

DECISION NO 20/90

Regarding the Rules Regulating and Specifying Coastal Setbacks.

After perusal of Royal Decree No 27/85 establishing the Supreme Committee for Town Planning .

And the decision of the Supreme Committee for Town Planning issued in its fifth meeting of 1988 held on 9.11.1988.

It is decided:

- Article (1)** Coastal setbacks shall be defined according to the following:
- A) Verges of construction development along the Omani Coasts.
 - B) Enabling the public to use and benefit from the coasts with the exception of the areas allocated for certain purposes.
- Article (2)** The Ministry of Housing shall undertake coastal setbacks specification in each area in coordination with the Ministry of Environment and the Ministry of Commerce and Industry and in accordance with the planning studies of regions, towns and villages and their different levels, whether regional, structural or local.
- Article (3)** On preparing the planning studies regarding the use of the areas adjacent to Coasts the following shall be considered :
- A) The terms of reference regarding the prevention of coastal erosion decided by the Ministry of Environment.
 - B) The natural factors and conditions of the area .
 - C) The planning studies of the parallel areas.
- Article (4)** Permits for establishing any tourist projects along the coasts are not allowed unless the required planning studies are carried out to ensure the possibility of providing the public utilities necessary for the project, as well as the conservation of environment and aesthetic aspects of the project location.
- Article (5)** Defining setback limits along the coasts shall be horizontally measured from the maximum end of tidemark.
- Article (6)** Defining setback limits in coastal settlement areas shall be according to the following considerations:
- A) For implementing the provisions of this decision coastal settlement areas shall mean the areas in which settlements exist on the level of a town or a village.
 - B) On defining the range of setbacks, the fixed establishments which exist within the traditionally known range of the area facing the sea shall be taken into consideration despite its adjacency to tidemark.
The Ministry of Housing shall determine its specification in coordination with the Ministry of Environment and the other Ministries and concerned agencies.
The owners of the lands existing behind these limits shall be allowed to establish their new buildings or set right the existing buildings after the above mentioned areas being designed and re-planned by the Ministry of Housing.
 - C) Specifications enlisted for coastal setbacks and stated in article (7) of this decision after amendment shall be taken into consideration in cases of constructional extension of such areas in order to agree with the factors and conditions of each area and according to the decision taken by the Ministry of Housing after coordination with the Ministry of Environment.
- Article. (7)** Defining the limits of setbacks for open Coastal areas shall be according to the following considerations:
- A) For implementing the provisions of this decision, open coastal areas shall mean the areas where no settlements exist outside the borders of the expected construction extension as

decided by the Ministry of Housing.

Setbacks shall be specified by 300m regarding the natural Coasts characterized by its scenic views including high cliffs and rocky peaks. No project shall be established - within the limits of these setbacks - unless approved by the Ministry of Environment in coordination with the Ministry of Housing.

Setbacks shall be specified by 150m for sandy beaches and around the khwars.

Setbacks shall be specified by 50m for beaches where the construction developments have limited impact on the environment.

Article (8) The Supreme Committee for Town Planning -after coordination with the Ministry of Housing, the Ministry of Environment and other concerned Ministries and authorities -shall specify the detailed regulating rules for implementing the provisions of this decision.

Article (9) Any provisions contradicting with this decision shall be cancelled.

Article (10) This decision shall be published in the Official Gazette and shall be effective from the date of publication.

Issued on 14 Shawa1. 1410 H, C.T. 9 May, 1990

Qais Bin Abdul Moniem Al Zawawi

Deputy Prime Minister for Financial & Economic Affairs.

Chairman of the Supreme Committee

for Town Planning.