC on request.
- 8.5.3 Each Occupier must provide to ADPC a copy of its waste management services contract with each Environmental Service Provider within seven (7) days of entering into it.

Rule 8.6 Non-compliance

In the event of non-compliance with any Rule in this Section 8, the KEZAD Rules Governance Committee has the right to impose any corresponding Fine and/or Sanction in accordance with Annexure 4 (*Fines and Sanctions*).

SECTION 9 TRAFFIC MANAGEMENT

Part A (General)

Rule 9.1 General

- 9.1.1 ADPC has the right to impose rules or set conditions, restrictions, fines or sanctions for the good order, health, safety, security, environment, protection of lives and property, and sound traffic management practices in KEZAD. These rules, conditions, restrictions, fines and sanctions will be issued in accordance with KEZAD Objectives.
- 9.1.2 Each Occupier and its Occupier Parties must, in respect of the Zone Areas, comply with:
- (a) at all times:
 - (i) all Applicable Laws in relation to roads, traffic and transport, including:
 - (A) Federal Law No. 21 of 1995 concerning traffic;
 - (B) Federal Law No. 12 of 2007, which amends Rule 9.1.2(a)(i)(A);
 - (C) Ministerial Decision No. 130 of 1997 issuing the Executive Regulation of Federal Law No. 21 of 1995 concerning traffic;
 - (D) Federal Law No. 8 of 1986 concerning the determination of the axial load of vehicles using the paved roads in the country;
 - (E) AD EHSMS COP in relation to air quality; and
 - (F) AD EHSMS COP in relation to Hazardous Substances;
 - (ii) any guidance in relation to roads, traffic and transport issued by the DoT, the ADM, the Abu Dhabi Police or any other Relevant Authority;
 - (iii) Best International Practices;
 - (iv) the Traffic Management Plan, as updated from time to time; and
 - (v) Rule 9.1 to Rule 9.14;

- (b) during Occupier's Works or Zone Area Works:
 - (i) Part B of this Section 9; and
- (c) during Operations on its Plot, Part C of this Section 9.

Rule 9.2 TMC Meetings

- 9.2.1 A TMC Meeting is held once a month (or with such frequency as notified by ADPC) for all stakeholders in the KPIZ to discuss and coordinate traffic management and any related issues in the KPIZ. ADPC may (due to location or volume of Occupiers) hold separate TMC Meetings, the relevant details of which will be notified to Occupiers in advance.
- 9.2.2 Each Occupier must:
 - (a) nominate one (1) Occupier's TMC Representative and one (1) replacement;
 - (b) inform ADPC of the nomination referred to in (a) above in writing in advance of the Occupier's first TMC Meeting; and
 - (c) ensure that its Occupier's TMC Representative or its replacement attends each TMC Meeting.
- 9.2.3 In the case of absence of both its Occupier's TMC Representative and its replacement at a TMC Meeting, the relevant Occupier must notify ADPC of the absence at least five (5) days prior to the TMC Meeting.
- 9.2.4 The agenda for each TMC Meeting will include the following or similar items:
 - (a) security checkpoints and traffic rules;
 - (b) current Traffic Management Plan;
 - (c) proposal for three (3) monthly forward-looking changes;
 - (d) Abnormal Load Notices and Special Transport NOCs;
 - (e) out-of-hours working;
 - (f) road maintenance;
 - (g) traffic and environmental violations; and
 - (h) any other business.

Rule 9.3 Traffic Management Plan

- 9.3.1 The Traffic Management Plan identifies the applicable road network in, from and to the KPIZ and applies to each Occupier and its Occupier Parties in respect of the Zone Areas.

- 9.3.2 ADPC has the right to change the Traffic Management Plan from time to time as it requires in the interests of the Occupiers and KEZAD and in order to reflect issues arising relating to traffic, transport and roads in the Zone Areas.
- 9.3.3 ADPC shall communicate any changes referred to in Rule 9.3.2 to the Occupiers in the way it considers appropriate. By way of indication only, ADPC may communicate a change or changes to the Traffic Management Plan in some or all of the following ways:
- (a) in the TMC Meeting; and/or
 - (b) by correspondence (whether by letter, e-mail or fax) or, in the case of an emergency, by phone.

Changes to the Traffic Management Plan come into effect immediately on notification.

- 9.3.4 Each Occupier must communicate to its Occupier Parties, and ensure that its Occupier Parties comply with, the Traffic Management Plan and any changes to it.

Rule 9.4 Temporary road closures in Zone Areas

ADPC has the right to close roads in the Zone Areas temporarily, but (except in the case of an emergency where no prior notice is required), to the extent practicable, ADPC must communicate in advance any temporary closure:

- (a) to the Occupiers (where practicable, in a TMC Meeting) and try to ensure that Occupiers have access to their Plots; and
- (b) to the emergency authorities.

Rule 9.5 Modular Paths

- 9.5.1 ADPC may designate any road or route in KEZAD as a modular path (a "**Modular Path**").
- 9.5.2 No person may enter or use any Modular Path without first obtaining a Modular Path (Special Transport) NOC.
- 9.5.3 All persons must:
- (a) use Modular Paths for the transport of Abnormal Loads and other relevant loads if required, and in the manner specified, by ADPC (including any requirement as a condition to an Special Transport NOC); and
 - (b) comply with the requirements of all Relevant Authorities, and follow the reasonable instructions of ADPC, in relation to the use of Modular Paths.

- 9.5.4 A person must, after using a Modular Path, reinstate all infrastructure on or near to that Modular Path (including streetlights, traffic lights, barriers and fences) to the form and condition they were in before that person's use of the Modular Path. If any person fails to comply with its obligations under this Rule 9.5.4, ADPC may reinstate the relevant infrastructure and the relevant person (or, at ADPC's discretion, the relevant Occupier) must pay all of ADPC's reasonable costs of doing so.
- 9.5.5 Each Occupier must ensure that its Occupier Parties comply with their obligations under this Rule 9.5.

Rule 9.6 Categories of vehicles

- 9.6.1 Subject to Rule 9.6.2, all vehicles in KEZAD must comply with the Design Vehicle.
- 9.6.2 In relation to any vehicle that does not comply with the requirements in Rule 9.6.1, the relevant Occupier must:
- (a) provide an Abnormal Load Notice; and
 - (b) obtain an Special Transport NOC,
- in accordance with Section 4.

Rule 9.7 Vehicle standards and traffic controls, licensing and registration

- 9.7.1 All vehicles must at all times:
- (a) be validly licensed for the particular category of that vehicle and registered with the Licensing Authority; and
 - (b) submit to any inspection required by the Licensing Authority.
- 9.7.2 All vehicles must always be fit for use and driving, in accordance with Ministerial Decision No. 130 of 1997, so that they do not expose their driver, passengers or other users of the road to risk or cause damage to roads, the Zone Areas or an Occupier's Plot.
- 9.7.3 Before transporting any heavy goods, Hazardous Substances or other particular items requiring any Approval, an Occupier and its Occupier Parties must:
- (a) obtain all requisite Approvals as referred to in Rule 9.14; and
 - (b) at all times, comply with the conditions in those Approvals.

Rule 9.8 Idling or stopping of vehicles in KEZAD

9.8.1 A driver must not:

- (a) leave its vehicle with its engine running and must comply with Federal Law No. 21 of 1995;
- (b) idle or stop its vehicle in any of the following areas:
 - (i) areas set out in Article 49 of Ministerial Decision No. 130 of 1997, the Federal Law No. 21 of 1995 or any other Applicable Law;
 - (ii) any place that may prevent the through-flow of traffic;
 - (iii) any place that may block emergency services; or
 - (iv) outside another Occupier's Plot; or
- (c) block junctions.

Rule 9.9 Transfer of people, goods and cargo

No transfer of people, goods, cargo or any other materials is permitted except as specified in Rule 6.14.

Rule 9.10 No parking or queuing

Parking or queuing of a vehicle is not permitted in any undesignated areas, as specified in Rule 6.3.

Rule 9.11 No repairing or maintaining vehicles

Repairing or carrying out any maintenance of a vehicle is prohibited on all roads in KEZAD, as specified in Rule 6.3.4.

Rule 9.12 Abandoned vehicles

ADPC has the right to deal with any vehicle abandoned in a Zone Area in accordance with Rule 6.3.

Rule 9.13 No speeding or other irresponsible road behaviour

Each Occupier and its Occupier Parties must at all times:

- (a) comply with the speed limits as set out in the traffic signage; and
- (b) maintain a responsible and safe road behaviour,

in the Zone Areas in accordance with all Applicable Laws and guidance relating to roads, traffic and transport.

Rule 9.14 Approvals

Each Occupier and its Occupier Parties must obtain all requisite Approvals relating to vehicle, traffic or transport criteria as required by ADPC and/or any Relevant Authority.

Rule 9.15 Non-compliance

In the event of non-compliance with any Rule in this Section 9, the KEZAD Rules Governance Committee has the right to impose any corresponding Fine and/or Sanction in accordance with Annexure 4 (*Fines and Sanctions*).

Part B
(Construction Traffic Management)

Rule 9.16 Traffic information

- 9.16.1 Each Occupier must in its construction management plan provide details of all construction traffic information, figures (trip generation) and schedules to ADPC.
- 9.16.2 ADPC may discuss the traffic figures referred to in Rule 9.16.1 in TMC Meetings.

Rule 9.17 Road access during the Construction Phase

ADPC must provide Occupiers with a temporary access road during the Construction Phase of KEZAD. Any additional connections are subject to agreement with ADPC.

Rule 9.18 Temporary road closures in Zone Areas

During the Construction Phase, if an Occupier's construction requirements mean that its equipment or transport may block any road in a Zone Area, then that Occupier may request ADPC to issue a Temporary Road Closure During Construction NOC.

Rule 9.19 Emergency movement of Abnormal Loads during the Construction Phase

- 9.19.1 During the Construction Phase, if an Occupier, subject to the Occupier having first obtained a Special Transport NOC, needs to move an Abnormal Load in an emergency, it must contact the ADPC.
- 9.19.2 On an Occupier's appropriate and justified request, ADPC may, on receipt of all relevant information, promptly issue a Special Transport NOC.

Part C
(Operational Traffic Management)

Rule 9.20 Emergency movement of Abnormal Loads during the Operations Phase

- 9.20.1 During the Operations Phase, subject to the Occupier having first obtained a Special Transport NOC, if an Occupier needs to move an Abnormal Load in an emergency, it must contact ADPC.

- 9.20.2 On an Occupier's appropriate and justified request, ADPC may, on receipt of all relevant information, promptly issue Special Transport NOC.

SECTION 10 SECURITY

Rule 10.1 General

- 10.1.1 ADPC has the right to impose rules or set conditions, restrictions, fines or sanctions for the good order, health, safety, security or protection of lives, property or the environment in KEZAD. These rules, conditions, restrictions, fines and sanctions will be issued in accordance with KEZAD Objectives.
- 10.1.2 In relation to security, all activities relating or undertaken by or on behalf of an Occupier must be carried out in accordance with:
 - (a) all Applicable Laws;
 - (b) these KEZAD Rules;
 - (c) relevant industry standards; and
 - (d) Best International Practices.
- 10.1.3 In relation to security during all phase of plot development and during the operations phase, the Occupier must comply with the Rules & Regulations set forth by the Ministry of Interior Private Security Business Department (PSBD)..

Rule 10.2 Security

- 10.2.1 Each Occupier must at all times:
 - (a) physically secure its own Plot and Improvements and Zone Area Works sites;
 - (b) develop, implement and update (as required) a construction security plan that meets the requirements of Rule 10.4 and all Applicable Laws;
 - (c) develop, implement and update (as required) an Industrial Facility Security Plan (IFSP) that meets and complies with the requirements of:
 - (i) all Applicable Laws;
 - (ii) relevant industry standards; and
 - (iii) Rule 10.5;
 - (d) nominate a security representative and a deputy security representative to act as a focal point for security matters and to attend KEZAD security committee meetings (as required) from time to time; and
 - (e) inform KEZAD security committee of any appointment or removal of any of its key security personnel.

- 10.2.2 ADPC is responsible for coordinating the security in KEZAD through the KEZAD security committee. Each Occupier must cooperate with ADPC, the KEZAD security committee and other Occupiers in relation to the security of the KPIZ.
- 10.2.3 The ADPC security team has the right to stop and inspect any vehicle or person in KEZAD for the purpose of identifying the vehicle, person or the relevant Occupier or for ensuring compliance with these KEZAD Rules. This may include any vehicle making deliveries to any Occupier, the delivery papers relating to the delivery and any identification documents.

Rule 10.3 Security risk assessments

- 10.3.1 Each Occupier must undertake, and keep a written record of, a security risk assessment for:
- (a) each Construction Phase, for the purpose of developing a construction security plan in accordance with Rule 10.4 (a "**Construction Security Risk Assessment**"); and
 - (b) each Operations Phase, for the purpose of developing an Industrial Facility Security Plan (an "**Industrial Facility Security Assessment**").
- 10.3.2 When carrying out security risk assessments, each Occupier must use the appropriate risk assessment methodology prescribed in the industry standards relevant to their Works and Operations (as applicable). In the absence of any industry specific standard, each Occupier must undertake the risk assessments in accordance with ISO 31000 (*Risk Management – Principles and Guidelines*) published by the International Organization for Standardization.

Rule 10.4 Construction security plan

- 10.4.1 In relation to any Works and Zone Area Works undertaken by or on behalf of an Occupier, that Occupier must ensure that its Contractor produces a construction security plan:
- (a) that is consistent with ADPC's master plan relating to security (also known as the 'Security Master Plan'); and
 - (b) based on the Occupier's Construction Security Risk Assessment, including appropriate security measures in relation to:
 - (i) security organization layout;
 - (ii) on-site security arrangements;
 - (iii) access control procedures;
 - (iv) security evacuation procedures;
 - (v) communications links with ADPC and the Control Authorities;

- (vi) reporting of emergencies and any Security Incidents to ADPC and the Control Authorities (as applicable); and
 - (vii) twenty-four hour (24 hr) contact details of key security personnel.
- 10.4.2 Each Occupier must review and approve its Contractor's construction security plan and submit copy of it to ADPC in accordance with Key Plot Development Points Table B and the List of ADPC Approvals and Submissions.
- 10.4.3 Each Occupier must ensure that all its Occupier Parties undertaking Works or Zone Area Works, and all visitors entering the site of any Works or Zone Area Works, are provided with an appropriate security induction briefing.

Rule 10.5 Industrial Facility Security Plans (IFSPs)

- 10.5.1 Each Occupier must produce an IFSP for its Facility, setting out the detailed security measures, policies and procedures for the Facility during Operations and if requested provide a copy of the IFSP to ADPC.
- 10.5.2 An Occupier's IFSP must be robust, dynamic and effective at all times and meet the requirements of Applicable Laws (including requirements of PSBD). An IFSP should include the following:
- (a) details of the Occupier's Facility and a brief description of the Occupier's Operations and products manufactured in the Facility;
 - (b) details of key Facility security personnel (including twenty-four hour (24 hr) contact details) and their qualifications, experience and specific security training;
 - (c) security equipment in the Facility and details of the layout and maintenance and testing plans for that equipment;
 - (d) reporting of Security Incidents, including procedures and criteria for escalation of responses to Security Incidents;
 - (e) security evacuation procedures;
 - (f) security monitoring methods;
 - (g) communications links with ADPC and the Control Authorities;
 - (h) security training, drills and exercises;
 - (i) access control procedures to and from the Facility and the Plot, including access to controlled and restricted areas;
 - (j) outdoor lighting and surveillance systems and back-up systems;

- (k) emergency access control and closure procedures as required by the Control Authorities; and
- (l) retention of security records..

10.5.3 IFSP audits

Each Occupier must undertake an internal audit of its IFSP at least annually and must keep records of the processes involved and outcomes for future inspection by the Control Authorities and ADPC.

10.5.4 Communications access

Subject to mutual agreement between an Occupier and ADPC, ADPC may be permitted to have access to that Occupier's security CCTV system.

Rule 10.6 Non-compliance

In the event of non-compliance with any Rule in this Section 10, the KEZAD Rules Governance Committee has the right to impose any corresponding Fine and/or Sanction in accordance with Annexure 4 (*Fines and Sanctions*).

SECTION 11 SEAWATER COOLING SYSTEM

Rule 11.1 General

- 1.1.1 ADPC has the right to impose rules or set conditions, restrictions, fines or sanctions for the good order, health, safety, security, protection of lives and property, and sound environmental practices in KEZAD. The rules, conditions, restrictions, fines and sanctions will be issued in accordance with KEZAD objectives.
- 1.1.2 This section describes requirements that an Occupier or other person must comply at various stages including but not limited to design, construction, installation, testing, commissioning and operations of a Seawater Cooling System within Occupier's plot (including Easement Areas).
- 1.1.3 Occupier must ensure that necessary approvals from ADPC are obtained as described herein and maintain the operational integrity and safety of the installed system at all times within the Occupier's plot (including Easement Areas).

Rule 11.2 System Integrity

11.2.1 Design

- (a) Occupier Seawater network will be designed according to acceptable international standards and codes in coordination with ADPC main Seawater intake/outfall. Occupier must submit for ADPC approval a preliminary proposal for design providing reference to the technical standards and codes prior to undertaking detailed design of the system.
- (b) ADPC is responsible for the intake/outfall and feeding into the distribution system, Occupier shall undertake full responsibility for the layout and design of the piping within his area including; positioning of valves, determination of accessibility and support and stress analysis of the piping systems on their side of the interface point, but not limited to Surge & finite element analysis studies.
- (c) Piping thermal expansion and piping surge loads shall be the responsibility of the Occupier who shall exchange data and co-ordinate with ADPC to avoid damages of tie-in points or transferring load & stresses to ADPC Seawater Network.
- (d) Occupier shall co-ordinate and share design information with ADPC and shall be responsible for providing design information to ADPC in order to ensure reliability of the system.

- (e) Piping shall be suitably supported and anchored by each interfacing Occupier within its area to avoid transferring loads and stresses across Interface Points.
- (f) Flange connections at the Interface Areas shall be staggered to prevent interference between adjacent lines in their area.
- (g) For design phases, metering and isolation requirements at Battery Limits, Occupier detailed design of the network will be reviewed & approved by ADPC.

11.2.2 Construction

- (a) Occupier shall use best construction practices /workmanship to assure system reliability & durability and shall comply with the relevant sections of the KEZAD Rules (See Section 4).

11.2.3 Inspection & Validation

- (a) All pressure testing performed for Occupier Seawater system must be witnessed by an Occupier appointed third party inspection agency. Notwithstanding, the Occupier shall provide ADPC with a minimum of Two (2) weeks advance notice. ADPC may choose to attend and witness the pressure testing.
- (b) All records of material inspection, shop inspection, inspection and testing including third party reports shall be maintained by the Occupier in the form of a quality dossier for the system.
- (c) ADPC will request relevant reports for approval prior to releasing the system for tie-in with the mains

Rule 11.3 Operation, maintenance and repair

11.3.1 ADPC shall, at its sole cost and expense:

- (i) operate maintain and repair and be responsible for the security of the ADPC maintained sections; and
 - (ii) make any and all repairs that may be necessary to the piping and dosing systems as a result of any structural defects therein, except if such damage is attributable to the acts or omissions of Occupier, in which case the Occupier shall bear the costs of all repairs to restore the integrity of the system.
- (b) ADPC shall, at its sole cost and expense, ensure that any repairs, including repairs necessitated by any significant deterioration to the ADPC maintained sections or any structural defects in any portion of the Seawater Intake/Outfall is:

- (i) in planned and executed accordance with good industry practice; and
- (ii) ADPC maintained sections in good working order with minimum downtime.

11.3.2 The Occupier shall:

- (a) At its sole cost and expense, operate, maintain and repair and be responsible for the security of the its maintained sections
- (b) at its sole cost and expense, ensure that any repairs, including repairs necessitated by any significant deterioration to the Occupier maintained sections up to ADPC main network
- (c) except as provided in clause 11.3.1, any structural defects in the Occupier maintained sections, are carried out:
 - (i) in accordance with good industry practice.
 - (ii) To ensure the system is kept in same and good working order.

11.3.3 Generally

- (a) Without limiting Rule 11.3, ADPC and Occupier must:
 - (i) Carry out its maintenance and repair work using workmanship and materials consistent with Good Industry Practice, which are fit for their intended purposes.
 - (ii) if it is required to replace any worn, failed or defective parts, the replacement parts will be:
 - (A) of equal or higher quality and technical specification in the approved designs.
 - (B) Fit for their intended purpose.
- (b) ADPC and Occupier must ensure that the supplier/contractor that is engaged to perform substantial operation, maintenance and/or repair obligations on behalf of ADPC and the Occupier:
 - (i) is reputable and has sufficient experience and expertise;
 - (ii) has in place arrangements for ensuring the availability of the appropriate skills and resources to perform its obligations to the standards required.
 - (iii) is of sufficiently high financial and commercial standing to perform its obligations to the standards required.

- (iv) licensed in Abu Dhabi to undertake the type of work rendered.
- (c) The engagement as at (b) above will not limit or affect the obligations or liability of ADPC and the Occupier.
- (d) ADPC and Occupier at all times must:
 - (i) Co-ordinate planned outages with limited inconvenience to each other including other Occupiers.
 - (ii) Notify any outage that is not a planned outage as soon as reasonably practicable after the occurrence thereof or after it reasonably anticipates that such an outage shall occur.

11.3.4 Plant Shutdown

- (a) ADPC and Occupier shall each notify the other of any scheduled (normal, periodical and other) shut-down plans and restart dates of their plant respectively, and of any other plant or operation on an annual basis. Any update to such plans should be immediately communicated to ADPC. Prior to each shutdown, a notification must be sent at least 30 days in advance including the re-starting dates after the planned shutdown.
- (b) Upon such notification as aforesaid, ADPC and the Occupier shall meet to devise plans to minimise resulting inconvenience and disruption of utilities supplies.

Rule 11.4 Metering and Verification of Meters

- 11.4.1 Occupier shall calculate and record the volume of seawater drawn by Occupier into Intake/Return Facility and volume and quality of Outfall returned into the sea via the Seawater Intake/Outfall System.
- 11.4.2 Occupier shall ensure its Meters comply with international or industry standard and are operated in accordance with Good Industry Practice.
- 11.4.3 Occupier shall test the accuracy (by calibration in accordance with international ISO practices or manufacturer's recommendations) of its Meters at least once each year or as per manufacturer's recommendations and provide ADPC with a reasonable opportunity to witness those tests and a written report of the outcome of those tests. Notwithstanding, ADPC is entitled to require Occupier to carry out additional testing (at shorter intervals) of the said Meters, or independently verify their accuracy.
- 11.4.4 If any test reveals that the Meters are inaccurate /operating outside the acceptable tolerance, Occupier must, at its own cost, repair any defect or replace the defective Meter without delay and ADPC will be entitled to make an adjustment according to its volume balance.

Rule 11.5 Environmental compliance

11.5.1 At all times, Occupier shall:

- (a) Comply with environmental requirements specified in Section 7 and the Relevant Authority;
- (b) Not discharge any effluent (including all types of wastes and wastewater), storm water, groundwater, or other non-Seawater system specific fluids, chemicals, or substances into the Seawater System.
- (c) Not discharge pollutants into the Seawater Intake/Outfall System or the sea, other than in compliance with all environmental limits (as stated in Section 11 Supplement).
- (d) To the extent required by Applicable Law or any Occupier Approval, undertake prompt and proper remediation of any pollutant discharged by Occupier into the sea via the Seawater Intake/Outfall System
- (e) Ensure compliance to sampling frequency and environmental limits as defined in Section 11, Supplement.

11.5.2 Occupier must notify ADPC within 24 hours of any exceedences of the discharge water quality standards delineated in Section 11, Supplement and any of the Occupier's environmental studies and approvals.

11.5.3 The Occupier must comply with all the monitoring and reporting requirements of Rule 7.8, including the requirement of Section 11, Supplement. Upon request, the Occupier shall provide ADPC with Section 11, Supplement related water quality data. This may include the need to provide certain parameters, such as temperature, in real-time.

11.5.4 Occupier shall provide ADPC with a copy of any notice issued by any Government entity which relates to its actual or potential non-compliance with any Occupier Approval receiving that notice. Occupier is responsible (at its own risk and cost) for the implications of and complying with any change in the Applicable Law from time to time

11.5.5 ADPC within its sole rights will issue a notice to correct or initiate suspension of services to Occupier if ADPC considers that the Occupier has discharged Outfall into the sea that does not meet the quality specification or has otherwise failed to comply with its environmental compliance obligations.

Rule 11.6 Non Compliance

In the event of non-compliance with any Rule in this Section 11, the KEZAD Rules Governance Committee has the right to impose any corresponding Fine and/or Sanction in accordance with Annexure 4 (*Fines and Sanctions*).

Section 11 Supplement

Discharge Limits and Sampling Frequency

Any discharges into the Seawater Cooling System must meet the minimum Marine Environment limits of all applicable laws including Federal Law No. 24 of 1999 - Protection and Development of the Environment.

Occupiers are required to continuously monitor **Temperature, pH, and Chlorine**, both at their seawater inlet and outlet.

All other relevant parameters and criteria are to be monitored on a weekly basis, both at the occupier's seawater inlet and outlet,

All monitoring must be undertaken using EAD approved methodology, equipment, and laboratories.

Note: Discharge to Marine Environment limits are subject to update according to EAD and Federal regulations.

SECTION 12 UTILITIES AND INFRASTRUCTURE

Rule 12.1 General

This section specifies the binding regulatory framework pertaining to utilities and infrastructure development that Occupiers must comply with. The KEZAD Occupier Technical Guide (OTG) provides further details.

Occupiers are required to employ a competent consultant to act on their behalf during design and construction phases. The consultant must have a registered trade license for the UAE and be approved by Abu Dhabi Municipality (ADM). Within this document the term Occupier covers the Occupier of the Plot and their licensed consultant(s) and contractor(s).

Occupiers are required to ensure compliance with all Relevant Authority requirements and secure all necessary approvals (NOC's, permits etc.) for utilities and infrastructure development

Rule 12.2 Modular Path

The Modular Path is a dedicated transportation corridor (separated from mainstream traffic) to serve certain key areas in KEZAD Area A to enable the transportation of out-of-gauge or heavy loads between the Port and the Occupier's sites. Occupiers shall submit a formal request (C-NOC-5: Special Transport) for use of the Modular Path.

Rule 12.3 Roads

Consideration must be given to the largest vehicle using the Occupier's Plot to ensure that there is a sufficient turning radius to accommodate all vehicles. Fire fighting vehicle access must also be ensured within the Plot, the Occupier should consult with the General Directorate of Civil Defence to ensure they are following the latest applicable standards.

Rule 12.4 Signage

Each Occupier shall not remove, reposition or replace any existing signs or boundary markings unless approved by ADPC and must reinstate such to their original condition or better as determined by ADPC.

Rule 12.5 Soil and Groundwater Baseline Study

A Soil and Groundwater Baseline Study must be produced by each Occupier for their Plot. The requirements for this Study are available in the OTG.

Rule 12.6 Protection from Damage and Harm

Each Occupier shall be responsible for providing protection to existing and future utilities and services outside their Plot affected by the Occupier's works including but not limited to construction of temporary and permanent access to

the Plot. The Occupier shall secure Zone Area Works Permit from ADPC prior to commencing works outside the Plot limits.

Rule 12.7 Plot Access Road

- 12.7.1 The design, construction and maintenance of Plot access roads are the Occupier's responsibility. Occupiers shall refer to the external infrastructure drawings provided by ADPC and conduct field verification to propose the protection of all existing utilities and provisions for future utilities/services crossing under the Occupier's Plot access road. Any existing utilities/services/structures above or below ground affected by the Occupier Plot access roads or accesses to Plot substations shall be protected/relocated/removed at the expense of the Occupier with prior approval from ADPC and other Relevant Authorities.
- 12.7.2 ADPC and other Relevant Authorities reserve the right to have uninterrupted access to the Plot access road and Plot premises for inspection, construction or maintenance of the utilities/services/corridors. Occupier shall appoint a qualified Consultant to prepare a detailed design package for the Plot access road and utility protections for approval by ADM prior to start of works. Occupiers are responsible for verifying the actual ground levels and conditions within their Plots to achieve floor levels that give the desired flood protection.
- 12.7.3 ADPC NOCs and other Relevant Authorities' approvals need to be secured for Plot utilities and Plot access road connections. Occupiers should refer to the relevant sections of the OTG for the standard utility protection and road crossing details and contact the Relevant Authorities and Utility providers for the latest updates to these standards and secure necessary approvals prior to commencing works.

Rule 12.8 Plot Encroachment

Occupiers must seek the prior express written approval of ADPC in the event that they have a requirement to encroach onto an adjacent Plot either on the ground, underground or in the airspace above the adjacent Plot (for example to accommodate the turning circle of a fixed or mobile crane). Occupiers shall ensure that the foundations of the Plot boundary wall shall be designed such that the foundations/footings are contained within the Plot boundary.

Rule 12.9 Utility Demands and Phasing Plans

- 12.9.1 Occupiers need to ensure that their utility demands and submissions to relevant utility providers are aligned with their original project application to ADPC (IPA/LPA forms) and subsequent Occupier submissions to ADPC (work description, detailed planning submission, utility phasing plans, etc.).
- 12.9.2 The Occupier must provide their utility demands and phasing plans along with Water Balance Diagrams to ADPC for review and approval prior to approaching other Relevant Authorities (eg., WDN or LDN submissions to ADDC), to ensure compliance check with the approved KEZAD Area A Master Plan and infrastructure phasing plans.

- 12.9.3 Occupiers are required to provide written notification to ADPC of any change (increase/decrease) foreseen in utility demands or revision in their operational timelines with explanation so that ADPC may check for potential impacts on external infrastructure and update the KEZAD utility database. Upon acceptance from ADPC of the revised utility demand and phasing plan, Occupiers will need to approach other Relevant Authorities for approval.

Rule 12.10 Temporary Utilities

- 12.10.1 Occupiers who begin work on site early, before the permanent utilities and infrastructure within KEZAD are operational by Relevant Authorities, will have to make alternative arrangements with service providers or provide their own as required to ensure they have sufficient interim utilities available.
- 12.10.2 The interim utilities must be approved by ADPC and other Relevant Authorities. The interim utilities shall be removed and site reinstated by Occupier with approval by ADPC and other Relevant Authorities, once the permanent utilities and services are provided.

Rule 12.11 Permanent Utilities

- 12.11.1 For all permanent utilities and infrastructure, Occupiers must submit formal applications to ADPC through formal NOC requests.
- 12.11.2 The Occupier is responsible to appoint competent consultant(s) approved by the Relevant Authorities for permanent Plot utility connections.
- 12.11.3 Occupiers shall request the latest external infrastructure drawings from ADPC and conduct necessary field visits/inspections to identify the viable tie-in locations and provisions. It is the responsibility of the Occupier to be aware of and ensure compliance with latest updates to the KEZAD OTG or other relevant authority/utility provider standards and requirements.
- 12.11.4 The Occupier will be responsible for connection of any permanent utilities and infrastructure (including all costs of such connection) to the dedicated tie-in points at either the Plot Boundary or elsewhere within KEZAD and designated for that purpose by ADPC or any Relevant Authority.
- 12.11.5 ***Electrical Power Supply***
- (a) The Occupier shall be responsible for arranging the appropriate voltage supply with ADDC for connecting to their Plot from the distribution/transmission network. Before the submission of the LDN to ADDC, ADPC must be notified of the load demand. Once this demand is approved, ADPC will issue an NOC. This is a requirement for the LDN process with ADDC.
- (b) The Occupier shall be responsible for connectivity to the designated tie-in point for such electrical supply. The location of the connection point will be at the Plot boundary or elsewhere within KEZAD and be

so designated for that purpose by ADPC or any Relevant Authority. If required, an in-Plot substation (with access provisions from outside) will need to be agreed to between the Occupier and ADDC. Occupiers shall comply with ADDC requirements for all materials and equipment specifications, especially the ADDC approved vendor list.

12.11.6 *Gas*

- (a) Occupiers who require gas are responsible for obtaining approval of allocation and supply from the relevant gas suppliers (eg; ADNOC, ADNOC Distribution, GASCO).
- (b) Occupiers who require gas must present their case to IDB (Industrial Development Bureau) and obtain the gas allocation approval.
- (c) Occupiers must obtain a NOC from ADPC and Relevant Authorities to connect to the network and to begin receiving the gas supply from the main connection.

12.11.7 *Water*

- (a) Occupiers must ensure that Water Demand Notification (WDN) submissions are prepared in conjunction with Power Load Demand Notification (LDN) submission, as required by ADDC.
- (b) Occupiers shall comply with ADWEA/ADDC requirements for all materials and equipment specifications, especially the ADWEA/ADDC approved vendor list.
- (c) Occupiers are required to install separate above ground storage facilities of sufficient reserve capacity within the site in accordance with the project requirements as well as the latest ADWEA/ADDC and Abu Dhabi Civil Defence Regulations. Distribution within the site at the required pressure to meet the water and firefighting requirements is the responsibility of the Occupier.
- (d) Individual Occupiers are responsible for providing the appropriate onsite treatment facilities, internal distribution infrastructure and installation to satisfy their own requirements.
- (e) Upon installation the Occupier must also ensure the water quality of the external network is not cross contaminated by discharge from their Plot (for eg; by use of back flow preventers or check valves) meeting ADWEA/ADDC and RSB standards.

- (f) Occupiers are required to install separate storage facilities within their site to suit individual requirements. Distribution within the site at the required pressure is the responsibility of the Occupier.
- (g) Each Occupier is required to coordinate with ADPC to obtain the latest external infrastructure network design details including tie-in connections and interfaces. An inward recess shall be provided in the Plot boundary wall (minimum clear dimensions 3m x 3m) by the Occupier to accommodate the valve/utility chamber, flow meter etc. This recess shall remain open for 24x7 access to ADDC from outside for random inspection/sampling/meter reading.

12.11.8 *Fire Fighting*

- (a) The Occupier is required to provide dedicated in-Plot facilities for firefighting purposes. The facilities should include fire water storage and dedicated fire hydrant systems to the internal road network according to individual requirements in addition to firefighting measures appropriate for the internal areas of buildings and structures.
- (b) The storage tank should be connected to the water network. All facilities are subject to the approval of the Abu Dhabi General Directorate of Civil Defence which will also determine the amount of water storage required and the minimum and maximum guidance levels including hydrant and/or sprinkler flow rates.
- (c) The Occupier is also responsible for carrying annual third party inspections of the entire firefighting system and obtaining necessary certification and documentation which is to be submitted to Civil Defence with copy to ADPC.

12.11.9 *Storm Water Drainage System*

- (a) Occupiers are required to comply with the ADM standards and manuals considering a minimum 1 in 5 year storm event and ensuring that the storm water discharges from their Plot (Q-out) are within the allowable limits set for the particular Plot ('Q-out' to be requested from ADPC).
- (b) The in-Plot design shall include a storm water retention system, sand filter, oil interceptor, oil collection tanks and comply with other ADM requirements before dumping to external storm water network.
- (c) Each Occupier must manage storm water within their Plot without infiltration or impacts to the external infrastructure. Any discharge to the external storm water network shall be through a controlled rip-rap

system (in case of connection to external open channel) or controlled piped system (in case of external closed pipe), as the case may be.

12.11.10 *Combined Wastewater System*

- (a) The Occupier is required to collect all domestic type sewage (sanitary wastewater) and industrial effluent (industrial wastewater) from within their site for discharge to the external combined wastewater collection system provided within KEZAD which is ultimately to be operated by the Abu Dhabi Sewerage Services Company (ADSSC).
- (b) Individual Occupiers are responsible for providing the appropriate internal infrastructure to collect all sanitary wastewater and pre-treated industrial wastewater prior to discharge to the external combined wastewater system in accordance with ADSSC, RSB Trade Effluent Regulations and KEZAD STP Performance Specifications. Occupiers must comply with the ADSSC-KEZAD STP Performance Specifications for all Plot discharges, as furnished in the OTG.
- (c) The Occupier shall install a sewage collection system within the site to suit individual requirements (domestic wastewater and industrial wastewater, as applicable). The Occupier design must comply with the ADSSC Design Guidelines including material selection.
- (d) If Performance Specifications cannot be met, the Occupier is required to install pre-treatment systems for the industrial wastewater (generated from industrial process, if applicable) before discharge into the external network. Pre-treatment monitoring units shall be installed by the Occupier in accordance with ADPC, RSB, ADSSC and EAD requirements.
- (e) Occupier's in-Plot sewerage systems shall be designed on the basis that a target of no more than 20% of the quantity of incoming process water demand (make-up water) will be considered as industrial wastewater effluent and not more than 90% of the potable water demand will be considered as sanitary wastewater by ADSSC for discharging into the external combined wastewater network (external ADSSC network design basis). Any required deviations from the above discharge rates shall be officially communicated to ADPC and prior approval secured from ADPC and other Relevant Authorities (ADSSC/RSB). OCCPIERS shall demonstrate quantity of make-up water, recycle/reuse water, losses and discharge to the external network via a water balance diagram for review by ADPC.
- (f) Occupiers shall coordinate with ADPC to obtain the latest external infrastructure network design details including tie-in connections and interfaces.
 - (i) A 3m x 3m inward recess (minimum) shall be provided by the Occupier in the Plot boundary wall to accommodate the inspection chamber, flow meter, etc.

- (ii) Considering the depth of the external network connections, Occupiers shall construct the Plot inspection chamber of minimum inner diameter of 1,500mm within the 3m x 3m recess upon securing approval from ADPC and other Relevant Authorities. This recess shall remain open for 24x7 access by ADSSC/RSB from outside the plot for random inspection/sampling.

- (g) Prior to commencement of operations, Occupiers must establish operational procedures approved by ADPC for the monitoring and control of wastewater discharging from their Plot to the external ADSSC Combined Wastewater network. This should include as a minimum the wastewater quantity and quality controls established, daily and weekly sampling logs, format of weekly wastewater testing logs that shall be submitted to ADPC, and other infrastructure components maintenance frequencies.

Rule 12.12 Non Compliance

In the event of non-compliance with any Rule in this Section 12, the KEZAD Rules Governance Committee has the right to impose any corresponding Fine and/or Sanction in accordance with Annexure 4 (*Fines and Sanctions*).

**PART II
ANNEXURES**

Table of Contents

Annexure	Page
Annexure 1 KEZAD & KP Plan.....	156
Annexure 2 Key Plot Development Release Points Tables	157
Annexure 3 List of ADPC Approvals and Submissions	159
Annexure 4 Fines and Sanctions.....	162

**ANNEXURE 1
KEZAD & KP PLAN**

[Insert KEZAD & KP Plan]

ANNEXURE 2
KEY PLOT DEVELOPMENT RELEASE POINTS TABLES

Occupiers must submit information, documents, plans, and notices for inspections and applications for ADPC Approvals and obtain ADPC Approvals in accordance with the tables in this Annexure 2.

Table A – Summary of ADPC Approvals at key release points during the Project Licensing and Development Planning Phase

A1: Project Licensing	Environmental NOC
A2: Development Planning	Pre-Development Site Plan
	Detailed Planning & Planning for Estidama Approval

Table B – Summary of ADPC Approvals at key release points during the Engineering Phase

B1: Engineering	ADPC NOC's, as applicable to the development from those listed in Annexure 3
------------------------	--

Table C – Summary of ADPC Approvals at key release points during the Construction Phase

B1: Construction	Soil and Groundwater Baseline Study Approval
	Temporary Fence, Site Preparation and Mobilization NOC
	Commencement of Construction NOC

Table D – Summary of ADPC Approvals at key release points during Operations Phase

D1: Operations	KEZAD Air Emissions Permit (3/5 yrs.)
	Commencement of Operations NOC

Table E – Summary of Annual Reporting Requirements to ADPC

E1: Annual Reporting requirements to ADPC	Third Party Approvals for Operations (as and when renewed)
	Updated Emergency Management Plan
	HSE Reporting as per Rule 7.8

	Annual Emissions Inventory Report
--	-----------------------------------

Table F – Summary of ADPC Approvals at key release points during Decommissioning Phase

F1: Decommissioning	Decommissioning NOC
----------------------------	---------------------

Note 1: These Key Plot Development Points Release Tables describe the key documents, information and ADPC Approvals that are relevant to each phase of the Plot lifecycle. They are not a comprehensive guide to submissions or ADPC Approvals. These tables only refer to Approvals where they are relevant to a key submission to ADPC or a key ADPC Approval. It is each Occupier's responsibility to determine which Third Party Approvals they need and to obtain those Third Party Approvals.

Note 2: ADPC reserves the right to issue any ADPC Approval as a Provisional Approval. An Occupier must ensure that all conditions specified in a Provisional Approval are satisfied within the specified time and that, if required by ADPC, an unconditional NOC is obtained from ADPC.

ANNEXURE 3
LIST OF ADPC APPROVALS & SUBMISSIONS

Item	ADPC Approvals ¹
Project Licensing	
Approvals	
L-NOC-1	Environmental
Planning	
Approvals	
P-NOC-1	Pre-Development Site Plan
P-NOC-2	Detailed Planning & Planning for Estidama
Engineering	
Approvals	
E-NOC-1	Electrical Load Demand Notification (LDN)
E-NOC-2	Water Demand Notification (WDN)
E-NOC-3	Combined Waste Water Connection
E-NOC-4	Storm Water Connection
E-NOC-5	Utility Protection for Plot Access
Item	ADPC Approvals ¹
Construction	
Approvals	
C-NOC-1	Soil and Groundwater Baseline Study
C-NOC-2	Temporary Fence, Site Preparation and Mobilization
C-NOC-3	Commencement of Construction
C-NOC-4	Temporary Access and Utility Protection/Connection

¹ Applications for ADPC NOCs and Permits, including supporting documents, must be prepared and submitted in accordance with the relevant "Request for NOC" form, the Development Control Regulations, the Occupier Technical Guide and all relevant provisions of these KIZ Rules.

Item	ADPC Permits and Approvals ¹
Permits	
C-Perm-1	Fencing Permit
C-Perm-2	KEZAD Permit to Work (PTW)
Operation	
Approvals	
O-NOC-1	Commencement of Operations

Item	Special Approvals ¹ and Permits
Approvals & Permits	
C-NOC-5	Special Transport (Modular Path, Heavy Haul, Abnormal Load, Etc.)
E-NOC-6	Special Engineering / Utility Connections
C-Perm-3	Construction Dewatering Discharge
O-Perm-1	KEZAD Air Emissions Permit (3/5 years)
Decommissioning	
Approvals	
D-NOC-1	Decommissioning

ADPC Review/Consent/Written Approval or Information ²	Part 1 (KEZAD Rule)
Annual Compliance Report relating to a KEZAD Air Emissions Permit	7.11.2
As-built Records/Handover Packages	5.12
Construction Parties	4.19
Copies of Audit Reports as per AD EHSMS	7.1.13
Deviation Report relating to a KEZAD Air Emissions Permit	7.11.2

² The items in this table must be prepared and submitted to ADPC in accordance with the requirements of all relevant provisions of these KIZ Rules. A covering letter should be used while submitting the above.

ADPC Review/Consent/Written Approval or Information²	Part 1 (KEZAD Rule)
Effluent flow results	7.11.8
Entry to or Staying in Unoccupied Plots	6.2
Environmental Studies, Reviews, Plans & Permits	7.7
Reports on infectious diseases	7.8
Reporting on Environmental Incidents and Accidents	7.8
Reporting on Major Health and Safety Accidents	7.8
Responses to Non-Conformance Report's (To resolve an Offence including evidence of action taken)	2.17,2.18,2.19
Prompt notification of Environmental, Health & Safety Incidents	7.8
Public Address System Deployment	6.18
Public Assembly in KEZAD	6.10
Semi-Annual Emissions Inventory Reports	7.11.2
Signage (Construction & Permanent) & Advertisements in KEZAD	3.4.49, 4.13, 6.19

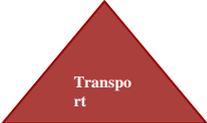
**ANNEXURE 4
FINES AND SANCTIONS**

**Part A
(Definitions)**

Type of Offence	Definition of Offence
"ADPC Approval/Permit Offence"	means any breach listed in Category 1 of the List of Fines.
"Condition Breach of an ADPC Approval Offence"	means breach of any condition of any ADPC Approval.
"Construction Offences"	means any breach listed in Category 2 of the List of Fines.
"Damage and Disruption Offence"	means any breach listed in Category 3 of the List of Fines.
"Decency Offence"	means any breach listed in Category 4 of the List of Fines.
"Document Offence"	means any breach listed in Category 5 of the List of Fines.
"HSE and Security Offence"	means any breach listed in Category 6 of the List of Fines.
"Procedure Offences"	means any breach listed in Category 7 of the List of Fines.
"Traffic Offence"	means any breach listed in Category 8 of the List of Fines.

Part B
(Key of Sanctions)

Type of Sanction	Definition of Sanction	Symbol
ADPC Step-in	means ADPC to step-in and perform the Occupier's obligation on its behalf and be reimbursed.	
Cancellation of ADPC Approval	means a cancellation of any relevant ADPC Approval(s).	
Compensation	means compensation to ADPC for loss suffered and/or expense incurred.	
Confiscation	means the confiscation of items belonging to an individual, an Occupier or an Occupier Party.	
Exclusion	means a temporary or permanent exclusion (of an individual, Occupier or property) from KEZAD.	
Injunction	means immediate ceasing of an activity (including Works).	
Specific Performance	means specific performance of an obligation by the Occupier.	
Termination of interest in land	means the termination of an Occupier's Tenure Document	

Type of Sanction	Definition of Sanction	Symbol
Three Strike Rule	<p>Three (3) occurrences of violating a Rule within one hundred and eighty (180) days, where (in addition to a possible Fine) the Sanction for:</p> <p>(a) three (3) Traffic Offences committed by an Occupier on an Corporate Basis is</p>  and/or  <p>(b) three (3) Decency Offences committed by an Occupier on an Corporate Basis is</p>  and/or  <p>(c) three (3) ADPC Approval Offences committed by an Occupier on a Corporate Basis is</p>  and/or  <p>(d) three (3) HSE Offences committed by an Occupier on a Corporate Basis is</p>   	
Transport Alternative	<p>means a requirement that an Occupier (an individual) or an Occupier Party (an individual) does not drive any vehicle in KEZAD.</p>	

Part C
(List of Fines)

Fine reference	Offence categories/ Description of violation	First application of a Fine/AED	Second & subsequent application of a Fine/AED
Category 1 - ADPC Approval/Permit Offences			
KIZAD/F1001	Carrying out Works, Zone Area Works or Operations without ADPC Approvals as required by these KIZAD Rules	1500/day	3000/day
KIZAD/F1002	Failure to comply with the conditions set out in ADPC Approvals	1000/condition	1500/condition
KIZAD/F1003	Failure to obtain ADPC NOC for Concept Design and Detailed Design	2000	2500
KIZAD/F1004	Failure to renew or close a Zone Area Works Permit	500/day	650/day
KIZAD/F1005	Installation of a storm water system and / or groundwater system without ADPC Approvals	2000	2500
KIZAD/F1006	Conducting any activities or operations on a Plot other than the Permitted Use described in the Tenure Documents	2000/day up to a maximum of 200,000	2500 per day up to a maximum of 200,000
KIZAD/F1007	Storage outside a Leased Warehouse	1500/day	2500/day
Category 2 - Construction Offences			
KIZAD/F2001	Affixing / erecting construction and permanent signs without ADPC approval	1000/signage	1500/signage
KIZAD/F2002	Starting any Works without an ADPC Commencement of Construction NOC	1000/day	2000/day
KIZAD/F2003	Starting Mobilization without an ADPC Mobilization NOC	5000	6500
KIZAD/F2004	Starting any Operations without an ADPC Commencement of Operations NOC	1000/day	2000/day
KIZAD/F2005	Starting any Zone Area Works without obtaining a Zone Area Works Permit	1500/day	3000/day
KIZAD/F2006	Failure to produce/display an ADPC Zone Area Works Permit at a Zone Area Works site	500/instance	650/instance
KIZAD/F2007	Failure to remove all structures and installations from the Easement Areas after an Occupier's rights are surrendered / withdrawn within the period agreed with ADPC	500/day	650/day
Category 3 - Damage and Disruption Offences			
KIZAD/F3001	Causing damage to property or causing harm to personnel in Zone Areas	3000 + Cost of repair	3750+ Cost of repair
KIZAD/F3002	Causing damage to property or causing harm to personnel of other Occupiers	3000 + Cost of repair	3750+ Cost of repair
KIZAD/F3003	Unauthorized parking / Inappropriate parking in Zone Areas	500/instance	650/instance
Category 4 - Decency Offence			
KIZAD/F4001	Changing clothes in public/Indecent behavior in the KIZAD	500/instance	650/instance
Category 5 - Document Offences			
KIZAD/F5001	Failure to provide as-built drawings / handover packages within thirty (30) days from the closure of the Zone Area Works Permit	500/day	650/day
KIZAD/F5002	Failure to submit ADPC copies of any Document as required and in accordance with these KIZAD Rules and the Development Control Regulations beyond a delay of more than thirty (30) days after the due date	2000/week	2500/week

Fine reference	Offence categories/ Description of violation	First application of a Fine/AED	Second & subsequent application of a Fine/AED
	Category 6 - HSE and Security Offences		
KIZAD/F6001	Cooking/Consumption of food in Zones Areas	500/instance	650/instance
KIZAD/F6002	Using an Environmental Service Provider or Utility Service Provider NOT approved or designated by ADPC	2000/Environmental Service Provider or Utility Service Provider	2500/Environmental Service Provider or Utility Service Provider
KIZAD/F6003	Disposal/Dumping of waste in Zone Areas and Unoccupied Plots	3000	3750
KIZAD/F6004	Disposal/Dumping of Hazardous Waste in Zone Areas and Unoccupied Plots	5000	6500
KIZAD/F6005	Draining of lubricants, engine oils or other fluids in Zone Areas and Unoccupied Plots	5000	6500
KIZAD/F6006	Failure to clean oil / fuel spill or other discharged materials (solids, liquids etc.) within Zone Areas in an appropriate manner and as directed by the Relevant Authorities and ADPC "Major Spill" means twenty-five liters (25l) or over; "Minor Spill" means less than twenty-five liters (25l) Fine maybe applied in addition to any cleanup and/or mitigation cost that may also be imposed on the Occupier and/or party responsible for the spill	Major Spill: 2000/day Minor Spill: 1000/day	Major Spill: 2500/day Minor Spill: 1500/day
KIZAD/F6007	Failure to comply with ADPC HSE reporting requirements, as required by the KIZAD Rules	1000/report	1500/report
KIZAD/F6008	Failure to comply with HSE rules in Zone Area Works, as required by the KIZAD Rules	1000/day per violation subject to a maximum of 10000	1500/day per violation subject to a maximum of 20000
KIZAD/F6009	Failure to follow or comply with any communication or instructions of ADPC in relation to security or HSE matters	2000/instance	2500/instance
KIZAD/F6010	Failure to provide appropriate barriers and barricades, safety signs and other protective aids during works in Zone Areas	500/day	650/day
KIZAD/F6011	Failure to report outbreak of infectious diseases immediately to ADPC	5000/instance	6500/instance
KIZAD/F6012	Failure to submit HSE documentation, as per the KIZAD Rules	1000/Document	1500/Document
KIZAD/F6013	Commencing Operations without Industrial Facility Security Plan (IFSP) NOC from ADPC	500/day	650/day
KIZAD/F6014	Improper transfer of sewage in Zone Areas and on Unoccupied Plots	5000/instance	6500/instance
KIZAD/F6015	Littering in Zone Areas and on Unoccupied Plots	500/instance	650/instance
KIZAD/F6016	Open burning within the KIZAD	2000/instance	2500/instance
KIZAD/F6017	Operating without a KIZAD Air Emissions Permit/Failure to Renew a KIZAD Air Emissions Permit	1000/day	1500/day
KIZAD/F6018	Conducting any Works or Zone Area Works without the use of proper personal protective equipment	1000/instance	1500/instance

Fine reference	Offence categories/ Description of violation	First application of a Fine/AED	Second & subsequent application of a Fine/AED
Category 7 - Procedure Offences			
KIZAD/F7001	Failure to comply with any provision of these KIZAD Rules	700/violation	1000/violation
KIZAD/F7002	Failure to reinstate all infrastructure after using a Modular Path (within an agreed period)	500/day	650/day
KIZAD/F7003	Failure to take corrective actions on a Non-Conformance Report, Warning or other ADPC notification by the required date and failure to submit a report of action taken to ADPC within twenty-four hours (24hrs) after the required date	500/day	650/day
Category 8 - Traffic Offences			
KIZAD/F8001	Entering/Use of a Modular Path without a Modular Path NOC	3000/instance	3750/instance
KIZAD/F8002	Failure to follow traffic instructions and traffic routes in the KIZAD	500/instance	650/instance
KIZAD/F8003	Transport of an Abnormal Load without an ADPC NOC	500/instance	650/instance
KIZAD/F8004	Transporting heavy haulage on a non-approved route	1000/instance	1500/instance

Notes:

1. Warnings, Fines and Sanctions are dealt with in accordance with Rule 2.18.
2. Notwithstanding the Warning and/or Fine imposed by ADPC, an Occupier must promptly remedy the Offence to the satisfaction of ADPC and within the agreed period. Where ADPC initiates corrective actions, the associated costs with the same will be debited to the Occupier.
3. The third column headed "First application of a Fine/AED" in the List of Fines sets out the Fine applicable for the first time that a Fine will be applied in respect of the relevant Offence. The fourth column headed "Second & subsequent application of a Fine/AED" in the List of Fines sets out the Fine applicable for the second and each subsequent time a Fine will be applied in respect the relevant Offence.
4. Fines stated "per day" in the List of Fines are calculated on a daily basis and will be applied from and including the date of commencement of the Offence. This date of commencement of the Offence will be reflected in the Non-Conformance Report, Warning and such other communication issued by or from ADPC.
5. A Fine is payable by an Occupier for any Offence committed by any of its Occupier Parties whilst it is providing services or is travelling within KEZAD to provide services to that Occupier. The ADPC security team has the right to stop and inspect any vehicle or person in KEZAD for the purpose of identifying the vehicle, person or the relevant Occupier or for ensuring compliance with these KEZAD Rules. This may include any vehicle making deliveries to any Occupier, the delivery papers relating to the delivery and any identification documents.

**PART III
WAREHOUSE RULES**

(RULES GOVERNING THE USE OF WAREHOUSES)

CONTENTS

	Page
Glossary	169
Rules of Interpretation	173
PART 1 General.....	175
PART 2 General HSE	188
PART 3 Storing Materials	194
PART 4 Reporting, Inspection and Security Requirements	197
PART 5 Fines and Sanctions	202

Glossary

In these Warehouse Rules:

Defined Term	Definition
"Adjoining Property"	means all land and/or buildings adjoining or neighbouring a Warehouse.
"ADPC Approval"	means any NOC, approval, permit or similar issued by ADPC pursuant to an Occupier's Tenure Document, the KEZAD & KP Rules or these Warehouse Rules.
"Cancellation of an ADPC Approval"	has the meaning given to it in Part 5 (<i>Fines and Sanctions</i>).
"Compensation"	has the meaning given to it in Part 5 (<i>Fines and Sanctions</i>).
"Confiscation"	has the meaning given to it in Part 5 (<i>Fines and Sanctions</i>).
"Estidama"	means the sustainability framework of a development program developed by the UPC.
"Environmental Laws"	means any Applicable Laws relating to the protection of the environment or harm to or the protection of human, animal or plant life, the air or any water body or system.
"Exclusion"	has the meaning given to it in Part 5 (<i>Fines and Sanctions</i>).
"Fines"	means the fines set out in Part 5 (<i>Fines and Sanctions</i>) of these Warehouse Rules.
"Fines and Sanctions Schedule"	means the list of fines and key of sanctions set out in Part 5 (<i>Fines and Sanctions</i>) of these Warehouse Rules.
"H&S"	means health and safety.
"HSE"	means Health, Safety and Environment.
"Injunction"	has the meaning given to it in Part 5 (<i>Fines and Sanctions</i>).
"Late Payment Amount"	has the meaning given to it in Rule 5.8.2.
"Leased Warehouse"	means any premises, plot or any part of KEZAD that is demised to an Occupier pursuant to a Tenure Document that grants leasehold rights or any other Relevant Interest (other than a right of musataha) in connection with warehousing facilities.

Defined Term	Definition
"Loading Bay"	means the loading bay(s), delivery area and ramps located at the Warehouse and any alternative loading bay(s), delivery area and ramps at the Warehouse that ADPC permits the Occupier to use.
"Musataha Warehouse"	means any premises, plot or any part of KEZAD that is demised to an Occupier pursuant to a Tenure Document, which grants a right of musataha in connection with warehousing facilities.
"Non-Conformance Report"	means the report of that name referred to in Rule 5.4 of Part I of Warehouse Rules and Rule 2.17 of KEZAD Rules that records an Offence.
"Objectives"	has the meaning given to it in Rule 1.2 of Part 1 Warehouse Rules
"Occupier"	means any person who has entered into a Tenure Document with ADPC in relation to warehousing facilities.
"Occupier Parties"	means any employees, agents, advisers, consultants, subcontractors, suppliers, sub-suppliers, licensees, lessee/under occupier with the meaning assigned in the Tenure Document, visitors and any other person working or acting for or on behalf of an Occupier.
"Offence"	means any breach of these Warehouse Rules or the KEZAD Rules.
"Plot"	means an area within KEZAD with respect to which ADPC has entered into a Tenure Document with an Occupier.
"PPE"	means personal protective equipment, including eye protectors, ear protectors and protective clothing (such as overalls, waterproof equipment, gloves, safety footwear and helmets).
"Prohibited and Restricted Uses"	means the prohibited and restricted uses of a Warehouse set out in Part B (<i>Prohibited and Restricted Uses</i>) of Section 2 (<i>Rules of General Application</i>) of Part 1 (<i>General</i>).
"Reasonably practicable"	means taking action to control the HSE risks in the workplace except where the cost (in terms of time and effort as well as money) of doing so is grossly disproportionate to the reduction in the risk.
"Relevant Authority"	means, as the context requires, the relevant and competent governmental and/or local authority and/or any service provider prescribed or approved by ADPC (including ADFZ) and having jurisdiction over KEZAD (including the relevant Utility

Defined Term	Definition
	authorities or providers) in each case having jurisdiction over the relevant matter including, (as applicable) the Department of Planning and Economy, the Land Registration Department of the Abu Dhabi Municipality, the Environmental Agency – Abu Dhabi, the Urban Planning Council of Abu Dhabi, the Critical National Infrastructure Authority or any other ministry, department, body, tribunal or local authority having jurisdiction over any Warehouse or KEZAD.
"Relevant Interest"	means any musataha, waqf, usufruct (intifa), lease, charge or other interest or right of a similar nature and "Relevant Interests" means more than one Relevant Interest.
"Sanctions"	means the sanctions set out in Part 5 (<i>Fines and Sanctions</i>).
"Shared Areas"	means any areas on or near to a Leased Warehouse or a Musataha Warehouse (as applicable) over which the Occupier or the Occupier Parties have a non-exclusive right of use, including any Occupier's Easement Areas as defined in the Occupier's Tenure Document (if applicable).
"Specific Performance"	has the meaning given to it in Part 5 (<i>Fines and Sanctions</i>).
"Tenure Document"	means any Preliminary Agreements, Confirmation of Lease Agreement (COLA), Musataha Agreements, Leasing Agreements, Rights of Use of Easement Areas and any other documents pursuant to which ADPC grants an interest in land or Warehouse in KEZAD to a person.
"Term"	means the term of an Occupier's Tenure Document.
"Termination of interest in land"	has the meaning given to it in Part 5 (<i>Fines and Sanctions</i>).
"Three Strike Rule"	has the meaning given to it in Part 5 (<i>Fines and Sanctions</i>).
"Transport Alternative"	has the meaning given to it in Part 5 (<i>Fines and Sanctions</i>).
"Warehouse"	means a Leased Warehouse or a Musataha Warehouse provided that, where a Leased Warehouse relates only to an internal demise, the purpose-built warehouse building in which the internal demise is situated is also deemed to be part of the Warehouse for the purpose of these Warehouse Rules, and for these purposes warehouse building includes:

Defined Term	Definition
	<ul style="list-style-type: none"> a) the external building structure; b) all Conduits in, on under or over and serving it; c) all ADPC's fixtures fitting, plant machinery, apparatus and equipment in the building; d) all Shared Areas and Loading Bays; e) any additions, alterations or improvements to the building; and f) any other areas over which ADPC has granted rights to the relevant Occupier.
"Warehouse Rules"	means the rules set out in Part III of KEZAD Rules comprising of Parts 1 (<i>General</i>), 2 (<i>General HSE</i>), 3 (<i>Storing Materials</i>), 4 (<i>Reporting, Inspection and Security Requirements</i>) and 5 (<i>Fines and Sanctions</i>) of this document.
"Zone Area"	<p>means KEZAD other than:</p> <ul style="list-style-type: none"> (a) the Plots; (b) the Unoccupied Plots; and (c) areas reserved for ADPC or any person other than an Occupier (as defined in the KEZAD Rules). <p>Easement Areas are part of the Zone Areas.</p>
<p>Note: Terms that are not defined above but defined in the Glossary included in Part 1 of the KEZAD Rules shall have the same meaning as in that Glossary.</p>	

Rules of Interpretation

Unless there is something in the subject or context that is inconsistent in these Warehouse Rules:

26. every Rule imposed on or obligation of an Occupier or an Occupier Party comprising more than one (1) person is deemed to be Rule imposed on or an obligation on the persons comprising that Occupier or an Occupier Party jointly and on each of them severally;
27. any obligation on the part of an Occupier or an Occupier Party to do any act or thing includes an obligation to procure that the act or thing is done;
28. any obligation on the part of an Occupier or an Occupier Party not to do any act or thing includes an obligation not to permit or suffer the act or thing to be done;
29. any obligation on the part of an Occupier is deemed also to be an obligation on the part of its Occupier Parties;
30. any right on the part of ADPC or the KEZAD Rules Governance Committee to do or not to do any act or thing does not constitute an obligation on ADPC or the KEZAD Rules Governance Committee to do or not to do that act or thing;
31. words denoting any gender include each other gender;
32. words denoting the singular may denote the plural and vice versa, if the context requires;
33. reference to Applicable Laws, laws, regulations or requirements include reference to any modification, extension or re-enactment thereof from time to time;
34. for the purposes of the Master Glossary, reference to a Rule, Section, Part or Annexure is a reference to a Rule, Section, Part or Annexure (as applicable) of these Warehouse Rules;
35. any reference to the right of ADPC to have access to, or enter, a Warehouse (or any part thereof) extends to ADPC, any manager of ADPC and all persons authorised by any of them, including their respective agents, professional advisers, contractors and workmen, together with all necessary materials, equipment and appliances;
36. the words preceding "including" and "include" must not be read as limited by the words that follow;
37. if any provision in a definition of these Warehouse Rules is a substantive provision conferring rights or imposing obligations then, notwithstanding that it is only in the interpretation clause of these Warehouse Rules, effect must be given to it as if it were a substantive provision;
38. headings are inserted for convenience only and do not affect the interpretation of these Warehouse Rules;

39. reference to these Warehouse Rules or any other agreement or document is a reference to these Warehouse Rules, that agreement or document (as applicable) as amended, modified or supplemented and in effect from time to time and includes a reference to any document which amends, modifies or supplements it, or is entered into, made or given pursuant to or in accordance with its terms;
40. reference to any Relevant Authority is a reference to that entity as amended, re-named, delegated, modified, replaced or supplemented from time to time;
41. reference to the AD EHSMS Codes of Practice and Technical Guidelines shall be interpreted in accordance with Rule 2.3;
42. a year is a period commencing from any day in a calendar year and ending on the day before the numerically corresponding day in the next calendar year;
43. all periods of time shall be based on and computed according to the Gregorian calendar;
44. reference to a day or a month is a reference to a calendar day or a calendar month (unless specifically stated otherwise);
45. reference to a "**Leased Warehouse**", a "**Musataha Warehouse**" or a "**Warehouse**" (unless the context requires otherwise) is a reference to:
 - (a) each and every part thereof; and
 - (b) each Leased Warehouse, Musataha Warehouse or Warehouse (as applicable) of the relevant Occupier;
46. reference to "**ADPC**" or the "**KEZAD Rules Governance Committee**" (unless the context requires otherwise) includes a reference to a delegate of ADPC or the KEZAD Rules Governance Committee; and
47. in the event of any conflict between any Applicable Law, any Tenure Document, these Warehouse Rules, the KEZAD Rules and/or the AD EHSMS Codes of Practice, the following order of precedence applies:
 - (c) all Applicable Laws (including the AD EHSMS Codes of Practice);
 - (d) a Tenure Document;
 - (e) these Warehouse Rules;
 - (f) the KEZAD & KP Rules

**PART 1
GENERAL**

Contents

Rule	Page
Section 1 Purpose.....	176
Section 2 Rules of General Application.....	177
Part A General.....	177
Part B Prohibited and Restricted Uses	179
Part C Fitting Out, Repairs, Decorations and Cleaning	183
Part D Governance and Enforcement	184

SECTION 1 PURPOSE

Rule 1.1 Purpose

The purpose of these Warehouse Rules is to enable Occupiers and their Occupier Parties in KEZAD to understand and assist in achieving the Objectives.

Rule 1.2 Objectives

The objectives of these Warehouse Rules are to ensure good order and behaviour, general maintenance, operations and management overseeing, security and protection of lives and property and sound health, safety and environmental practices, in all Warehouses (whether Leased Warehouses or Musataha Warehouses) (the "**Objectives**").

Rule 1.3 Applicability

These Warehouse Rules apply at all times to:

- (g) each Occupier and its Occupier Parties present or working in a Warehouse for any purpose or reason whatsoever; and
- (h) all other persons and all vehicles and objects present in any Warehouse,

unless specifically otherwise stated.

Rule 1.4 Establishment and authority of ADPC

- 1.4.1 The Emiri Decree establishes ADPC as a public shareholding company with full legal competence and financial and administrative independence in all matters.
- 1.4.2 Under Article 4 of the Emiri Decree, ADPC is empowered to establish, develop, manage and operate, and issue regulations and instructions in relation to, Khalifa Port and KEZAD.
- 1.4.3 These Warehouse Rules are issued pursuant to the Emiri Decree.

SECTION 2 RULES OF GENERAL APPLICATION

Part A General

Rule 2.1 Applicable Laws

Each Occupier must obey all Applicable Laws in respect of its Warehouse, including but not limited to Applicable Laws in relation to HSE, employment, security, traffic and transport. Nothing in these Warehouse Rules may be construed as conflicting with, overriding or invalidating any Applicable Law.

Rule 2.2 Amendments and publications

- 2.2.1 ADPC has the right to amend these Warehouse Rules as it requires from time to time, and the most recent version notified to Occupiers applies at all times.
- 2.2.2 ADPC shall communicate any changes pursuant to Rule 2.2.1 to Occupiers in the way it considers appropriate.
- 2.2.3 Each Occupier must ensure that it and its Occupier Parties comply with the most recent version of the Warehouse Rules notified to it pursuant to this Rule 2.2. In the event of doubt, an Occupier must obtain the most recent version of these Warehouse Rules from the Customer Service Center.

Rule 2.3 Application of the KEZAD Rules

- 2.3.1 Each Occupier with a Musataha Warehouse must at all times comply with the KEZAD Rules in respect of its Musataha Warehouse.
- 2.3.2 Each Occupier with a Leased Warehouse must at all times comply with all of the KEZAD Rules that are relevant to it and its Leased Warehouse, and in particular must comply with the following parts of the KEZAD Rules:
 - (a) Section 1 (Purpose);
 - (b) Section 2 (Rules of General Application);
 - (c) Section 6 (Conduct in Zone Areas);
 - (d) Section 8 (Waste Management);
 - (e) Section 9 (Traffic Management); and
 - (f) Annexure 4 (Fines and Sanctions).

Rule 2.4 AD EHSMS Framework

- 2.4.1 All Occupiers must comply with the AD EHSMS Framework (i.e. Elements, Codes of Practice and Guidelines) in full to the extent that they comprise part of Applicable Law.

- 2.4.2 For the purpose of brevity, these Warehouse Rules cross-refer to the relevant sections of the AD EHSMS Framework where possible.

Rule 2.5 Right of delegation

ADPC may delegate the whole or part of the management of any Warehouse (if and to the extent applicable) to any service provider that it sees fit.

Part B
Prohibited and Restricted Uses

Rule 3.1 Compliance

- 3.1.1 Subject to Rule 3.1.2, each Occupier must comply with the Prohibited and Restricted Uses set out below in respect of its Warehouse save to the extent that any Prohibited and Restricted Use conflicts with any right or permission granted by an Occupier's Tenure Document. Where there is any inconsistency between the terms of the Tenure Document and any Prohibited and Restricted Uses, the terms of its Tenure Document shall prevail.
- 3.1.2 Compliance with the Prohibited and Restricted Users must be in accordance with all Applicable Laws.

Rule 3.2 Prohibited Uses

Each Occupier must not use or permit the use of:

- (a) its Leased Warehouse or Musataha Warehouse (as applicable):
- (i) for any public or political meeting, exhibition, entertainment, show or spectacle;
 - (ii) for any industrial activities other than warehousing activities;
 - (iii) for any dangerous, noisy, noxious or offensive business, occupation or trade;
 - (iv) for any illegal or immoral purpose; or
 - (v) for any auction without the prior written consent of ADPC, which consent and the terms and conditions of such consent, if any, shall be at ADPC's sole discretion; or
- (b) any Loading Bay other than for the purposes of loading and unloading and delivering goods and equipment to and from its Warehouse and in particular not for the purpose of parking save for use of disabled parking and then only with the prior agreement is ADPC.

Rule 3.3 Hazardous materials and use of machinery

3.3.1 Subject to Rule 3.3.2 below, each Occupier must not:

- (a) Unless with the prior written agreement of ADPC, bring into the Warehouse or keep in its Leased Warehouse or Musataha Warehouse (as applicable) any article or thing which is or may become combustible, hazardous, explosive, inflammable, offensive or radioactive, or which might increase the risk of fire or explosion or otherwise cause damage and/or deterioration of property, other than usual office supplies and equipment and reasonable quantities of oil required for the operation of any plant, machinery, equipment and

apparatus which shall be stored in accordance with the requirements of any Applicable Law and of any insurer of them;

- (b) keep or operate in its Leased Warehouse or Musataha Warehouse (as applicable) any machinery used for the purpose of manufacturing operations of end products other than for day-to-day boxing, storing, labelling, packaging or moving; or
- (c) store any gas cylinders or containers in its Leased Warehouse or Musataha Warehouse (as applicable) except in an area specifically designated for the storage of these items by ADPC.

3.3.2 In the event that any Occupier wishes to store any of the materials detailed in Rule 3.3.1 above it must:

- (a) obtain approval of ADPC for the storage of such material;
- (b) comply with all Applicable Laws with regard the storage of such materials;
- (c) obtain all EAD permits for such materials; and
- (d) in the storage of such materials comply with and satisfy all requirements of AD EHSMS including, but not limited to, the Code of Practice for Hazardous Material and the Code of Practice for Compressed Gases (as applicable) and in accordance with the Material Safety Data Sheet for each item, as provided to and approved by ADPC in advance of such storage.

Rule 3.4 No overloading of floors or services

Each Occupier must not:

- (a) overload the floors of its Warehouse or the offices areas within the warehouse nor suspend any excessive weight from any ceiling, roof, stanchion, structure or wall of its Warehouse nor overload any Utility in or serving them;
- (b) do anything which may subject its Warehouse or office area to any strain beyond that which they are designed to bear (with due margin for safety); or
- (c) exceed the weight limits prescribed for any lift in its Warehouse.

Rule 3.5 No loading or unloading other than in a Loading Bay

- (a) Subject to (b) below, each Occupier must not load or unload vehicles except in its Loading Bay provided for that purpose.
- (b) Each Occupier may load and unload vehicles outside its Loading Bay, provided that the vehicles do not block access to other warehouse units or common service roads. ADPC reserves the right to stop any loading

and unloading process of an Occupier at any time at ADPC's sole discretion.

Rule 3.6 No unsupervised work activities

- (a) Each Occupier must not undertake, or permit to be undertaken, any activities relating to loading, unloading or access in or near to its Loading Bay without supervision by or on its behalf.
- (b) If any activity referred to in (a) above results in any damage to its Warehouse or any person, the relevant Occupier must report the incident immediately to ADPC and any appropriate Relevant Authority. Rule 5.3 shall apply in respect of the cost of repairing any such damage.

Rule 3.7 No discharges into Conduits

Each Occupier must not discharge into any Conduit any oil or grease or any noxious or deleterious effluent or substance that may cause an obstruction or might be or become a source of danger, or that might damage any Conduit or the drainage system of its Warehouse, the rainwater storage tank under its Warehouse or any Adjoining Property

Rule 3.8 Disposal of refuse and any spillage

- 3.8.1 Each Occupier must not accumulate or deposit in any part of its Warehouse or KEZAD any refuse, rubbish or trade empties of any kind other than in refuse areas designated by ADPC or within specific waste receptacles places in the Tenant's yard area as previously agreed with ADPC, and shall not burn any refuse or rubbish in its Warehouse or KEZAD.
- 3.8.2 Each occupier must segregate its waste and dispose of such waste between recyclable and non-recyclable items in accordance with the rules set out under the Estidama Code and Scheme managed by the Relevant Authority, as determined by the Government of Abu Dhabi from time to time.
- 3.8.3 No Occupier may discharge or spill any substance from a vehicle or its cargo on any part of its Warehouse or elsewhere in KEZAD. In the event of any oil or fuel spill, the relevant Occupier must:
 - (a) report the spill immediately to the ADPC security and HSE teams and any Relevant Authorities (if applicable);
 - (b) ensure that the spill is cleaned up and all spilled or discharged substances are disposed of immediately and safely in an appropriate manner in accordance with the requirements and instructions of the Relevant Authorities; and
 - (c) if instructed by ADPC or if appropriate considering the nature and extent of the spill, coordinate with ADPC in relation to the clean-up process.

- 3.8.4 If an Occupier fails to comply with its obligations in relation to cleaning up an oil or fuel spill, ADPC has the right to undertake the clean-up and the Occupier must promptly reimburse ADPC the costs of the clean-up.

Rule 3.9 No importation of waste

Each Occupier must not store or import waste in its Warehouse or KEZAD

Rule 3.10 No nuisance

Each Occupier must not:

- (a) do anything in its Warehouse which may be or become a nuisance, or which may cause annoyance, damage, disturbance or inconvenience to, ADPC or any other Occupier or occupier in its Warehouse or any owner or occupier of any Adjoining Property (in every case acting reasonably) that may be injurious to the amenity, character, tone or value of its Warehouse;
- (b) play any musical instrument, or use any loudspeaker, radio, tape recorder, record or compact disc player or similar apparatus in such a manner as to be audible outside its Warehouse; or
- (c) place outside its Warehouse or in the Shared Areas or expose from any window of its Warehouse any articles, goods or things of any kind.

Rule 3.11 No obstruction of Shared Areas

Each Occupier must not do anything as a result of which any Shared Areas or other area over which it may have rights of access or use may be damaged, or their fair use by others obstructed in any way and must not park any vehicle on any road or open area forming part of its Warehouse other than in its Loading Bay or any parking area approved by ADPC.

Rule 3.12 Duty of Care

Each Occupier must exercise a duty of care:

- (a) to safeguard all infrastructure, assets and property installed as a temporary or permanent feature of its Warehouse; and
- (b) against abuse and misuse of internal and external fixtures provided in its Warehouse.

Part C
Fitting out, Repairs, Decorations and Cleaning

Rule 4.1 Fitting Out, Repairs, decorations and cleaning

Each Occupier must comply with the fitting out, repairing, decorating and cleaning obligations set out in its Tenure Document and fitting out related approvals.

Rule 4.2 Fitting out works for any Leased Warehouse must comply with the Fitting out Guide which is issued by ADPC to Occupiers and updated from time to time. The Fitting out Guide is mandatory and all fit out designs, processes and actions by Occupiers and its Occupier Parties in a Leased Warehouse must comply with this guide whether or not the occupier is in occupation of or preparing to occupy the Leased Warehouse or planning for fit out works to be carried out at a later date.

Rule 4.3 All fitting out works for any Leased Warehouse must comply with the requirements of the Estidama Code and Scheme managed by the Relevant Authority, which includes satisfaction of any applicable Estidama sustainability ratings.

Part D
Governance and Enforcement

Rule 5.1 Management and governance

Save as varied in this Part D, the provisions of the KEZAD & KP Rules in respect of governance and enforcement apply to these Warehouse Rules.

Rule 5.2 KEZAD Rules Governance Committee

- (a) The KEZAD Rules Governance Committee is responsible for monitoring and enforcing these Warehouse Rules and any related matters affecting KEZAD.
- (b) The KEZAD Rules Governance Committee has the powers set out in the KEZAD & KP Rules, including the power to impose and ensure the imposition of:
 - (i) Fines and Sanctions for an Offence as set out in the Fines and Sanctions Schedule; and
 - (ii) any other restrictions that it reasonably requires to maintain adequate security standards for the Occupiers and their Occupier Parties and for ADPC within any Warehouse, any Adjoining Property and KEZAD.
- (c) The KEZAD Rules Governance Committee may delegate any day-to-day compliance and governance matters to any other appropriate ADPC department as it sees fit.
- (d) Notwithstanding (c) above, ADPC has the right to replace or supplement the KEZAD Rules Governance Committee with another similar body. ADPC must notify Occupiers of the relevant contact details of any replacement or supplemental body.

Rule 5.3 Violations of Warehouse Rules and the Offences

- (a) Each Occupier and its Occupier Parties that violates any Warehouse Rule is guilty of an Offence.
- (b) The KEZAD Rules Governance Committee may render each Occupier and its Occupier Parties liable to Fines and Sanctions for the relevant Offence or any other fines and sanctions that ADPC reasonably requires from time to time to ensure compliance with these Warehouse Rules.
- (c) If a Relevant Authority imposes a Third Party Fine/Sanction that relates to or is covered by any Warehouse Rule, the KEZAD Rules Governance Committee has the right to impose an appropriate Fine and/or Sanction pursuant to these Warehouse Rules in addition to the Third Party Fine/Sanction.

- (d) Any fine levied by ADPC in accordance with this Rule 5.3 must be paid by the Occupier.
- (e) Each Occupier must make good any damage caused by it or any of its Occupier Parties (by negligence or misuse) to any part of its Warehouse or any asset owned by ADPC in accordance with the relevant provisions of its Tenure Document. If an Occupier fails to do so, then ADPC has the right to repair the damage and the relevant Occupier must reimburse ADPC on demand for its costs of repair. If this reimbursement is not promptly made, ADPC has the right to require the relevant Occupier to pay a Late Payment Amount in addition to the costs of repair.

Rule 5.4 Recording of Offences

- 5.4.1 ADPC will issue a Non-Conformance Report to an Occupier as soon as practicable after becoming aware of an Offence committed by an Occupier or its Occupier Parties. The Non-Conformance Report will include:
 - (a) brief details of the Offence; and
 - (b) reference to the relevant Applicable Law, the KEZAD Rules or any other relevant document resulting in the Offence.
- 5.4.2 Depending on the type and frequency of Offence committed and the particular circumstances:
 - (a) a period of time to remedy, to ADPC's satisfaction, the Offence; and/or
 - (b) a Fine and/or Sanction,may be applicable.
- 5.4.3 The KEZAD Rules Governance Committee must keep a record of each Offence committed for a period of not less than one (1) year from the date of that Offence or, if later, until the Offence is resolved.

Rule 5.5 Fines and Sanctions

- 5.5.1 If an Occupier or one of its Occupier Parties commits a potential or actual Offence, then on:
 - (a) the first, second and any further occurrence:
 - (i) ADPC will issue a Non-Conformance Report; and
 - (ii) the KEZAD Rules Governance Committee has the right to impose a Fine and, depending on the nature and gravity of the Offence, a Sanction. Any Fine and/or Sanction (if applicable) will be recorded against the relevant Occupier; and
 - (b) the third occurrence of an Offence that satisfies the Three Strike Rule:

- (i) ADPC will issue a Non-Conformance Report; and
 - (ii) the KEZAD Rules Governance Committee has the right to impose the Three Strike Rule as set out in Rule 5.6.1(a).
- 5.5.2 Notwithstanding receipt of any Fine or Sanction, an Occupier must as soon as reasonably practicable remedy the Offence, to ADPC's satisfaction and within the agreed period.

Rule 5.6 Consequences of persistent violation of the Warehouse Rules

- 5.6.1 In the event of three (3) occurrences of violating a Warehouse Rule by an Occupier or any of its Occupier Parties within one hundred and eighty (180) days, the KEZAD Rules Governance Committee has the right to:
 - (a) impose the Three Strike Rule; and
 - (b) exercise any remedy available to ADPC under that Occupier's Tenure Agreement.
- 5.6.2 Nothing in this Section 2 derogates from any rights of ADPC in relation to termination under any Tenure Document.
- 5.6.3 Each Occupier must inform ADPC of any Third Party Fine/Sanction (together with a copy and details of that Third Party Fine/Sanction) imposed or threatened to be imposed on it or its Occupier Parties, in each case on a Corporate Basis and an Individual Basis, as soon as it becomes aware of that Third Party Fine/Sanction being imposed or threatened.

Rule 5.7 Appeals

- 5.7.1 An Appeals process will be available in the following circumstances where any of the following Sanctions have been imposed:
 - (a) a Termination of interest in land; or
 - (b) an Exclusion for more than thirty (30) days.
- 5.7.2 For each Appeal, the Appeals committee will be constituted by ADPC. The relevant Occupier or its authorised representative, one (1) member of its Occupier Parties and one (1) adviser must be allowed to attend the Appeals process and present the Occupier's case.
- 5.7.3 Where an Occupier is subject to an Appeals process, it must still act promptly in taking the necessary actions to remedy any damage caused by the relevant Offence (if applicable or possible) unless specifically advised otherwise by ADPC.

Rule 5.8 Payment of Fines and Sanctions

- 5.8.1 Subject to Rule 5.7.2, an Occupier will receive an invoice from ADPC each month for Fines and Sanctions incurred by it and its Occupier Parties for the

previous month. The relevant Occupier must pay that invoice within thirty (30) days of receipt.

- 5.8.2 For the purposes of this Rule 5.8, if an Occupier fails to pay any amount due under Rule 5.8.1 on the due date ("**Due Date**"), ADPC may increase that amount to include an additional amount ("**Late Payment Amount**") calculated in accordance with Rule 5.8.3 and for the purposes of Rule 5.8.3:
- (a) "**Applicable Period**" means the period beginning on the Due Date and ending on the date on which the Unpaid Amount is paid in full;
 - (b) "**EIBOR Screen Rate**" means the United Arab Emirates Interbank Offered Rate for AED displayed on the appropriate page of the Reuters screen. If the agreed page is replaced or service ceases to be available, ADPC may specify another page or service displaying the appropriate rate;
 - (c) "**EIBOR**" for any period and any amount means the rate per annum calculated by ADPC as the arithmetic mean (rounded upwards to four (4) decimal places) of the EIBOR Screen Rate for that period, at or about 11.00 a.m. on the quotation date for that period; and
 - (d) "**Unpaid Amount**" means any amount due from an Occupier under Rule 5.8.2 but unpaid.
- 5.8.3 The Late Payment Amount is an amount equal to the Unpaid Amount multiplied by the sum of (i) EIBOR for the Applicable Period expressed as a percentage per annum; and (ii) and four percent (4%) per annum, with the product then multiplied by the number of days in the Applicable Period and then divided by three hundred and sixty-five (365).
- 5.8.4 Any Late Payment Amount received by ADPC must be:
- (a) used to pay any actual costs (not to include any opportunity cost or funding costs) incurred by ADPC as a result of the late payment of the Unpaid Amount; and
 - (b) the remaining amount (if any) must be donated, on behalf of the relevant Occupier, to the Red Crescent or any other Islamic charity or charities chosen by ADPC.

**PART 2
GENERAL HSE**

Contents

Rule	Page
Section 1 Organising the Warehouse	189
Section 2 HSE Management	191
Section 3 Electrical Safety	193

SECTION 1 ORGANISING THE WAREHOUSE

Rule 6.1 General

- 6.1.1 Each Occupier must provide and maintain an organised and safe working environment within its Warehouse that:
- (a) provides:
 - (i) safe traffic routes as set out in Rule 6.2;
 - (ii) adequate lighting as set out in Rule 6.3; and
 - (iii) for record keeping as set out in Rule 6.4; and
 - (b) complies with:
 - (i) all Applicable Laws; and
 - (ii) Best International Practices,

in relation to the matters referred to in (a) above.
- 6.1.2 Each Occupier must comply with AD EHSMS Framework in relation to access to and tidiness of its Warehouse.

Rule 6.2 Traffic routes

Each Occupier must consider and implement, wherever appropriate or reasonably practicable, the following measures in its Warehouse at all times:

- (a) use clear signage for all traffic routes;
- (b) maintain reasonable distances between persons and vehicles, using a physical barrier and clear audible or visual warning devices and signage, where possible;
- (c) set and enforce appropriate speed limits;
- (d) make sure that all Occupier Parties are properly trained to use vehicles;
- (e) clearly mark out any gangways, aisles and storage areas;
- (f) make sure that any gangways and aisles are wide enough to allow for the passage of vehicles and mechanical handling equipment;
- (g) maintain strong, proper and flat road surfaces without steep slopes, where possible;
- (h) ensure that any doorways through which vehicles pass are clearly marked with vision panels and the safe clearance height;

- (i) keep all traffic routes clear from items on the ground, obstructions or overhead cables, if any;
- (j) avoid sharp bends and blind corners for vehicles or, where this is not reasonably practicable, use suitable warning signage and well-positioned mirrors and reflectors;
- (k) make sure that all traffic routes and pathways are adequately lit; and
- (l) make sure that all persons using, or assisting the movement of, vehicles wear high-visibility reflective clothing.

Rule 6.3 Lighting

- 6.3.1 Each Occupier must provide adequate lighting, whether natural or artificial for its Warehouse. The level and type of lighting will depend upon the type of work being carried out and the dangers associated with it.

Rule 6.4 Fire safety measures

Each Occupier must comply with AD EHSMS Codes of Practice for Fire Prevention, Planning and Control and Codes of Practice for Emergency Management in its Warehouse.

Rule 6.5 Safety signage

Each Occupier must:

- (a) erect and maintain clear and easily visible signage relating to safety issues in its Warehouse, wherever appropriate; and
- (b) comply with the AD EHSMS requirements for Safety Signage and Signals in its Warehouse.

Rule 6.6 Record keeping

Each Occupier must keep full, detailed, accurate and up-to-date written records in accordance with all Applicable Laws at its Warehouse, with other records required by these Warehouse Rules.

SECTION 2 HSE MANAGEMENT

Rule 7.1 General

Each Occupier must comply with all Applicable Laws and Best International Practices in relation to the management of HSE issues in its Warehouse.

Rule 7.2 HSE Policy

Each Occupier must have a written HSE policy setting out its executive management intentions on HSE issues and how those intentions are applied to its Warehouse.

Rule 7.3 Occupier Parties

All Occupier Parties must, at all times while working in or close to their Occupier's Warehouse:

- (a) carry proper identification, work permits, licences and any other requisite authorisations pursuant to Applicable Law; and
- (b) be in a legally valid contractual relationship with their Occupier.

Rule 7.4 First aid

Each Occupier must comply with AD EHSMS Codes of Practice for First Aid and Medical Treatment.

Rule 7.5 Training

7.5.1 Training to Occupier Parties

Each Occupier must:

- (a) provide proper and clear HSE induction training to all of its employees on:
 - (i) relevant HSE issues;
 - (ii) the Prohibited and Restricted Uses;
 - (iii) risks identified pursuant to its risk assessments carried out from time to time;
 - (iv) all requirements for fitting out works or any permitted alterations, repair, decorating and cleaning in accordance with its Tenure Document, as applicable;
 - (v) all requirements relating to conduct in Zone Areas; and

- (vi) all other relevant provisions in these Warehouse Rules and the KEZAD & KP Rules relating to its Occupier Parties and their obligations,

which may need to be followed while working or present in its Warehouse. This HSE induction training must be provided by or on behalf of each Occupier for each employee when it starts working in its Warehouse and, thereafter, for regular update training and when new risks are identified pursuant to (iii) above;

- (b) provide training to all of its Occupier Parties in relation to all activities that they will or may undertake, including:
 - (i) safe use of vehicles, work equipment and PPE, and any related manufacturer's instructions;
 - (ii) manual handling;
 - (iii) mechanical handling;
 - (iv) storing materials;
 - (v) stacking materials;
 - (vi) any reporting requirements and practical considerations relating to (i) to (vi) above; and
 - (vii) any other relevant provisions in these Warehouse Rules;
- (c) keep adequate records of the training provided pursuant to (a) and (b) above and provide a copy of these records to ADPC for review on request; and
- (d) take all necessary steps, and instigate and maintain all necessary procedures, to procure strict compliance of activities in accordance with the training provided pursuant to (a) and (b) above.

7.5.2 Each Occupier must comply with AD EHSMS Codes of Practice for First Aid and Medical Treatment.

SECTION 3 ELECTRICAL SAFETY

Rule 8.1 General

Each Occupier must use electricity in its Warehouse in a safe and cautious manner and in accordance with:

- (a) all Applicable Laws, including the AD EHSMS Codes of Practice in relation to Electrical Safety;
- (b) all requirements established by any Relevant Authorities;
- (c) Best International Practices; and
- (d) as much as is reasonably practicable, the practical considerations set out in Rule 8.2.

Rule 8.2 Practical considerations

- 8.2.1 all electrical systems must be constructed and maintained to prevent danger.
- 8.2.2 all installed electrical equipment must be designed for the environment in which it is used.
- 8.2.3 Safe isolation procedures must be put in place.
- 8.2.4 Avoid the need to work on or near live conductors wherever possible and put safe working practices in place when live work needs to be performed.
- 8.2.5 Choose equipment that is suitable for the job and, wherever possible, use low-voltage equipment.
- 8.2.6 Make sure that all its Occupier Parties working on electrical tasks are competent, qualified and trained to do so.

**PART 3
STORING MATERIALS**

Contents

Rule	Page
Section 1 Storing Materials.....	195

SECTION 1 STORING MATERIALS

Rule 9.1 General

9.1.1 Each Occupier must comply with:

- (a) the Restricted and Prohibited Uses, in particular the prohibition of hazardous materials unless previously agreed in writing with ADPC and stored and handled in accordance with the relevant Material Data Safety Sheet for each item ;
- (b) all Applicable Laws; and
- (c) Best International Practices,

in relation to storage of materials in its Warehouse.

9.1.2 Each Occupier must focus on the following recycling strategy in its Warehouse:

- (a) Reduce;
- (b) Reuse; and
- (c) Recycle.

Rule 9.2 Location of storing materials

Each Occupier must:

- (a) properly designate and clearly mark any storage areas; and
- (b) not permit any storage outside its Leased Warehouse or Musataha Warehouse (as applicable).

Rule 9.3 Safe racking

Each Occupier must in relation to the installation of racking:

- (a) install racking in line with the manufacturer's instructions and have received ADPC's prior agreement in writing under the process set out in the Fitting Out Guide;
- (b) mount racking on sound, level floors which can withstand the point loading at each base plate;
- (c) if mechanical handling equipment is used, ensure that the racking is securely fixed to the floor;
- (d) ensure that any gangways or aisles are wide enough to allow any mechanical handling equipment to move safely;

- (e) when adjustable pallet racking is installed, ensure that the beam connector locks are always securely fixed at the ends of each beam to prevent the beams being moved accidentally; and
- (f) ensure that racking is marked with the safe working load;

Each Occupier must in relation to the maintenance of racking:

- (a) regularly inspect it to find any faults and keep a logbook of inspections, damage and repairs;
- (b) encourage employees to report any damage, however minor, so that its effect on safety can be, and is, assessed;
- (c) if it is not clear how safe the racking system is, contact the manufacturer for advice; and
- (d) prevent any faulty racking from being used, normally by unloading it safely and putting control measures in place; and

Each Occupier must in relation to the protection of racking:

- (a) if racking is likely to be hit by lift trucks and other vehicles, it should be protected;
- (b) renewable column guards or guide rails should be used to prevent trucks getting too close to the main structure; and
- (c) since corner uprights are especially at risk, they should be carefully protected and painted them in a bright, obvious and eye-catching colour.

Rule 9.4 Storage height

Each Occupier must adhere to the following storage requirements in all Leased and Musataha Warehouses:

- (a) Subject to approval by the Relevant Authority, the clearance from the roof must be minimum 1.5 meter when storage is undertaken with racking and without provision of sprinklers and clearance from the sprinkler head must be minimum 0.5m (500millimeter) with provision of sprinklers.

PART 4
REPORTING, INSPECTION AND SECURITY REQUIREMENTS

Contents

Rule	Page
Section 1 Reporting.....	198
Section 2 Inspections	200
Section 3 Security Measures	201

SECTION 1 REPORTING

Rule 10.1 General

- 10.1.1 Each Occupier must comply with the reporting and notification requirements in its Tenure Documents.
- 10.1.2 Each Occupier must comply with Monitoring, Investigation and Reporting requirements within the AD EHSMS Framework

Rule 10.2 Reporting of breaches

Each Occupier must immediately report to ADPC Customer Services (customerservice@adports.ae) in writing all breaches of these Warehouse Rules by it or any of its Occupier Parties.

Rule 10.3 Statutory and other notices

Each Occupier must:

- (a) within seven (7) days of receipt (or sooner if required having regard to the time limits stated therein), give written notice to ADPC of any notice, order or proposal for a notice or order directly or indirectly affecting its Warehouse or its activities in its Warehouse or any Adjoining Property (or, in each case, any part thereof) served on the Occupier or at its Warehouse;
- (b) provide ADPC with a copy of that notice, order or proposal for a notice or order; and
- (c) if so required by ADPC, join in making any objection or representation concerning those matters that ADPC requires.

Rule 10.4 Reporting

Each Occupier must :

- 10.4.1 Inform ADPC of:
 - (a) any environmental incident, which results in the discharge or spillage of any oil, fuel, chemicals, or other hazardous liquids or materials onto any Plot or the Zone Area;
 - (b) the accidental or unintended release of any pollutants or hazardous gases into the atmosphere;
 - (c) the release of any gases beyond any Environmental Approvals and Permits issued by any Relevant Authority and/or ADPC;

- (d) any major H&S accident of an Occupier (including its Occupier Parties), which results in a fatality, the loss of any body parts, or head injuries.
- (e) notification of all major health and safety accidents and environmental incidents and accidents must be provided to ADPC via email to HSE@KEZAD.ae and must be provided no later than 12 hours from the occurrence of such incident.

10.4.2 Deliver reports to ADPC and the Relevant Authorities, such as the Health Authority – Abu Dhabi, the Environmental Agency – Abu Dhabi and the Abu Dhabi Occupational Safety and Health Center (OSHAD), as relevant of any infectious diseases that result in serious injury or fatality at its Warehouse or, where it has knowledge, in KEZAD. These reports must be delivered immediately upon the occurrence of a relevant injury or fatality.

SECTION 2 INSPECTIONS

Rule 11.1 ADPC's rights of inspection

- 11.1.1 ADPC has the right to carry out inspections on any Leased Warehouse and Musataha Warehouse with prior notice (except in the case of an emergency when no notice is required).
- 11.1.2 For the purpose of Rule 11.1.1, each Occupier must provide unconditional access to all areas of its Warehouse.

SECTION 3 SECURITY MEASURES

Rule 12.1 Establishment of security measures

Each Occupier must establish and maintain appropriate security measures to protect:

- (a) its Warehouse and associated infrastructure (if any); and
- (b) the contents of its Leased Warehouse or Musataha Warehouse (as applicable).
- (c) In relation to security during operations phase, Occupier must comply with the Rules & Regulations set forth by the UAE Ministry of Interior, Private Security Business Department (PSBD), or any other Relevant Authority, including with respect to the provision of monitoring and recording equipment.

Rule 12.2 Security inspections

The ADPC security team has the right to stop and inspect any vehicle or person in KEZAD for the purpose of identifying the vehicle, the person or the relevant Occupier or for ensuring compliance with these Warehouse Rules. This may include any vehicle making deliveries to any Occupier, the delivery papers relating to the delivery and any identification documents.

**PART 5
FINES AND SANCTIONS**

Contents

Rule	Page
Section 1 Fines and Sanctions Schedule	203

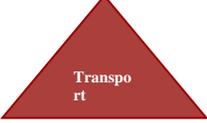
**SECTION 1
FINES AND SANCTIONS SCHEDULE**

**Part A
(Definitions)**

Defined Term	Definition
"HSE Offence"	means any violation of any Warehouse Rule relating to HSE issues.
"Vehicle Offence"	means any violation of any Warehouse Rule relating to the use of vehicles.

Part B
(Key of Sanctions)

Type of Sanction	Definition of Sanction	Symbol
ADPC Step-in	means ADPC to step-in and perform the Occupier's obligation on its behalf and be reimbursed.	
Cancellation of ADPC Approval	means a cancellation of any relevant ADPC Approval(s).	
Compensation	means compensation to ADPC for loss suffered and/or expense incurred.	
Confiscation	means the confiscation of items belonging to an individual, an Occupier or an Occupier Party.	
Exclusion	means a temporary or permanent exclusion (of an individual, Occupier or property) from KEZAD.	
Injunction	means immediate ceasing of an activity.	
Specific Performance	means specific performance of an obligation by the Occupier.	
Termination of interest in land	means the termination of an Occupier's Tenure Document.	

Type of Sanction	Definition of Sanction	Symbol
Three Strike Rule	<p>Three (3) occurrences of violating a Rule within one hundred and eighty (180) days, where (in addition to a possible Fine) the Sanction for:</p> <p>(a) three (3) Vehicle Offences committed by an Occupier on an Corporate Basis is</p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p>Transport</p> </div> <div style="text-align: center;">and/or</div> <div style="text-align: center;">  <p>Exclusion</p> </div> </div> <p>(b) three (3) HSE Offences committed by an Occupier on a Corporate Basis is</p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p>Injunction</p> </div> <div style="text-align: center;">  <p>Cancellation of an ADPC Approval</p> </div> <div style="text-align: center;">  <p>Exclusion</p> </div> </div>	
Transport Alternative	means a requirement that an Occupier (an individual) or an Occupier Party (an individual) does not drive any vehicle in KEZAD.	

Part C
(List of Fines)

No.	Type of violation	First application of a Fine (AED)	Second application of a Fine (AED)	Third & subsequent application of a Fine (AED)
1.	Violation of any Warehouse Rule	1000/violation	2000/violation	3000/violation
2.	Violation of any KEZAD & KP Rule	In accordance with the KEZAD Rules (Part II, Annexure 4) & KP Rules		
3.	Storage of any hazardous material (without ADPC and Relevant Authority Approval) or Storage of non-permitted hazardous material.	50,000	100,000	250,000
4.	Violation of Permitted Use	2000/day up to a maximum of 300,000 for each violation identified (in accordance with Note 4 below)		

Notes:

1. Fines and Sanctions are dealt with in accordance with Rule 5.
2. The third column headed "First application of a Fine/AED" in this Fines and Sanctions Schedule sets out the Fine applicable for the first time that a Fine will be applied in respect of the relevant Offence. The fourth column headed "Second application of a Fine/AED" in this Fines and Sanctions Schedule sets out the Fine applicable for the second time that a Fine will be applied in respect of the relevant Offence. The fifth column headed "Third & subsequent application of a Fine/AED" in this Fines and Sanctions Schedule sets out the Fine applicable for the third and each subsequent time that a Fine will be applied in respect of the relevant Offence.
3. Fines stated "per day" in the Fines and Sanction Schedule are calculated on a daily basis and will be applied from and including the date of commencement of the Offence. This date of commencement of the Offence will be reflected in the Non-Conformance Report, and/or such other communication issued by or from ADPC.
4. A Fine is payable by an Occupier for any Offence committed by any of its Occupier Parties whilst it is providing services or is travelling within KEZAD to provide services to that Occupier. The ADPC security team has the right to stop and inspect any vehicle travelling or person in KEZAD for the purpose of identifying the vehicle, person or the relevant Occupier or for ensuring compliance with these Warehouse Rules. This may include any vehicle making deliveries to any Occupier, the delivery papers relating to the delivery and any identification documents.
5. Any damage to ADPC's property shall be dealt with in accordance with (a).
6. This Fines and Sanctions Schedule is not exhaustive and ADPC reserves the right to impose appropriate Fines and Sanction on a case-by-case basis for instances not included herein.
7. The fines and sanctions specified in the KEZAD & KP Rules (including fines and sanctions relating to the use of, and conduct in, Zone Areas) are additional to this Fines and Sanctions Schedule.
8. The Fines and Sanctions Schedule is subject to review and change from time to time and ADPC shall communicate such changes to the Occupiers.

All Fines and Sanctions set out above may be imposed by ADPC at its sole discretion.

ABU DHABI PORTS COMPANY PJSC

**Established by the Executive Council of Abu Dhabi pursuant to the Emiri Decree No. 6
of 2006**

**Endowed with ownership of land comprising the KEZAD and Khalifa Port in the
Emirate of Abu Dhabi pursuant to Executive Council resolution No. 11 of 2006**

© Abu Dhabi Ports Company PJSC