

Efficient Land Use; Tools and Practices

Enhancing Land Management, Land Development and Construction



المؤتمر العربي الثاني للأراضي

Second Arab Land Conference

22-24 FEBRUARY 2021
CAIRO, EGYPT

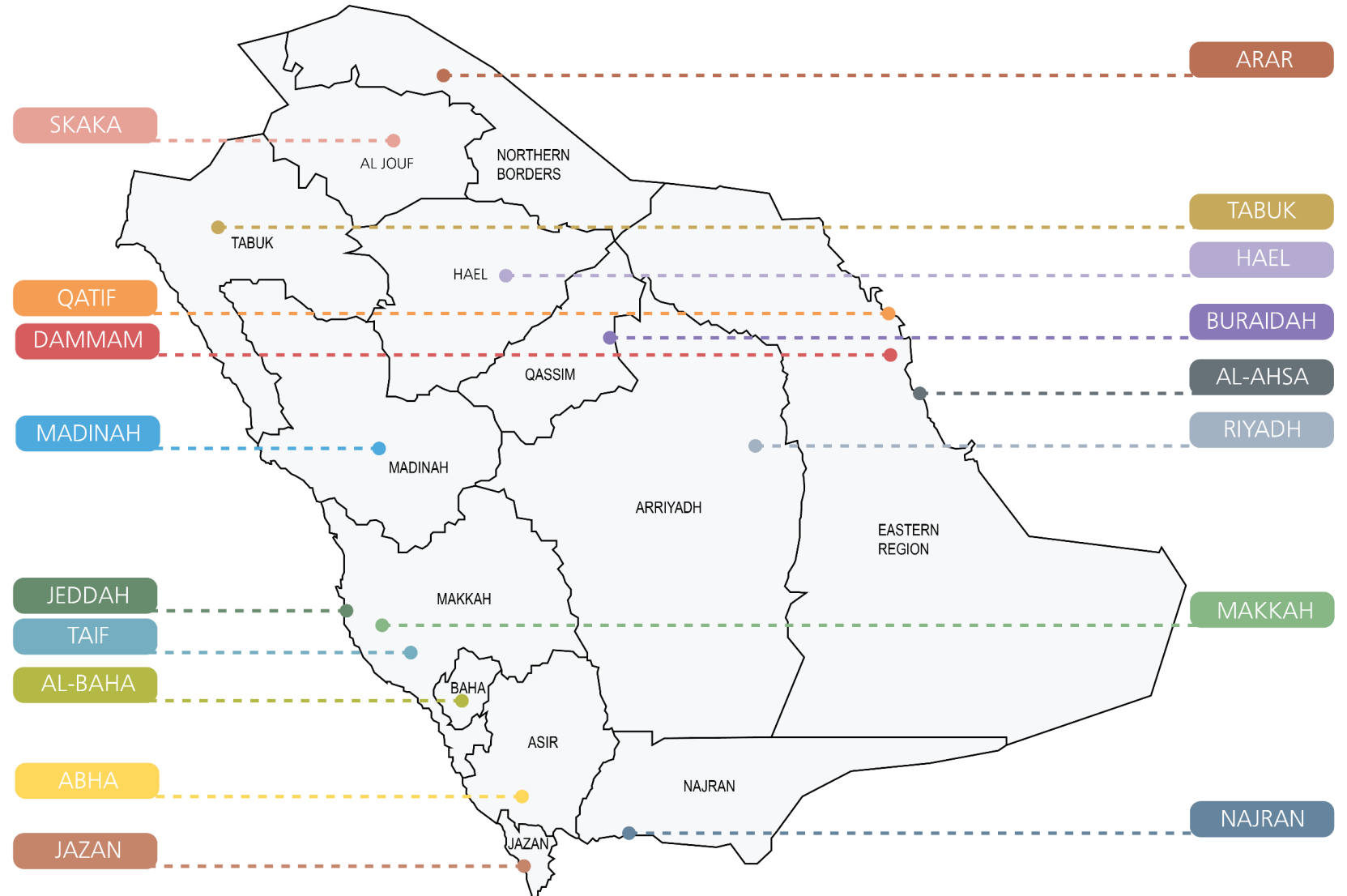
Urban growth and land policies in Saudi Arabia The experience of the Future Saudi Cities Programme

Salvatore Fundarò
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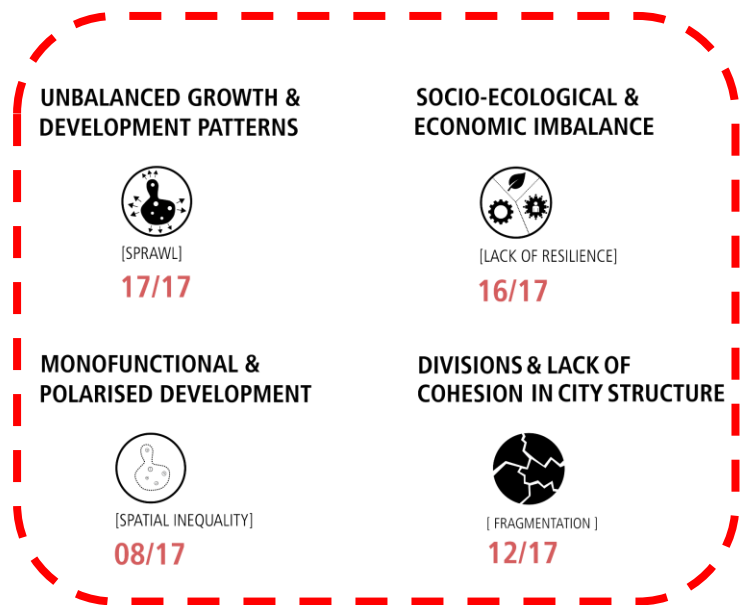
Through 17
cities were
covered 70%
of the
population



INTRODUCTION TO THE FUTURE SAUDI CITIES PROGRAMME (2013-18)



RESULTS OF THE DIAGNOSTIC



Strategic Diagnosis

ENDANGERED HISTORICAL/ VERNACULAR URBAN PATTERNS

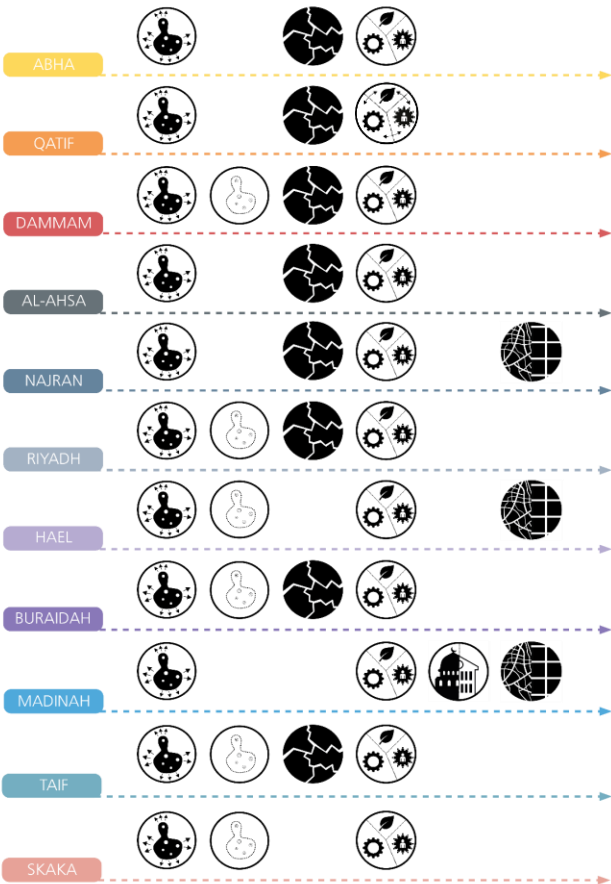


[HERITAGE LOSS]
06/17

CONFLICTUAL PILGRIMS & RESIDENTS DYNAMICS



[DUAL CITY]
02/17

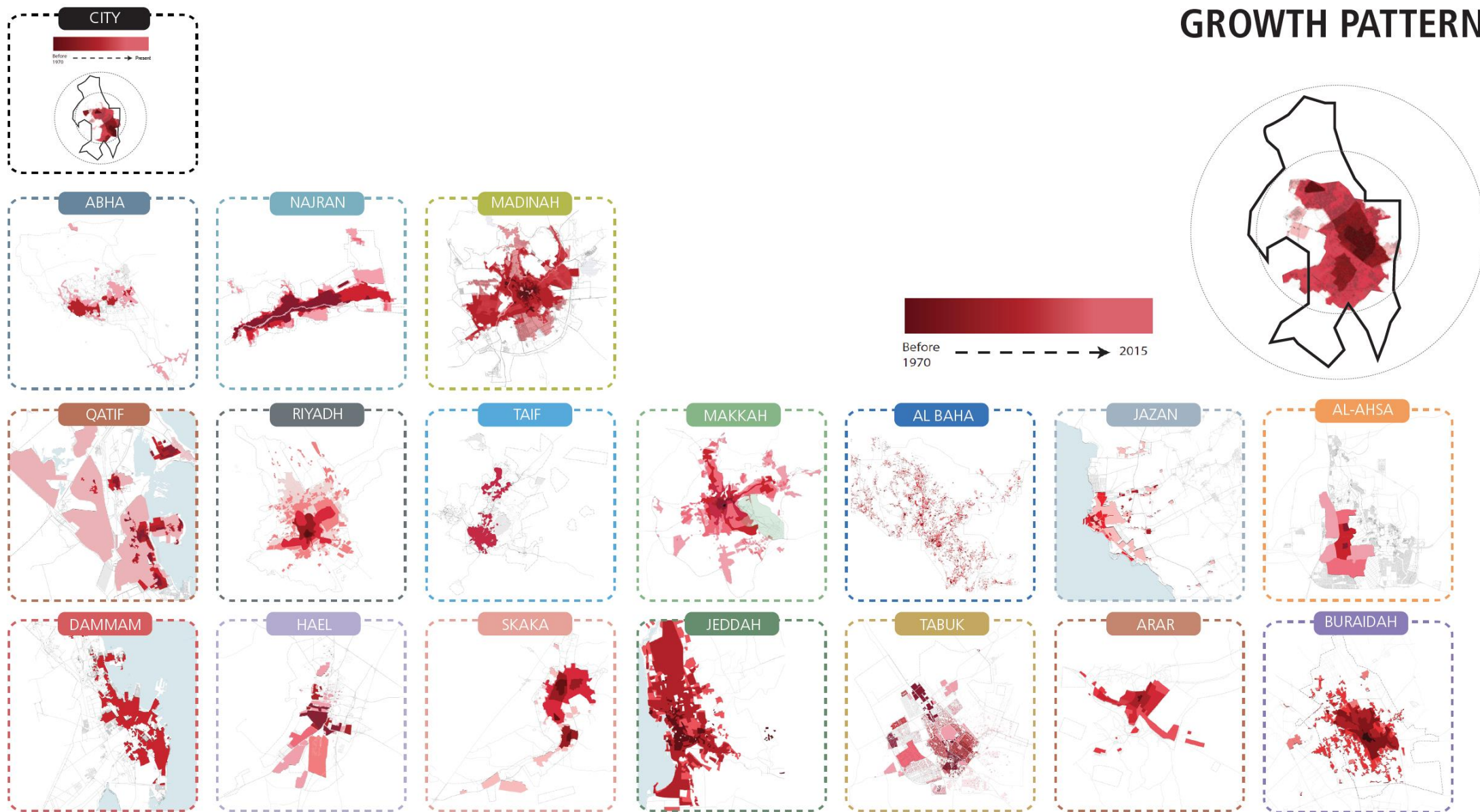


Strategic Diagnosis

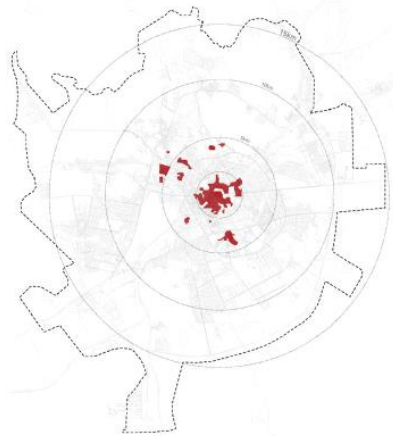
During the evidence-based and cross-scalar analysis undertaken, three main issues affecting the sustainable urban development in Riyadh were identified. These issues represent the strategic framing of a complex diagnosis, synthesised through four conceptual lenses. These lenses are firstly defined in their conceptual nature, and later contextualised by an examination of their spatial manifestation in Riyadh, at different scales.

THEMATIC ANALYSIS

GROWTH PATTERN



GROWTH PATTERN, Madinah



1928
Area: 837,8 ha
Population: 82,547



1965
Area: 9,977 ha
Population: 188,759



1989
Area: 11,559 ha
Population: 500,043



2002
Area: 19,419 ha
Population: 1,027,943

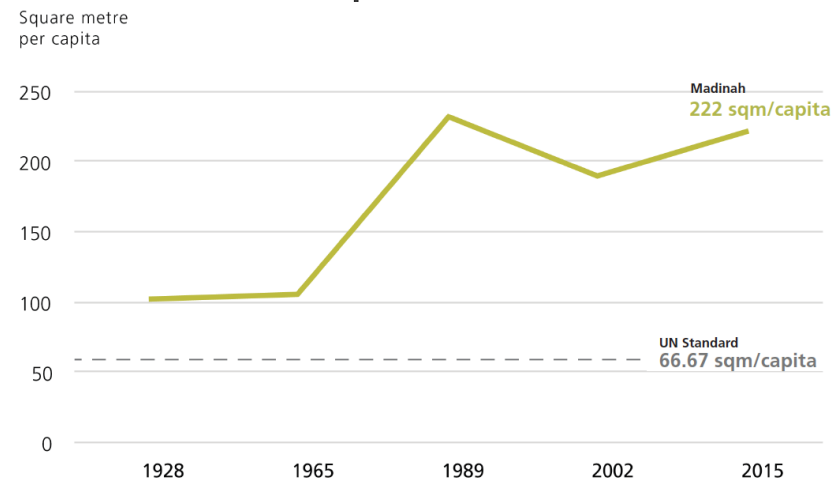
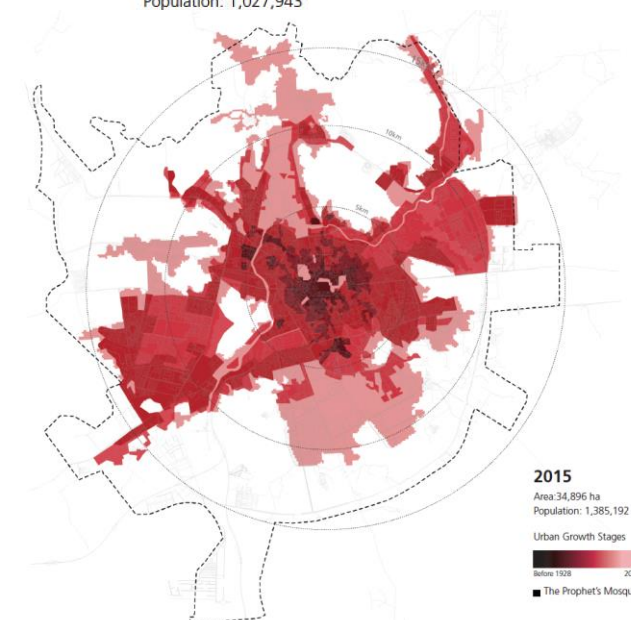


Fig. 27. Land allocated per capita

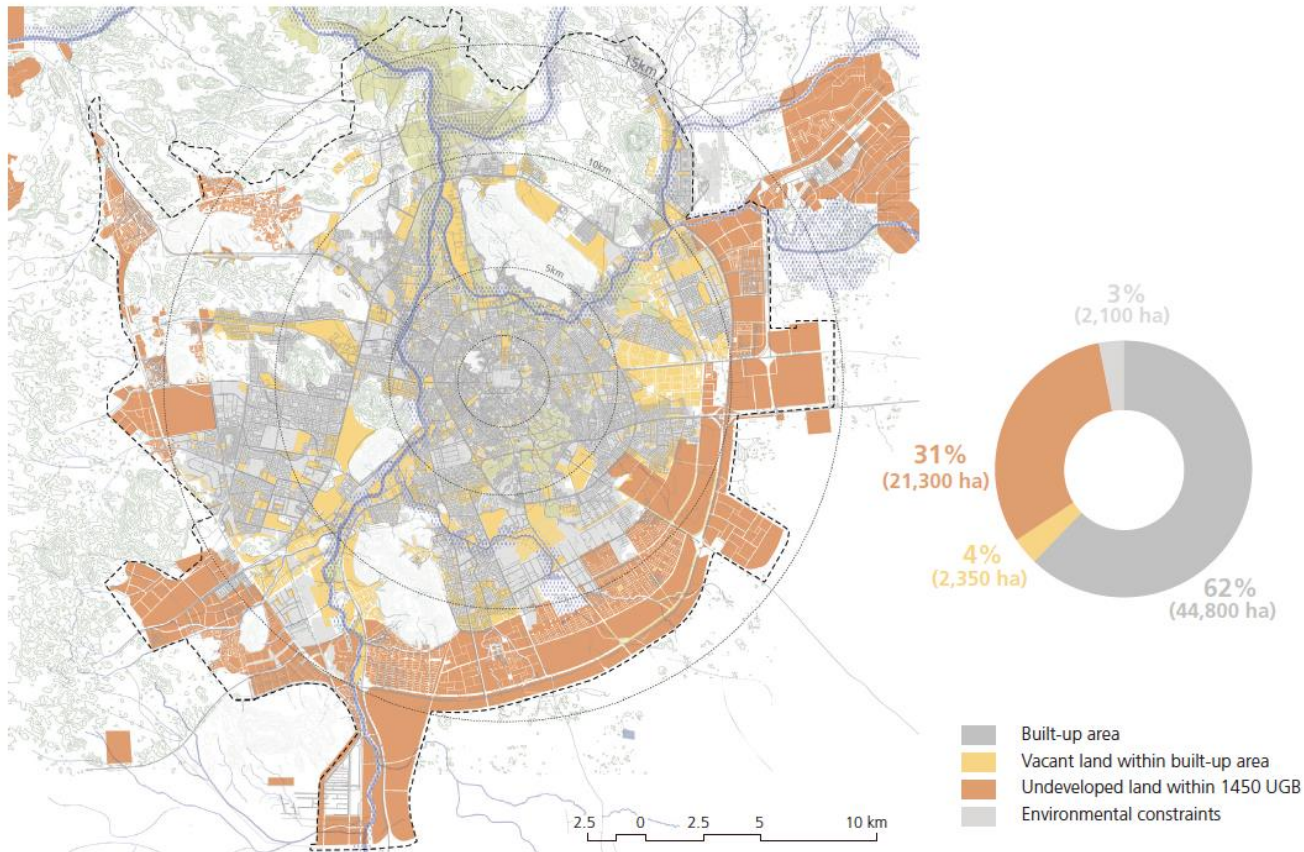
Land allocated per capita:

- 100 sqm/capita in 1928
- 222 sqm/capita in 2015



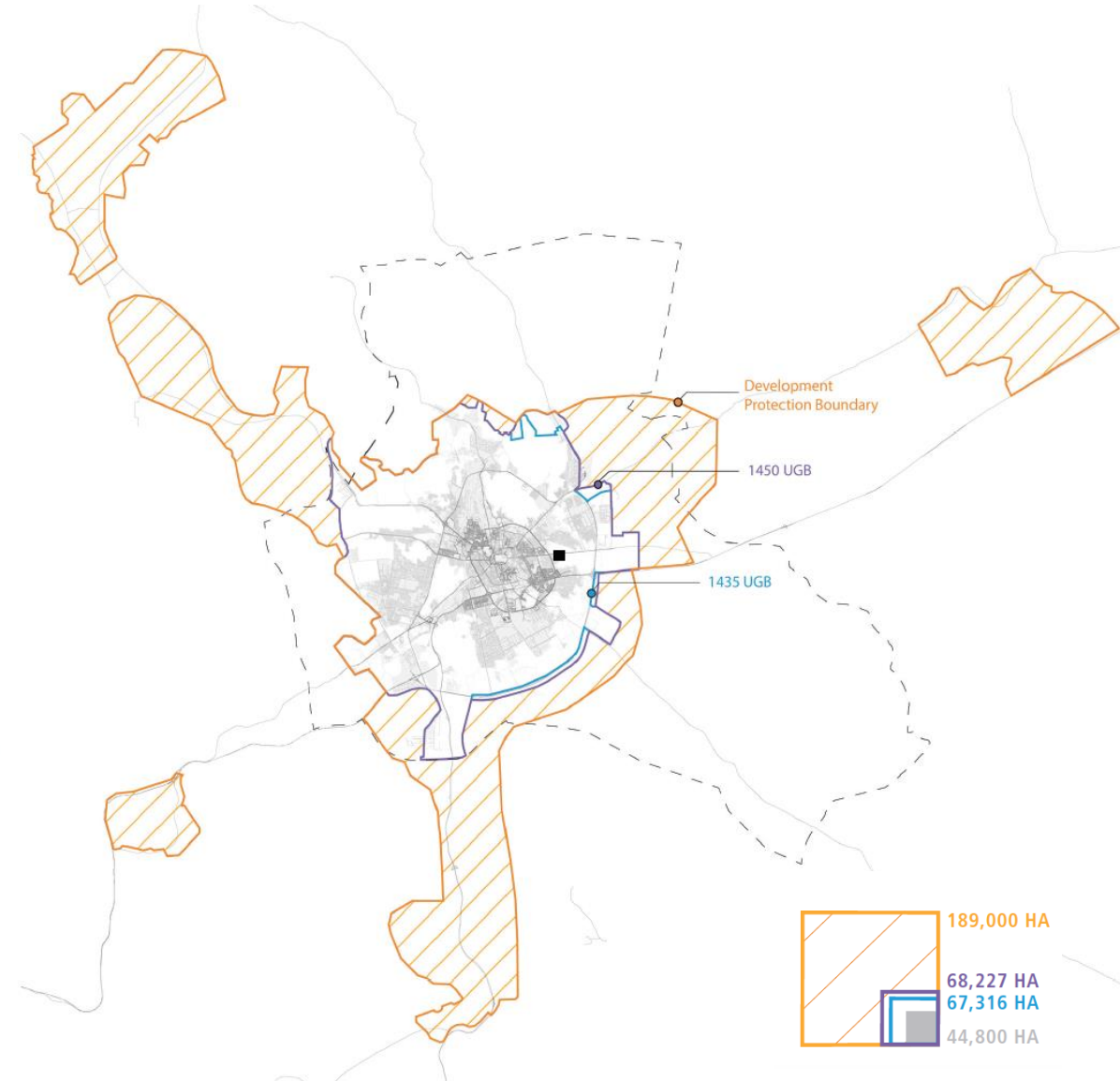
2015
Area: 34,896 ha
Population: 1,385,192
Urban Growth Stages
Before 1928 2015
■ The Prophet's Mosque

DEVELOPMENT PROTECTION BOUNDARIES, Madinah



Undeveloped land in Madinah:

- within 2030 dev. protection limit is 31%



THEMATIC ANALYSIS

Urban sprawl effects



- Public transport not feasible or sustainable (low density)
- Car oriented development (traffic, commuting time)
- Poor quality of public spaces
- High energy consumption
- Environmental issues: air pollution, natural resources (land included) consumption
- Health diseases
- Fragmentation (spatial and social)

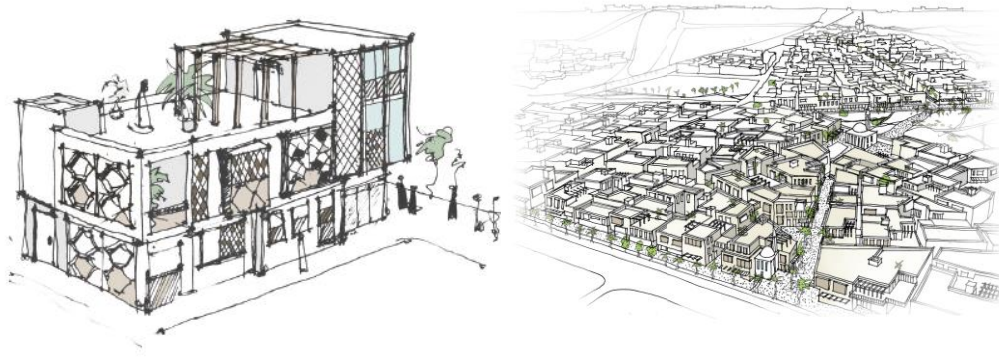
STRATEGIC SOLUTIONS

NEW STRATEGIES at city scale, Madinah

- Using 2nd a 3rd ring road as urban growth limit
- Densification along strategic transport nodes
- Protection of green/environmental corridors within the city



NEW STRATEGIES at neighborhood/district scale, densification in Buraydah and Arar



How to contextualize innovative concepts (compact city, green & pedestrian oriented,...)?



KEY FINDINGS OF THE FUTURE SAUDI CITIES PROGRAMME

- **Development control boundary** policies are currently boosting urban sprawl rather than containing it
- Land and planning framework is currently regulated by **hundred of circulars** instead of a clear unified/coherent regulatory framework
- Lack of a **land-readjustment / land-pooling** system within the legal framework is increasing fragmentation of private initiatives
- Lack of **land and planning regulatory framework** is also fragmenting the government initiative (sectoral/ministerial initiative)
- **Vertical integration** between planning at different scales is needed (national, regional, local, district). Need to clarify responsibilities, actors and contents.

RECOMMENDATIONS OF THE FUTURE SAUDI CITIES PROGRAMME

- New and more **sustainable urban and territorial model** need to be introduced in KSA. New strategies for public spaces and public transport, compactness, integration, environment and natural assets preservation, among others.
- The new model need to be **contextualized and adapted** to the cultural context
- A new **governance and regulatory framework** should be developed in parallel in order to increase the implementability of the new model and increase efficiency (national vision, local implementation).

THANK YOU FOR THE ATTENTION!