

**Figure 2: The Residential District**

### 1.4.1 Site Constraints

Due to its close proximity to the airport, the Residential District Master Plan and land-use distribution took into consideration both physical and non-physical constraints:

- Airport Height and Obstacle Constraints
- Airport Noise Contours
- Airport Flight Path and Safety Zones
- Layout Structure and Utility Reservations
- Access Points

These constraints are considered to have an impact in the flexibility of the adopted planning approach.

### 1.4.2 Design Approach and Principals

The six basic principles used in the Residential District master planning are:

- Acknowledge contextual constraints and address site limitations
- Provision of centralized amenities.
- Provision of adequate green spaces for leisure and recreational purposes
- Create neighborhood clustering to achieve equal and balanced distribution of services
- Maximize Land utilization with respect to BUA within allowable height limits.
- Organize self-contained neighborhood communities connected with a viable and efficient road network.

The development of the Residential District is closely related to the general concept of self-contained development in Dubai South, and is geared to service the new airport and main facilities in terms of providing suitable and appropriate housing for employees and their families. The development vision depends on three main pillars: the first is the convenience of living close to their workplace and decreasing daily generated trips; the second is the availability of end-users that ensures housing demand; and the third is affordability and compatibility of such development to specific income groups as the residences were designed according to the needs of each group.

The approach to design a predominantly residential character city revolves around injecting a variety of characters for the development to utilize and maximize their exposure to green open spaces. The green “pockets” are envisaged as the key element to act as meeting grounds and outdoor activities for the residents.