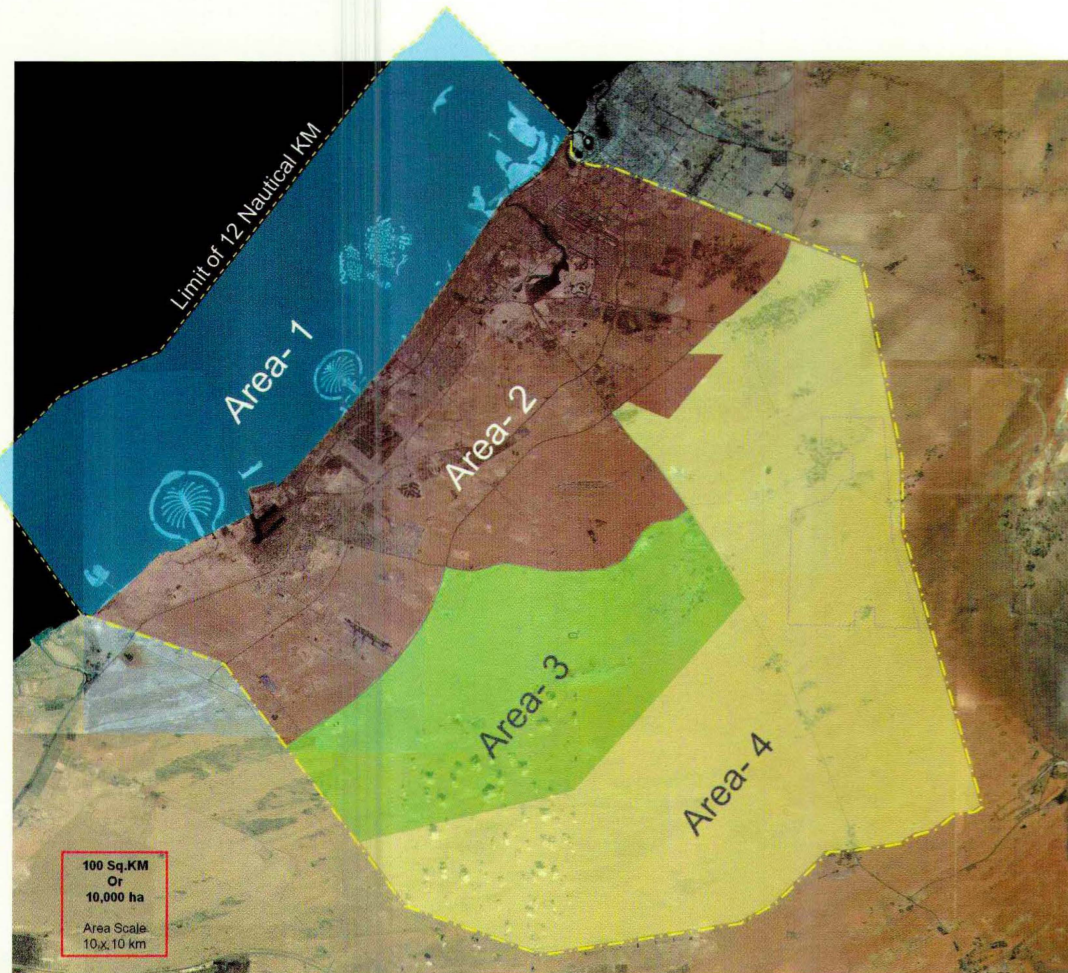
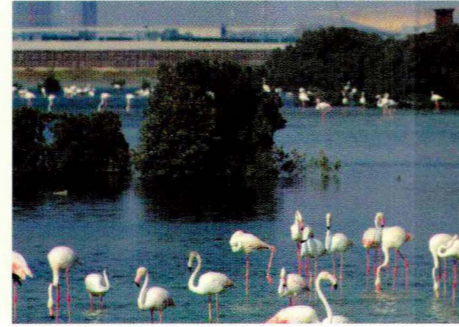
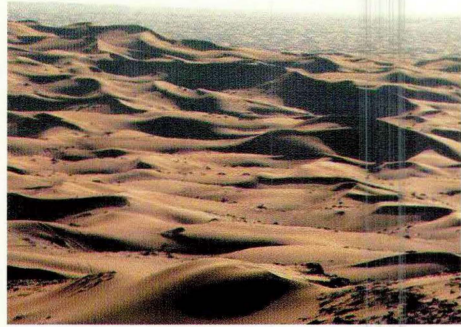


DUBAI 2020 URBAN MASTERPLAN



Urbanization Parameters

**Area-1
Offshore Islands**
Sensitive environmental man-made islands for urban/ resorts development and tourism

**Area-2
Metropolitan Area**

Area 1 and 2 cover:
- Existing urban fabric
- on-going mega projects
- on-hold or deferred mega projects (recommended to be developed beyond 2020 where required).

**Area-3
Non-Urban Area**
desert land including landuses for:
- equestrian and camel traditional sport activities and related uses
- resorts
- conservation areas,
- utilities,
- non-urban settlements,
- special uses.

**Area-4
Non-Urban Area**
Desert land including landuses for:
- conservation areas
- resorts,
- gas extraction area,
- aquifer zone
- farming settlements,
- utilities
- special uses.

Urbanization Parameters

Dubai Emirate extends on land and sea. The Emirate main land (excluding Hatta Province - 127 Sq.Km) covers 3978 Sq.Km, of which 20% approximately covered by

the existing urban fabric and projects under construction (generally located west of the outer by-pass road). The undeveloped land (which was committed before 2008 for urbanization) covers also 20% approximately of the Emirate main land area.

The sea territory within 12 nautical miles covers 1450 sq.km approximately. By 2008, approximately 23% of this territory was subject to dredging and reclamation as offshore man-made islands. These islands as at 2010 are partially developed and urbanized.

Our Vision: Creating an excellent city that provides the essence of success and comfort of Sustainable living.

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Forward

The Plan follows the vision of His Highness Shaikh Mohammed Bin Rashid Al Maktoum The Ruler of Dubai.

Underpinning the Plan was the vision of Dubai as a modern Arab city and vibrant regional gateway to the world.

Since 1950, Dubai population grew about 100 times from a small town of 20 thousands inhabitants to 1.9 million inhabitants (as estimated in 2010). While its urban fabric extended rapidly 400 times approximately.

The population forecast for 2020 is 2.8 million inhabitants as adopted per a medium growth scenario. However, the Plan is made flexible and allow for a higher growth where required.

It is known that during business hours, Dubai may receive approximately 1.0 million visitors (generated from tourism and business trips from other emirates and abroad).

The Plan covers the Dubai Emirate territories including the sea territory within the 12 nautical miles, the existing urban fabric and committed urban land, and the desert territory and non-urban land excluding Hatta Province.

The Dubai 2020 Urban Masterplan adopts flexible, sustainable, and competitive approach to achieve a city of excellence. It seeks to optimize on existing infrastructure investments; rationalize an integrated landuse and transport; protect key economic assets; and be flexible and responsive to the environmental challenges, and to the socio-economic transformations.

The Plan identifies the desired urbanization parameters, urban fabric and form, development staging, and scale as the city sought to refocus its targets for economic growth and sustainability.

Key to the Plan was defining a preferred spatial direction and form that responds to the Emirate needs and growth to 2020, while enabling immediate possibilities for public and private investment to achieve sustainable growth to beyond 2020 where required.

The Plan considered the impact of the global economic downturn in 2008; and It aims at promoting flexible and responsive landuse, and quality built environment.

The objectives of the Plan are to

- identify the urbanization parameters,
- facilitate a competitive and sustainable spatial planning, and
- continue promoting responsive planning system and governance framework to streamline and guide future spatial urbanization

The Plan considered the following issues and aspects:

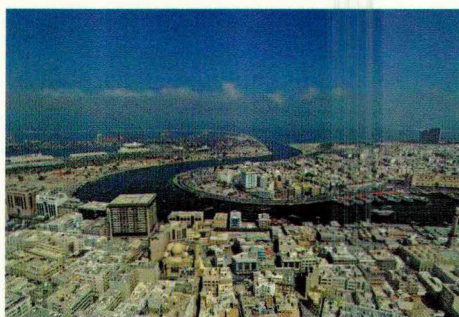
- Forecast the hybrid population, growth and consider the trends of Socio-political transformation. This is the key to managing future urbanization.
- Consider spatial development constraint and possibilities, and challenges.
- Define urbanization parameters, and the expansion of future metropolitan and regional settlements; and consider infill redevelopment and revitalization opportunities

- Promote sustainable and well integrated land-use planning and mobility networks.
- Facilitate the development of activities hubs and centers, and competitive world class investment oriented developments (housing, resorts, ports, hospitality, tourism, etc).
- Balance between urban development and conservation of the natural and man-made heritage environments.
- Provide adequate & appropriate community facilities and housing for all (including affordable rental housing).
- Promote the integrated provision of environmental infrastructure: water, sanitation, drainage and solid-waste management
- Promote efficient, secure, and environmentally friendly energy supply.
- Mitigate any environmental degradation.
- Promote safe and healthy urban environments.
- Promote implementation tools including governance framework.

Scope of Work:

- The Planning approach is simply summarized as follows:
- Identify the elements and components of Dubai urbanization;
- Analysis and synthesis of the elements and components;
- Establish strategies and policies for future urbanization with considerations to the legal aspects of all land committed for development before 2008;

DUBAI 2020 URBAN MASTERPLAN



- Prepare comprehensive strategic spatial structure plan; and
- Promote implementation tools including legal framework.

The task was carried out with consultations with the relevant parties and stakeholders; and in four phases as follows:

Phase-1: Review, analysis, and Synthesis of the Existing Situation (covering the relevant aspects: the natural and man-made environments, population demographic, socio cultural, economic, etc).

Phase-2: Perspective of Development & Urbanization (forecasting for future Urban growth, and prepare Urban Development Program).

Phase-3: Spatial Structure Plan (Emirate wide Spatial Strategic Planning).

Phase-4: Legislative Implementation Tools (Legal Implementation Tools to streamline planning process, and development assessment and approvals).

Given the time constraints of preparing the Dubai 2020 Plan, The Steering Committee recommended further essential tasks to be carried out (to complement the implementation of Dubai 2020 Masterplan), including:

- A Planning and Environment Law to complement Phase-4 (to guide the urban planning and development process); and
- A subsequent Phase-5 related to Urban & Environmental Management (a Statutory Planning phase to facilitate the implementation of Phases 3).

Current Status of the Dubai 2020 Master Plan:

The Dubai Executive Council (TEC) has issued the following decisions:

Decision No 22/2011: TEC adopts the Urban Spatial Structure Plan (Phase-3) including the basic strategic directions and objectives of the Plan.

Decision No 23/2011: TEC adopts the principle of establishing a 'Supreme Urban Planning Council' (SUPC) as initially proposed in Phase-4. This is in order to define the related legislative and statutory framework that streamlines the Emirate's urban and environmental planning process in a competitive approach.

Decision No 24/2011: TEC adopts the proposal of making available a total of 24,000 residential plots of land for Nationals housing.

The Plan may be reviewed periodically or/ and amended anytime where required as directed by Dubai Government.

Acknowledgement

The four phases of the Dubai 2020 Plan was prepared by the Dubai Urban Planning Steering Committee in conjunction with the services of the consultant AECOM Middle East LTD during the period July 2010- July 2012.

The Steering Committee was established in 2010 by the Infrastructure and Environment Committee, The Executive Council, Dubai Government.

The Dubai Urban Planning Steering Committee included members from Dubai Municipality (DM), Roads and Traffic Authority (RTA), Dubai Electricity and Water Authority (DEWA), Dubai Civil Aviation Authority (DCAA), Dubai Maritime City Authority (DMCA), and Dubai Land Department who all made substantial professional contributions to the preparation of the Dubai 2020 Plan.

The contributions and participation of the following stakeholders and parties are also acknowledged:

- The Dubai Master Developers (national property development companies- Emaar, Nakheel, etc); and other departments and agencies of Dubai government.
- Dubai Municipality Departments (Planning, Environment, Horticulture & Parks, Sewerage & Irrigation and Solid Waste Management);
- The Dubai Government Statistics Team as established by Dubai Municipality in 2010; and
- The Planning Research Section Team, Dubai Municipality who was responsible on the daily coordination, management and administration of the Project under the directions of the Steering Committee Head.

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Note:

The Plan may be reviewed periodically or/ and amended anytime where required as directed by Dubai Government.