

SDA

Special Development Area

Zone Development Control and Design Regulations – Special Development Area

Purpose

Special Development Areas Zone provides for the master-planning of large projects of Socio-economic, Cultural, Educational and projects of National Significance. Some prominent examples are Katara, Pearl, Lusail, Education City, Hamad Medical City, Qatar Economic Zones, etc.

The master plans are assessed as explained in the applications procedures outlined in the introductory chapter of the MSDP Zoning Regulations. This process would be used primarily for projects over 50,000sqm, sites over 5ha within Metropolitan Doha, sites 10ha and above outside Metropolitan Doha, sites non-compliant with the zone, Special Development Areas and Special Centre Zones.

What is a Master Plan?

A Master Plan is an appropriate and considered physical planning framework or blue-print to guide the future development of a site by stages or precincts. A Master Plan establishes a framework for the coordinated provision and arrangement of future land use, subdivision and development in new urban areas (greenfield sites) and in existing developed/redevelopment areas (brownfield sites) within metropolitan and regional areas. It coordinates the provision of transport networks, urban design concepts, public open space, utility and service networks, urban water management, development standards and community and other infrastructure investment and staging programs. A Master Plan is a particularly important planning instrument for land held in fragmented or multiple ownership.

The Master Plan should succinctly and articulately define how each stage or precinct will be individually developed such that the development as a whole integrates efficiently, effectively and harmoniously to create communities that:

- are well connected by public and private transport, pedestrians and bicycle networks
- have vibrant and attractive: buildings, public realms, streets, parks, malls, public access to waterfront (where applicable) and a network of open spaces
- are supported by an appropriate road network, bridges, utility services and social infrastructure
- support potential and existing tourist networks and facilities
- have a high degree of self-containment with mixed land-use activities
- have a regionally, climatic and culturally appropriate landscaping character

The Additional Guidance section elaborates on the requirements and process for submission of Master Plan applications

Objectives

For Special Development Areas as shown on the Zoning maps, development shall be carried out in accordance with the details of the Master Plan for that Area and the Zoning Regulations as contained within the MSDP shall have no effect, except where specifically provided for.

For QP Concession Areas as shown on the Zoning Maps, development shall be carried out in accordance with the QP Master Plan for that area (Mesaieed, Dukhan and Ras Laffan) and the Zoning Regulations as contained here shall have no effect, except where specifically provided for