

3.1. Land Use Classification

Land use reflects the purpose and the manner of using the land. This should consider land use allocation, development, ownership and management.

The land use allocation has a direct impact on other planning considerations including population estimates, trip generation and parking requirements. As such, it should be carefully planned to ensure maximized land potential, integration with mobility networks and services and creation of hubs of activity that serve the needs of the community.

Land use allocation must follow DDA's standard land use classifications as set out in Appendix B.

The standard land use classification consists of two levels. Level 1 includes ten overarching land use categories. Level 2 provides sub categories that cover a range of unique land use classifications under Level 1 categories. A summary of land use classifications is illustrated in Figure 3.1.

Reference should be made to the definitions of each land use category to ensure accurate allocation of land uses.

If multiple land uses are allocated to one plot, all land uses (Level 1 along with corresponding Level 2) must be clearly assigned and accounted for in the overall land use budget sheet.

In the case that a land use is not covered within the land use classifications, the master developer may request a new land use category to be added to the classifications subject to providing sufficient substantiation and following DDA review/approval prior to submission.

Residential

- Villa
- Attached Villas
- Apartment
- Staff Accommodation
- Labor Accommodation

Hospitality

- Hotel
- Resort
- Hotel Apartment
- Student Accommodation

Industrial

- Light Medium-Industry
- Heavy Industry
- Warehouse

Recreational

- Museum
- Cultural Center
- Performing Arts Venue
- Sports Venue
- Sports Facility
- Golf Course
- Equestrian Center
- Zoo
- Aquarium
- Club House
- Cinema
- Marina
- Theme/Amusement Park

Facilities

- Prayer Rooms
- Local Masjid
- Juma'a Masjid
- Eid Prayer Area
- Religious Facility
- Cemetery
- Police Point
- Police Station
- Civil Defense Point
- Civil Defense Station
- Ambulance Point
- Ambulance Station
- Post Shelter
- Post Office
- Library
- Government Center
- Children Nursery
- Kindergarten
- School
- University
- Educational Institute
- Clinic
- Government Hospital
- Private Hospital
- Healthcare Center
- Guard House
- Facility Management
- Driving School
- Elderly Care Facility
- Rehabilitation Center
- Public Toilet

Commerical

- Retail
- Petrol Station
- Exhibition/Conference Center
- Shopping Center

Office

- Office

Utilities

- Power Plant
- Substation 400 Kv
- Substation 132 Kv
- Substation 11 Kv
- District Cooling Plant
- Fire Fighting Facility
- Potable Water Facility
- Irrigation Facility
- Sewage Treatment Plant
- Storm Water Facility
- Storm Water Pond
- Sewage Pumping Station
- Waste Management Facility
- Meet Me Room (MMR)
- POP Room
- GSM Tower
- Gas Farm
- Desalination Plant
- Ring Main Unit (RMU)
- Feeder Pillar
- Utility Corridor

Open Space

- Landscape
- Sector Park
- District Park
- Community Park
- Neighborhood Park
- Pocket Park
- Playground
- Buffer Zone
- Promenade
- Beach
- Break Water
- Water Body
- Conservation Area
- Sikka

Transport

- Access Road
- Right-of-Way (ROW)
- Car Parking
- Car Parking Structure
- Bus Station
- Metro Station
- Tram Station
- Rail Station
- Railway
- Other Transit Station
- Ferry Terminal
- Cruise Terminal
- Truck Rest Area
- Helipad

Figure 3.1: Land Use Classification