

i.1. Guideline Vision and Principles

This Master Planning Guideline provides guidance to developers and consultants on the master plan approval process. It sets out the standards that support the creation of safe and livable communities and enhance quality of life.

The development of the guideline was informed by local and international best practices while remaining mindful of the local regulatory and market context. The guideline has been developed on the basis of the key principles illustrated aside.

"Clarity and Quality" is a key principle that guided the development of the guideline document. However, the remaining principles are not only applicable to this guideline but should also guide the development of the design strategies in all master plans.



Clarity and Quality

Providing clear and consistent guidelines and requirements which support the delivery of quality master plan design and submissions.



Context Consideration

Creating master plans that consider the surrounding urban context, respond to existing and planned land uses and support the overarching structure or framework of the development.



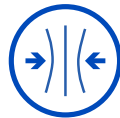
Connectivity and Accessibility

Developing permeable master plans that promote walkability and the use of public transport modes and enhance accessibility to land uses within the master plan and its surroundings.



Built Form and Placemaking

Creating master plans which deliver human scale urban form where community building and wellbeing is achieved through the creation of spaces that are attractive to all users and residents.



Sustainability and Resilience

Developing master plans that recognize the economic, environmental and social constraints and adopt design practices that promote the efficient use of resources and provide for flexible and adaptable systems.

i.2. Guideline Jurisdiction

This guideline takes precedence over standards and guidelines that were previously used as part of the master plan development and submission to DDA.

This guideline now forms the basis for master plan requirements in all areas that fall under DDA's planning jurisdiction as per the authority's mandate. It must be used in conjunction with other relevant standards and guidelines, as applicable.

It is the responsibility of the developer and the consultant to ensure that the proposed master plan conforms with the requirements of this guideline and all subsequent updates and all other applicable standards and guidelines (beyond the remit of this guideline).

This guideline may be updated regularly with prevailing design principles and requirements. Any updates to this guideline will be announced and made available for download on DDA's website (dda.gov.ae).