Towards Urban Development Decentralization

The experience of Qatar from city state to multinuclear development.

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Towards Urban Development
Decentralization

- Qatar Context
- Qatar – A Growing Nation
- The Urban Growth of Doha
  Challenges of rapid expansion
- QNDF 2032 Vision
- Strategic Planning Objectives
- National Spatial Strategy (2032)
- Strategy for Metropolitan Doha
Qatar Context

**Figure 2.2** Forecast National Population Distribution (2010 – 2033)

Legend:
- Population 2010
- Population 2021
- Population 2032
- Major Road
- Metropolitan Zone Plan Boundary

Note:
1. Urban area within Metropolitan Zone
2. Islands & Khareef community & Upper Sabaa Development

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Population</th>
<th>Growth Rate (pa)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1986</td>
<td>369,079</td>
<td>3.80%</td>
</tr>
<tr>
<td>1997</td>
<td>522,023</td>
<td>6.10%</td>
</tr>
<tr>
<td>2004</td>
<td>744,029</td>
<td>23.70%</td>
</tr>
<tr>
<td>2008</td>
<td>1,448,479</td>
<td>8.80%</td>
</tr>
<tr>
<td>2010</td>
<td>1,702,211</td>
<td>8.00%</td>
</tr>
<tr>
<td>2017</td>
<td>2,545,000</td>
<td>7.10%</td>
</tr>
<tr>
<td>2032*</td>
<td>2,520,000</td>
<td>-0.10%</td>
</tr>
</tbody>
</table>

Sources:
QSA/GSDP (2012)
The current official population is approximately 2.02 million+ (Jan 2014)

However, the **permanent resident population** is approximately 1.0 million

QNDF is planning for 2.5 million by 2032

Also preparing a High Growth scenario of 3.5 million, and a Decentralization option for 3.5 million
The Urban Growth of Doha
Challenges of rapid expansion

- Urban sprawl
- Limited sense of community
-Disconnected land uses
- Inefficient use of land
- Increasing journey time and congestion
- Decreasing quality of life (e.g. pollution)
- Decreasing environmental quality
- Skewed infrastructure investment
- Under-provision of community services
- Mismatch between real estate supply and demand
QNDF 2032 Vision

QNDF VISION
Create a role model for sustainable urban living in the 21st Century and the most livable towns and cities by:

1. Producing an attractive and livable urban environment by introducing more sustainable forms of transportation, linked to increasing densities in transit oriented development and providing a vibrant, distinctive and high quality public realm.

2. Promoting economic and environmental sustainability by guiding and focusing future major public and private sector investments in mixed use, mixed density, highly accessible centers and restricting development elsewhere, especially in Environmental Protected Areas.

3. Creating a distinctive identity for Doha as an international cultural center and dynamic knowledge hub by supporting a brand for the future growth of the city consistent with Qatar values whilst enabling local interpretations at city, district and neighborhood levels.

4. Providing a robust and innovative spatial and physical legislative planning framework by providing a coordinated and integrated suite of plans, policies and guidelines at national, municipality and local area levels to focus stakeholder actions.
Strategic Planning Objectives

1. Promote a high quality Capital City Precinct within Inner Doha, with 3 Capital City Centers (West Bay, Downtown Doha, Airport City) having a vibrant, attractive and sophisticated public realm where high quality lifestyle choices are achieved.

2. Develop a number of high quality mixed-use, mixed density centers as transit oriented development (TOD) based on the public transit system to achieve balanced growth and patterns of movement.
Strategic Planning Objectives

4
Establish a high quality and integrated public transport network that results in a modal shift from private motor vehicles to public transport across Qatar.

13
Protect and enhance the natural, built and cultural environment to avoid adverse impacts from urban land uses.
Strategic Planning Objectives

15 Plan, coordinate, deliver, upgrade and manage transport and utilities infrastructure services in a timely and cost-effective manner to achieve sustainable urban communities, mixed-use centers, balanced growth, and environmental benefits for Qatar

16 Establish urban growth boundaries around Metropolitan Doha and other urban areas to ensure the efficient use and timely release of land
Concept for Mixed-Use, Mixed Density Centers
QNDF Spatial Strategy for the Future

National Spatial Strategy (2032)

Metropolitan Doha Structure Plan

Center Hierarchy

Multinuclear Development, Compact Cities, Mixed-use & TOD
National Spatial Strategy (2032)
Strategy for Metropolitan Doha

- Capital City Precinct and four Metro centers
- Developed secondary centers hierarchy
- Extensive public spaces and parks
- City limit contained by agri-eco belt
- More compact urban areas
- Efficient land utilization
- Distinctive City identity
- Density, land use and transport integrated
- Extensive public transit system
- Well served by community facilities
- High quality environmental resources
- Extensive public realm
- Higher quality of life
Thank you