Land use Sub-Classification

In addition to the land use structure adopted for the manual, it has also been identified that travel characteristics vary for certain land uses depending on their location within the Emirate. Three major locations have been identified within the Emirate. These are:

• Abu Dhabi City;

• Al Ain City; and

• Others.

'Others' refers to all areas within the Emirate of Abu Dhabi, excluding Al Ain City and Abu Dhabi City. Examples of 'Others' include Madinat Zayed, Ghayathi, Liwa, Sila etc.

Further to this regional classification, a further urban sub-classification has been adopted for Abu Dhabi and Al Ain. These are:

• Central Business District (CBD): also referred to as the Downtown Area, the CBD is the heart of a city where commercial, retail and trade are predominant. The main characteristics of a CBD area are high levels of transport, good public transport access, high pedestrian activity and extensive parking restrictions. The CBD areas for Al Ain City and Abu Dhabi City have been taken from the DoT and Urban Planning Councils definition of the CBD areas.

• Non Central Business District (Non CBD): is the built up area within the city limits or Metropolitan Area, but excluding the CBD area as defined above. This area tends to consist of lower density developments, residential communities and neighbourhood centres supporting a mix of commercial and community activities. Traffic volumes are usually lower than in the CBD area, as is public transport provision and pedestrian movements.

In total 5 regional sub-classifications have been adopted for certain Land use Classes within the manual. These are:

• Abu Dhabi CBD;

• Abu Dhabi Non CBD;

• Al Ain CBD;

• Al Ain Non CBD; and

• Others.

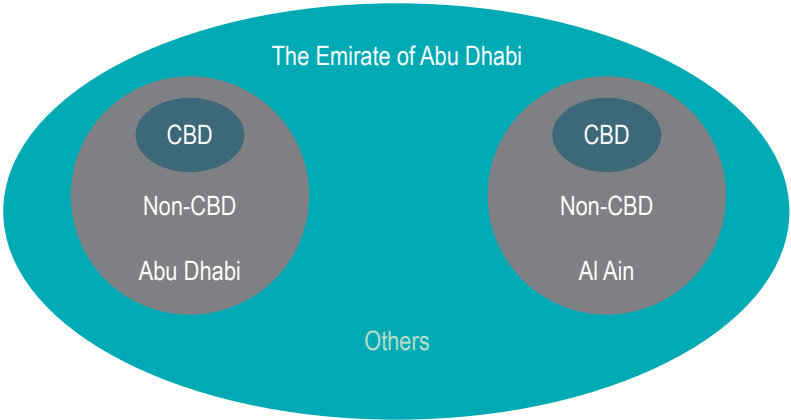Figure 3 illustrates the spatial distribution structure adopted for this manual.

Figure 3: Spatial Distribution Structure Adopted for the Manual