



ABU DHABI COMMUNITY FACILITY PLANNING STANDARDS

DP-304





His Highness Sheikh Khalifa bin Zayed Al Nahyan
President of the United Arab Emirates and Ruler of Abu Dhabi



His Highness Sheikh Mohamed bin Zayed Al Nahyan
Crown Prince of Abu Dhabi and Deputy Supreme Commander of the
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MANDATE OF THE DEPARTMENT OF MUNICIPALITIES AND TRANSPORT

The Department of Municipalities and Transport (DMT) was established by Law No. 30 of 2019, and is the entity responsible for managing the urban planning and transport sectors, the three municipalities, and the affiliated agencies.

As the entity responsible for supporting growth and urban development of Abu Dhabi Emirate, the DMT guides, regulates and monitors urban development activities. It also works extensively to provide comprehensive services and create higher standards of living for the population through the supervision and management of the municipalities.

DMT also ensures the highest standards of safety, security, sustainability and technological developments for the emirate's land, air and maritime transport networks, in line with the highest international standards and the UAE legislation.

One of the DMT's top priorities in Abu Dhabi is to fulfil the vision of H.H. Sheikh Khalifa bin Zayed Al Nahyan, President of the United Arab Emirates and Ruler of Abu Dhabi, which draws on the vision of our UAE Founding Father, the late Sheikh Zayed bin Sultan Al Nahyan.

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Content of the Standards Document

The Abu Dhabi Community Facility Planning Standards Document V2.0 (thereon after referred to as either 'the Standards', 'the CFPS', and/or 'the Document'), provides the relevant policies and associated guidance on the required number, type and location of Community Facilities within master plans.

Use of the Standards

The Standards are to be used in planning for all new master plans and for the master plans of redevelopment and revitalisation of existing communities. The Standards apply where the permanent residential population of a master plan proposal (new or revitalisation) is greater than 1,000 residents.

In master plans with a permanent residential population of less than 1,000, and are not part of a larger urban community, the requirements for Community Facilities will be determined by the related stakeholders and the Department of Municipalities and Transport (DMT). In this case, the Standards may be used to inform decision-making.

Key Aims

The Standards have been developed in collaboration with the Government entities responsible for regulating and delivering Community Facilities. The Standards aim to:

- Ensure that appropriate Community Facilities, Retail and Affordable Housing are provided for all
- Provide Community Facilities, Retail and Affordable Housing that make the best use of land, offer ease of access for users and allow flexibility for possible future demographic change
- Ensure that Community Facilities, Retail and Affordable Housing are given an equal weighting with other spatial and land use requirements when planning for sustainable communities across the Emirate.

Key Features

The Standards incorporate the following key features:

- Demographic information to determine the size and breakdown of the population in relation to the Community Facilities required.
- A Per Capita Approach to calculate the Community Facility requirements for master plans with permanent residential population between 1,000 and 4,999.
- A 5-level Community Facilities Hierarchy, of which is applicable for master plans with a population more than 5,000 residents, that balances delivery of services at the local level with the need to consolidate facilities that serve wider catchments into central locations.

The 5-level Community Facilities Hierarchy is:

1. Neighbourhood Centre: Facilities that must be provided for every 5,000 to 10,000 residents.
2. Medium Medical Clinic: Medium clinic that may be provided for every 10,000 to 29,999 residents.
3. District Centre: Facilities that must be provided for every 30,000 to 40,000 residents.
4. Sub-Regional Centre: Facilities that must be provided for every 80,000 residents.
5. Non-Centre Facilities: Facilities such as schools, police and petrol stations that do not need to be within a centre or, alternatively, are best located outside of centres.

Master developers should be aware that, in certain circumstances, Community Facility stakeholders may require additional facilities such as:

- Marine refuelling.
- College.
- University.
- Wedding hall.
- Event space for festival/showground.

The need for any such facilities shall be solely determined by the relevant stakeholder.

- Standards to calculate the provision of Retail Centres and Affordable Housing.
- Guidance on how facilities can be provided through adjacent, co-located or integrated facility designs.
- Requirements for the phasing and delivery of Community Facilities.

Community Facility Types

The Community Facility provision according to the 5-level Community Facilities Hierarchy is outlined in the table below.

Community Facility Hierarchy	Community Facilities
Neighbourhood Centre	<ul style="list-style-type: none"> • Community centre/ Neighbourhood Majlis. • Clinic (small). • Early learning centre/nursery. • Community police point.
Medium Medical Clinic	<ul style="list-style-type: none"> • Clinic (medium).
District Centre	<ul style="list-style-type: none"> • Clinic (large). • Community support centre (suburban and rural). • Library. • Municipal offices/administration. • Post office. • Sports centre (non-constrained site) or sports centre (constrained site).
Sub-Regional Centre	<ul style="list-style-type: none"> • Community support centre (urban). • Cultural centre.
Non-centre Facilities	<ul style="list-style-type: none"> • Kindergarten. • Cycle 1 public school. • Cycle 2 public school. • Cycle 3 public school. • Private schools. • Civil defence. • Hospital. • Police station. • Petrol station. • Service Centres (suburban or rural). • Retail Centres (may be linked to Community Facility Centres).

U User Guide

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U

U1 Introduction

The Community Facility Planning Standards V2.0 (CFPS) has been produced by the Department of Municipalities and Transport (DMT) to guide the planning of Community Facilities in Abu Dhabi Emirate. The CFPS is part of the DMT's development regulations and is approved for use in the planning of Community Facilities across the Emirate.

The CFPS constitutes one of the many related planning manuals in the Emirate of Abu Dhabi and must be used in conjunction with other adopted standards and guidelines as applicable.

The CFPS V2.0 has been developed to incorporate feedback and suggestions from stakeholders. The CFPS V2.0 supersedes the previous version and will be referenced simply as 'the CFPS', 'the Standards' or 'the Document' throughout this Document.

The CFPS V2.0 has been developed to provide the adequate number of Community Facilities for planning purposes. However, the final provision of Community Facilities is subject to final discussion and agreement with the relevant stakeholders.

U1.1 Aim and Objectives

The aim of the Standards:

'To provide successful, healthy and sustainable communities, that are well served by a full range of Community Facilities and are appropriate to residents' needs and are accessible to all'.

The Document's objectives are:

- Ensure that appropriate Community Facilities, Retail and Affordable Housing are provided for all and that these facilities are appropriately sized and located.
- Provide Community Facilities, Retail and Affordable Housing that make the best use of land, offer ease of access to users and provide for future demographic projections.

Ensure that the need for Community Facilities, Retail and Affordable Housing is weighed equally against other spatial and land use requirements when planning sustainable communities across the Emirate.

U1.2 List of Community Facilities

Community Facilities include:

- Healthcare eg. clinics and hospitals.
- Education eg. nurseries and schools.
- Governance and institutional services eg. Government administration, police and civil defense and post offices.
- Social, cultural and recreational facilities eg. community centres, libraries and sports facilities.
- Retail eg. Retail Centres.
- Service Centres.

In addition to the above Community Facilities, this Document introduces and regulates Affordable Housing.

Additionally, DMT provides manuals for the Community Facilities mentioned below:

Religious facilities eg. mosques. Mosque provision falls under the Abu Dhabi Mosque Development Regulations.

- Public Open Spaces eg. parks and waterfronts. Public Open Spaces provision falls under the Abu Dhabi Public Realm Design Manual.

U1.3 Structure of the Document

This CFPS consists of six parts, in addition to the Appendices section. Parts 1 to 5 contain stages that are linked together to calculate and plan the Community Facilities:

- Presents the main aim and objectives of the Standards.
 - Lists the Community Facility types.
 - Shows the structure of the Document and explains how to use the Standards.
 - Explains the regulatory language and targeted users.
 - Establishes the context, purpose and jurisdiction of the Standards.
 - Describes the key Planning Principles and Policies that set the overarching policy guidance for the development of Community Facilities.
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- Explains the different types of demographic information.
 - Provides the methodology to calculate number of permanent residents.
 - Provides guidance to determine the appropriate approach to decide the required type of Community Facilities and their requirements.
 - Provides the provision requirements for each Community Facility.
 - Determines the Settlement Context Classification through a scoring approach.

- Provides the methodology to calculate the required GFA for convenience retail based on the number of permanent residential population.
 - Introduces a hierarchy of convenience Retail Centres and their provision standards.
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- Provides the methodology to calculate the required residential GFA and number of units to be provided for low income population.
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- Provides guidance in choosing the most appropriate and accessible location for each Community Facility, Retail Centre and Affordable Housing.
 - Identifies potential for providing Co-Located, Integrated or Adjacent Community Facilities and Retail Centres.

- Identifies when Community Facilities are to be built and who is responsible of building and operating them.
- Provides guidance for the management of the Community Facilities.

Contains four parts, which are:

- Glossary of Acronyms
- Glossary of Terms and Definitions
- Summary of Community Facilities Requirements
- Compliance Checklist

U1.4 Targeted Users

The Standards will be used by:

- Master planners (private and public)
- Developers
- Government stakeholders, including the DMT.

U1.5 Regulatory Language

Throughout the CFPS, there are standards (referred to as PS1, PS2, etc.) and guidelines (referred to as PG1, PG2, etc.) that have been established in order to ensure the provision of Community Facilities, Retail and Affordable Housing meets the requirements of the community.

The standards and guidelines in the CFPS are defined using the following language:

- SHALL and SHALL NOT are mandatory statements
- SHOULD and SHOULD NOT are recommended statements

U1.6 Collaborative Working

These Standards have been developed in close collaboration with the Government Stakeholders responsible for regulating and delivering Community Facilities.

This collaboration has meant that the entities responsible for regulating and delivering Community Facilities have actively shaped and influenced the preparation of this Document, representing a coordinated cross-Government approach to Community Facilities.

The Standards support and promote the policy and capacity planning of all the concerned Government Stakeholders, in addition to the comprehensive planning vision set out in each of the DMT's strategic plans.

U1.7 Future Review

The Standards will be subject to a periodic review based on input from Community Facility, Retail and Affordable Housing-related stakeholders and evolving best practice in delivering Community Facilities within the Emirate of Abu Dhabi.



U2 Applicability

U2.1 Geographic Jurisdiction

These Standards are applicable to Master plan proposals within the Emirate of Abu Dhabi (refer to Figure U1).

U2.2 Minimum Applicability Threshold

The Standards are mandatory to be followed in the process of planning in areas with a permanent residential population of more than 1,000.

In areas with a permanent residential population of less than 1,000, and that are not part of a larger urban community, the requirements for Community Facilities will be determined by relevant stakeholders and the DMT. In this case, the land-use calculations and assessments in the Standards may be used to inform decision-making.

U2.3 Technical Jurisdiction

These Standards shall be used in planning for:

- New communities
- The redevelopment or revitalisation of existing communities subject to master plans.*

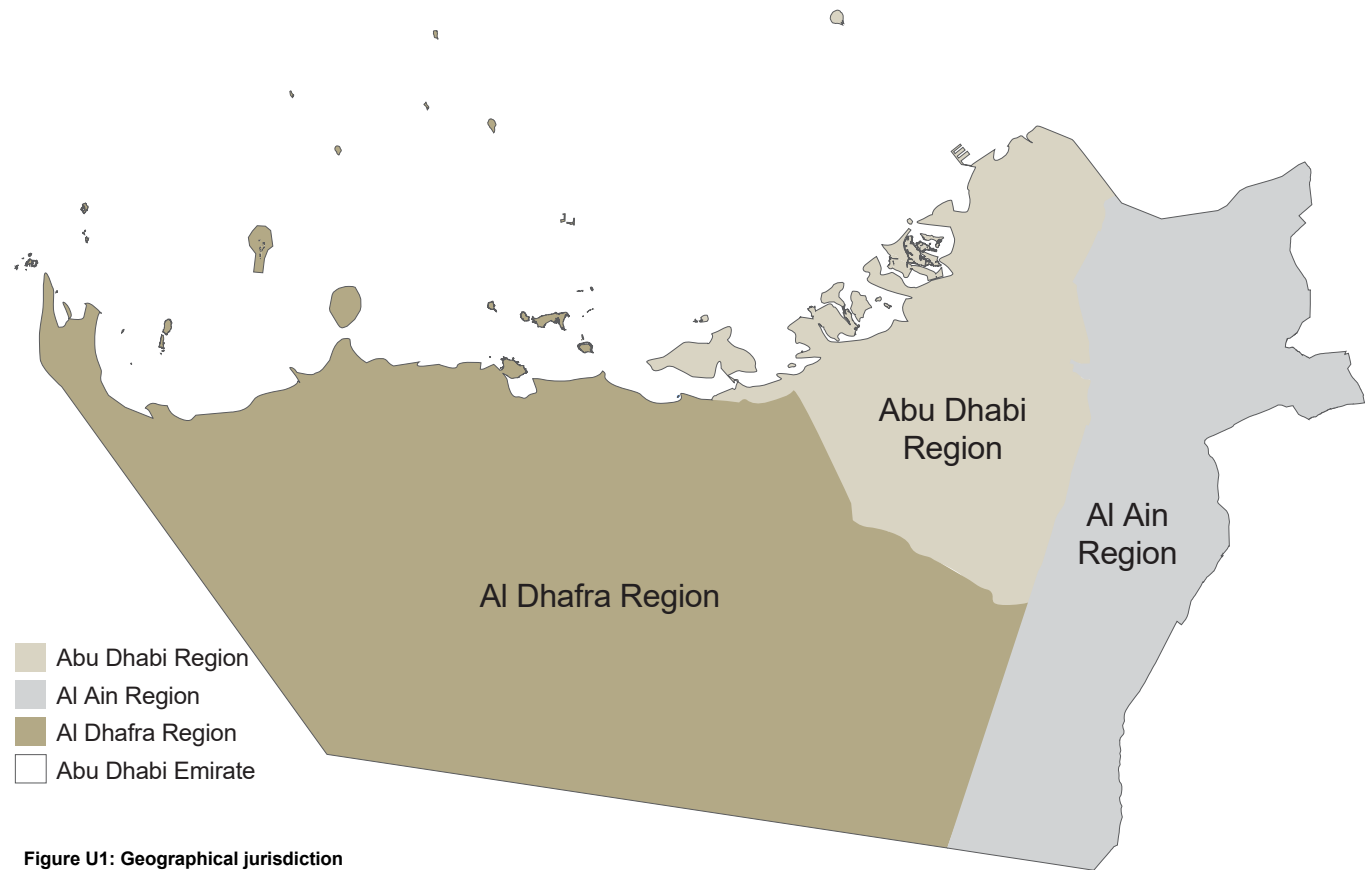


Figure U1: Geographical jurisdiction

* In the case of existing communities, the Standards will be applied flexibly in response to spatial and social constraints.

U2.4 Regulatory Jurisdiction

The Standards regulate Community Facility development in the following development scenarios:

- Master plan proposals with an overall permanent residential population of 1,000 people or more
- Site-specific plot allocations for Community Facilities
- The assessment of Community Facility provision in existing, developed areas subject to master plans.

All master plan proposals subject to Section shall consider and conform to the requirements of these Standards.

U2.5 Limitations of the Standards

- The Standards apply to Community Facility, Retail and Affordable Housing buildings, which are permanent structures.
- The Standards do not apply to single plot developments or accommodation for labourers.

U2.6 Other Planning Standards and Guidance

These Standards complement, and shall be read in conjunction with, other published guidance relating to Community Facilities, including:

- Abu Dhabi Mosque Development Regulations (MDR): Sets out the requirements for Mosque provision.
- Abu Dhabi Public Realm Design Manual (PRDM): Sets out the requirements for public open spaces and streetscapes.
- Abu Dhabi Urban Street Design Manual (USDm): Sets out the requirements for street design.
- Utility Corridor Design Manual (UCDM): Sets out the requirements for utility corridors design.
- Utility Plots Design Manual (UPDM): Sets out the requirements for utility plots design.
- Abu Dhabi Emirate Development Codes: Sets out parameters for the development of land and water.
- Estidama: Pearl Community Rating System (PCRS): Sets out the requirements for sustainable communities.

Further site-based and building design guidance related to Community Facilities is currently published by relevant stakeholders. Planners and designers shall also comply with these documents as required.

U3 How to Use the Standards

This Section contains a step-by-step guide explaining how to use the Community Facility Planning Standards to determine the type and calculate the number of Community Facilities needed and their requirements (refer to Figure U2).

Most steps provide an outcome that is considered as an input for the following step.

This is illustrated through a worked example of Al Sader master plan, located within Abu Dhabi region (refer to the Case Study).

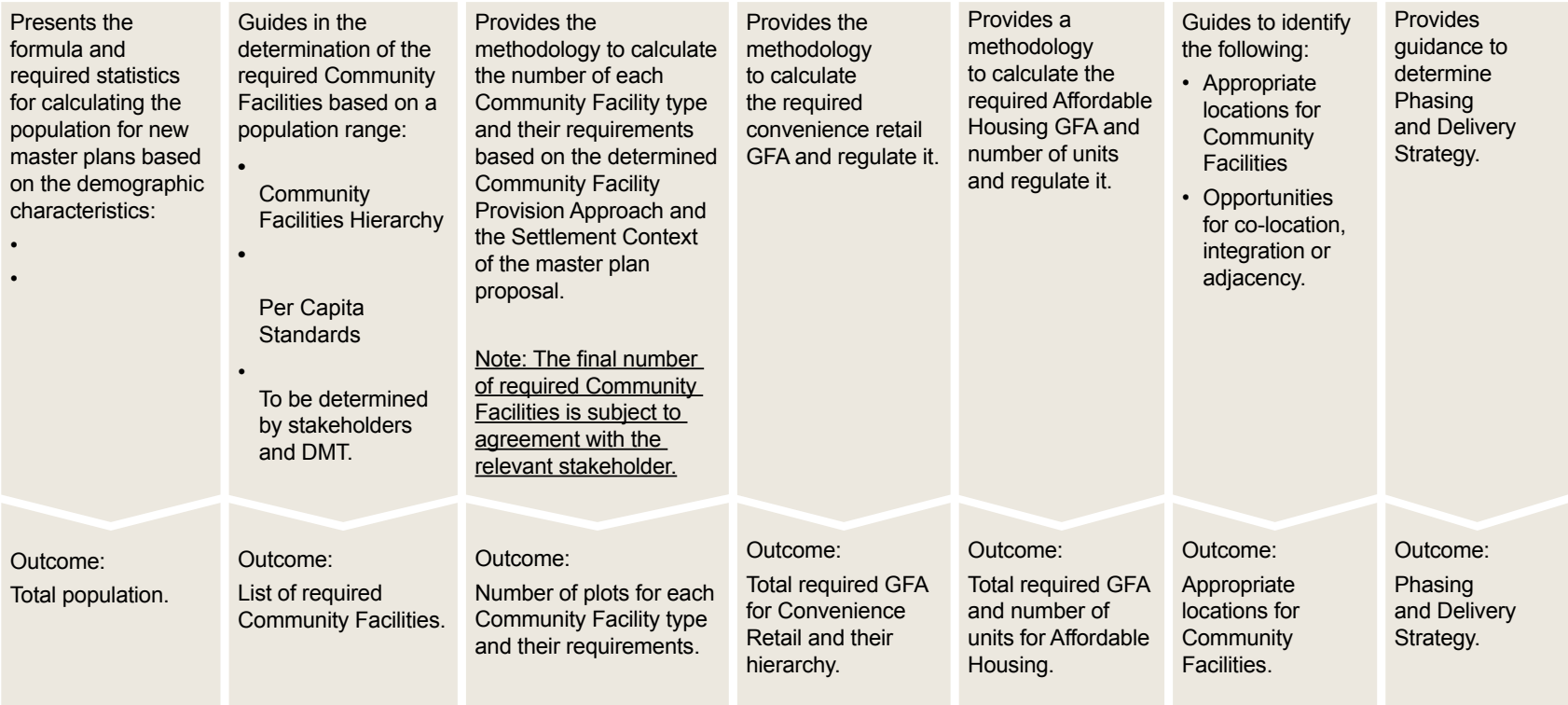


Figure U2: The 7 stages to Community Facility Planning

CASE STUDY*

Location:

- Al Sader, Abu Dhabi

Number of dwelling units:

- The development is proposed to consist of:
 - 1,787 proposed villas + 376 existing villas
 - 650 (1 bedroom) apartments
 - 818 (2 bedroom) apartments
 - 954 (3 bedroom) apartments
 - 406 (4 bedroom) apartments
- Total number of dwelling units:
4,991 dwelling units



Al Sader master plan boundary.

*Number of units and population used in the case study do not represent the actual situation. Numbers have been amended for the purpose of illustrating the implementation process of the Standards.

U4 Community Facility Planning Principles and Policies

U4.1 Key Outcome

The key outcome from the Community Facility Planning Standards is to create conditions throughout the Emirate for continued improvements in the health, wellbeing, safety, retail, development and attainment of all residents.

This will be achieved through enhancing social development and interaction, improving public health, encouraging independent and integrated learning, fostering participation in sports and increasing access to Government services.

In order to achieve this, master plan proposals must make a contribution towards:

- Dedicated social and cultural facilities
- Accessible and high quality healthcare
- World-class schools
- Sports facilities and open spaces
- Appropriate Government and institutional facilities
- Retail
- Affordable Housing.

The Planning Principles and Policies in this Section provide the overarching policy guidance for the planning and delivery of Community Facilities. They will be used to inform the decision-making process in the assessment of master plan proposals from initial concept to implementation.

U4.2 Planning Principles and Policies

Community Facility Provision

Principle 1: Appropriate and sufficient Community Facilities are provided to meet the needs of the population, with good access for all, irrespective of location.	
Policy 1.1	Appropriate types and amount of Community Facilities are provided relative to the population, in accordance with the requirements of these Standards, which will assist in developing complete and sustainable communities.
Policy 1.2	Community Facilities are tailored to the demographic profile and needs of the community, both now and in the future.
Policy 1.3	Community Facilities are culturally sensitive.

Retail Provision

Principle 2: Appropriate and sufficient retail GFA is provided to meet the needs of the population, with good access for all, irrespective of location.	
Policy 2.1	Appropriate types and total GFA of retail are provided relative to the population, in accordance with the requirements set out in these Standards.
Policy 2.2	Retail provision is tailored to the demographic profile and needs of the community, both now and in the future.

Affordable Housing Provision

Principle 3: An adequate supply and range of Affordable Housing types to meet the needs of Abu Dhabi's diverse population and lifestyles.

Policy 3.1	Appropriate number of Affordable Housing units are provided relative to the population, in accordance with the requirements set out in these Standards.
Policy 3.2	Affordable Housing assists in developing complete communities that are able to provide good quality accommodation that meets the budgets of low income earners.
Policy 3.3	Affordable Housing is provided with good access and integration with the community.

Community Facility, Retail, and Affordable Housing Location

Principle 4: Community Facilities, retail and Affordable Housing are located appropriately and connect to the surrounding spatial context through the creation of a Community Facility Hierarchy.

Policy 4.1	Community Facilities, Retail and Affordable Housing are located to ensure they are easily accessible to users arriving on foot, bicycle or public transport. Careful siting of Community Facilities, Retail and Affordable Housing is key to creating integrated, walkable communities.
Policy 4.2	Community Facilities are focused in Neighbourhood, District and Sub-Regional Centres, so that they are easily accessible.
Policy 4.3	Community Facilities, Retail and Affordable Housing are located to promote local service delivery and are located appropriately to the communities that they serve.
Policy 4.4	Community Facilities, Retail and Affordable Housing are located to maximise the opportunities for efficient and compact land use patterns, including the use of Co-Located, Integrated and Adjacent Community Facilities. In addition to land use efficiency, this approach enables ease of access for users, encourages linked trips thereby reducing traffic.
Policy 4.5	Community Facilities providing emergency services are located appropriately to facilitate effective response to incidents.

Community Facility Delivery and Management

Principle 5: Developers are to provide satisfactory delivery and management arrangements for Community Facilities.

Policy 5.1	Developers are to identify, with the agreement of the relevant stakeholder, in their master plan proposals who will build and finance Community Facilities as well as who will own and operate them.
Policy 5.2	Developers are to engage with the relevant stakeholders at an early stage of the master plan process to obtain their necessary approvals.
Policy 5.3	Developers are to ensure that Community Facility provision is appropriately phased over time as agreed with the relevant stakeholders.
Policy 5.4	Developers, in consultation with the relevant stakeholders, are to consider the balance of public/private Community Facility provision based on the overarching strategy for who will manage the community.
Policy 5.5	Community facilities managed and operated to ensure the effective use of resources and land by balancing plot size savings with service provider requirements.

PS

The Community Facility Provision Standards

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PS

Standards

PS1

Demography

PS1 Stage 1: Demography

PS1.1 Introduction

This section comprises of two steps:

1. **The first step** sets out the demographic assumptions to be used in calculating the Community Facilities provision required in master plan proposals.
2. **The second step** provides the average household size for each demographic assumption, and the breakdown of schoolchildren numbers, which helps in determining the required space for schools.

PS1.2 Applicability

The methodology of calculating permanent population e is **only mandatory for new master plans**.

Proposals for **redevelopment and revitalization of existing communities may use other methods** to obtain the population. Where alternative demographic information is proposed to calculate Community Facility provision, the DMT will only accept the use of alternative demographic information (refer to standard PS4).

PS1.3 Methodology

Step 1: Choose the Demographic Assumption and Regional Location

There are two sets of demographic assumptions that can be used depending on the type of the master plan:

Demographic Assumption

1. – To be used where the master plan is expected to be occupied by a mix of nationalities, including Emiratis.
- To be used in master plans for allocated Emirati villa plots.

Regional Location (Emirati-Only Master Plan Proposals)

Abu Dhabi Emirate comprises three regions, which correspond to Municipality boundaries (refer to Figure PS1).

Standards		Guidelines	
PS1	Population of new Master plans SHALL be determined based on the two sets of demographic assumptions: <ul style="list-style-type: none"> • Mixed-Nationality • Emirati-Only 		
PS2	In the case of new Master plans which include a mixture of Emirati-Only housing and Mixed-Nationality housing, developers and Master planners SHALL use both sets of assumptions as appropriate.		
PS3	New Master plans with Emirati-Only demographic assumption SHALL use the demographic assumptions that apply to the region (Abu Dhabi, Al Ain, Al Dhafra) in which the Master plan is proposed (refer to Tables to		
PS4	Where alternative demographic information is proposed for redevelopment and revitalization of existing communities, this SHALL be supported by a comprehensive demographic study proving the alternative approach is more appropriate. The study SHALL clearly explain how the demographics put forward vary from the demographic information set out in this Document.		

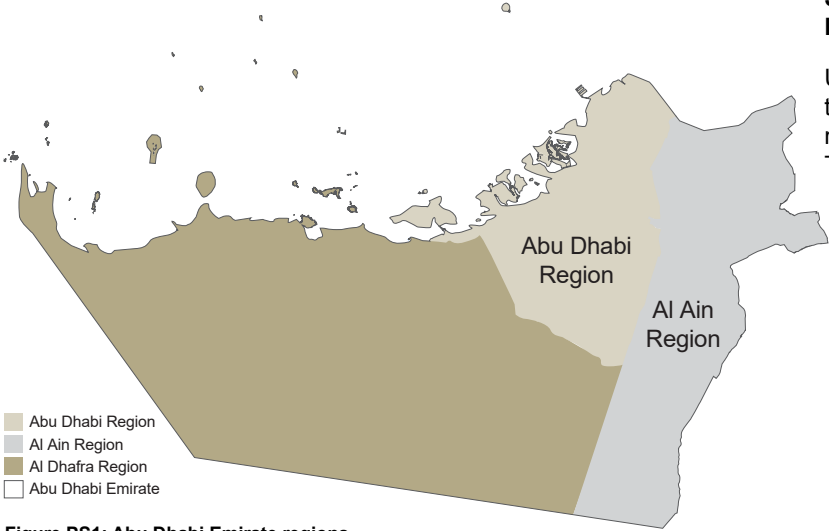


Figure PS1: Abu Dhabi Emirate regions

Step 2: Calculate the Permanent Residential Population and the age breakdown:

Using chosen set of demographic assumptions from the previous step, calculate the total population of the master plan proposal following the details shown in Tables to inclusive.

Standards		Guidelines	
PS5	The demographic assumptions set out in this Document SHALL apply to permanent residential accommodation only and are not intended to be used for serviced apartments or hotels.		
PS6	Domestic staff SHALL be included and accounted for in the demographic assumptions.		
PS7	The total population calculation SHALL be repeated for each villa / apartment size in the Master plan proposal to calculate the total population.		

PS1.4 Demographic Assumptions: Mixed-Nationality Housing

This section details the demographic assumptions that shall be used for Mixed-Nationality housing master plans (which may include a percentage of Emirati residents) across the Emirate. (For Emirati-Only allocated villa plot master plans refer to Section

a. Average Household Size

The figures given in Table PS.1 are the average number of people per dwelling unit.

The average household size, chosen from Table PS1, will depend upon whether villas, apartments or a combination of both are proposed in the master plan.

Required calculations:

To calculate the total Permanent Residential Population, multiply the number of dwelling units by the average household size presented in Table PS1.

Total Permanent Residential Population = number of dwelling units x average household size

Outcome: Total permanent residential population excluding any allowance for Affordable Housing within the master plan proposal.

Table PS1: Mixed-Nationality Housing: Average Household Size (Persons per Dwelling unit) by Type of Dwelling Unit¹

	Emirate Average
Villas	
1 and 2 Bedrooms	3.5
3 Bedrooms	4.7
4 Bedrooms	5.4
5+ Bedrooms	7.3
Villa Average	5.5
Apartments²	
1 Bedrooms	2.2
2 Bedrooms	4.1
3 Bedrooms	4.7
4+ Bedrooms	5.6
Apartment Average	4.1
Overall Average³	4.8

Source: Expected household size by dwelling unit size in future housing provision calculated from an extensive study of households across the Emirate by Statistics Centre - Abu Dhabi on behalf of the Government, specifically for the purpose of Community Facilities planning.

For studio apartments, use an average household size of 1.3 persons per dwelling in urban, suburban and rural areas. For age range assumptions (Table 6.2) and school assumptions (Table 6.3), use the same figures as per 1 bedroom apartments.

The averages given in this table are weighted averages. For early in the Development Review process where the dwelling mix or settlement context may not be known these average figures may be used.

Standards		Guidelines	
PS8	The average household sizes indicated in Table PS1 SHALL be applied to Mixed-Nationality housing Master plan proposals across the Emirate.	PG1	The averages given in Table PS1 are weighted averages. Early in the Master plan Review Process where the dwelling mix may not be known, these average figures MAY be used.
PS9	For studio apartments, an average household size of 1.3 persons per dwelling unit SHALL be used in urban, suburban and rural areas.	PG2	Early in the DMT's Master plan Review Process, where the dwelling mix or settlement context may not be known, an average household size of 5.5 persons per villa and 4.1 persons per apartment MAY be used.
		PG3	Where the number of bedrooms in a master plan is not known (for example in the early stages of Master plan Review), the villa or apartment average household size within the appropriate settlement context given in Table PS1 MAY be used.

b. Age Range Assumptions

Table PS2 indicates the age range assumptions that shall be applied to Mixed-Nationality master plan proposals across the Emirate.

The figure given in each age range in Table PS2 represents the percentage of the total population (determined from Table that is within that age range. The age ranges correspond with KG, Cycle 1, 2 and 3 schools.

Use Table PS2 to calculate the number of schoolchildren aged between 4-9, 10-13 and 14-17. This helps to determine the number and type of schools required.

Required calculations:

To calculate the number of schoolchildren, multiply the total population by the age range assumption presented in Table PS2.

$$\text{Number of children in each age range} = \text{Total population} \times \text{age range assumption (\%)}$$

Outcome: Demand for schools (the number and age range of schoolchildren).

Table PS2: Mixed-Nationality Housing: Age Range Assumptions by Age range¹

Age Range	Age Range Assumption (Emirate Average)
4-6 (KG school age)	3.8%
7-9 (Cycle 1 school age)	7.5%
10-13 (Cycle 2 school age)	6.4%
14-17 (Cycle 3 school age)	4.9%

¹Source: Assumed school children yields from expected population calculated from enrolment data provided by Statistics Centre - Abu Dhabi.

Standards		Guidelines	
PS10	Assumptions in Table PS2 SHALL be applied to Mixed-Nationality Master plans across all regions (Abu Dhabi, Al Ain and Al Dhafra) and across all unit sizes.	PG3	The averages given in Table PS2 are weighted averages. Early in the Master plan Review process where the dwelling mix may not be known, these average figures MAY be used.
PS11	For KG and Cycle 1 schools, figures for children aged between 4 and 9 SHALL be used.		
PS12	For Cycle 2 schools, figures for children aged between 10 and 13 SHALL be used.		
PS13	For Cycle 3 schools, figures for children aged between 14 and 17 SHALL be used.		
PS14	For schools providing education from kindergarten to grade 12 within the one building or campus, the age range for private schools SHALL be determined using the KG, Cycle 1, 2 and 3 school age range assumptions.		
PS15	The calculation SHALL be repeated for villas and apartments, if both are included in the Master plan proposal.		

c. Type of School Assumptions

Table PS3 indicates the percentage of schoolchildren attending public or private schools to be applied to Mixed-Nationality master plan proposals across the Emirate.

Use the number of schoolchildren calculated in the previous step, together with Table PS3, to calculate the numbers of schoolchildren that can be expected to go to public and private schools, which guides the schools provision calculations in master plan proposals.

Required calculations:

1. Number of schoolchildren expected to attend private school = Total number of schoolchildren x private school breakdown (%)
2. Number of schoolchildren expected to attend public school = Number of schoolchildren x public school breakdown (%).

Outcome: Number of schoolchildren expected to attend private schools versus number of schoolchildren expected to attend public schools.

Table PS3: Mixed-Nationality Housing: School Take-up Assumptions (Public and Private Schools)¹

	Emirate Average ²
Public School Take-up Assumption	35.4%
Private School Take-up Assumption	64.6%

¹ The averages given in Table PS3 are weighted averages.

² Source: Expected take-up proportions in public and private schools calculated from enrolment data provided by Statistics Centre - Abu Dhabi.

Standards		Guidelines	
PS16	Table PS3 provides guidance on the level of public versus private school provision. The final level of school provision SHALL be determined by ADEK and DMT.	PG4	Ratios in Table PS3 SHOULD be used to determine the number of schoolchildren expected to attend private schools versus the number of schoolchildren expected to attend public schools.
		PG5	The averages given in Table PS3 are weighted averages. Early in the Master plan Review Process, the Emirate Average figures MAY be used.
PS17	For public schools only, a calculation SHALL be made for each of the school age groups/ cycle.		

PS1.5 Demographic Assumptions: Emirati-Only Housing

This section details the demographic assumptions that shall be used for Emirati-Only housing in the form of allocated villa plot development. (For Mixed-Nationality housing see Section

a. Average Household Size

The figures given in Table PS4 are average numbers of people per dwelling that shall be applied to Emirati-Only master plan proposals.

The average household size, chosen from Table PS4, will depend upon the region within which the master plan is proposed.

Required calculations:

To calculate the total number of population multiply the number of dwelling units by the average household size presented in Table PS4.

Total Population = number of dwelling units x average household size

Outcome: Total population.

Table PS4: Emirati-Only Housing: Average Household Size (Persons per Dwelling unit) Assumptions by Region¹

	Abu Dhabi Average	Al Ain & Al Dhafra Average ²
Villa	7.6	8.1

The averages given in Table PS4 are weighted averages.

Source: Expected household size by dwelling unit size in future housing provision calculated from an extensive study of households across the Emirate by Statistics Centre - Abu Dhabi on behalf of the Government, specifically for the purpose of Community Facilities planning.

Standards		Guidelines	
PS18	The average household sizes indicated in Table PS4 SHALL be applied to Emirati-Only housing master plan proposals in the form of allocated villa plot development.		

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b. Age Range Assumptions

Table PS5 indicates the age range assumptions that shall be applied to Emirati-Only master plan proposals. Age range assumptions drive the demand for schools.

The figures given in Table PS5 are the percentages of the household size (determined from Table that would be found within each age band.

Required calculations:

To calculate the number of schoolchildren, multiply the total population by the age range assumption presented in Table PS5.

$$\text{Number of children in each age range} = \text{Total population} \times \text{age range assumptions (\%)}$$

Table PS5: Emirati-Only Housing: Age Range Assumptions by age range/ cycle.¹

Age Range	Age Range Assumptions (Emirate Average) ²
4-6 (KG school age)	7.2%
7-9 (Cycle 1 school age)	9.7%
10-13 (Cycle 2 school age)	8.5%
14-17 (Cycle 3 school age)	6.4%

The averages given in Table PS5 are weighted averages.

Source: Assumed school children yields from expected population calculated from enrolment data provided by Statistics Centre - Abu Dhabi.

Outcome: Demand for schools (the number and age range of schoolchildren).

Standards		Guidelines	
PS19	Assumptions in Table PS5 SHALL be applied to Emirati-Only master plans across all regions (Abu Dhabi, Al Ain and Al Dhafra) and across all unit sizes.		
PS20	For KG and Cycle 1 schools, figures for children aged between 4 and 9 SHALL be used.		
PS21	For Cycle 2 schools, figures for children aged between 10 and 13 SHALL be used.		
PS22	For Cycle 3 schools, figures for children aged between 14 and 17 SHALL be used.		
PS23	For schools which provide education from kindergarten to Grade 12 within the one building or campus instead of in three different facilities, the age range for private schools SHALL be determined using the Cycle 1, 2 and 3 school age range assumptions.		

c. Type of School Assumptions

Table PS6 indicates the percentage of schoolchildren attending private or public schools to be applied to Emirati-Only housing master plan proposals.

Use the number of schoolchildren calculated in the together with Table PS6, to calculate the numbers of schoolchildren that can be expected to go to public and private schools, which guides the schools provision calculations in master plan proposals.

Required calculations:

1. Number of schoolchildren expected to attend private school = Total number of schoolchildren x private school breakdown (%)
2. Number of schoolchildren expected to attend public school = Number of schoolchildren x public school breakdown (%)

Outcome: Number of schoolchildren expected to attend private schools versus number of schoolchildren expected to attend public school.

Table PS6: Emirati-Only Housing: School Take-up Assumptions (Public and Private Schools)¹

	Emirate Average ²
Public School Take-up Assumption	64.6%
Private School Take-up Assumption	35.4%

¹ The averages given in Table PS6 are weighted averages.

² Source: Expected take-up proportions in public and private schools calculated from enrolment data provided by Statistics Centre - Abu Dhabi.

Standards		Guidelines	
PS24	Table PS6 provides guidance on the level of public versus private school provision. The final level of school provision SHALL be determined by ADEK and DMT.	PG6	Ratios in Table PS6 SHOULD be used to determine the amount of private versus public school provision in master plan proposals.

CASE STUDY*

Step 1: Choose Demographic Assumptions

Input:

The Villa development in the master plan will be inhabited by Emiratis and the mixed-use part with higher density of the master plan will be inhabited by a mix of nationalities.

Outcome:

Villa development: Emirati-Only.

Mixed use development: Mixed-Nationality.

Step 2: Determine the Regional Location for (Emirati-Only Master Plan Proposals)

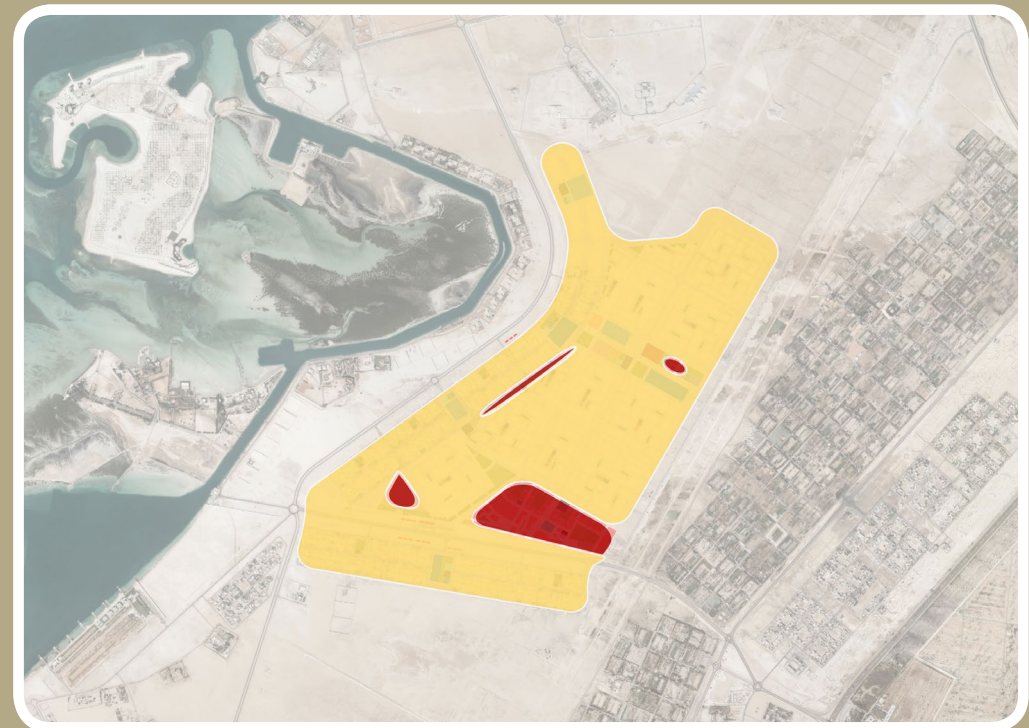
- Regional Location: Abu Dhabi Region

Step 3: Calculate Permanent Residential Population and age breakdown

- a. Average Household Size

Input:

- Total number of proposed dwellings:
 - 1,787 villas
 - 2,828 apartments



*Number of units, population, and site and context assessments used in the case study do not represent the actual situation. Numbers have been amended for the purpose of illustrating the implementation process of the Standards.

Calculations:

- Proposed Villa Population (Emirati-Only):
 - Number of proposed villa units x average household size (persons per dwelling) = total proposed villa population
 $1,787 \times 7.6 = 13,581$ people.
- Existing Villa population = 5,200 people.
- Proposed Apartment Population:
 - Number of proposed Apartment units x average household size (persons per dwelling) = total proposed apartment population
 $2,828 \times 4.1 = 11,595$ people.

Outcome:

- Total Population:
 Combined total of villa and apartment population =
 Proposed villa population + existing villa population +
 proposed apartment population =
 $13,581 + 5,200 + 11,595 = 30,376$ people.

Table PS4: Emirati-Only Housing: Average Household Size (Persons per Dwelling Unit) Assumptions by Region¹

	Abu Dhabi Average	Al Ain & Al Dhafra Average ²
Villa	7.6	8.1

¹ The averages given in Table PS4 are weighted averages.

² Source: an extensive survey of households across the Emirate, carried out on behalf of the Government specifically for the purposes of Community Facility planning

Table PS1: Mixed-Nationality Housing: Average Household Size (Persons per Dwelling unit) by Type of Dwelling Unit*

	Emirate Average
Villas	
1 and 2 Bedrooms	3.5
3 Bedrooms	4.7
4 Bedrooms	5.4
5+ Bedrooms	7.3
Villa Average	5.5
Apartments¹	
1 Bedrooms	2.2
2 Bedrooms	4.1
3 Bedrooms	4.7
4+ Bedrooms	5.6
Apartment Average	4.1
Overall Average²	4.8

¹ Source: Statistical Centre - Abu Dhabi

An extensive survey of households across the Emirate, carried out on behalf of the Government specifically for the purposes of Community Facility planning.

² For studio apartments, use an average household size of 1.3 persons per dwelling in urban, suburban and rural areas. For age range assumptions (Table 6.2) and school assumptions (Table 6.3), use the same figures as per 1 bedroom apartments.

³ The averages given in this table are weighted averages. For early in the Development Review process where the dwelling mix or settlement context.

Abu Dhabi Community Facility Planning Standards

The Community Facility Provision Standards

b. Age Range Assumptions

Input:

- The Villa development in the master plan proposal will be inhabited by Emiratis and the mixed-use part with higher density of the master plan will be inhabited by mixed nationalities.
- Villa population (Emirati-Only) = 18,781
- Apartment population (Mixed-Nationality) = 11,595

Calculations:

- Age Range Assumptions - Villa Population (Emirati-only):
 - Schoolchildren aged 4-6 = Total villa population x percentage of 4-6 year olds = $18,781 \times 7.2\% = 1,352$ children
 - Schoolchildren aged 7-9 = Total villa population x percentage of 7-9 year olds = $18,781 \times 9.7\% = 1,822$ children
 - Schoolchildren aged 10-13 = Total villa population x percentage of 10-13 year olds = $18,781 \times 8.5\% = 1,596$ children
 - Schoolchildren aged 14-17 = Total villa population x percentage of 14-17 year olds = $18,781 \times 6.4\% = 1,202$ children
- Age Range Assumptions - Apartment Population (Mixed-Nationality):
 - Schoolchildren aged 4-6 = Total apartment population x percentage of 4-6 year olds = $11,595 \times 3.8\% = 441$ children
 - Schoolchildren aged 7-9 = Total apartment population x percentage of 7-9 year olds = $11,595 \times 7.5\% = 870$ children
 - Schoolchildren aged 10-13 = Total apartment population x percentage of 10-13 year olds = $11,595 \times 6.4\% = 742$ children
 - Schoolchildren aged 14-17 = Total apartment population x percentage of 14-17 year olds = $11,595 \times 4.9\% = 568$ children

Outcome:

- Age Range Assumptions - Villa Population (Emirati-only):
 - 1,352 schoolchildren aged 4-6
 - 1,822 schoolchildren aged 7-9
 - 1,596 schoolchildren aged 10-13
 - 1,202 schoolchildren aged 14-17.
 - Total number of Emirati-Only schoolchildren = 5,972 schoolchildren

- Age Range Assumptions - Apartment Population (Mixed-Nationality):
 - 441 schoolchildren aged 4-6
 - 870 schoolchildren aged 7-9
 - 742 schoolchildren aged 10-13
 - 568 schoolchildren aged 14-17.
 - Total number of Mixed-Nationality schoolchildren = 2,621 schoolchildren

Table PS5: Emirati-Only Housing: Age Range Assumptions by Region¹

Age Range	Emirate Average ²
	7.2%
7-9 (Cycle 1 school age)	9.7%
10-13 (Cycle 2 school age)	8.5%
14-17 (Cycle 3 school age)	6.4%

¹ The averages given in Table PS5 are weighted averages.

² Source: Statistical Centre - Abu Dhabi

Table PS2: Mixed-Nationality Housing: Age Range Assumptions by Age range¹

Age Range	Emirate Average
Villas	
4-6 (KG school age)	3.8%
7-9 (Cycle 1 school age)	7.5%
10-13 (Cycle 2 school age)	6.4%
14-17 (Cycle 3 school age)	4.9%

¹ Source: Statistical Centre - Abu Dhabi

c. Type of School Assumptions

Input:

- The villa development in the master plan will be inhabited by Emiratis and the mixed-use part with higher density of the master plan proposal will be inhabited by mixed nationalities.
- The outcome from the previous step.

Calculations:

- Type of School Assumptions - Villa Population (Emirati-only):
 - Schoolchildren expected to go to private schools:
Total number of schoolchildren x private school breakdown = $5,972 \times 64.6\% = 3,858$ schoolchildren
 - Schoolchildren expected to go to public schools:
 - KG public schoolchildren =
Total number of schoolchildren aged 4-6 x public school breakdown = $1,352 \times 35.4\% = 479$ schoolchildren
 - Cycle 1 public schoolchildren =
Total number of schoolchildren aged 7-9 x public school breakdown = $1,822 \times 35.4\% = 645$ schoolchildren
 - Cycle 2 public schoolchildren =
Total number of schoolchildren aged 10-13 x public school breakdown = $1,596 \times 35.4\% = 565$ schoolchildren
 - Cycle 3 public schoolchildren =
Total number of schoolchildren aged 14-17 x public school breakdown = $1,202 \times 35.4\% = 426$ schoolchildren
- Type of School Assumptions - Apartment Population (Mixed-Nationality):
 - Schoolchildren expected to go to private schools:
Total number of schoolchildren x private school breakdown = $2,621 \times 64.6\% = 1,693$ schoolchildren
 - Schoolchildren expected to go to public schools:
 - KG public schoolchildren =
Total number of schoolchildren aged 4-6 x public school breakdown = $441 \times 35.4\% = 156$ schoolchildren

- Cycle 1 public schoolchildren =
Total number of schoolchildren aged 7-9 x public school breakdown = $870 \times 35.4\% = 308$ schoolchildren
- Cycle 2 public schoolchildren =
Total number of schoolchildren aged 10-13 x public school breakdown = $742 \times 35.4\% = 263$ schoolchildren
- Cycle 3 public schoolchildren =
Total number of schoolchildren aged 14-17 x public school breakdown = $568 \times 35.4\% = 201$ schoolchildren

Outcome:

- Total number of schoolchildren expected to go to private schools = 5,551
- Total number of schoolchildren expected to go to KG = 635
- Total number of schoolchildren expected to go to Cycle 1 public schools = 953
Total number of schoolchildren expected to go to Cycle 2 public schools = 828
- Total number of schoolchildren expected to go to Cycle 3 public school = 627

Table PS3: Mixed-Nationality Housing: School Take-up Assumptions (Public and Private Schools)¹

	Emirate Average ²
Public School Take-up Assumption	35.4%
Private School Take-up Assumption	64.6%

¹ The averages given in Table PS3 are weighted averages.

² Source: Statistical Centre - Abu Dhabi

Table PS6: Emirati-Only Housing: School Take-up Assumptions (Public and Private Schools)*

	Emirate Average
Public School Take-up Assumption	35.4%
Private School Take-up Assumption	64.6%

¹ The averages given in Table PS6 are weighted averages.

² Source: Statistical Centre - Abu Dhabi

PS2

Community Facility Provision Approach

PS2: Community Facility Provision Approaches

PS2.1 Introduction

This Section presents the three approaches to calculate Community Facilities demand and provision based on the number of permanent residential population, and helps to determine which approach is suitable for the master plan proposal.

Moreover, it presents the next Sections related to each approach the user must refer to in this Document.

PS2.2 Methodology

Step 1: Determine the Approach to Calculate Community Facility Provision

The approach to be followed will vary depending on the population of the master plan proposal calculated in Section

Use Table PS7 to determine the approach.

Table PS7: Approach to be Followed to Calculate Community Facility Provision

Permanent Residential Population	Approach to be Followed	Next Steps
Below 1,000 residents (Master plan is not part of a larger urban community)	Below 1,000	1. Refer to Section
1,000 to 4,999 residents	'Per Capita' approach	1. Refer to Section for Community Facility types and requirements. 2. Refer to Section for retail provision standards. 3. Refer to Section or Affordable Housing provision standards. 4. Refer to Section for location guidance. 5. Refer to Section for phasing and delivery guidance.
5,000 + residents	Community Facility Hierarchy approach	1. Refer to Section for Community Facility types and requirements. 2. Refer to Section for retail provision standards. 3. Refer to Section for Affordable Housing provision standards. 4. Refer to Section for location guidance. 5. Refer to Section for phasing and delivery guidance.

PS2.3 Other Community Facilities

The provision of mosques and public open spaces is addressed in the Abu Dhabi Mosque Development Regulations (MDR) and the Abu Dhabi Public Realm Design Manual (PRDM), respectively. This Document shall be read and implemented in conjunction with these two other Documents.

Other facilities in addition to the Community Facilities in the Standards include: Retail Centres and Affordable Housing.

This Document purposefully does not set out requirements for every single type of Community Facility, given that it is not advisable to set standards for some facility types.

Standards		Guidelines	
PS2.3 Other Community Facilities			
PS25	The Community Facility Planning Standards SHALL be read and implemented in conjunction with the Abu Dhabi Mosque Development Regulations (MDR) and Abu Dhabi Public Realm Design Manual (PRDM).	PG7	Community Facilities other than the ones mentioned in the Community Facility Planning Standards, Abu Dhabi Mosque Development Regulations, and Abu Dhabi Public Realm Design Manual MAY be required but their provision is better considered on a site-by-site basis and depending on the nature and scale of the master plan and agreement with the relevant stakeholder.

Abu Dhabi Community Facility Planning Standards

The Community Facility Provision Standards

CASE STUDY*

Step 1: Determine the Approach to Calculating Community Facility Provision

Input:

Total population is 30,376 (above 5,000).

Outcome:

Community Facility approach to be used: Community Facility Hierarchy approach.

Table PS7: Approach to be Followed to calculate Community Facility provision

Permanent Residential Population	Approach to be Followed	Next Steps
Below 1,000 residents (Development is not part of a larger urban community)	Below 1,000	1. Refer to Section
1,000 to 4,999 residents	'Per Capita' approach	1. Refer to Section for Community Facility types and requirements. 2. Refer to Section for retail provision standards. 3. Refer to Section for Affordable Housing provision standards. 4. Refer to Section for location guidance. 5. Refer to Section for phasing and delivery guidance.
5,000 + residents	Community Facility Hierarchy approach	1. Refer to Section for Community Facility types and requirements. 2. Refer to Section for retail provision standards. 3. Refer to Section for Affordable Housing provision standards. 4. Refer to Section for location guidance. 5. Refer to Section for phasing and delivery guidance.

*Number of units, population, and site and context assessments used in the case study do not represent the actual situation. Numbers have been amended for the purpose of illustrating the implementation process of the Standards.



PS3

Community Facility Types and Requirements

PS3 Community Facility Types and Requirements

PS3.1 Introduction

In this Section, the types of the required Community Facilities are determined along with their sizes based on the Community Facility approach chosen in Section

PS3.2 Community Facility Provision Approach:

Below 1,000 residents

PS3.2.1 Applicability:

Master plan proposals with permanent residential population below 1,000, and are not part of a larger urban community.

PS3.2.2 community Facility Types and Requirements:

The types and requirements for Community Facilities will be determined by the relevant stakeholders and the DMT. In this case, the Community Facility provision calculations and assessments in the Standards may be used to inform decision-making.

Standards		Guidelines	
PS26	In the case of master plan proposals with a permanent residential population below 1,000, and are not part of a larger urban community, the Community Facility approach 'Below 1,000 Residents' SHALL be followed.	PG8	In the case of master plan proposals with a permanent residential population below 1,000, the Community Facility provision calculations and assessments in the Community Facilities Planning Standards MAY be used to inform decision-making.



Abu Dhabi Community Facility Planning Standards

The Community Facility Provision Standards

PS3.3 Community Facility Provision Approach:

Per Capita

PS3.3.1 Applicability:

Master plan proposals with permanent residential population of between 1,000 and 4,999 residents.

PS3.3.2 Community Facility Types:

Community Facilities to be provided in master plan proposals under this approach are:

- Neighbourhood Centre:
 - Community Centre/ Neighbourhood Majlis
 - Clinics
 - Early Learning Centre/Nursery
 - Community Police Point
- Non-centre Facilities:
 - Kindergarten
 - Cycle 1 School (Public)
 - Cycle 2 School (Public)
 - Cycle 3 School (Public)

- Private Schools
- Civil Defense Station
- Neighbourhood Retail Centre

PS3.3.3 Community Facility Requirements:

Where a master plan has a population between 1,000 and 4,999 residents (below the Neighbourhood Centre requirement threshold), it is still necessary to quantify the Community Facility requirements for that master plan proposal.

There are two sets of Per Capita Standards:

- The **per person** requirements (refer to Table
Applies to the whole population of a master plan, where it is reasonable to assume that the whole population will make use of that facility.
This approach applies to community centres, clinics, early learning centres /Nurseries and Retail Centres.
- The **per facility user** requirements (refer to Table
Applies to the section of the population that will use that facility. For example, the provision of Cycle 1 public schools is calculated based upon the number of 7 to 10 year old schoolchildren in a master plan that would be expected to go to a

public school.

It is also required to assess whether a **civil defence station** is needed based on the location guidance in Section . The need for civil defence stations is not based on population, but rather on analysis of response times.

If the need for more than 0.5 of a facility (defined by more than half of the minimum GFA for the facility) is identified, consideration has to be given to providing that facility within the master plan proposed, based upon the following:

- The proximity and accessibility of existing similar Community Facilities in the area
The capacity, quality and convenience of existing similar Community Facilities in the area
- The geographic location of the master plan site (whether it is isolated geographically or an integral part of an established urban area).

The DMT, in conjunction with the relevant stakeholder, will determine whether a particular Facility is required considering the points above on a case-by-case basis.

Standards		Guidelines	
PS27	In the case of master plan proposals with a permanent residential population between 1,000 and 4,999, the Community Facility approach 'Per Capita' SHALL be followed.		
PS28	The 'per person' requirements SHALL be used to quantify the community centres/ neighbourhood majlis, health clinics, early learning centres and Retail centres, and SHALL be quantified as square meter of GFA per person (refer to Table		
PS29	The 'per facility user' requirements SHALL be used to quantify schools, and SHALL be quantified as square metre of GFA per facility user (refer to Table		

Table PS8: Per Person Requirements

PER PERSON REQUIREMENT			
Facility Type	Per Person GFA Requirement (sq.m)		
	Urban	Suburban	Rural
Community Centre	0.13 (minimum GFA 750 sq.m)		
Neighbourhood Majlis	Plot SHALL be allocated in the development incase there is a need for a the facility		
Clinics	0.50 (minimum GFA 3,000 sq.m)	0.50 (minimum GFA 3,000 sq.m)	0.63 (minimum GFA 2,500 sq.m)
Early Learning Centre/Nursery	0.12 (minimum GFA 700 sq.m)		
Neighbourhood Retail Centre	N/A	0.8 (minimum GFA 200 sq.m)	

Neighbourhood Majlis is a community center dedicated for emirati-only development and it is built and managed by the Crown Prince Council (CPC).

Table PS9: Per Facility User Requirements

PER FACILITY USER REQUIREMENT	
Facility Type	Per Facility User GFA Requirement (sq.m)
	Urban, Suburban & Rural
Non-centre Facilities	
KG + Cycle 1 School (Public)*	17.66 (minimum GFA 11,653 sq.m)
Cycle 2 School (Public)*	20.21 (minimum GFA 10,103 sq.m)
Cycle 3 School (Public)*	18.41 (minimum GFA 13,806 sq.m)
Private School	10.00 (minimum GFA 6,000 sq.m)

* School requirements provided are the minimum, however, public schools GFA is determined and approved case-by-case and as per final agreement with ADEK. The Public Schools Design Manual shall be referred and adhere to.

Abu Dhabi Community Facility Planning Standards

The Community Facility Provision Standards

WORKED EXAMPLE

An applicant wants to understand whether a community centre is required for a certain master plan proposal.

Input:

- Region: Al Ain
- Settlement context: Rural
- Demographic Assumption: Emirati-Only
- Total population: 2,500 people
- Referring to Table PS5:
 - Expected number of KG schoolchildren (public) = 64
 - Expected number of Cycle 1 schoolchildren (public) = 86
 - Expected number of Cycle 2 schoolchildren (public) = 75
 - Expected number of Cycle 3 schoolchildren (public) = 57
 - Expected number of schoolchildren (private) = 281

Calculation:

- Per Person Requirement (refer to Table
- Per Facility User Requirement (refer to Table

Table PS5: Emirati-Only Housing: Age Range Assumptions by Region*

Age Range	Emirate Average
4-6 (KG school age)	7.2%
7-9 (Cycle 1 school age)	9.7%
10-13 (Cycle 2 school age)	8.5%
14-17 (Cycle 3 school age)	6.4%

*Source: Statistical Centre - Abu Dhabi

Table PS6: Emirati-Only Housing: School Take-up Assumptions (Public and Private Schools)*

	Emirate Average
Public School Take-up Assumption	35.4%
Take-up Assumption	64.6%

*Source: Statistical Centre - Abu Dhabi

Facility Type	Required GFA (sq.m)	Min. GFA (sq.m)	Facility Requirement
Neighbourhood Majlis			It is required to allocate a plot for Neighbourhood Majlis.
Clinic	Population x Per person GFA requirement = 2,500 x 0.63 = 1,575	2,500	Required GFA / Min. GFA = 1,575 / 2,500 = 0.63 As the number of Clinics required is more than 0.5, then one clinic with a minimum GFA of 2,500 is required.
Early Learning Centre / Nursery	Population x Per person GFA requirement = 2,500 x 0.12 = 300	700	Required GFA / Min. GFA = 300 / 700 = 0.42 As the number of Early Learning Centres / Nurseries required is less than 0.5, then an Early Learning Centre / Nursery is not required.
Neighbourhood Retail Centre	Population x Per person GFA requirement = 2,500 x 0.8 = 2,000	200	Required GFA / Min. GFA = 2,000 / 200 = 10 As the number of Neighbourhood Retail Centres required is more than 0.5, then a Retail GFA of 2,000 sq.m is required.

Facility Type	Number of students	Required GFA (sq.m)	School Min. GFA (sq.m)	Number of Schools Required
KG (Public)	64	Number of students x Per facility user GFA requirement = $64 \times 17.66 = 1,130$	11,653	Required GFA / Min. GFA = $4944.8 / 11,653 = 0.42$ As the number of KG schools required is less than 0.5, then a KG School is not required.
Cycle 1 (Public)	86	Number of students x Per facility user GFA requirement = $86 \times 17.66 = 1,519$	11,653	Required GFA / Min. GFA = $4944.8 / 11,653 = 0.42$ As the number of Cycle 1 schools required is less than 0.5, then a Cycle 1 School is not required.
Cycle 2 (Public)	75	Number of students x Per facility user GFA requirement = $75 \times 20.21 = 1,516$	10,103	Required GFA / Min. GFA = $3,354.8 / 10,103 = 0.33$ As the number of Cycle 2 schools required is less than 0.5, then a Cycle 2 School is not required.
Cycle 3 (Public)	57	Number of students x Per facility user GFA requirement = $57 \times 18.41 = 1,049$	13,806	Required GFA / Min. GFA = $2,503.76 / 13,806 = 0.18$ As the number of Cycle 3 schools required is less than 0.5, then a Cycle 3 School is not required.
Private School	281	Number of students x Per facility user GFA requirement = $281 \times 10 = 2,810$	2,000	Required GFA / Min. GFA = $2,810 / 6,000 = 0.46$ As the number of Private schools required is less than 0.5, then a Private School is not required.

Output:

- Only a Clinic and a Neighbourhood Retail Centre are required.
- Schools (public): Separate cycle schools are not required. However, one school for all cycles that accommodates all schoolchildren may be considered by ADEK.

Note: The final level of school provision SHALL be determined by ADEK and DMT

Abu Dhabi Community Facility Planning Standards

The Community Facility Provision Standards

PS3.4 Community Facility Provision Approach: Community Facility Hierarchy

PS3.4.1 Applicability:

Master plan proposals with a permanent residential population of 5,000 and above.

PS3.4.2 Community Facility types:

Step 1: Determine the number of Community Facility Centres:

A hierarchy of levels has been defined for Community Facilities provision in this Document.
(Refer to

The Community Facilities Hierarchy includes:

- Neighbourhood Centre:

The lowest level of Community Facilities provision, satisfying the day-to-day needs of local residents. This level serves between 5,000 and 10,000 residents.

- Medium Medical Clinic:

This level provides for medium-sized clinics intended to serve between 10,000 and 29,999 residents.

- District Centre:

Serves multiple neighbourhoods and offers a broader range of services for a population between 30,000 and 40,000 residents.

- Sub-Regional Centre:

Serves multiple districts and offers the services that are not available or appropriate at lower levels. This level serves 80,000 residents or above.

- Non-centre Facilities:

Facilities which do not need to be in a centre location or do not lend themselves to being located in a centre.

The Non-centre Facilities can be located out of the community centre as they do not necessarily need to have a direct relationship with other facilities, or indeed their presence within a centre may not be desirable, such as a petrol station or a school.

The planner therefore has the freedom to locate these Non-centre Facilities outside of centres.

Standards		Guidelines	
PS30	In the case of master plan proposals with a permanent residential population of 5,000 and above, the Community Facility approach 'Community Facility Hierarchy' SHALL be followed.		
PS31	All Community Facilities within a Community Facility Centre and all of the non-centre facilities SHALL be provided.		
PS32	Community Facilities identified at a particular level in the Community Facilities Hierarchy SHALL be located within a corresponding Centre wherever possible.		
PS33	All Community Facilities in a Neighbourhood Centre SHALL be provided for every 5,000 to 10,000 people in the master plan.		

The population size served by the centre can be flexible within the parameters set out in the Hierarchy.

For example, where the permanent population of a master plan is 80,000, the following needs to be provided:

- 1 set of Sub-Regional facilities
- 2 sets of District facilities
- Between 8 and 16 sets of neighbourhood centre facilities need to be provided (due to the flexibility afforded by the hierarchy parameters). For eg. 8 sets of Neighbourhood Centre facilities may be provided based on each Neighbourhood Centre serving 10,000 people, or 16 sets based on each serving 5,000 people.

In addition to the flexibility of the population parameters, the number of Centres will also be influenced by site-specific factors such as:

- Geographical characteristics, including distance to other Centres and the nature of Facilities they provide
- Any barriers to movement within the master plan, such as boulevards and avenues (as defined in the Abu Dhabi Urban Street Design Manual), parks and open spaces, waterways, wadi, transportation corridors, utility corridors and inaccessible, privately owned or non-residential land.
- The number of Centres required to provide a Neighbourhood Centre within a comfortable walking distance of all residents of the master plan.

The number of Medium Medical Clinics is calculated separately to Centres provision. This is because the population served by this Facility falls outside the population thresholds (10,000 - 29,999 people) for Neighbourhood, District and Sub-Regional Centres. However, it is incorporated in this Document as it provides the opportunity for master planners and developers to meet the needs of the population for clinic provision with fewer - but larger - clinics.

Standards		Guidelines	
PS34	All Community Facilities in a District Centre SHALL be provided for every 30,000 to 40,000 people in the master plan.		
PS35	All Community Facilities in a Sub-Regional Centre SHALL be provided for every 80,000 people in the master plan.		
PS36	If Medium Medical Clinics are required to be provided in a master plan proposal, the number of these Clinics SHALL be calculated separately to centres provision.	PG9	Medium-Level Clinics should be located within Neighbourhood or District Centres.

Abu Dhabi Community Facility Planning Standards

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Step 2: Determine the types of Community Facilities required

To determine the types of Community Facilities required and calculate their required number, cross reference the total population size of the master plan against the Community Facilities Hierarchy. (Refer to Table

Standards		Guidelines	
PS37	All of the facilities that comprise the level of the Community Facilities Hierarchy that the master plan falls within, in addition to all of the facilities that comprise each of the levels below, SHALL be provided.		
PS38	Standards Tables in Section SHALL be followed to determine the number and size of Community Facilities within each centre.		
PS39	Non-centre Community Facilities SHALL be provided.	PG10	Non-centre Community Facilities SHOULD NOT be located within a Community Facility Centre.
PS40	Civil Defence stations SHALL be required based on an analysis of response times from existing Civil Defence stations to the master plan site and subject to final agreement with the relevant stakeholder.		
PS41	Hospitals, police stations and petrol stations SHALL be provided based on the population thresholds set out in the Catchment Standard column of the Standards Tables and subject to final agreement with the relevant stakeholder.		
PS42	The provision of clinics SHALL be considered in the context of the proposed population, the distribution of the proposed Centres and the clinic size most likely to attract an operator.		
PS43	If Community Facility stakeholders may require additional facilities, these facilities SHALL be provided by the developer.		

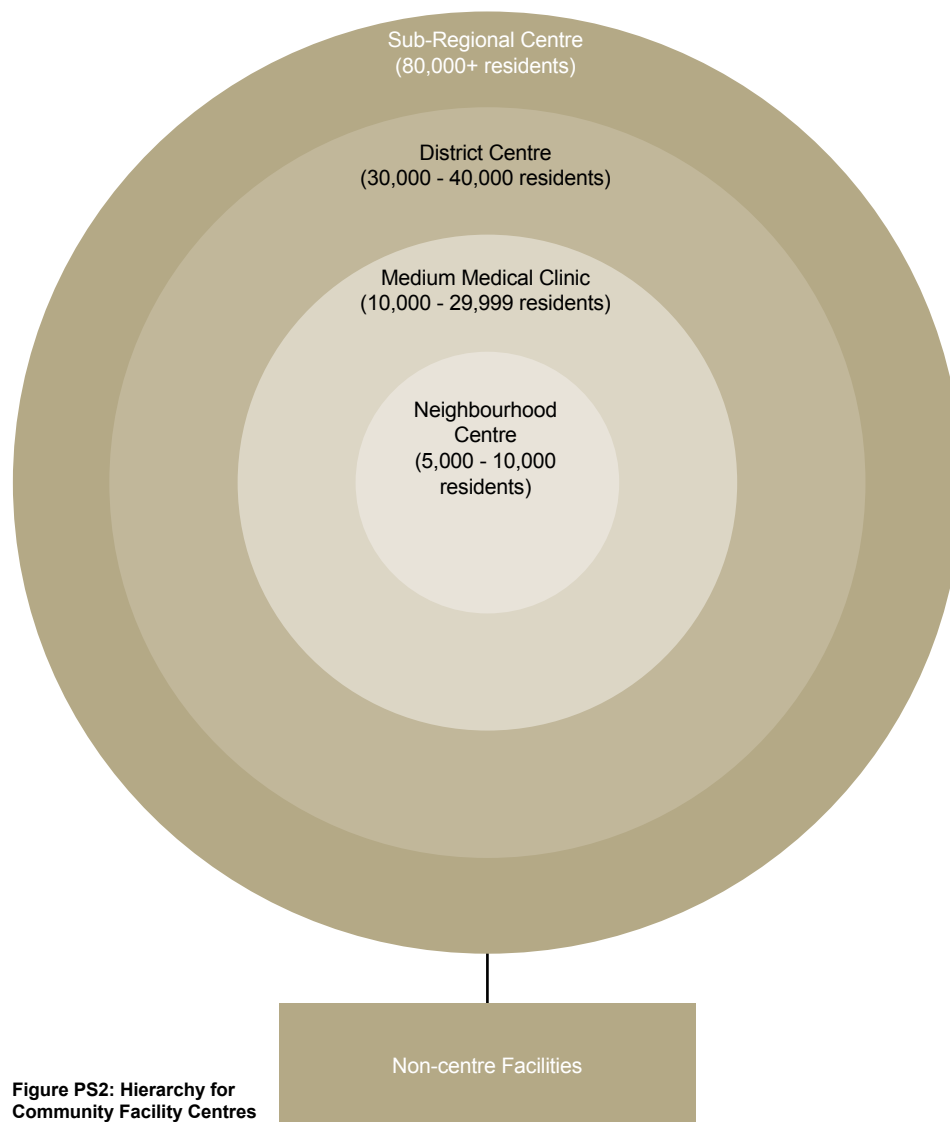


Table PS10: Community Facility Hierarchy

Community Facility Hierarchy	Community Facilities
Neighbourhood Centre	<ul style="list-style-type: none"> Community centre/ Neighbourhood Majlis. Clinic (small). Early learning centre/nursery. Community police point.
Medium Medical Clinic	<ul style="list-style-type: none"> Clinic (medium).
District Centre	<ul style="list-style-type: none"> Clinic (large). Community support centre (suburban and rural). Library. Municipal offices/administration. Post office. Sports centre (non-constrained site or constrained site).
Sub-Regional Centre	<ul style="list-style-type: none"> Community support centre (urban). Cultural centre.
Non-centre Facilities	<ul style="list-style-type: none"> Kindergarten. Cycle 1 public school. Cycle 2 public school. Cycle 3 public school. Private schools. Civil defence (low risk, medium risk, high risk or very high risk). Hospital. Police station. Petrol station (urban,suburban, rural, highway, linear, or industrial). Service Centres (suburban or rural). Retail Centres (may be linked to Community Facility Centres).

Note: Master developers should be aware that, in certain circumstances, Community Facility stakeholders may require additional facilities such as Marine Refuelling, College, University, Wedding Hall and Event space for festival/showground which shall be provided if requested by the stakeholder. The need for any such facilities shall be solely determined by the relevant stakeholder.

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Step 3: Determine the Settlement Context

The Standards use a set of geographic and settlement contexts intended that Community Facilities are ranged hierarchically and are located centrally within the communities they serve.

These settlement contexts determine the applicable planning requirements for the Community Facilities in the master plan proposal from Table to The settlement classification scoring approach in Table PS11 determines whether a master plan proposal represents an urban, suburban or rural type of development.

The table refers to the characteristics of the proposed master plan itself and not the existing condition of the site. Figures PS3, PS4 and PS5 provide illustrative diagrams of the classifications used in Table PS11.

A master plan may have more than one settlement context, for example, a high density urban development clustered around a transport node in addition to a lower density suburban villa development.

Table PS11: Settlement Context Classification

Character of Master Plan Proposal	Scoring	Classification
Building Character		1-4 Total Score = Rural Settlement
Low-rise only (generally G+1)	1	
Predominantly low-rise with up to three storeys, but with some increased height	2	
Predominantly increased height (four storeys and above)	3	
Geographical Character		5-7 Total Score = Suburban Settlement
In discrete and relatively isolated area	1	
A suburban area of greater urban area or satellite settlement close to larger urban centre	2	
	3	
Access to existing services		8-9 Total Score = Urban Settlement
Low-level service provision (need to travel outside settlement to obtain services)	1	
Medium-level service provision (low to middle order services can be obtained within settlement)	2	
High-level service provision (all services can be obtained within settlement)	3	

Standards		Guidelines	
PS44	The settlement classification scoring approach in Table SHALL be used to determine whether a master plan represents an urban, suburban or rural type of development.		
PS45	In case of a master plan that contains more than one settlement context, Community Facilities SHALL be calculated and provided separately for each settlement context.		
PS46	In the process of settlement context classification scoring based on Table only one score SHALL be applied per category.		

Step 4: Determine the Number and Size of the Community Facilities Within Each Centre

Refer to the Standards Tables in Section

For each Centre that is required, all of the facilities set out under the respective level in the Hierarchy must be provided.

Step 5: Determine the Number and Size of Non-centre Community Facilities Required

Refer to the Standards Tables in Section

Non-centre Community Facilities must be provided but do not need to be located within a specific Centre. The basis for assessing these Non-centre Facilities is different from that of Neighbourhood, District and Sub-Regional Centres, due to the specific characteristics of the individual Community Facility, such as:

- School provision varies based upon the number of schoolchildren and the public versus private school breakdown determined in Sections and

Ultimately, school provision within any master plan proposal is subject to final agreement with ADEK and DMT.

- Civil defence stations and points are required based on an analysis of response times from existing Civil Defence stations to the master plan site. See Section for guidance.

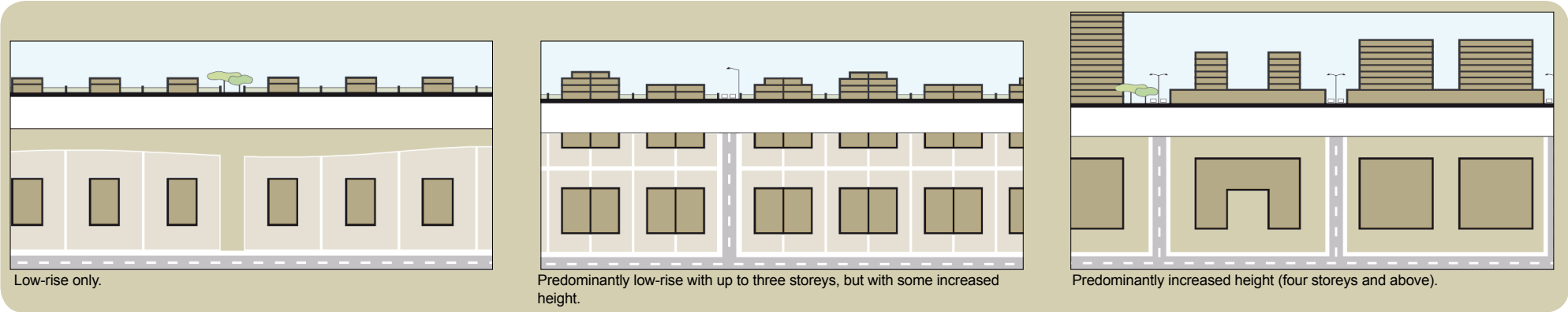
Civil defence stations provision within any master plan proposal is subject to final agreement with Abu Dhabi Civil Defense General Directorate.

- Hospitals, police stations and petrol stations are required based on the population thresholds set out in the Catchment Standard column of the Standards Tables.

Hospitals, police stations and petrol stations provision within any master plan proposal is subject to final agreement with the Department of health, Abu Dhabi Police and ADNOC, respectively.

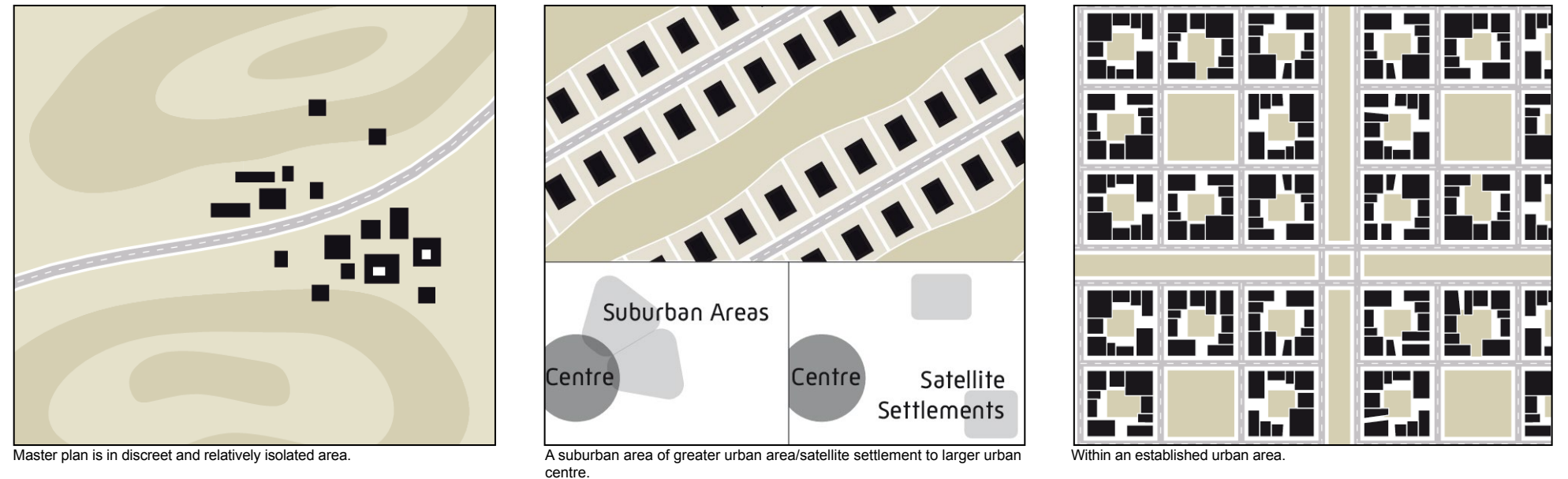
Building Character

Figure PS3: Building Typologies



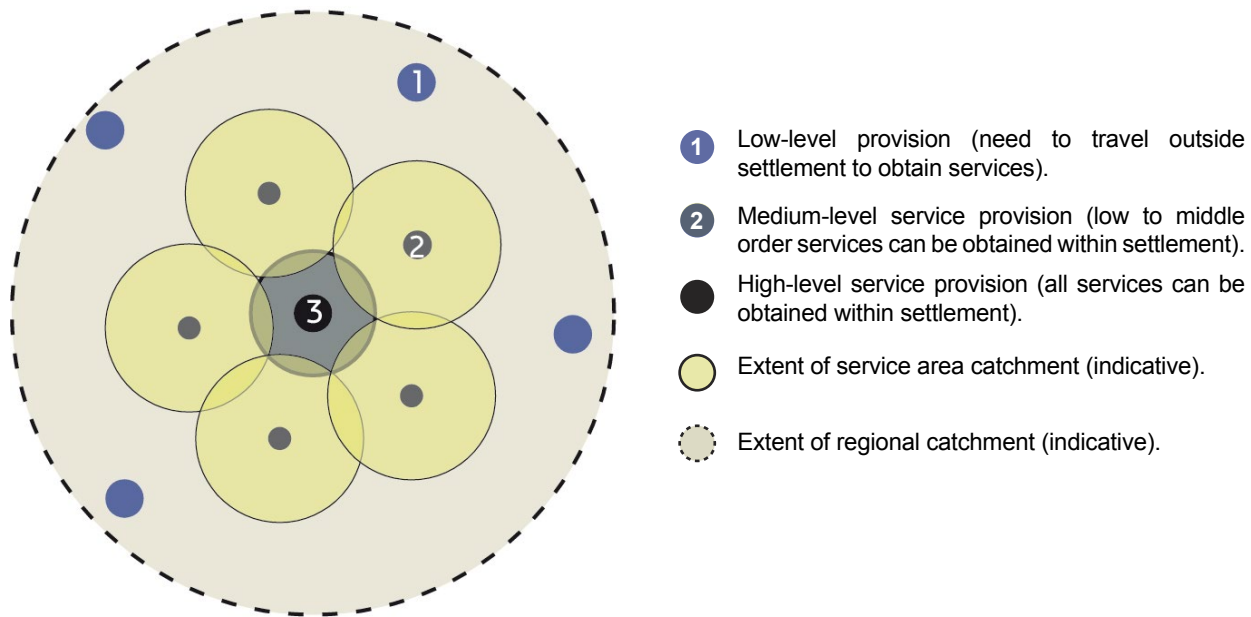
Geographical Character

Figure PS4: Typical Settlement Forms in Figure-ground Format



Access to Existing Services

Figure PS5: The Different Levels of Access to Existing Services



CASE STUDY*

Location:

- Al Sader, Abu Dhabi

Settlement Context Classification:

- Settlement Context Classification Scoring:

Category	Score
Building Character	2
Geographical Character	2
Access to Existing Services	1
Total Score	5

Output

- Settlement Context Classification: Suburban

Table PS11: Settlement Context Classification

Character of Master Plan Proposal	Scoring	Classification
Building Character		1-4 Total Score = Rural Settlement
Low-rise only (generally G+1)	1	
Predominantly low-rise with up to three storeys, but with some increased height	2	
Predominantly increased height (four storeys and above)	3	
		5-7 Total Score = Suburban Settlement
	1	
A suburban area of greater urban area or satellite settlement to larger urban centre	2	
Within an established urban area	3	8-9 Total Score = Urban Settlement
Access to existing services		
Low-level service provision (need to travel outside settlement to obtain services)	1	
Medium-level service provision (low to middle order services can be obtained within settlement)	2	
High-level service provision (all services can be obtained within settlement)	3	

PS3.4.3 Community Facility Hierarchy Requirement Tables

The Standards Tables in this Section set out the number and size of the Community Facilities that need to be provided in master plan proposals.

The requirements differ depending upon whether the master plan proposal represents Urban, Suburban or Rural development (refer to Table PS12).

Table PS12 details the information contained in each Standards Table.

The Standards Tables are laid out according to the Community Facilities Hierarchy identified in Section 3.4.3. This Hierarchy identifies the Community Facilities that shall be provided at (refer to Table 3.4.3.1).

- Neighbourhood Centre (5,000 to 10,000 residents)
- Medium Medical Clinic (10,000 to 29,999 residents)
- District Centre (30,000 to 40,000 residents)
- Sub-Regional Centre (80,000 residents and above)
- Non-centre Facilities (have different thresholds)

If the total number of a Community Facility required includes a fraction, an allowance of 0.5 will trigger the requirement for an additional Community Facility.

Table PS12: Information Contained in Each Standards Table

Information	Explanation	Standard Type
Minimum Plot Size (sq.m)	The minimum plot size (area) that is required to deliver the Community Facility.	S
Minimum GFA (sq.m)	The minimum Gross Floor Area that is required to deliver the facility.	S
Facility Type	The type of Community Facility, eg. Community Centre.	S
(Population)		S
Distances (Distance)	The maximum or minimum (as appropriate) catchment distance that the facility shall serve.	S
Maximum Facility Capacity	The maximum number of people that a facility shall be able to accommodate at any one time.	S
Other Ancillary Requirements	Other uses that are closely associated with the main use of the facility and that shall also be provided.	S
Governing Authority	Guidance for developers on the appropriate governing authority for the facility type.	G

Standards		Guidelines	
PS47	The Standards (marked as 'S' in Table PS12) SHALL be complied with (unless otherwise specified in a Standards footnote).	PG11	Guidelines (marked as 'G' in Table PS12) SHOULD be complied with as they provide indicative guidance and additional information that assist in the interpretation of the Standards.
PS48	Parking SHALL be provided on site in accordance with the published Department of Planning and Municipalities (DMT) Guidance.		
PS49	Abu Dhabi Emirate Development Codes SHALL be followed for built form parameters such as the allowable building height, plot coverage limits and floor to area ratios.		

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Table PS13: Community Facilities Requirements - Neighbourhood Centre

Facility Type	URBAN		SUBURBAN		RURAL		All Settlement Contexts				
	Minimum Plot Size (sq.m)	Minimum GFA (sq.m)	Minimum Plot Size (sq.m)	Minimum GFA (sq.m)	Minimum Plot Size (sq.m)	Minimum GFA (sq.m)	Catchment Standard (Population)	Catchment Distances	Maximum Facility Capacity	Other Ancillary Requirements	Governing Authority
NEIGHBOURHOOD CENTRE (5,000-10,000 residents)											
Community Centre	750	750	1,000	750	1,250	750	5,000-10,000 residents.				• DMT.
Neighbourhood Majlis			3,600	1,350	3,600	1,350	5,000-10,000 residents.				• Crown Prince Council (CPC).
Clinic (Small) ¹			5,500	3,000	5,500	3,000	4,000-9,999 residents.		1-3 physicians. ²	<ul style="list-style-type: none">• Primary care.• Pharmacy services.• Access to laboratory services.• Shared landscaping and car parking (to comply with DoT and PRDM standards).	• Department of Health (DoH).
Early Learning Centre/ Nursery	1,080	700	1,080				5,000-10,000 residents.		120 FTE spaces.	Outdoor learning area.	• Department of Education and Knowledge (ADEK).
Community Police Point ³		150 (15 x 10)		150 (15 x 10)		150 (15 x 10)	5,000-10,000 residents.	8 to 15 minutes for non-urgent calls.		Community police points must be readily accessible to the public.	• Abu Dhabi Police (ADP).

¹ Clinic (small) is a format that master plan proposals can use only when the master plan is located in a satellite area and has no access to healthcare facilities of a larger typology. Moreover, for master plans of more than 10,000 residents, Clinic (small) is not accepted as a healthcare facility to be provided.

² The number of physicians within a medical facility is a guideline only and is not a standard that must be complied with.

³ Final provision of Abu Dhabi Police facilities is subject to a final agreement with Abu Dhabi Police.

Cells coloured in blue indicate that this type or size of Community Facility is not recommended in this settlement context.

Cells coloured grey indicate that there are no available standards or guidelines to refer to.

Table PS14: Medium Medical Clinic Requirements

Facility Type	URBAN		SUBURBAN		RURAL		All Settlement Contexts				
	Minimum Plot Size (sq.m)	Minimum GFA (sq.m)	Minimum Plot Size (sq.m)	Minimum GFA (sq.m)	Minimum Plot Size (sq.m)	Minimum GFA (sq.m)	Catchment Standard (Population)	Catchment Distances	Maximum Facility Capacity	Other Ancillary Requirements	Governing Authority
MEDIUM MEDICAL CLINIC (10,000-29,999 residents)											
Clinic (Medium)⁴	7,000	3,500	7,000	3,500	7,000	3,500	10,000 -29,999 residents.		4-10 physicians. ⁵	<ul style="list-style-type: none"> Primary care. Pharmacy services (on-site or within a 10 minute walk). Access to laboratory services. Shared landscaping and car parking (to comply with DoT and PRDM standards). 	<ul style="list-style-type: none"> Department of Health (DoH).

⁴ Clinic (medium) is the preferred option for master plans proposals

⁵ The number of physicians within a health facility is a guideline only and is not a standard that must be complied with.

Cells coloured in blue indicate that this type or size of Community Facility is not recommended in this settlement context.

Cells coloured grey indicate that there are no available standards or guidelines to refer to.

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Table PS15: Community Facilities Requirements - District Centre

Facility Type	URBAN		SUBURBAN		RURAL		All Settlement Contexts				
	Minimum Plot Size (sq.m)	Minimum GFA (sq.m)	Minimum Plot Size (sq.m)	Minimum GFA (sq.m)	Minimum Plot Size (sq.m)	Minimum GFA (sq.m)	Catchment Standard (Population)	Catchment Distances	Maximum Facility Capacity	Other Ancillary Requirements	Governing Authority
DISTRICT CENTRE (30,000-40,000 residents)											
Clinic (Large)⁶	10,500	4,500	10,500	4,500			30,000 -40,000 residents.		10-14 physicians. ⁷	<ul style="list-style-type: none"> Primary care. Pharmacy services (on-site or within 10 minute walk). Access to laboratory services. Shared landscaping and car parking (to comply with DoT and PRDM standards). 	<ul style="list-style-type: none"> Department of Health (DoH).
Community Support Centre			9,000	8,000	12,000	8,000	30,000-40,000 residents.				<ul style="list-style-type: none"> DMT. Department of Community Development (DCD). Abu Dhabi Police (ADP).
Library	1,500	2,000	2,500	2,000	3,000	2,000	30,000-40,000 residents.				<ul style="list-style-type: none"> DMT. Department of Culture and Tourism (DCT).
Municipal Offices/Admin-istration	3,000	10,000	4,000	10,000	5,000	10,000	30,000-40,000 residents.				<ul style="list-style-type: none"> DMT. Musanada.
Post Office	4,000	7,000	5,100	7,000	6,000	7,000	30,000-40,000 residents.				<ul style="list-style-type: none"> Empost.
Sports Centre⁸ (Non-constrained Site)	16,800	9,300	19,500	6,500	19,500	6,500	25,000-35,000 residents.				<ul style="list-style-type: none"> Abu Dhabi Sport Centre (ADSC).

⁶ As clinic (medium) is the preferred option for master plans, the choice of Clinic (large) is subject to agreement with DoH.

⁷ The number of physicians within a facility is a guideline only and is not a standard that must be complied with.

Cells coloured in blue indicate that this type or size of Community Facility is not recommended in this settlement context.

Cells coloured grey indicate that there are no available standards or guidelines to refer to.

Table PS15 (continued): Community Facilities Requirements - District Centre

Facility Type	URBAN		SUBURBAN		RURAL		All Settlement Contexts				
	Minimum Plot Size (sq.m)	Minimum GFA (sq.m)	Minimum Plot Size (sq.m)	Minimum GFA (sq.m)	Minimum Plot Size (sq.m)	Minimum GFA (sq.m)	Catchment Standard (Population)	Catchment Distances	Maximum Facility Capacity	Other Ancillary Requirements	Governing Authority
OR⁹											
Sports Centre¹⁰ (Constrained Site)	13,200 - 20,000	10,400- 15,600					25,000-35,000 residents.				• ADSC.

⁸ Sports centre requirements have been set out for the mixed use (urban) level non-constrained site (to include an indoor sports centre, four multi-use game areas (MUGA's) and one large pitch). Sports centre (constrained) is a choice of format (indicated by 'OR' in the table) which Master plan proposals in urban settlements can use. The developer shall select the most appropriate solution for the master plan proposal.

⁹ For Sports Centres there is a choice of size. The 'constrained site' option is only applicable in urban areas, where there is limited land availability. The 'non-constrained site' option may be used in suburban and rural settlement contexts, together with urban areas, where there is sufficient land available.

¹⁰ Sports centre requirements have been set out for the multi-storey (urban) level constrained site (to include an indoor sports centre and one MUGA).

Cells coloured in blue indicate that this type or size of Community Facility is not recommended in this settlement context.

Cells coloured grey indicate that there are no available standards or guidelines to refer to.

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Table PS16: Community Facilities Requirements - Sub-Regional Centre

Facility Type	URBAN		SUBURBAN		RURAL		All Settlement Contexts				
	Minimum Plot Size (sq.m)	Minimum GFA (sq.m)	Minimum Plot Size (sq.m)	Minimum GFA (sq.m)	Minimum Plot Size (sq.m)	Minimum GFA (sq.m)	Catchment Standard (Population)	Catchment Distances	Maximum Facility Capacity	Other Ancillary Requirements	Governing Authority
SUB-REGIONAL CENTRE (at least 80,000 residents)											
Community Support Centre	7,000	8,000					At least 80,000 residents.				<ul style="list-style-type: none"> DMT. Department of Community Development (DCD). Abu Dhabi Police (ADP).
Cultural Centre¹¹	10,000	21,000					At least 80,000 residents.				<ul style="list-style-type: none"> DMT. Department of Culture and Tourism (DCT).

¹¹ A cultural centre can include arts/performing arts, gallery space, visitor welcome centre, amphitheatre and cultural space.

Cells coloured in blue indicate that this type or size of Community Facility is not recommended in this settlement context.

Cells coloured grey indicate that there are no available standards or guidelines to refer to.

Table PS17: Community Facilities Requirements - Non-centre Facilities

Facility Type	URBAN		SUBURBAN		RURAL		All Settlement Contexts				
	Minimum Plot Size (sq.m)	Minimum GFA (sq.m)	Minimum Plot Size (sq.m)	Minimum GFA (sq.m)	Minimum Plot Size (sq.m)	Minimum GFA (sq.m)	Catchment Standard (Population)	Catchment Distances	Maximum Facility Capacity	Other Ancillary Requirements	Governing Authority
NON-CENTRE FACILITIES											
KG - 360 students¹² (Public)	1,800	4,950	1,800	4,950	1,800	4,950	Determined from the demographic analysis of the master plan (Section		360 students.	• Outdoor learning area, outdoor playing fields/sports fields.	• Department of Education and Knowledge (ADEK).
Cycle 1 - 1,250 students¹³ (Public)	27,000	16,000	27,000	16,000	27,000	16,000	Determined from the demographic analysis of the master plan (Section		1,250 students.	• Outdoor learning area, outdoor playing fields/sports fields.	• ADEK.
KG + Cycle 1 - 1,410 students¹⁴ (Public)	30,000	18,110	30,000	18,110	30,000	18,110	Determined from the demographic analysis of the master plan (Section		1,410 students.	• Outdoor learning area, outdoor playing fields/sports fields.	• ADEK.
OR											
KG + Cycle 1 - 1,850 students¹⁵ (Public)	55,000	21,600	55,000	21,600	55,000	21,600	Determined from the demographic analysis of the master plan (Section		1,850 students.	• Ground floor + first floor + second floor. • Outdoor learning area, outdoor playing fields/sports fields.	• ADEK.

¹² The actual number of KG schools will be determined by ADEK as per the master plan.

¹³ The actual number of Cycle 1 schools will be determined by ADEK as per the masterplan.

¹⁴ The planner shall provide a KG and Cycle 1 in two separate plots or join them in one facility.

¹⁵ The actual number of KG + Cycle 1 schools will be determined by ADEK and dependent upon the number of 4-10 year old students in the master plan proposal who would be expected to go to public school. There are two choices of facility size (indicated by 'OR' in the table), determined according to the catchment population to be served.

Cells coloured in blue indicate that this type or size of Community Facility is not recommended in this settlement context.

Cells coloured grey indicate that there are no available standards or guidelines to refer to.

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Table PS17 (continued): Community Facilities Requirements - Non-centre Facilities

Facility Type	URBAN		SUBURBAN		RURAL		All Settlement Contexts				
	Minimum Plot Size (sq.m)	Minimum GFA (sq.m)	Minimum Plot Size (sq.m)	Minimum GFA (sq.m)	Minimum Plot Size (sq.m)	Minimum GFA (sq.m)	Catchment Standard (Population)	Catchment Distances	Maximum Facility Capacity	Other Ancillary Requirements	Governing Authority
Cycle 2 + Cycle 3 1,260 students¹⁶ (Public)	27,000	15,000	27,000	15,000	27,000	15,000	Determined from the demographic analysis of the master plan (Section		1,260 students.	• Outdoor learning area, outdoor playing fields/sports fields.	• Department of Education and Knowledge (ADEK).
OR											
Cycle 2 + Cycle 3 2,100 students¹⁶ (Public)	50,000	21,600	50,000	21,600	50,000	21,600	Determined from the demographic analysis of the master plan (Section		2,100 students.	• Outdoor learning area, outdoor playing fields/sports fields.	• (ADEK).
KG + Cycle 1 + Cycle 2 + Cycle 3 3,000 students¹⁷ (Public)	70,000	38,100	70,000	38,100			Determined from the demographic analysis of the master plan (Section		3,000 students.	• Outdoor learning area, outdoor playing fields/sports fields.	• (ADEK).
Private School¹⁸ 600 students	9,600		9,600		9,600		Determined from the demographic analysis of the master plan (Section		600 students.		• Department of Education and Knowledge (ADEK).
OR											

¹⁶ The actual number of Cycle 2 + Cycle 3 schools will be determined by ADEK and dependent upon the number of 11-17 year old in the master plan proposal who would be expected to go to public school. There are two choices of facility size (indicated by 'OR' in the table) determined according to the catchment population to be served.

¹⁷ The actual number of KG + Cycle 1 + Cycle 2 + Cycle 3 schools will be determined by ADEK and dependent upon the number of 4-17 year old students in the master plan proposal who would be expected to go to public school after obtaining approvals with the related government agencies.

Cells coloured in blue indicate that this type or size of Community Facility is not recommended in this settlement context.

Cells coloured grey indicate that there are no available standards or guidelines to refer to.

Table PS17 (continued): Community Facilities Requirements - Non-centre Facilities

Facility Type	URBAN		SUBURBAN		RURAL		All Settlement Contexts				
	Minimum Plot Size (sq.m)	Minimum GFA (sq.m)	Minimum Plot Size (sq.m)	Minimum GFA (sq.m)	Minimum Plot Size (sq.m)	Minimum GFA (sq.m)	Catchment Standard (Population)	Catchment Distances	Maximum Facility Capacity	Other Ancillary Requirements	Governing Authority
Private School¹⁸ 1,200 students	13,200		13,200		13,200		Determined from the demographic analysis of the master plan (Section		1,200 students.		• ADEK.
OR											
Private School¹⁸ 1,750 students	17,500		17,500		17,500		Determined from the demographic analysis of the master plan (Section		1,750 students.		• ADEK.
OR											
Private School¹⁸ 2,300 students	21,700		21,700		21,700		Determined from the demographic analysis of the master plan (Section		2,300 students.		• ADEK.
OR											
Private School¹⁸ 3,450 students	31,600		31,600		31,600		Determined from the demographic analysis of the master plan (Section		3,450 students.		• ADEK.

¹⁸ The actual number of private schools will be determined by ADEK and dependent upon the number of students in the master plan proposal who would be expected to go to a private school where the GFA could vary based on the curriculum and the school capacity.

Cells coloured in blue indicate that this type or size of Community Facility is not recommended in this settlement context.

Cells coloured grey indicate that there are no available standards or guidelines to refer to.

Abu Dhabi Community Facility Planning Standards

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Table PS17 (continued): Community Facilities Requirements - Non-centre Facilities

Facility Type	URBAN		SUBURBAN		RURAL		All Settlement Contexts				
	Minimum Plot Size (sq.m)	Minimum GFA (sq.m)	Minimum Plot Size (sq.m)	Minimum GFA (sq.m)	Minimum Plot Size (sq.m)	Minimum GFA (sq.m)	Catchment Standard (Population)	Catchment Distances	Maximum Facility Capacity	Other Ancillary Requirements	Governing Authority
Civil Defence Station - Typology A (very high risk) ¹⁹	8,000 (80 x 100)		8,000 (80 x 100)		8,000 (80 x 100)			Response time not to exceed 8 minutes. ²⁰		Refer to Tables and to determine the required Civil Defence Station typology.	• Abu Dhabi Civil Defense General Directorate (ADCD).
OR											
Civil Defence Station - Typology B (high risk) ¹⁹	6,400 (80 x 80)		6,400 (80 x 80)		6,400 (80 x 80)			Response time not to exceed 8 minutes. ²⁰		Refer to Tables and to determine the required Civil Defence Station typology.	• ADCD.
OR											
Civil Defence Station - Typology C (Medium risk) ¹⁹	4,800 (80 x 60)		4,800 (80 x 60)		4,800 (80 x 60)			Response time not to exceed 8 minutes. ²⁰		Refer to Tables and to determine the required Civil Defence Station typology.	• ADCDGD.
OR											
Civil Defence Station - Typology D (low risk) ²⁰	1,800 (40 x 45)		1,800 (40 x 45)		1,800 (40 x 45)			Response time not to exceed 8 minutes. ²⁰		Refer to Tables and to determine the required Civil Defence Station typology.	• ADCD.

¹⁹ Civil defence stations are provided based on response time and ADCD vehicles estimated speed. Refer to Tables and to choose the most suitable Civil Defense Station typology.

²⁰ In some cases, additional civil defence stations may be required, even if the area is covered by the catchment of another station, due to safety issues and difference in risk level.

Cells coloured in blue indicate that this type or size of Community Facility is not recommended in this settlement context.

Cells coloured grey indicate that there are no available standards or guidelines to refer to.

Table PS18: Civil Defence Risk level types

Risk level	Risk Type	
2	PT	High-rise buildings
2	P	Highly populated area with narrow roads
1	PA	Highly populated area
3	DF	Labs and warehouses (high risk of fire)
1	F	Labs and warehouses (low risk of fire)
2	C	Commercial Area
2	WH	Workers Housing
1	AG	Agricultural Area
3	CD	Embassies, Consulates and different agencies
3	PI	Palaces
1	HW	Highways
2	S	Storage
3	H	Hotels
2	GB	Government Buildings
2	D	Distance from the closest civil defence station is more than 30km

Table PS19: Civil Defence Station Typology

Civil Defence Station Typology	
Total score from Table PS18	Civil Defence Station Typology
13 and above	A Very high risk
10 - 12	B High risk
6 - 9	C Medium risk
1 - 5	D Low risk

The Civil Defence Station classification scoring approach in Tables PS18 and PS19 determines the required Civil Defence Station Typology (Type A, B, C, or D).

The tables refer to the characteristics of the proposed master plan itself and not the existing condition of the site.

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Table PS17 (continued): Community Facilities Requirements - Non-centre Facilities

Facility Type	URBAN		SUBURBAN		RURAL		All Settlement Contexts				
	Minimum Plot Size (sq.m)	Minimum GFA (sq.m)	Minimum Plot Size (sq.m)	Minimum GFA (sq.m)	Minimum Plot Size (sq.m)	Minimum GFA (sq.m)	Catchment Standard (Population)	Catchment Distances	Maximum Facility Capacity	Other Ancillary Requirements	Governing Authority
Police Station ²¹	6,000	5,200	6,000	5,200	6,000	5,200	50,000 residents.				• Abu Dhabi Police (ADP).
OR											
Emergency and Safety Point ²¹	323 (19 x 17)		323 (19 x 17)		323 (19 x 17)		Subject to agreement with ADP.			A point for rescue and Ambulance vehicles.	• ADP.
Emergency and Safety Centre ²¹	2,100 (70 x 30)		2,100 (70 x 30)		2,100 (70 x 30)		Subject to agreement with ADP.			A centre for rescue and Ambulance vehicles.	• ADP.
Security Point ²¹	Subject to agreement with ADP.									A point for tourists guidance, emergency, security supervision and investigation.	• ADP.
Hospital ²²	40,000	40,000	40,000				<ul style="list-style-type: none"> - 90,000 residents. • 180,000-240,000 transient population. 			<ul style="list-style-type: none"> • Emergency services. • Access to laboratory services. • Radiology services. • Standalone building. 	• Department of Health (DoH).

If the related government agencies requested to co-locate the police station and the civil defence station, the plot area shall be 10,000 sqm based on the risk level, geographic context, approval by Abu Dhabi Police and Abu Dhabi Civil Defense General Directorate.

²¹ Final provision of Abu Dhabi Police facilities is subject to a final agreement with Abu Dhabi Police. If the related agencies requested to co-locate the police station and the civil defense station, the plot area shall be 10,000 sqm (100x100)

Cells coloured in blue indicate that this type or size of Community Facility is not recommended in this settlement context.

Cells coloured grey indicate that there are no available standards or guidelines to refer to.

Table PS17 (continued): Community Facilities Requirements - Non-centre Facilities

Facility Type	URBAN		SUBURBAN		RURAL		All Settlement Contexts				
	Minimum Plot Size (sq.m)	Minimum GFA (sq.m)	Minimum Plot Size (sq.m)	Minimum GFA (sq.m)	Minimum Plot Size (sq.m)	Minimum GFA (sq.m)	Catchment Standard (Population)	Catchment Distances	Maximum Facility Capacity	Other Ancillary Requirements	Governing Authority
Hospital ²²	50,000	50,000	80,000	50,000			<ul style="list-style-type: none"> 90,000 -110,000 residents 270,000-330,000 transient population. 		270-330 beds. ²³	<ul style="list-style-type: none"> Emergency services. Access to laboratory services. Radiology services. Standalone building. 	<ul style="list-style-type: none"> DoH.
Urban Petrol Station ²⁴	6,000 (100 x 60)						15,000 residents.	CBD locations, new commercial centres.		<ul style="list-style-type: none"> Fuelling island. LPG store. Carwash. Oil change. Car parking. Off-loading for fuel. Electric vehicle Charger. NGV facilities. 	<ul style="list-style-type: none"> ADNOC.

²² Hospitals will be located out of centre in order to minimise the traffic impact on the road network of the centre. There are two choices of facility size (indicated by 'OR' in the table) determined according to the catchment population to be served.

²³ The number of bed spaces within a facility is a guideline only and is not a standard that must be complied with.

Cells coloured in blue indicate that this type or size of Community Facility is not recommended in this settlement context.

Cells coloured grey indicate that there are no available standards or guidelines to refer to.

Abu Dhabi Community Facility Planning Standards

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Table PS17 (continued): Community Facilities Requirements - Non-centre Facilities

Facility Type	URBAN		SUBURBAN		RURAL		All Settlement Contexts				
	Minimum Plot Size (sq.m)	Minimum GFA (sq.m)	Minimum Plot Size (sq.m)	Minimum GFA (sq.m)	Minimum Plot Size (sq.m)	Minimum GFA (sq.m)	Catchment Standard (Population)	Catchment Distances	Maximum Facility Capacity	Other Ancillary Requirements	Governing Authority
Suburban Petrol Station ²⁴			15,000 (150 x 100)				10,000 residents.			<ul style="list-style-type: none"> Fuelling island. NGV facilities. LPG store. Carwash. Oil change. Tyre repair. Car parking. Off-loading for fuel. Electric vehicle Charger. 	<ul style="list-style-type: none"> ADNOC.
OR											
Rural Petrol Station ²⁴					24,000 (200 x 120)		10,000 residents.			<ul style="list-style-type: none"> Fuelling island. LPG store. Carwash. Oil change. Car parking. Off-loading for fuel. NGV. Diesel facilities. Electric vehicle Charger. 	<ul style="list-style-type: none"> ADNOC.
OR											
Highway Petrol Station ²⁵			21,600 (180 x 120)		80,000 (400 x 200)		As required, defined by ADNOC.	<ul style="list-style-type: none"> Main arterial roads/ highways. Industrial. 		<ul style="list-style-type: none"> Fuelling island. NGV facilities. LPG store. Carwash. Oil change. Tyre repair. Autoserve (car care). Vehicle testing centre. Car parking. Off-loading for fuel. 	<ul style="list-style-type: none"> ADNOC.
OR											

²⁴ These plot sizes are minimums and are provided for guidance. In some cases, dependent on context, large sites will be required. The plot size of petrol stations must be agreed with ADNOC on a case-by-case basis from the early stages of planning.

Cells coloured in blue indicate that this type or size of Community Facility is not recommended in this settlement context.

Cells coloured grey indicate that there are no available standards or guidelines to refer to.

Table PS17 (continued): Community Facilities Requirements - Non-centre Facilities

Facility Type	URBAN		SUBURBAN		RURAL		All Settlement Contexts				
	Minimum Plot Size (sq.m)	Minimum GFA (sq.m)	Minimum Plot Size (sq.m)	Minimum GFA (sq.m)	Minimum Plot Size (sq.m)	Minimum GFA (sq.m)	Catchment Standard (Population)	Catchment Distances	Maximum Facility Capacity	Other Ancillary Requirements	Governing Authority
Linear Petrol Station²⁵	3,400 (85 x 40)		3,400 (85 x 40)		3,400 (85 x 40)		As required, defined by ADNOC.	As required, defined by ADNOC.		• None.	• ADNOC.
OR											
Industrial Petrol Station²⁵	30,000		30,000		30,000		As required, defined by ADNOC.	As required, defined by ADNOC.			• ADNOC.

²⁵ These plot sizes are minimums and are provided for guidance. In some cases, dependent on context, large sites will be required. The plot size of petrol stations must be agreed with ADNOC on a case-by-case basis from the early stages of planning.

Cells coloured in blue indicate that this type or size of Community Facility is not recommended in this settlement context.

Cells coloured grey indicate that there are no available standards or guidelines to refer to.

Abu Dhabi Community Facility Planning Standards

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Table PS17 (continued): Community Facilities Requirements - Non-centre Facilities

Facility Type	URBAN		SUBURBAN		RURAL		All Settlement Contexts				
	Minimum Plot Size (sq.m)	Minimum GFA (sq.m)	Minimum Plot Size (sq.m)	Minimum GFA (sq.m)	Minimum Plot Size (sq.m)	Minimum GFA (sq.m)	Catchment Standard (Population)	Catchment Distances	Maximum Facility Capacity	Other Ancillary Requirements	Governing Authority
Suburban Service Centres			5,000 and more (10,000 maximum)					Several Districts.		Refer to the related Development Code.	<ul style="list-style-type: none"> Department of Economic Development (DED). Municipality.
Rural Service Centres					Less than 5,000			Several Districts.		Refer to the related Development Code.	<ul style="list-style-type: none"> DED Municipality.

Cells coloured in blue indicate that this type or size of Community Facility is not recommended in this settlement context.

Cells coloured grey indicate that there are no available standards or guidelines to refer to.

CASE STUDY*

Step 1: Determine the Number of Centres Required

Input:

- Total population = 30,376

Calculations:

- Number of Neighbourhood Centres required:

	Neighbourhood Centres	
	Maximum number of Neighbourhood Centres required	Neighbourhood Centres required
Calculation	Total population / minimum number of residents served by each Neighbourhood Centre = 30,376 / 5,000	Total population / maximum number of residents served by each Neighbourhood Centre = 30,376 / 10,000
Outcome	A maximum of 6 Neighbourhood Centres.	A Minimum of 3 Neighbourhood Centres.

Taking into account the need to provide Neighbourhood Centres within a comfortable walking distance of all residents, 4 Neighbourhood Centres are required here.

- Number of District Centres required:

	District Centres
	Number of Neighbourhood Centres required
Calculation	Total Population / Number of residents per District Centre = 30,376 / (30,000 to 40,000)
Outcome	1 District Centre required

- Number of Sub-Regional Centres required:
 - As the total population (30,073) is below the 80,000 population threshold for a Sub-Regional Centre, there is no requirement for this type of centre in the master plan.

Outcome:

- 4 Neighbourhood and 1 District Centre are provided.

Step 2: Determine the Number and Size of Community Facilities Within Each Centre

Input

- Settlement Context = Suburban
- Total population = 30,376 (18,781 Emirati / 11,595 Mixed Nationalities)
- 4 Neighbourhood Centres
- 1 District Centre

Community Facility Type		Number of Community Facility plots require	Min. GFA (sq.m)	Min. Plot size (sq.m)
Community Centre	Mixed Nationalities population / Community Centre Population requirement = 11,595 / 5,000 = 2.3	2	750	1,000
Neighbourhood Majlis	Emirati population / Neighbourhood Majlis Population requirement = 18,781 / 10,000 = 1.8	2	1,350	3,600
Early Learning Centre / Nursery	Early Learning Centre / Nursery x Number of Neighbourhood Centres = 1 x 4 = 4	4	700	1,080
Community Police Point	Community Police Point x Number of Neighbourhood Centres = 1 x 4 = 4	4	150	

Calculations

- Neighbourhood Level

*Number of units, population, and site and context assessments used in the case study do not represent the actual situation. Numbers have been amended for the purpose of illustrating the implementation process of the Standards.

Abu Dhabi Community Facility Planning Standards

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District Level

Community Facility Type	Calculation	Number of Community Facility plots require	Min. GFA (sq.m)	Min. Plot size (sq.m)
Community Support Centre	Community Support Centre x Number of District Centres = $1 \times 1 = 1$	1	8,000	9,000
Library	Library x Number of District Centres = $1 \times 1 = 1$	1	2,000	2,500
Municipal Office	Municipal Office x Number of District Centres = $1 \times 1 = 1$	1	10,000	4,000
Post Office	Post Office x Number of District Centres = $1 \times 1 = 1$	1	7,000	5,100
Sports Centre (non-constrained)	Sports Centre x Number of District Centres = $1 \times 1 = 1$	1	6,500	19,500

Clinics

The choice of Clinic size is flexible, as long as the total number of Clinics proposed meets the needs of the population.

For example, in this case study 4 Small Clinics may be provided, or one Medium Clinics, or one large clinic.

In this example: 1 Large Clinic is selected (plot size = 10,500 sq.m).

Outcome:

- The number and size of Centre facilities are determined as highlighted above.

Step 3: Determine the Number of Non-centre Facilities

Input:

- Settlement Context: Suburban
- Total population = 30,376
- Number of schoolchildren to attend public school (KG) = 479
- Number of schoolchildren to attend public school (Cycle 1) = 645
- Number of schoolchildren to attend public school (Cycle 2) = 595
- Number of schoolchildren to attend public school (Cycle 3) = 426
- Number of schoolchildren to attend private school = 1,693

Calculations:

	Number of students	School Min. GFA (sq.m)	School Max. Capacity (Students)	Number of sites required
KG + Cycle 1	1,693	18,110	1,410	1
Cycle 2 + Cycle 3	991	15,000	1,260	1

	Number of students	School Min. Plot size (sq.m)	School Max. Capacity (Students)	Number of sites required
Private School	1,693	17,500	1,750	1

- Number of Public Schools required: 3

- Typology and Number of Civil Defence Stations required:
 - In the opposite Table PS18, highlighted the risk types and levels of Al Sader Master plan
 - The risk level scores are added up. Score = 6
 - Score is used in Table PS19 in order to determine the typology of the required Civil Defence Stations
 - Civil Defence Station typology and number required: 1 Type C Civil Defence Station (Medium Risk) (plot size = 4,800 sq.m)
(Note: Only one Civil Defence Station plot required because the 8 minutes response time is covered by only one plot)
- Number of Police Stations required:

Community Facility Type	Calculation	Number of Community Facility plots required	Min. GFA (sq.m)	Min. Plot size (sq.m)
Police Station	(One station every 50,000 residents) $30,376 \text{ (population)} / 50,000 = 0.6$			

Note: Final number of Police stations and other Police facilities mentioned in this document are subject to agreement with Abu Dhabi Police.

Note: The 'Police Station - Civil Defence Station co-location' typology may be used as an alternative for the Police and Civil Defence stations calculated above as per agreement with Abu Dhabi Police and Abu Dhabi Civil Defence General Directorate.

Community Facility Type	Calculation	Number of Community Facility plots required	Min. GFA (sq.m)	Min. Plot size (sq.m)
Suburban Petrol Station	(One station every 10,000 residents) $30,376 \text{ (population)} / 10,000 = 3$	3	-	15,000

- Number of Petrol stations required

Note: Highway Petrol Stations and Linear Petrol Stations may be required subject to ADNOC requirements.

Table PS18: Civil Defence Risk level types

Risk level	Risk Type	
2	PT	High-rise buildings
2	P	Highly populated area with narrow roads
1	PA	Highly populated area
3	DF	Labs and warehouses (high risk of fire)
1	F	Labs and warehouses (low risk of fire)
2	C	Commercial Area
2	WH	Workers Housing
1	AG	Agricultural Area
3	CD	Embassies, Consulates and different agencies
2	S	Storage
3	H	Hotels
2	GB	Government Buildings
2	D	Distance from the closest civil defence station is more than 30km

Civil Defence Station Typology	
Total score from Table PS18	Civil Defence Station Typology
13 and above	A Very high risk
10 - 12	B High risk
6 - 9	C Medium risk
1 - 5	D Low risk

Table PS19: Civil Defence Station Typology

PS4

Retail Planning Standards

PS4 Retail Planning Standards

PS4.1 Introduction

Retail facilities mentioned in this Stage are Retail Centres excluding malls and non-mall retail shops accommodated on the ground floor of commercial buildings.

PS4.2 Applicability

It is mandatory to provide Retail Centres for communities with permanent residents above 1,000.

For retail location standards, refer to Section

PS4.3 Outcome

Total GFA required for Retail Centres.

Standards		Guidelines	
PS50	Retail Centres SHALL be provided for master plans with permanent residents more than 1,000.		
PS51	Standards for Retail Centres provision in Table SHALL be followed.	PG12	Neighbourhood Retail Centres SHOULD be adjacent to a mosque plot and have the same catchment distance.
PS52	Retail provision SHALL be based on market demand/supply and purchasing power studies. If the results from market demand/supply and purchasing power studies conflict with the standards in Table the results of the study supersedes the Standards in Table and therefore, SHALL be followed.		
PS53	If non-mall retail shops are provided in the master plan proposal, the closest Retail Centre plot SHALL be located a minimum of 700m away from the non-mall shops.		
PS54	For master plan proposals with permanent residents less than 1,000, a minimum of 1 retail plot adjacent to the mosque SHALL be provided with a plot size of 200 sq.m and 1 FAR.		

Cells coloured in blue indicate that this type or size of Community Facility is not recommended in this settlement context.

Cells coloured grey indicate that there are no available standards or guidelines to refer to.

Table PS20: Retail Provision Standards

Retail Type	URBAN	SUBURBAN	RURAL	All Settlement Contexts					
	Minimum GFA per person (sq.m/person)			Catchment Standard (Population)	Catchment Distances	Maximum Facility Capacity	Other Ancillary Requirements	Co-location, Integration or Adjacency Notes	Governing Authority
Neighbourhood Retail		0.8		1,000 - 2,000 residents	350 m	2,000 residents		Adjacency options: <ul style="list-style-type: none">• Mosque (Masjid or Jame'e)• Public open space	<ul style="list-style-type: none">• Department of Economic Development (DED).
Community Retail	1.2			15,000 - 80,000 residents	5 - 10 mins driving.	80,000 residents		Adjacency options: <ul style="list-style-type: none">• Jame'e• Clinic• Public open space	<ul style="list-style-type: none">• DED.

Cells coloured in blue indicate that this type or size of Community Facility is not recommended in this settlement context.

Cells coloured grey indicate that there are no available standards or guidelines to refer to.

Abu Dhabi Community Facility Planning Standards

The Community Facility Provision Standards

CASE STUDY*

Input:

- Total population = 30,376 permanent residences

Calculations:

- Neighbourhood Retail Centre (Minimum GFA required):
Min. GFA per person x total population =
 $0.8 \times 30,376 = 24,300.8 \text{ sq.m}$
- Community Retail Centre (Minimum GFA required):
Min. GFA per person x total population =
 $1.2 \times 30,376 = 36,451.2 \text{ sq.m}$

Outcome:

- 16 Neighbourhood Retail plots (using the recommended 1,500 sq.m GFA per neighbourhood centre and the population catchment of 1 Neighbourhood Retail Centre for every 2,000 residents).
- 1 Community Retail plot of 36,451.2 sq.m GFA.



*Number of units, population, and site and context assessment used in the case study do not represent the actual situation. Numbers have been amended for the purpose of illustrating the implementation process of the Standards.



PS5

Affordable Housing Planning Standards

PS5 Affordable Housing Planning Standards

PS5.1 Introduction

The availability of good quality housing is a criteria used to measure livability and compare cities at an international level.

This implies housing should be:

- comparable in quality to other livable cities
- located in areas with high amenity
- **affordable.**

PS5.2 Applicability

Affordable housing provision targets the **non-Emirati low income earners (bachelors, bachelorettes, and families) in the service based sectors**, including (but not limited to):

- Health
- Education
- Business and administration
- Government/Public Service
- Legal, social and cultural services
- Clerical support services
- Protective services

- Tourism and hospitality

The Affordable Housing Planning Standards **are applicable for new master plan proposals with a permanent population above 2,000 residents of all settlement contexts.**

For Affordable Housing Location Standards, refer to Section

PS5.3 Methodology

Step 1: Specify the GFA for each use mentioned in Table

Step 2: Determine the total number of employees as per the following formulas and Table

- Number of employees (to be repeated for each use category proposed in the project) =
 - GFA for a specific use / GFA per employee for that use
 - For Educational Facilities: 10% of the number of students
 - For healthcare facilities: 40% of the number of patients
- Total number of employees = the sum of number of employees in each use

Standards		Guidelines	
PS55	Affordable housing SHALL be provided in all new master plan proposals of all settlement contexts with a permanent population above 2,000 residents.		
PS56	Only bachelors and bachelorettes with a net annual income between 24,000 AED and 72,000 AED, and families with a total net annual income between 48,000 AED and 144,000 AED SHALL be eligible to rent in the Affordable Housing facility.		
PS57	Affordable housing SHALL only be rented for low income earners who work within the same master plan.		
PS58	Each Affordable Housing building allocated for bachelors or bachelorettes SHALL be allocated for one gender only.		
PS59	Affordable housing units for families SHALL be separated from building with bachelors or bachelorettes units.		

Table PS21: GFA per employee

Use	Employee Factor (sq.m GFA/employee)
Commercial	
Office	20
Hotel	100
Retail	13
Government	
Government Offices / Public Services ¹	35
Embassies/Diplomatic	35
Educational	
Schools/ Universities	10% (percentage of the number of students)
Healthcare	
Healthcare	40% (percentage of number of patients) ²
Others	
Cultural/ Community ³	37

Step 3: Calculate the low income earner population:

- Low income earner population = Total number of employees x 16.5%⁴
- Number of bachelors and bachelorettes = Low income earner population x (70%-90%) (refer to Guideline PG14)
- Number of families = Low income earner population x (10%-30%) (refer to Guideline PG15)

Note: The employee factors in Table PS22 and the percentages in Guidelines PG14 and PG15 are only for guidance. The developer must conduct a demand study for Affordable Housing in the proposed master plan and determine the exact numbers and percentages for the low income earner population and its breakdown.

Table PS22: Affordable Housing Design Guidance

	Families	Bachelors and Bachelorettes
Recommended unit area (GLA) ⁵	1 bedroom: 40 sq.m 2 bedrooms: 60 sq.m 3 bedrooms: 80 sq.m	Studio: 25 sq.m 1 bedroom: 40 sq.m

Step 4: Determine the required GFA for Affordable Housing:

Refer to Standard PS60, and Table PS22.

- Required GFA for bachelors and bachelorettes:
 - Required GLA =
(Number of bachelors and bachelorettes / occupants per unit) x recommended unit area for bachelors and bachelorettes
 - Required GFA =
Required GLA + Circulation (to be determined by the developer/architect)
- Required GFA for families =
Required GLA =
Number of families x 60 (Average recommended unit area)
 - Required GFA =
Required GLA + Circulation (to be determined by the developer/architect)

Standards		Guidelines	
PS60	Occupancy for bachelors and bachelorettes SHALL NOT exceed 3 persons per unit.	PG13	Table PS21: 'GFA per employee' SHOULD be followed for Affordable Housing provision.
PS61	DMT parking requirements SHALL be adhered to.	PG14	A range of 70% to 90% of the low income earner population SHOULD be considered as bachelors and bachelorettes.
		PG15	A range of 10% to 30% of the low income earner population SHOULD be considered as families.
		PG16	Table PS22: 'Affordable Housing Design Guidance' SHOULD be followed.

¹ Includes municipal offices, emergency services including civil defence, police stations, post office and telecom operators.

² Healthcare facilities number of patients is calculated based on the factor 300 sq.m GFA per patient.

³ Includes community centres, early learning centres/nurseries, libraries, sports centres, and cultural centres.

⁴ Source: Statistics Centre - expatriate workers in Abu Dhabi.

⁵ Unit areas include all of the residential unit components including a kitchen and a bathroom.

Abu Dhabi Community Facility Planning Standards

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Step 5: Determine number of units:

- a. Number of units for bachelors and bachelorettes =
Number of bachelors and bachelorettes / Occupancy
per unit

(Note: Number of units for bachelors and bachelorettes
must be divided between studio units and 1 bedroom
apartment units)

- b. Number of units for families = Number of families

(Note: Number of units for families must be divided
between 1, 2 and 3 bedroom apartment units)

Standards			
PS62	The Affordable Housing rent for bachelors and bachelorettes SHALL not exceed 35% of the net annual income of each bachelor and bachelorette.		
PS63	The Affordable Housing rent for families SHALL not exceed 35% of the total net annual income of each family.		
PS64	Units with a variety of rent cost SHALL be provided in every master plan in order to accommodate all low income earners within the eligible net income range.		

CASE STUDY

Step 1: Specify the GFA for each use mentioned in Table

Use	Proposed GFA (sq.m)
Commercial	
Retail	60,752
Government	
Government Offices / Public Services	10,125
Educational	
Schools	Number of students = 8,594
Others	
Cultural/ Community	17,950
Clinic	Number of patients = GFA / 300 (GFA per patient) = 15 patients
Post Office	7,000

Step 2: Determine the total number of employees as per the formulas and Table

Use	Number of employees
Commercial	
Retail	$60,752/13 = 4,673$
Government	
/ Public Services	
Educational	
Others	
Cultural/ Community	$17,950/37 = 485$
Clinic	$15 \times 40\% = 6$
Post Office	$7,000/35 = 200$
Total Number of Employees	6,512

CASE STUDY

Step 3: Calculate the low income earner population:

- a. Number of low income earners:
Total number of employees x 16.5% =
 $6,512 \times 16.5\% = 1,074$ employees

Assumptions:

- Percentage of bachelors/bachelorettes is 80%
- Percentage of families is 20%

- b. Number of bachelors and bachelorettes:
Number of low income earners x 80% =
 $1,074 \times 80\% = 859$ employees
- c. Number of families:
Number of low income earners x 20% =
 $1,074 \times 20\% = 215$ families

Step 4: Determine the required GFA for Affordable Housing:

Assumptions:

- GLA is 80% of the GFA (circulation is 20%)

- Bachelors/bachelorettes:
 - a. Required GLA for bachelors/bachelorettes:
(Number of bachelors and bachelorettes / occupants per unit) x recommended unit area for bachelors and bachelorettes =
 $(859 / 3) \times 25 = 7,158.3$ sq.m
 - b. Required GFA for bachelors and bachelorettes:
Required GLA + Circulation = $7,158.3 + 1,431.6 =$
8,589.9 sq.m
- Families:
 - a. Required GLA for families:
Number of families x 60 (Average unit area) =
 $215 \times 60 = 12,900$ sq.m
 - b. Required GFA for families:
Required GLA + Circulation = $12,900 + 2,580 =$
15,480 sq.m

Step 6: Determine the number of units:

- a. Number of units for bachelors/bachelorettes:
Number of bachelors and bachelorettes / Occupancy per unit = $859 / 3 = 281$ units
- b. Number of units for families:
Number of families = 215 units



PS6

The Community Facility Location Standards

PS6 Stage 6: The Community Facility Location Standards

PS6.1 Introduction

Location Standards and Guidelines are provided to determine the following for the master plan proposal:

- The most appropriate and accessible locations for Neighbourhood, District and Sub-Regional Centres.
- How best to locate Community Facilities within Centres so that they form positive synergies with other land uses.
- The best locations for each Non-Centre Facility to be sited within the master plan.
- The potential for providing Co-Located, Integrated or Adjacent Community Facilities.

PS6.2 Neighbourhood, District and Sub-Regional Centres

Community Facility Centres are locations where a wide range of Community Facilities such as cultural, religious and community (may accommodate retail and offices) are clustered together.

Standards		Guidelines	
PS65	When planning for Community Facilities, developers and planners SHALL consider: <ul style="list-style-type: none"> • The role of existing adjacent or nearby Community Facility Centres (if any), their proximity to the master plan site and the facilities they provide • The quality of pedestrian and vehicular accessibility to the existing Community Facility Centre from the master plan site, including barriers to movement such as wadis, desert fingers, highways, utility corridors or waterways which may necessitate a unique approach to Community Facilities provision in the master plan. 		
PS66	The Community Facilities identified at a particular level in the Standards SHALL be located within the corresponding Community Facility Centre. (For example, the Community Facilities identified at the Neighbourhood Centre level SHALL be placed within a Neighbourhood Centre.)	PG17	Within the urban settlement context, and where a truly mixed use typology is evident (such as in Wasat Madinat Abu Dhabi), Community Facilities MAY be distributed throughout the master plan without having to be rigidly composed into dedicated Community Facility centres so long as accessibility and integration/linkages between these Community Facilities are maintained.
PS67	All Community Facility Centres SHALL be planned in highly accessible locations that respond to and consider existing and proposed transport routes.	PG18	In a region-wide context (eg. Community Facility needs of the whole Al Ain Region or Al Dhafra Region) the locational need for a particular Community Facility, due to such factors as geographic isolation or large travel distances, SHOULD override the Standards where required. In this instance, best practice planning SHOULD be used with regards to the needs of the specific community.
PS68	All Community Facility Centres SHALL be designed to actively encourage Community Facilities to form positive synergies with other land uses within the Centre, such as retail uses and public open space.		

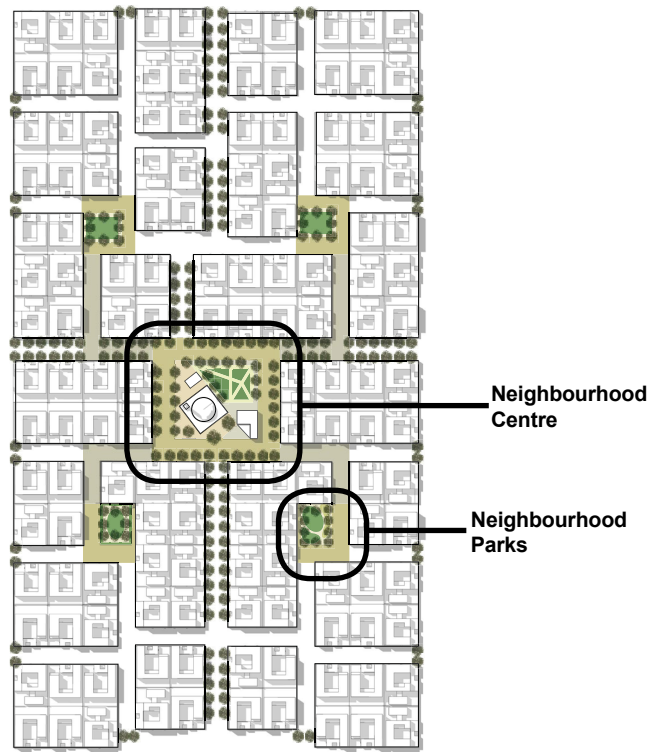


Figure PS6: Indicative Neighbourhood Centre

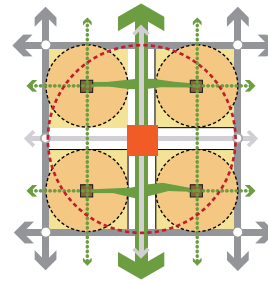


Figure PS7: Indicative District Centre.

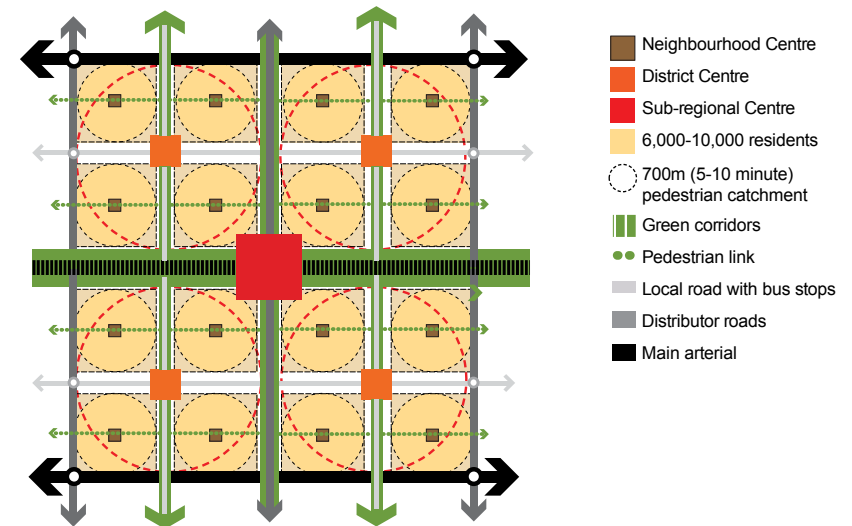


Figure PS8: Indicative Sub-Regional Centre

Standards		Guidelines	
PS69	Community Facility Centres SHALL be planned as compact and pedestrian-oriented systems that respect the scales of the built form within the surrounding settlement context.	PG19	Community Facilities SHOULD be clustered with or frame spaces that encourage social gatherings such as plazas, or generate pedestrian footfall such as retail, food and beverage uses.
		PG20	The form of Community Facility Centres SHOULD seek, wherever possible, to create high streets that mix community and commercial uses.
		PG21	Master plans SHOULD consider how to integrate climate-controlled spaces within this context.
		PG22	Shared parking (either underground or within parking structures) SHOULD be investigated to maximise utilisation of parking spaces and minimise use of land for parking, while considering the relevant requirements and regulations

Abu Dhabi Community Facility Planning Standards

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PS6.2.1 Neighbourhood Centres

Neighbourhood Centres serve the basic day-to-day needs of a community for religious, community, convenience retail and recreational services.

They act as the focal point for the local community, as meeting places and places of interaction, and given the day-to-day nature of the services they provide, they attract frequent trips from within their catchments.

Standards		Guidelines	
PS6.2.1 Neighbourhood Centres			
PS70	Neighbourhood Centres SHALL be highly accessible to the community they serve, especially by pedestrians.	PG23	Neighbourhood Centres SHOULD: Be located along Avenues, Streets or Boulevards as defined by the Abu Dhabi Urban Street Design Manual <ul style="list-style-type: none">Have good pedestrian connectivity with the surrounding residential area using a coherent system of public open space, streetscape and pathway linkagesBe integrated with or adjacent to local transit stops/stations (such as local bus or tram) where these services are provided.
PS71	Neighbourhood Centres SHALL be provided within a comfortable walking distance from residents' homes (a maximum of 700 m, 5-10 minutes walking).	PG24	Neighbourhood Centres SHOULD reflect the scale of the residential neighbourhood they serve.
		PG25	Neighbourhood Centres SHOULD be planned according to the following integration guidance: <ul style="list-style-type: none">Community Facilities within the Centre SHOULD be mixed and clustered as per the co-location, integration and adjacency guidance inNeighbourhood Centres SHOULD be located adjacent to neighbourhood parks or plazas and mosques.
		PG26	Neighbourhood Centres MAY act as a buffer or contextual change between lower density residential and higher density residential uses.

PS6.2.2 District Centres

District Centres balance the Community Facility provision with supporting commercial services such as office, retail and entertainment floor space.

In addition, they provide higher order services than can be found in a Neighbourhood Centre; are larger and serve as a focal point for proximate neighbourhoods.

PS6.2.3 Sub-Regional Centres

Sub-Regional Centres provide significant employment, retail, cultural, entertainment and specialist services opportunities in a higher density format than found in Neighbourhood and District Centres.

They may provide primarily commercial uses such as office and retail together with Government/Institutional services and select Community Facilities.

Standards		Guidelines	
PS6.2.2 District Centres			
			District Centres MAY be located either on the edge of a community, or within it, depending on the master plan context.
		PG28	District Centres SHOULD be planned with regard to the following integration guidance: <ul style="list-style-type: none">Community Facilities within district centres SHOULD be mixed and clustered as per the Co-Location, Integration and Adjacency guidance in sectionDistrict Centres SHOULD be located Adjacent to district or city parks or plazas and mosquesHigher density residential uses SHOULD frame the District Centre, to buffer lower density residential areas from the Centre and to provide critical population mass to support the CentreDistrict Centres SHOULD reflect the scale necessary to support the intended commercial function of the Centre.
		PG29	District Centres SHOULD: <ul style="list-style-type: none">Be located along Boulevards or Avenues as defined by the Abu Dhabi Urban Street Design ManualEncourage walkability throughout the Centre, using a coherent system of public open space, streetscape and pathway linkagesBe integrated with or adjacent to higher order transit stops/stations (such as tram, metro, or express bus) where these services are provided.
PS6.2.3 Sub-Regional Centres			
PS72	Sub-Regional Centres SHALL be highly accessible by a range of transport modes.	PG30	Sub-Regional Centres MAY be located as per the guidelines for District Centres (PG27 - PG29). taking into consideration the increase in scale of the Centre.

Abu Dhabi Community Facility Planning Standards

The Community Facility Provision Standards

PS6.3 Non-centre Community Facilities

These Community Facility types, set out in the Standards Tables in Section do not necessarily need to be located in a Community Facility Centre in order to best serve the population. There are five broad types of Community Facilities that fall within this category:

- Education
- Hospitals
- Emergency services including civil defence and police stations
- Petrol stations

- Service centres.

The Governing Authorities for these types of Community Facilities have provided advice for where these Facilities should be located. The advice provided by the governing authorities is summarised and provided in the Standards below.

Standards		Guidelines	
PS6.3 Non-centre Community Facilities			
		PG31	Non-centre Community Facilities SHOULD be located according to the functional needs of the Facility and be sensitively placed with respect to residential neighbourhoods.
PS6.3.1 Education			
PS73	The following ADEK Design Manuals SHALL be followed: <ul style="list-style-type: none">• Design Manual Standards and Criteria for Public School Facilities in Abu Dhabi, 2010• Design Manual Minimum Requirements for Private School Facilities, 2010.	PG32	Published guidance from ADEK includes details on distance from a series of potential risks that, where possible, SHOULD be taken into consideration when determining the location of both public and private schools.
PS74	'Technical Guidance on School Transportation Infrastructure and School Safety Zone Design' created by Safety and Traffic Solutions Committee SHALL be considered for school access and location purposes.	PG33	Schools SHOULD be located throughout the residential communities that they serve rather than being clustered within centre locations.

Standards		Guidelines	
PS6.3.2 Hospitals			
PS75	New hospitals SHALL be located where they provide the best access to residents, give optimum coverage for emergency vehicle response and good access to major roads.		
PS76	Hospitals SHALL only be located in stand-alone buildings.		
PS6.3.3 Emergency Services			
PS77	Response time for emergency care SHALL not exceed 45 minutes by ambulance or air ambulance.		
PS78	Emergency services SHALL be located within easy access of major roads and following a full analysis and understanding of the catchment radius and response time profile.		
PS79	Civil Defence stations SHALL be located on a corner plot and overlook three main streets for the ease of transportation and maximum response time.		
PS80	Emergency services SHALL have two entrances and exits.		
PS81	Response time for Civil Defence vehicles SHALL not exceed 8 minutes.	PG34	In some cases, additional Civil Defence stations MAY be required, even if the area is covered by the catchment of another Civil Defence station, due to safety issues and difference in risk level.
PS82	Civil Defence station location SHALL be defined based on the distance from the proposed station to the furthest point of the proposal master plan which depends on the estimated speed of the Civil Defence vehicles: <ul style="list-style-type: none">Internal roads: an average of 45 km/hr.Highways: 95 - 109 km/hr (based on the load and weight of the vehicle).		

Abu Dhabi Community Facility Planning Standards

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Standards		Guidelines	
PS6.3.4 Petrol Stations			
PS83	Petrol stations SHALL be located so their operation does not impact upon the safe and efficient functioning of adjacent roads.		
PS84	The long dimension of the petrol station plot SHALL be parallel to the road.		
PS85	Petrol Station plots SHALL NOT be located on corner plots.		
PS86	Table PS24 sets out the general location characteristics that SHALL be taken into account in the selection of sites for new petrol stations.		

Table PS23: ADNOC Standards

	URBAN		
Location parameter			
Road Location	Sites serving through traffic shall be located on the fringe of built-up areas as close as possible to the main road.		
	Sites serving local residential, commercial or industrial areas shall be located at convenient locations accessible from main/major roads.		
	Turning radius and entry/exit roads shall provide ease of access for an 18m fuel tanker with a minimum turning radius of 17.5 m.		
	Shall be away from roundabouts, interchanges, slip roads and other restrictions.	n/a	n/a
Site Design	Adequate vehicle waiting spaces shall be provided within the station to avoid vehicles queuing along the public road.	n/a	n/a
	The selection of sites shall take into account the potential noise impact on any adjacent sensitive land uses (such as residential) due to the operation of the station and vehicle movements - particularly at night.		
Site Conditions	All utilities including electricity, water, telephone, drainage and sewerage shall be available.		
	Where possible, site levels to be higher than road level to avoid disruption of cutting and filling.	n/a	n/a
	n/a	Sites to be free of physical obstacles or utility crossings.	

PS6.3.5 Neighbourhood Service Centres

Neighbourhood Service Centres are areas providing commercial services including craft and light manufacturing industries and warehouses required to accommodate residents' needs.

Types of Neighbourhood Service Centres:

1. Suburban Neighbourhood Service Centres: plot area of 5,000 sq.m and above
2. Rural Neighbourhood Service Centres: plot area below 5,000 sq.m.

Standards		Guidelines	
PS6.3.5 Service Centres			
PS87	Neighbourhood Service centres SHALL only be provided in Suburban and Rural areas.		Neighbourhood Service centres SHOULD serve several districts.
PS88	Neighbourhood Service centres SHALL NOT be located in a master plan centre.	PG36	Service centres SHOULD be situated in locations with consideration of its catchment to serve several districts.
PS89	Maximum distance between Neighbourhood Service Centres or between a Neighbourhood Service Centre and an industrial area SHALL not exceed 8 km.		
PS90	A Neighbourhood Service Centre plot area SHALL not exceed 10,000 sq.m.		
PS91	If the Neighbourhood Service Centre plot area exceeds 10,000 sq.m, it SHALL be treated as a Planned Development.		

Abu Dhabi Community Facility Planning Standards

The Community Facility Provision Standards

PS6.4 Retail Centres Location Guidance

Location of retail facilities under both categories (Neighbourhood and Community Retail Centres) are not dependent upon the location of the Centres under Community Facility Hierarchies.

Moreover, Neighbourhood Retail Centres are to be provided in suburban and rural communities, while Community Retail Centres are to be provided in urban and suburban Communities.

PS6.5 Affordable Housing Location Guidance

The Affordable Housing Planning Standards provided in this Document are applicable to new master plan proposals of all settlement contexts and a permanent population of more than 2,000 residents.

Standards		Guidelines	
PS6.4 Retail Centres			
PS92	Neighbourhood Retail Centres SHALL be provided in suburban and rural communities, while Community Retail Centres SHALL be provided in urban and suburban Communities.	PG37	A Neighbourhood Retail Centre SHOULD be adjacent to a Masjid.
		PG38	A Community Retail Centre SHOULD be adjacent to a Jame'e.
PS93	The calculated GFA of the Retail Centres SHALL be distributed across the proposed master plan.	PG39	Retail Centres MAY be located within Community Facility Centres, where appropriate. (e.g. a Neighbourhood Retail Centre MAY be located within a Neighbourhood Facility Centre, and a Community Retail Centre MAY be located within a District Centre).
PS6.5 Affordable Housing			
PS94	Affordable housing in new communities SHALL be provided with new master plan proposals in all settlement contexts.		
PS95	Affordable Housing SHALL be located where residents have access to transit and transit hubs, commercial centres and Community Facilities.		

PS6.6 Adjacency, Co-location, and Integration

Adjacent Community Facilities	Single service Community Facilities which are located together on adjacent plots, but are run, managed and designed as separate facilities. (Refer to figure PS9.a)
Co-Located Community Facilities	Single service Community Facilities which are grouped together on one plot, but are still run as separate facilities with their own entrance, core GFA and support functions. (Refer to figure PS9.b)
Integrated Community Facilities	Single service Community Facilities which are grouped together in the same complex or building on one plot with the use of shared entrances, shared central services and use of shared spaces within the complex. (Refer to figure PS9.c)
Shared Community Facilities	Community Facilities used by different users at different times of the day or week.

The benefits of Co-Location, Integration, Adjacency and Shared Community Facilities include:

- Reduced land take
- Ease of access for users
- Reduced trip generation
- Lower cost.

PS6.6.1 Adjacent Community Facilities

Community Facilities adjacent to each other provides the opportunity to have a variety of services in one place which saves the time and effort for users by finding most of their needs in one area.

Examples of Adjacent Community Facilities may include:

- Neighbourhood Retail Centre plot and a Masjid plot.

PS6.6.2 Co-Located Community Facilities

Locating Community Facilities together on one plot can maximise the use of shared external spaces and parking areas and also encourage linked trips by users of each Facility.

Co-Located Community Facilities will be able to make savings in the overall plot size of the grouped Facilities. These savings will come from sharing external spaces such as sports areas, parking areas and circulation space.

Examples of Co-Located Community Facilities may include:

- A municipality building and a post office
- A police station and civil defence station.

School campuses are another example of Co-Located Community Facilities. Locating the uses together can maximise the use of shared external spaces and parking and also encourage shared use of facilities within the schools, such as outdoor sports facilities. These may be:

- KG and Cycle 1 schools
- Cycle 2 and 3 schools.

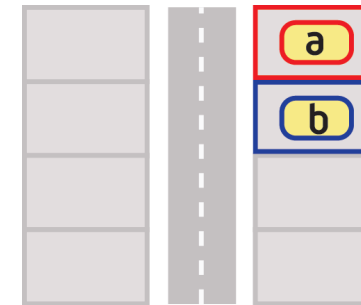


Figure PS9.a: Adjacency:
Community Facilities are located next to each other on separate plots.

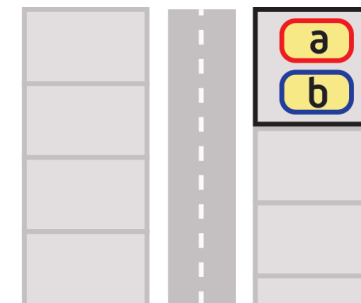


Figure PS9.b: Co-Location:
Two or more Community Facilities share the same plot, but are located in separate buildings.

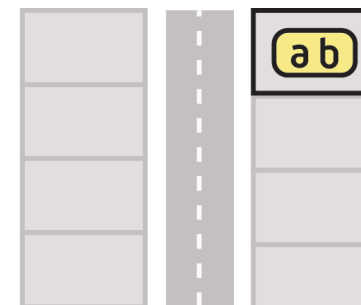


Figure PS9.c: Integration:
Two or more Community Facilities share the same building and the same plot.

Figure PS9: Diagrammatic example of Adjacency, Co-Location and Integration methods

Abu Dhabi Community Facility Planning Standards

The Community Facility Provision Standards

PS6.6.3 Integrated Community Facilities

Integrated Community Facilities will be able to make savings in the overall plot size and the GFA of the grouped Facilities.

Examples of Integrated Community Facilities may include:

- Several Government entities offices in one building such as TAMM Centre. (Refer to

PS6.6.4 Shared Community Facilities

Community Facilities that are only used at specific times of the day or on specific days of the week may be taken advantage of by the community in the times or days they are unused.

Shared use of spaces include sports facilities, assembly halls, parking areas etc. within the complex or building at different times of the day or week and from shared central services such as administration, meeting rooms, kitchen and toilet spaces.

Examples of Shared Community Facilities may include:

Assembly halls in schools or community centres can be used as performance spaces, meeting spaces and activity spaces by schoolchildren and then by the wider community and social groups (such as youth clubs) at different times of the day, therefore reducing the need for three separate spaces.

- Sports halls, sports equipment, sports parks and fields can be used by schoolchildren and the wider community at different times of the day.

Standards		Guidelines	
PS6.6 Adjacency, Co-location, and Integration			
PS96	<p>Where savings in plot size for Co-Located Community Facilities, or savings in plot size and/or GFA for Integrated Community Facilities are proposed, the developer/ planner SHALL demonstrate:</p> <ul style="list-style-type: none">• How the facility(s) will meet the needs of the community that it will serve• How the facility(s) will meet the requirements of the relevant governing authority• Why the Co-Location or Integration proposed is desirable in land use planning terms. <p>The DMT, in conjunction with the relevant governing authority, will assess any Co-Location or Integration savings put forward carefully and cautiously on a case-by-case basis.</p>	PG40	In Co-Located Community Facilities, the GFA of the individual facilities SHOULD be maintained to ensure they can be run as separate facilities.



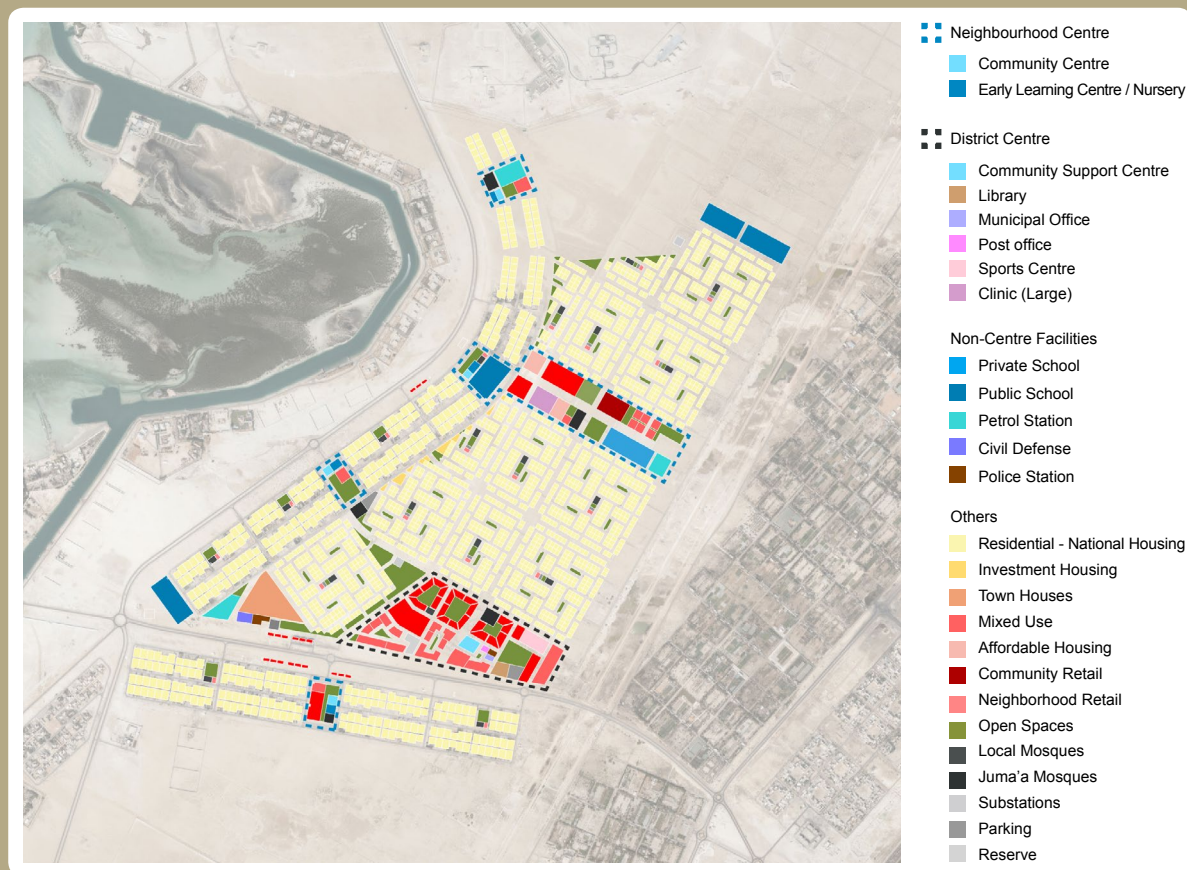
Figure PS10: Integrated Tamm Centre

CASE STUDY*

Determine the following for the Master plan proposal:

- The most appropriate and accessible locations for Neighbourhood Centres and any District and Sub-Regional Centres.
- How best to locate Community Facilities within centres so that they form positive synergies with other land uses.
- The best locations for each facility to be sited, using the specific locational guidance.
- The potential for providing Co-Located, Integrated or Adjacent Community Facilities. Guidance is provided in the Standards Tables in explaining uses that are appropriate for co-location or integration.

Outcome:



* Number of units, population, and site and context assessment used in the case study do not represent the actual situation. Numbers have been amended for the purpose of illustrating the implementation process of the Standards.

PS7

Phasing and Delivery

PS7 Stage 7: Phasing and Delivery

PS7.1 Phasing

Many master plan proposals are built out over an extended period of time, or are built in phases, which affects the Community Facilities provision. (Refer to Standards to

PS7.2 Delivery

PS7.2.1 Delivery - New master plan proposals

The overall delivery and management strategy intended for the master plan proposal, whether the master plan proposal will be delivered and managed by a master developer (refer to Standard and Guidelines and or by the Government (refer to Standard will generally govern the delivery and management strategies for Community Facilities.

PS7.2.2 Delivery - Existing areas and revitalisation projects

Giving a deadline for stakeholders to build their land or it will be taken from them or given to private developers.

PS7.2.3 Delivery and Management Process

Table details the usual process that should be followed in the delivery and management of Community Facilities. This applies in the majority of cases unless there are unique provision or location circumstances. (Refer to Guideline

Master developers SHALL provide a Community Facility Delivery Plan (following DMT template) for their master plans. This Delivery Plan must confirm the entity responsible for the delivery of each facility within their Master Plan, establish the existing population threshold for the provision of each facility in accordance with the Community Facility Planning Standards and be agreed and signed by all relevant stakeholders.



Table PS24: Management Process & Delivery for Community Facilities

Management Process & Delivery for Community Facilities		
Facility Type	Management Process	Delivery
Education: School (public)	Plot within a master plan is allocated to ADEK for construction, delivery and operation.	As per the agreement with ADEK
Education: School (private)	<ol style="list-style-type: none"> 1. Emirati Housing Master Plan: Plot within master plan proposal is allocated to ADEK to secure a private operator; OR 2. Other Master Plans: Master developer enters into a contractual arrangement with a private operator (acceptable to ADEK) to construct, deliver and operate the schools. 	As per the agreement with ADEK
Healthcare: Clinic and hospital	Master developer enters into a contractual arrangement with an operator to construct, deliver and operate the healthcare facilities in line with DoH regulations and standards.	The allocated clinic/hospital shall be built and operating once the targeted catchment of that clinic/hospital is reached. (E.g. if a medium clinic is allocated in a master plan, it shall be built and operating once the population reaches 10,000 residents).
Social, Cultural and Recreational Facilities: Community centre, cultural centre, nursery	<ol style="list-style-type: none"> 1. Master developer constructs, delivers and operates these facilities; OR 2. Master developer enters into a contractual arrangement with an operator to construct, deliver and operate these facilities; OR 3. Government agrees to construct, deliver and operate these facilities. 	These facilities shall be built and operating once the targetted catchment is reached.
Social, Cultural and Recreational Facilities: Neighbourhood Majlis	Plot within a master plan is allocated to CPC for construction, delivery and operation.	As per the agreement with CPC.
Social, Cultural and Recreational Facilities: Library, sports centre, multipurpose hall	Plot or GFA within a master plan proposal is allocated to appropriate government entity for delivery and operation.	
Petrol station	Plot within master plan proposal is allocated to ADNOC for construction, delivery and operation.	Petrol stations shall be built and operating once their catchment population is reached and the demand matches ADNOC Distribution business needs.
Government and Institutional: Community support centre, municipal office, post office	Plot or GFA within master plan proposal is allocated to appropriate government entity for delivery and operation.	These facilities shall be built and operating once the targetted catchment is reached.
Government and Institutional: Civil Defence station	Master developer provides Civil Defence station plots within the master plan, builds it as per Abu Dhabi Civil Defence General Directorate design requirements, and then hands it over to ADCD to operate it.	Civil defense stations and points will be delivered within the master plan in conjunction with the completion of the project development work or the completion of the first stage. This will be definitively determined according to the agreement with Abu Dhabi Civil Defense General Directorate.
Government and Institutional: Police Station	<ol style="list-style-type: none"> 1. After allocating the plot for a Police facility, Developer has to hand the land over to AD Police. AD Police will be responsible of constructing and operating the facility; OR 2. Developer to construct the facility then hand it over to AD Police for operation. <p>*The above options are subject to final agreement with Abu Dhabi Police.</p>	These facilities shall be built and operating once the targetted catchment is reached.

Abu Dhabi Community Facility Planning Standards

The Community Facility Provision Standards

Standards		Guidelines	
PS7.1 Phasing			
PS97	Community Facilities SHALL be available for use by the community once the targetted catchment is reached, or based on the agreemnt with the relevant stakeholder.		
PS98	In all master plans, Community Facilities provided SHALL be commensurate with the level of occupation of a master plan.		
PS99	In the case of master plans that are built out over an extended period of time, or are built in phases, Community Facilities provision SHALL be: <ul style="list-style-type: none">Phased throughout the master plan build out programme to ensure that a succession of self-sufficient communities are delivered over time. This will result in a complete community when the master plan is finishedDelivered consistently with the other land uses within each master plan phase so that no phase is left unserved by a lag in Community Facilities.		
PS7.2 Delivery			
Delivery by Master Developers			
PS100	Master developers SHALL provide a Community Facility Delivery Plan (following the standards DMT template) for their master plans.	PG41	Developers SHOULD ensure there is a clear plan to determine which Facilities will be delivered as public (Government-funded) facilities and which will be delivered through private operators.
		PG42	Developers SHOULD ensure there is a clear arrangement for the long-term management of Community Facilities.
Delivery by Public Community Facility Providers and/or Governing Authorities			
PS101	Once a plot has been allocated for a community facility in the master plan, the Governing Authority SHALL oversee the implementation of the Facility through: <ul style="list-style-type: none">Assuming full ownership and management/ operational responsibility for the Facility (eg. public schools or municipal facilities)Holding the space in trust for release to private developers as requirements dictate (eg. private schools)Encouraging and/or securing private entities to own, manage and operate the Facility (eg. medical clinics).		

Standards		Guidelines	
PS7.2.3 Delivery and Management Process			
		PG43	Delivery and Management process detailed in Table SHOULD be followed unless there are unique provision or location circumstances.

A

Appendices

دائرة البلديات والنقل
DEPARTMENT OF MUNICIPALITIES
AND TRANSPORT



A1 Glossary of Acronyms

Term	Explanation
AAM	Al Ain City Municipality.
ADCD	Abu Dhabi Civil Defence General Directorate.
ADEK	Department of Education and Knowledge.
ADM	Abu Dhabi City Municipality.
ADNOC	Abu Dhabi National Oil Company.
ADP	Abu Dhabi Police.
ADSC	Abu Dhabi Sports Council.
AED	United Arab Emirates Dirham.
C1	Cycle 1 School (ages 7-9).
C2	Cycle 2 School (ages 10-13).
C3	Cycle 3 School (ages 14-17).
CPC	Crown Prince Court.
DCT	Department of Culture and Tourism.
DoH	Department of Health.
DMT	Department of Municipalities and Transport.
DRM	Al Dhafra Region Municipality.
Empost	Emirates Post.

Term	Explanation
Estidama	Abu Dhabi Government's Sustainable Development Programme.
FAR	Floor Area Ratio.
FDF	Family Development Foundation.
FTE	Full Time Equivalent.
GFA	Gross Floor Area.
KG	Kindergarten.
km	Kilometer.
m	Metre.
Musanada	Abu Dhabi General Services Company.
PG	Provision Guideline.
PS	Provision Standard.
SCAD	Statistics Centre - Abu Dhabi
sq.m	Square meter.
U	User Guide Chapter.
UAE	United Arab Emirates.

A2 Glossary of Terms and Definitions

Facility Type	Definition
Affordable Housing	Accommodation stock that is intended for low-income residents.
Bedroom	A space within a dwelling unit intended for sleeping, which typically contains at least one operable window for natural light and/or ventilation.
Civil Defence Station	A government facility, including fire stations and points, that provides public protection, protection of life, public property, in addition to safety and protection services.
Clinic	A Community Facility that provides primary healthcare services and simple treatments for out patients, including day surgery.
Clinic (small)	A clinic staffed by 1 to 3 general or specialist physicians.
Clinic (medium)	A clinic staffed by 4 to 10 general or specialist physicians.
Clinic (large)	A clinic staffed by 10 to 14 general or specialist physicians.
College	An educational institution that provides a post-secondary and higher education, and grants associate and/or bachelor's degrees to graduating students. It may provide associated facilities and services (eg. administrative offices, student housing and recreational facilities).
Community Centre	A Community Facility that is intended for use by members of the local community to gather for group activities, social support, public information and other related purposes. Community Centres are generally located within the core of the neighbourhood, with easy accessibility for both vehicles and pedestrians.
Community Facility	A building, structure, or open space that is used by and/or intended to support the residents of an area. The types include: <ul style="list-style-type: none"> • Social, cultural and recreational facilities eg. community centres, libraries, petrol stations, cultural spaces and sports facilities • Healthcare eg. clinics, ambulance stations and hospitals • Education eg. nurseries, schools, colleges and universities • Governance and institutional services eg. government administration, police and civil defence and post offices • Religious facilities.
Community Facility Provision Approach	The methodology used to identify the types of Community Facilities required in a Master plan proposal and the planning characteristics of each Community Facility. This methodology has several approaches which differ depending on the number of residents in the Master plan proposal.

Facility Type	Definition
Community Facilities, Adjacent	Single-service Community Facilities, which are located together on adjacent plots but run, managed and designed as separate facilities.
Community Facilities, Co-Located	Single-service Community Facilities, which are grouped together on one plot, but are managed and operated as separate facilities with their own entrances, core gross floor areas and support functions.
Community Facilities, Integrated	Single-service Community Facilities, which are grouped together in the same complex, or building on one plot with the use of shared entrances, shared central services and use of shared spaces within the complex.
Community Facilities, Shared	Community Facilities used by different users at different times of the day or week.
Community Police Point	A police outpost that is readily accessible to the community it serves. It is typically smaller than a police station but allows faster response times than relying on the central police station.
Community Support Centre	A Community Facility that is considered as a development centre which is intended to serve women and families providing sporting, cultural and social-related facilities. It may also provide child care services and host family, social and educational support programmes and events.
Cultural Centre	A Community Facility that provides services that are intended for the enrichment of the public through the enjoyment and appreciation of the arts, culture and/or heritage. A cultural centre acts as a hub of activity by addressing the needs of people and their social, cultural and environmental values. These include museums, arts/performing arts centres, galleries, visitor welcome centres and amphitheatres.
Development	An intentional, man-made change to an area of land or body of water including, but not limited to: <ul style="list-style-type: none"> • division or amalgamation of a plot of land into two or more plots • filling, excavation, clearing of vegetation, mining, or drilling on land • construction, reconstruction, conversion, structural alteration, relocation or enlargement of: <ul style="list-style-type: none"> • Any structure, transport infrastructure or utility • Use or the extension of use of land.
District	An area of land that is defined by an administrative boundary, which usually includes several neighbourhoods.
District Centre	A group of Community Facilities that is established within a district to provide higher order services than can be found in neighbourhood centres. It serves as the focal point for proximate neighbourhoods.

A2 Glossary of Terms and Definitions (cont.)

Facility Type	Definition
Early Learning Centre/ Nursery	A Community Facility that provides the service of caring for young children by qualified professionals for a continuous period of less than 24 hours at a time. It may be located in a community centre or a government institution, or affiliated with an educational facility, though it is not considered an educational facility or part of one.
Estdama	The Arabic word of sustainability, Estdama is Abu Dhabi Government's sustainable development programme, which is responsible for enacting policies to shape a sustainable built environment.
Event space for festival	See Showground.
Floor Area Ratio (FAR)	The ratio of the gross floor area (GFA) of a building(s) to the total net area of the plot upon which such building(s) is/are located. The FAR is expressed in decimal form where the net plot area is always 1.0 (eg. if the GFA of all buildings on a plot totals 200 sq.m and the net plot area is 100 sq.m, the FAR is expressed as 2.0).
Floor space	The sum of the area of each floor of a building, usually expressed in square metres.
Gross Floor Area (GFA)	The sum of all floor areas inside a building envelope, typically measured from the exterior wall faces.(see Abu Dhabi Emirate Development Codes for further information).
Hospital	A healthcare facility in a standalone building that provides 24-hour medical and/or surgical inpatient services, including critical care, such as emergency and intensive patient care, and related services.
Library	A Community Facility that houses a collection of books, sources, resources and services. It is used for reading, viewing, listening to, studying, referencing and/or borrowing printed, audio-visual and/or digital information. Libraries are maintained by a public body, an institution, or a private individual.
Marine Refuelling	A fuelling island acts like a petrol station to provide facilities for marine gas refuelling.
Master plan	Documents and maps for land locations with their uses, development standards and right-of-ways based on approved manuals and standards.
Master plan Proposal	An application submitted to a governing authority to seek approval for the development of a master plan.
Mosque	A building or structure that is used by Muslims for worship. Mosques may include the use of the building and premises for other related activities, such as child care, formal educational programmes, and recreational and social activities, but only when those activities support the mosque.

Facility Type	Definition
Multi Use Games Area (MUGA)	A building or structure that is suitable for a range of sports, such as tennis/mini tennis, netball, basketball, football and volleyball. It is common to be used for more than one sport to maximise the benefits of the area.
Municipal Offices/ administration	A Community Facility that accommodates offices, customer service centres, one-stop Government services points and maintenance depots for public sector use.
Neighbourhood	A residential community that is located within an identifiable geographic area. It typically includes essential services and Community Facilities within walking distance of residences.
Neighbourhood Centre	A group of Community Facilities that is established within a neighbourhood to provide basic community day-to-day needs for religious, community, convenience retail and recreational services. It serves as the focal point for the local community and attracts frequent trips from within its catchments.
Permanent Residential Population	The number of people who permanently live in an area.
Petrol Station	A Community Facility that is used for the sale of fuels or oils and/or accessories for motor vehicles. It may offer accessory services for car washing, tyre changing, car inspection services, convenience shopping, food court, rest area and business centre facilities.
Police Station	A Community Facility that is used by police for providing services related to law enforcement, public protection and emergency response and may include administrative offices, public support and service centres, equipment maintenance and storage facilities, personnel training facilities and/or temporary detention facilities. That includes operations depots, marine police and community policing points.
Post Offices	A Community Facility that is used for the collection and delivery of mail, and may offer related services such as the rental of post office boxes (PO boxes), the sale of mailing supplies and other administrative services. This includes customer service centres, PO Box stands and distribution centres.
Private School	A non-government educational institution for schoolchildren from Kindergarten to grade 12.

A2 Glossary of Terms and Definitions (cont.)

Facility Type	Definition
Public School	An educational institution for children from 4 to 17 years of age. The existing educational structure in Abu Dhabi is organised into three tiers including: <ul style="list-style-type: none"> • Cycle 1 school • Cycle 2 school • Cycle 3 school In addition to kindergarten schools.
Retail Centre	A group of private commercial companies clustered within a structure or building or defined space, which provides a variety of goods and services for consumers including car parking. It usually contains recreational spaces.
Retail Centres	A facility used for retail activities located in residential communities, excluding malls and non-mall retail shops accommodated on the ground floor of commercial buildings.
School, Cycle 1 (Public)	An educational institution for children from 7 to 9 years of age, between grades 1 and 4.
School, Cycle 2 (Public)	An educational institution for children from 10 to 13 years of age, between grades 5 and 8.
School, Cycle 3 (Public)	An educational institution for children from 14 to 17 years of age, between grades 9 and 12.
Kindergarten	An educational institution for children from 4 to 6 years of age, from grade KG1 to KG2.
Service Centres	A Community Facility providing commercial services including craft and light manufacturing industries and warehouses required to accommodate residents' needs.
Settlement Context	A classification system of the built environment based on population density, physical characteristics of the built form, and access to services. Types of settlement context are urban, suburban, and rural.
Showground	An area of land that is used for an outdoor event or activity that can either be a short-term or long-term use. This may include carnivals, festivals, fairs, concerts, seasonal or temporary sales, and/or mobile food vending service.
Site	A single plot or a combination of plots that are under single ownership or unified control, and together form the boundaries of the area to be developed.
Sports centre	A Community Facility that houses exercise equipment for the purpose of physical exercise, including related competitions and/or recreational activities. Sports centres can also contain aquatic/swimming facilities for swimming or water-based recreation, retail and child care.

Facility Type	Definition
Sports Fields	A specially prepared and maintained open or covered area of land and related facilities that are used for recreation, and track and field sports (eg. cricket, football, field hockey, rugby and track), including related competitions and/or recreational activities.
Sports Stadium	An open or covered structure that contains spectator seating surrounding a sports field that is mainly used for track and field sports, including related competitions and/or recreational activities, and it may be used for other types of spectator entertainment (eg. concerts).
Structure	Any man-made object that is constructed and fixed to a location on the ground, or is attached to another natural or man-made object that is fixed to a location on the ground.
Studio flat	A small apartment which combines a living room, bedroom, and kitchen or kitchenette into a single room.
Sub-Regional Centre	A group of Community Facilities that provide significant employment, retail, cultural, entertainment and specialist services opportunities in a higher density format than found in Neighbourhood and District centres.
	A Community Facility that provides state-of-the-art, customer focused one-stop-shops for Government services, TAMM Centres may include the following services: <ul style="list-style-type: none"> • Municipality services • Department of Transport services • Post office • Health service space • Etisalat payment • Immigration • Police and traffic • Banking
Transient population	The number of people who do not permanently reside in an area, but commute to the area for a specific purpose (eg. workers) or reside in the area temporarily (eg. tourists).
University	An educational institution that grants associate, bachelor's, master's and doctoral degrees in different subject areas to graduating students. It may include colleges, research facilities and other facilities related to its educational programmes, and facilities providing support services (eg. administrative offices, student housing and recreational facilities).
Walking Distance	The distance that a person is able to walk comfortably from one point to another. In this Document, walking distance varies depending upon the context of the pedestrian experience. In locations where there are a lot of pedestrian amenities, the acceptable walking distance will be longer than in an area not conducive to pedestrian travel.
Wedding Hall	A Community Facility that is used to accommodate a large gathering of people for an event or social function (eg. marriage ceremonies and celebrations). It may also be used for wider purposes to serve the community such as a meeting place, place of training and place of recreation.

A3 Summary of Community Facilities Requirements

The Table in includes all of the standards required to make the relevant calculations for the planning of Community Facilities of mater plans with a total population more than 5,000 and following the Community Facility Hierarchy Approach. The Table is divided into 3 tables based on the settlement context of the master plan proposal.

The output of this table is:

- Types of Community Facilities required
- Number of plots required for each type of Community Facilities
- Required GFA and plot size for each Community Facility type
- Catchment information for each Community Facility type

For Retail and Affordable Housing planning regulations, refer to Sections and respectively.

Urban Settlement Context

Community Facility Centre Level	Community Facility Category	Community Facility Type	Minimum Plot size (sq.m)	Minimum GFA (sq.m)	Catchment Standard (Population)	Catchment Distances
NEIGHBOURHOOD CENTRE (5,000-10,000 residents)	Community Services	Community Centre	750	750	5,000-10,000 residents.	
		Neighbourhood Majlis	3,600	1,350	5,000-10,000 residents.	
	Education	Early Learning Centre/ Nursery	1,080	700	5,000-10,000 residents.	
	Safety and Security	Community Police Point ²		150 (15 x 10)	5,000-10,000 residents.	8 to 15 minutes for non-urgent calls.
MEDIUM MEDICAL CLINIC (12,000-29,999 residents)	Healthcare - Clinics	Clinic (Medium) ¹	7,000	3,500	<ul style="list-style-type: none"> 2,000 -29,999 residents. 36,000- 90,000 transient population. 	Primary Care Services within every precinct with this catchment standard population.
DISTRICT CENTRE (30,000-40,000 residents)	Healthcare - Clinics	Clinic (Large)	10,500	4,500	<ul style="list-style-type: none"> 30,000 -40,000 residents. 90,000-120,000 transient population. 	Primary Care Services within every precinct with this catchment standard population.
	Community Services	Library	1,500	2,000	30,000-40,000 residents.	
		Post Office	4,000	7,000	30,000-40,000 residents.	
	Government	Municipal Offices/ Administration	3,000	10,000	30,000-40,000 residents.	
	Sports Facilities	Sports Centre (Non-constrained Site)	16,800	9,300	25,000-35,000 residents.	
		Sports Centre (Constrained Site)	5,600	5,200	30,000-40,000 residents.	
SUB-REGIONAL CENTRE (at least 80,000 residents)	Community Services	Community Support Centre	7,000	8,000	At least 80,000 residents.	
		Cultural Centre	10,000	21,000	At least 80,000 residents.	
NON-CENTRE FACILITIES	Education - Public ⁴	KG (360 students)		4,950	Determined from the demographic analysis of the master plan (Section 6).	
		Cycle 1 (1,250 students)		16,000	Determined from the demographic analysis of the master plan (Section 6).	
		KG + Cycle 1 (1,850 students)		21,600	Determined from the demographic analysis of the master plan (Section 6).	
		Cycle 2 + Cycle 3 (1,260 students)		15,000	Determined from the demographic analysis of the master plan (Section 6).	

OR

OR

OR

1 The requirements for clinics are not cumulative and should be considered in the context of the Master plan proposal population, the distribution of the proposed centres and the clinic size most likely to attract an operator. For example, for a development of 35,000 residents you may choose to provide one clinic (large) which would cater for the entire population. Alternatively, two clinics (medium) or four clinics (small) could be provided.

2 Final provision of Abu Dhabi Police facilities is subject to a final agreement with Abu Dhabi Police.

3 For Sports Centres there is a choice of size. The 'constrained site' option is only applicable in urban areas, where there is limited land availability. The 'non-constrained site' option may be used in suburban and rural settlement contexts, together with urban areas, where there is sufficient land available.

4 The actual number of schools will be determined by ADEK and dependent upon the number of students in the proposal who would be expected to go to a each cycle of the public schools.

5 The planner shall provide a KG and Cycle 1 in two separate plots or join them in one facility.

Cells coloured grey indicate that there are no available standards or guidelines to refer to.

Abu Dhabi Community Facility Planning Standards

Appendices

Urban Settlement Context (cont.)

Community Facility Centre Level	Community Facility Category	Community Facility Type	Minimum Plot size (sq.m)	Minimum GFA (sq.m)	Catchment Standard (Population)	Catchment Distances
NON-CENTRE FACILITIES	Education - Public ⁴	Cycle 2 + Cycle 3 (2,100 students)		21,600	Determined from the demographic analysis of the master plan (Section	
		KG + Cycle 1 + Cycle 2 + Cycle 3 (3,000 students)	70,000	38,100	Determined from the demographic analysis of the master plan (Section	
		Private School (600 students)	9,600		Determined from the demographic analysis of the master plan (Section	
	Education - Private ⁶				OR	
		Private School (1,200 students)	13,200		Determined from the demographic analysis of the master plan (Section	
					OR	
		Private School (1,750 students)	17,500		Determined from the demographic analysis of the master plan (Section	
					OR	
		Private School (2,300 students)	21,700		Determined from the demographic analysis of the master plan (Section	
	Civil Defence ⁷	Private School (3,450 students)	31,600		Determined from the demographic analysis of the master plan (Section	
		Civil Defence - Typology A (very high risk)	8,000			Response time not to exceed 8 minutes.
					OR	
		Civil Defence - Typology B (high risk)	6,400			Response time not to exceed 8 minutes.
	Healthcare - Hospitals ⁸	Civil Defence - Typology C (Medium risk)	4,800			Response time not to exceed 8 minutes.
					OR	
		Civil Defence - Typology D (low risk)	1,800			Response time not to exceed 8 minutes.
	Police	Hospital (180-270 beds)	40,000	40,000	<ul style="list-style-type: none"> 60,000 - 90,000 residents. 180,000-240,000 transient population. 	Emergency service access 45 minute journey.
		Hospital (270-330 beds)	50,000	50,000	<ul style="list-style-type: none"> 90,000 -110,000 residents. 270,000-330,000 transient population. 	Emergency service access 45 minute journey.
	Petrol Station ⁹	Police Station	6,000	5,200	50,000 residents.	
		Urban Petrol Station	6,000		15,000 residents.	CBD locations, new commercial centres.

⁶ The actual number of private schools will be determined by ADEK and dependent upon the number of students in the proposal who would be expected to go to a private school.

⁷ Civil defence stations are provided based on response time and ADCD vehicles estimated speed. Refer to Tables PS18 and PS19 to chose the most suitable Civil Defence Station typology. In some cases, additional civil defence stations may be required, even if the area is covered by the catchment of another station, due to safety issues and difference in risk level.

⁸ If a hospital with capacity for 90,000 to 110,000 people is provided in a Sub-Regional Centre then there is no need to provide the smaller hospital size.

⁹ These plot sizes are minimums and are provided for guidance. In some cases, dependent on context, large sites will be required. The plot size of petrol stations must be agreed with ADNOC on a case-by-case basis from the early stages of planning.

Cells coloured grey indicate that there are no available standards or guidelines to refer to.

Suburban Settlement Context

Community Facility Centre Level	Community Facility Category	Community Facility Type	Minimum Plot size (sq.m)	Minimum GFA (sq.m)	Catchment Standard (Population)	Catchment Distances
NEIGHBOURHOOD CENTRE (5,000-10,000 residents)	Community Services	Community Centre	1,000	750	5,000-10,000 residents.	
	Healthcare - Clinics	Clinic (small) ¹	5,500	3,000	<ul style="list-style-type: none"> 5,000 -10,000 residents. 24,000 -36,000 transient population 	Primary Care Services within every precinct with this catchment standard population.
	Education	Early Learning Centre/ Nursery	1,080	700	5,000-10,000 residents.	
	Police	Community Police Point ²		150	5,000-10,000 residents.	8 to 15 minutes for non-urgent calls.
MEDIUM MEDICAL CLINIC (12,000-29,999 residents)	Healthcare - Clinics	Clinic (Medium) ¹	7,000	3,500	<ul style="list-style-type: none"> 2,000 -29,999 residents. 36,000- 90,000 transient population. 	Primary Care Services within every precinct with this catchment standard population.
DISTRICT CENTRE (30,000-40,000 residents)	Healthcare - Clinics	Clinic (Large)	10,500	4,500	<ul style="list-style-type: none"> 30,000 -40,000 residents. 90,000-120,000 transient population. 	Primary Care Services within every precinct with this catchment standard population.
	Community Services	Community Support Centre	9,000	8,000	30,000-40,000 residents.	
	Government	Library	2,500	2,000	30,000-40,000 residents.	
		Post Office	5,100	7,000	30,000-40,000 residents.	
	Sports Facilities	Municipal Offices/ Administration	4,000	10,000	30,000-40,000 residents.	
		Sports Centre (Non-constrained Site)	19,500	6,500	25,000-35,000 residents.	
NON-CENTRE FACILITIES	Education - Public ⁴	KG (360 students)		4,950	Determined from the demographic analysis of the master plan (Section	
		Cycle 1 (1,250 students)		16,000	Determined from the demographic analysis of the master plan (Section	
		KG + Cycle 1 (1,850 students)		21,600	Determined from the demographic analysis of the master plan (Section	
		Cycle 2 + Cycle 3 (1,260 students)		15,000	Determined from the demographic analysis of the master plan (Section	
	Education - Private	Cycle 2 + Cycle 3 (2,100 students)		21,600	Determined from the demographic analysis of the master plan (Section	
		KG + Cycle 1 + Cycle 2 + Cycle 3 (3,000 students)	70,000	38,100	Determined from the demographic analysis of the master plan (Section	
		Private School (600 students)	9,600		Determined from the demographic analysis of the master plan (Section	

1 The requirements for clinics are not cumulative and should be considered in the context of the Master plan proposal population, the distribution of the proposed centres and the clinic size most likely to attract an operator. For example, for a development of 35,000 residents you may choose to provide one clinic (large) which would cater for the entire population. Alternatively, two clinics (medium) or four clinics (small) could be provided.

2 Final provision of Abu Dhabi Police facilities is subject to a final agreement with Abu Dhabi Police.

3 For Sports Centres there is a choice of size. The 'constrained site' option is only applicable in urban areas, where there is limited land availability. The 'non-constrained site' option may be used in suburban and rural settlement contexts, together with urban areas, where there is sufficient land available.

4 The actual number of schools will be determined by ADEK and dependent upon the number of students in the proposal who would be expected to go to a each cycle of the public schools.

5 The planner shall provide a KG and Cycle 1 in two separate plots or join them in one facility.

Cells coloured grey indicate that there are no available standards or guidelines to refer to.

Suburban Settlement Context (cont.)

Community Facility Centre Level	Community Facility Category	Community Facility Type	Minimum Plot size (sq.m)	Minimum GFA (sq.m)	Catchment Standard (Population)	Catchment Distances
NON-CENTRE FACILITIES	Education - Private ⁶	Private School (1,200 students)	13,200		Determined from the demographic analysis of the master plan (Section OR	
		Private School (1,750 students)	17,500		Determined from the demographic analysis of the master plan (Section OR	
		Private School (2,300 students)	21,700		Determined from the demographic analysis of the master plan (Section OR	
		Private School (3,450 students)	31,600		Determined from the demographic analysis of the master plan (Section OR	
		Civil Defence - Typology A (very high risk)	8,000			Response time not to exceed 8 minutes.
		Civil Defence - Typology B (high risk)	6,400			Response time not to exceed 8 minutes.
	Civil Defence ⁷	Civil Defence - Typology C (Medium risk)	4,800			Response time not to exceed 8 minutes.
		Civil Defence - Typology D (low risk)	1,800			Response time not to exceed 8 minutes.
		Hospital (180-270 beds)	40,000	40,000	<ul style="list-style-type: none"> 60,000 - 90,000 residents. 180,000-240,000 transient population. 	Emergency service access 45 minute journey.
		Hospital (270-330 beds)	80,000	50,000	<ul style="list-style-type: none"> 90,000 -110,000 residents. 270,000-330,000 transient population. 	Emergency service access 45 minute journey.
		Police Station	6,000	5,200	50,000 residents.	
		Suburban Petrol Station	15,000		10,000 residents.	
	Petrol Station ⁹	Highway Petrol Station	21,600		As required, defined by ADNOC.	" - Main arterial roads/ highways.
		Suburban Service Centres	5,000 and more (10,000 maximum)			Several Districts.

⁶ The actual number of private schools will be determined by ADEK and dependent upon the number of students in the proposal who would be expected to go to a private school.

⁷ Civil defence stations are provided based on response time and ADCD vehicles estimated speed. Refer to Tables PS18 and PS19 to choose the most suitable Civil Defence Station typology. In some cases, additional civil defence stations may be required, even if the area is covered by the catchment of another station, due to safety issues and difference in risk level.

⁸ If a hospital with capacity for 90,000 to 110,000 people is provided in a Sub-Regional Centre then there is no need to provide the smaller hospital size.

⁹ These plot sizes are minimums and are provided for guidance. In some cases, dependent on context, large sites will be required. The plot size of petrol stations must be agreed with ADNOC on a case-by-case basis from the early stages of planning.

Cells coloured grey indicate that there are no available standards or guidelines to refer to.

Rural Settlement Context

Community Facility Centre Level	Community Facility Category	Community Facility Type	Minimum Plot size (sq.m)	Minimum GFA (sq.m)	Catchment Standard (Population)	Catchment Distances
NEIGHBOURHOOD CENTRE (5,000-10,000 residents)	Community Services	Community Centre	1,250	750	5,000-10,000 residents.	
		Clinic (Villag)	4,500	2,500	4,000-6,000 residents.	
	Healthcare - Clinics ¹				OR	
		Clinic (small)	5,500	3,000	<ul style="list-style-type: none"> 5,000 -10,000 residents. 24,000 -36,000 transient population 	Primary Care Services within every precinct with this catchment standard population.
MEDIUM MEDICAL CLINIC (12,000-29,999 residents)	Education	Early Learning Centre/ Nursery	1,080	700	5,000-10,000 residents.	
	Police	Community Police Point		150	5,000-10,000 residents.	8 to 15 minutes for non-urgent calls.
	Healthcare - Clinics	Clinic (Medium)	7,000	3,500	<ul style="list-style-type: none"> 2,000 -29,999 residents. 36,000- 90,000 transient population. 	Primary Care Services within every precinct with this catchment standard population.
	Healthcare - Clinics	Clinic (Large)	10,500	4,500	<ul style="list-style-type: none"> 30,000 -40,000 residents. 90,000-120,000 transient population. 	Primary Care Services within every precinct with this catchment standard population.
DISTRICT CENTRE (30,000-40,000 residents)	Community Services	Community Support Centre	12,000	8,000	30,000-40,000 residents.	
		Library	3,000	2,000	30,000-40,000 residents.	
		Post Office	6,000	7,000	30,000-40,000 residents.	
	Government	Municipal Offices/ Administration	5,000	10,000	30,000-40,000 residents.	
NON-CENTRE FACILITIES	Sports Facilities	Sports Centre (Non-constrained Site)	19,500	6,500	25,000-35,000 residents.	
		KG (360 students)		4,950	Determined from the demographic analysis of the master plan (Section	
		Cycle 1 (1,250 students)		16,000	Determined from the demographic analysis of the master plan (Section	
	Education - Public ⁴				OR	
NON-CENTRE FACILITIES		KG + Cycle 1 (1,850 students)		21,600	Determined from the demographic analysis of the master plan (Section	
		Cycle 2 + Cycle 3 (1,260 students)		15,000	Determined from the demographic analysis of the master plan (Section	
		Cycle 2 + Cycle 3 (2,100 students)		21,600	Determined from the demographic analysis of the master plan (Section	

1 The requirements for clinics are not cumulative and should be considered in the context of the Master plan proposal population, the distribution of the proposed centres and the clinic size most likely to attract an operator. For example, for a development of 35,000 residents you may chose to provide one clinic (large) which would cater for the entire population. Alternatively, two clinics (medium) or four clinics (small) could be provided.

2 Final provision of Abu Dhabi Police facilities is subject to a final agreement with Abu Dhabi Police.

3 For Sports Centres there is a choice of size. The 'constrained site' option is only applicable in urban areas, where there is limited land availability. The 'non-constrained site' option may be used in suburban and rural settlement contexts, together with urban areas, where there is sufficient land available.

4 The actual number of schools will be determined by ADEK and dependent upon the number of students in the proposal who would be expected to go to a each cycle of the public schools.

5 The planner shall provide a KG and Cycle 1 in two separate plots or join them in one facility.

Cells coloured grey indicate that there are no available standards or guidelines to refer to.

Abu Dhabi Community Facility Planning Standards

Appendices

Rural Settlement Context (cont.)

Community Facility Centre Level	Community Facility Category	Community Facility Type	Minimum Plot size (sq.m)	Minimum GFA (sq.m)	Catchment Standard (Population)	Catchment Distances
NON-CENTRE FACILITIES	Education - Private ⁶	Private School (600 students)	9,600		Determined from the demographic analysis of the master plan (Section	
					OR	
		Private School (1,200 students)	13,200		Determined from the demographic analysis of the master plan (Section	
					OR	
	Civil Defence ⁷	Private School (1,750 students)	17,500		Determined from the demographic analysis of the master plan (Section	
					OR	
		Private School (2,300 students)	21,700		Determined from the demographic analysis of the master plan (Section	
					OR	
	Civil Defence ⁷	Private School (3,450 students)	31,600		Determined from the demographic analysis of the master plan (Section	
		Civil Defence - Typology A (very high risk)	8,000			Response time not to exceed 8 minutes.
					OR	
		Civil Defence - Typology B (high risk)	6,400			Response time not to exceed 8 minutes.
	Healthcare - Hospitals ⁸	Civil Defence - Typology C (Medium risk)	4,800			Response time not to exceed 8 minutes.
					OR	
		Civil Defence - Typology D (low risk)	1,800			Response time not to exceed 8 minutes.
					OR	
NON-CENTRE FACILITIES	Healthcare - Hospitals ⁸	Hospital (180-270 beds)	40,000	40,000	<ul style="list-style-type: none"> 60,000 - 90,000 residents. 180,000-240,000 transient population. 	Emergency service access 45 minute journey.
		Police Station	6,000	5,200	50,000 residents.	
		Rural Petrol Station	15,000		10,000 residents.	
	Petrol Station ⁹	Highway Petrol Station	80,000		As required, defined by ADNOC.	" - Main arterial roads/ highways. - Industrial."
		Rural Service Centres	Less than 5,000			Several Districts.
	Service Centre					
	Service Centre					

6 The actual number of private schools will be determined by ADEK and dependent upon the number of students in the proposal who would be expected to go to a private school.

7 Civil defence stations are provided based on response time and ADCD vehicles estimated speed. Refer to Tables PS18 and PS19 to choose the most suitable Civil Defence Station typology. In some cases, additional civil defence stations may be required, even if the area is covered by the catchment of another station, due to safety issues and difference in risk level.

8 If a hospital with capacity for 90,000 to 110,000 people is provided in a Sub-Regional Centre then there is no need to provide the smaller hospital size.

9 These plot sizes are minimums and are provided for guidance. In some cases, dependent on context, large sites will be required. The plot size of petrol stations must be agreed with ADNOC on a case-by-case basis from the early stages of planning.

Cells coloured grey indicate that there are no available standards or guidelines to refer to.

A4 Compliance Checklist

Section	Reference	Standard/Methodology	Complies	Complies with Alternative (Case-by-Case) Solution	Does Not Comply
U4 Community Facility Planning Principles and Policies					
U4.1 - U4.2	Policies	Planning Policies and Principles are used.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
PS1 Stage 1: Demography					
PS1.3	Methodology	Demographic assumption is chosen.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS1	Population of new master plans SHALL be determined based on the two sets of demographic assumptions: <ul style="list-style-type: none">Mixed-NationalityEmirati-Only	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	Methodology	Permanent residential population and age breakdown are calculated.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS2	In the case of new master plans which include a mixture of Emirati-Only housing and Mixed-Nationality housing, developers and master planners SHALL use both sets of assumptions as appropriate.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS3	New master plans with Emirati-Only demographic assumption SHALL use the demographic assumptions that apply to the region (Abu Dhabi, Al Ain, Al Dhafra) in which the master plan is proposed (refer to Tables to	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	

Section	Reference	Standard/Methodology	Complies	Complies with Alternative (Case-by-Case) Solution	Does Not Comply
PS1.3	PS4	Where alternative demographic information is proposed for redevelopment and revitalization of existing communities, this SHALL be supported by a comprehensive demographic study proving the alternative approach is more appropriate. The study SHALL clearly explain how the demographics put forward vary from the demographic information set out in this Document.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS5	The demographic assumptions set out in this Document SHALL apply to permanent residential accommodation only and are not intended to be used for serviced apartments or hotels.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS6	Domestic staff SHALL be included and accounted for in the demographic assumptions.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS7	The total population calculation SHALL be repeated for each villa / apartment size in the master plan proposal to calculate the total population.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
PS1.4	Methodology	Total permanent residential population is calculated (Mixed-Nationality).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS8	The average household sizes indicated in Table SHALL be applied to Mixed-Nationality housing master plan proposals across the Emirate.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	

Abu Dhabi Community Facility Planning Standards

Appendices

Section	Reference	Standard/Methodology	Complies	Complies with Alternative (Case-by-Case) Solution	Does Not Comply
PS1.4	PS9	For studio apartments, an average household size of 1.3 persons per dwelling unit SHALL be used in urban, suburban and rural areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	Methodology	Demand for schools is determined (Mixed-Nationality).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS10	Assumptions in Table PS2 SHALL be applied to Mixed-Nationality master plans across all regions (Abu Dhabi, Al Ain and Al Dhafra) and across all unit sizes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS11	For KG and Cycle 1 schools, figures for children aged between 4 and 9 SHALL be used.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS12	For Cycle 2 schools, figures for children aged between 10 and 13 SHALL be used.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	

Section	Reference	Standard/Methodology	Complies	Complies with Alternative (Case-by-Case) Solution	Does Not Comply
PS1.4	PS13	For Cycle 3 schools, figures for children aged between 14 and 17 SHALL be used.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS14	For schools providing education from kindergarten to grade 12 within the one building or campus, the age range for private schools SHALL be determined using the KG, Cycle 1, 2 and 3 school age range assumptions.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS15	The calculation SHALL be repeated for villas and apartments, if both are included in the master plan proposal.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	Methodology	Number of schoolchildren expected to attend private schools versus number of schoolchildren expected to attend public schools are determined (Mixed-Nationality).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS16	Table provides guidance on the level of public versus private school provision. The final level of school provision SHALL be determined by ADEK and DMT.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS17	For public schools only, a calculation SHALL be made for each of the school age groups/ cycle.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	

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Section	Reference	Standard/Methodology	Complies	Complies with Alternative (Case-by-Case) Solution	Does Not Comply
PS1.5	Methodology	Total permanent residential population is calculated (Emirati-Only housing).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS18	The average household sizes indicated in Table SHALL be applied to Emirati-Only housing master plan proposals in the form of allocated villa plot development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	Methodology	Demand for schools is determined (Emirati-Only housing).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS19	Assumptions in Table SHALL be applied to Emirati-Only master plans across all regions (Abu Dhabi, Al Ain and Al Dhafra) and across all unit sizes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS20	For public KG and Cycle 1 schools, figures for children aged between 4 and 9 SHALL be used.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	

Section	Reference	Standard/Methodology	Complies	Complies with Alternative (Case-by-Case) Solution	Does Not Comply
PS1.5	PS21	For public Cycle 2 schools, figures for children aged between 10 and 13 SHALL be used.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS22	For public Cycle 3 schools, figures for children aged between 14 and 17 SHALL be used.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS23	For private schools which provide education from kindergarten to Grade 12 within the one building or campus instead of in three different facilities, the age range for private schools SHALL be determined using the Cycle 1, 2 and 3 school age range assumptions.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	Methodology	Number of schoolchildren expected to attend private schools versus number of schoolchildren expected to attend public schools are determined (Emirati-Only).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS24	Table provides guidance on the level of public versus private school provision. The final level of school provision SHALL be determined by ADEK and DMT.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	

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Section	Reference	Standard/Methodology	Complies	Complies with Alternative (Case-by-Case) Solution	Does Not Comply
PS2 Stage 2: Community Facility Provision Approach					
PS2.2	Methodology	Approach to calculating Community Facility provision is determined.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
PS2.3	PS25	The Community Facility Planning Standards SHALL be read and implemented in conjunction with the Abu Dhabi Mosque Development Regulations (MDR) and Abu Dhabi Public Realm Design Manual (PRDM).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	

Section	Reference	Standard/Methodology	Complies	Complies with Alternative (Case-by-Case) Solution	Does Not Comply
PS3 Stage 3: Community Facility Requirements					
PS3.2	Methodology	Types and requirements of Community Facilities are determined.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS26	In the case of master plan proposals with a permanent residential population below 1,000, and are not part of a larger urban community, the Community Facility approach 'Below 1,000 Residents' SHALL be followed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
PS3.3	PS27	In the case of master plan proposals with a permanent residential population between 1,000 and 4,999, the Community Facility approach 'Per Capita' SHALL be followed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS28	The 'per person' requirements SHALL be used to quantify the community centres/ neighbourhood majlis, health clinics, early learning centres and Retail centres, and SHALL be quantified as square meter of GFA per person (refer to Table	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS29	The 'per facility user' requirements SHALL be used to quantify schools, and SHALL be quantified as square metre of GFA per facility user (refer to Table	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	

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Section	Reference	Standard/Methodology	Complies	Complies with Alternative (Case-by-Case) Solution	Does Not Comply
PS3.4	Methodology	Number of Community Facility centres required for a master plan proposal with permanent residential population of 5,000 and above are determined.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS30	In the case of master plan proposals with a permanent residential population of 5,000 and above, the Community Facility approach 'Community Facility Hierarchy' SHALL be followed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS31	All Community Facilities within a Community Facility Centre and all of the non-centre facilities SHALL be provided.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS32	Community Facilities identified at a particular level in the Community Facilities Hierarchy SHALL be located within a corresponding Centre wherever possible.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS33	All Community Facilities in a Neighbourhood Centre SHALL be provided for every 5,000 to 10,000 people in the master plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	

Section	Reference	Standard/Methodology	Complies	Complies with Alternative (Case-by-Case) Solution	Does Not Comply
PS3.4	PS34	All Community Facilities in a District Centre SHALL be provided for every 30,000 to 40,000 people in the master plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS35	All Community Facilities in a Sub-Regional Centre SHALL be provided for every 80,000 people in the master plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS36	If Medium Medical Clinics are required to be provided in a master plan proposal, the number of these Clinics SHALL be calculated separately to centres provision.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	Methodology	Types of Community Facilities required are determined.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS37	All of the facilities that comprise the level of the Community Facilities Hierarchy that the master plan falls within, in addition to all of the facilities that comprise each of the levels below, SHALL be provided.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	

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Section	Reference	Standard/Methodology	Complies	Complies with Alternative (Case-by-Case) Solution	Does Not Comply
PS3.4	PS38	Standards Tables in Section SHALL be followed to determine the number and size of Community Facilities within each centre.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS39	Non-centre Community Facilities SHALL be provided.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS40	Civil Defence stations SHALL be required based on an analysis of response times from existing Civil Defence stations to the master plan site and subject to final agreement with the relevant stakeholder.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS41	Hospitals, police stations and petrol stations SHALL be provided based on the population thresholds set out in the Catchment Standard column of the Standards Tables and subject to final agreement with the relevant stakeholder.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS42	The provision of clinics SHALL be considered in the context of the proposed population, the distribution of the proposed Centres and the clinic size most likely to attract an operator.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	

Section	Reference	Standard/Methodology	Complies	Complies with Alternative (Case-by-Case) Solution	Does Not Comply
PS3.4	PS43	If Community Facility stakeholders may require additional facilities, these facilities SHALL be provided by the developer.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS44	The settlement classification scoring approach in Table SHALL be used to determine whether a master plan represents an urban, suburban or rural type of development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS45	In case of a master plan that contains more than one settlement context, Community Facilities SHALL be calculated and provided separately for each settlement context.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS46	In the process of settlement context classification scoring based on Table only one score SHALL be applied per category.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	

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Section	Reference	Standard/Methodology	Complies	Complies with Alternative (Case-by-Case) Solution	Does Not Comply
PS3.4	Methodology	The number and size of the Community Facilities within each centre and non-centre Community Facilities are determined.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS47	The Standards (marked as 'S' in Table SHALL be complied with (unless otherwise specified in a Standards footnote).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS48	Parking SHALL be provided on site in accordance with the published Department of Municipalities and Transport (DMT) Guidance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS49	The Abu Dhabi Emirate Development Codes SHALL be followed for built form parameters such as the allowable building height, plot coverage limits and floor to area ratios.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	

Section	Reference	Standard/Methodology	Complies	Complies with Alternative (Case-by-Case) Solution	Does Not Comply
PS4 Stage 4: Retail Planning Standards					
PS4	PS50	Retail Centres SHALL be provided for master plans with permanent residents more than 1,000.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS51	Standards for Retail Centres provision in Table SHALL be followed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS52	Retail provision SHALL be based on market demand/supply and purchasing power studies. If the results from market demand/supply and purchasing power studies conflict with the standards in Table the results of the study supersedes the Standards in Table and therefore, SHALL be followed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS53	If non-mall retail shops are provided in the master plan proposal, the closest Retail Centre plot SHALL be located a minimum of 700m away from the non-mall shops.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS54	For master plan proposals with permanent residents less than 1,000, a minimum of 1 retail plot adjacent to the mosque SHALL be provided with a plot size of 200 sq.m and 1 FAR.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	

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Section	Reference	Standard/Methodology	Complies	Complies with Alternative (Case-by-Case) Solution	Does Not Comply
PS5 Stage 5: Affordable Housing Planning Standards					
PS5	Methodology	Affordable housing methodology in the Standards are followed; OR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		A demand study for the Affordable Housing in the master plan proposal is conducted and the exact numbers and percentages for the low income earner population and its breakdown are determined.		Alternative solution:	
	PS55	Affordable housing SHALL be provided in all new master plan proposals of all settlement contexts with a permanent population above 2,000 residents.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS56	Only bachelors and bachelorettes with a net annual income between 24,000 AED and 72,000 AED, and families with a total net annual income between 48,000 AED and 144,000 AED SHALL be eligible to rent in the Affordable Housing facility.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS57	Affordable housing SHALL only be rented for low income earners who work within the same master plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS58	Each Affordable Housing building allocated for bachelors or bachelorettes SHALL be allocated for one gender only.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	

Section	Reference	Standard/Methodology	Complies	Complies with Alternative (Case-by-Case) Solution	Does Not Comply
PS5	PS59	Affordable housing units for families SHALL be separated from building with bachelors or bachelorettes units.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS60	Occupancy for bachelors and bachelorettes SHALL NOT exceed 3 persons per unit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS61	DMT parking requirements SHALL be adhered to.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS62	The Affordable Housing rent for bachelors and bachelorettes SHALL not exceed 35% of the net annual income of each bachelor and bachelorette.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS63	The Affordable Housing rent for families SHALL not exceed 35% of the total net annual income of each family.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS64	Units with a variety of rent cost SHALL be provided in every master plan in order to accommodate all low income earners within the eligible net income range.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	

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Section	Reference	Standard/Methodology	Complies	Complies with Alternative (Case-by-Case) Solution	Does Not Comply
PS6 Stage 6: The Community Facility Location Standards					
PS6	PS65	<p>When planning for Community Facilities, developers and planners SHALL consider:</p> <ul style="list-style-type: none"> The role of existing adjacent or nearby Community Facility Centres (if any), their proximity to the master plan site and the facilities they provide The quality of pedestrian and vehicular accessibility to the existing Community Facility Centre from the master plan site, including barriers to movement such as wadis, desert fingers, highways, utility corridors or waterways which may necessitate a unique approach to Community Facilities provision in the master plan. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS66	<p>The Community Facilities identified at a particular level in the Standards SHALL be located within the corresponding Community Facility Centre. (For example, the Community Facilities identified at the Neighbourhood Centre level SHALL be placed within a Neighbourhood Centre.)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS67	<p>All Community Facility Centres SHALL be planned in highly accessible locations that respond to and consider existing and proposed transport routes.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS68	<p>All Community Facility Centres SHALL be designed to actively encourage Community Facilities to form positive synergies with other land uses within the Centre, such as retail uses and public open space.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	

Section	Reference	Standard/Methodology	Complies	Complies with Alternative (Case-by-Case) Solution	Does Not Comply
PS6	PS69	Community Facility Centres SHALL be planned as compact and pedestrian-oriented systems that respect the scales of the built form within the surrounding settlement context.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
PS6.2	PS70	Neighbourhood Centres SHALL be highly accessible to the community they serve, especially by pedestrians.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS71	Neighbourhood Centres SHALL be provided within a comfortable walking distance from residents' homes (a maximum of 700 m, 5-10 minutes walking).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS72	Sub-Regional Centres SHALL be highly accessible by a range of transport modes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	

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Section	Reference	Standard/Methodology	Complies	Complies with Alternative (Case-by-Case) Solution	Does Not Comply
PS6.3	PS73	The following ADEK Design Manuals SHALL be followed: <ul style="list-style-type: none"> Design Manual Standards and Criteria for Public School Facilities in Abu Dhabi, 2010 Design Manual Minimum Requirements for Private School Facilities, 2010. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS74	'Technical Guidance on School Transportation Infrastructure and School Safety Zone Design' created by Safety and Traffic Solutions Committee SHALL be considered for school access and location purposes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
PS6.3	PS75	New hospitals SHALL be located where they provide the best access to residents, give optimum coverage for emergency vehicle response and good access to major roads.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS76	Hospitals SHALL only be located in stand-alone buildings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS77	Response time for emergency care SHALL not exceed 45 minutes by ambulance or air ambulance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS78	Emergency services SHALL be located within easy access of major roads and following a full analysis and understanding of the catchment radius and response time profile.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	

Section	Reference	Standard/Methodology	Complies	Complies with Alternative (Case-by-Case) Solution	Does Not Comply
PS6.3	PS79	Civil Defence stations SHALL be located on a corner plot and overlook three main streets for the ease of transportation and maximum response time.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS80	Emergency services SHALL have two entrances and exits.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS81	Response time for Civil Defence vehicles SHALL not exceed 8 minutes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS82	Civil Defence station location SHALL be defined based on the distance from the proposed station to the furthest point of the proposed Master plan which depends on the estimated speed of the Civil Defence vehicles: • Internal roads: an average of 45 km/hr. • Highways: 95 - 109 km/hr (based on the load and weight of the vehicle).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS83	Petrol stations SHALL be located so their operation does not impact upon the safe and efficient functioning of adjacent roads.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	

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Section	Reference	Standard/Methodology	Complies	Complies with Alternative (Case-by-Case) Solution	Does Not Comply
PS6.3	PS84	The long dimension of the petrol station plot SHALL be parallel to the road.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS85	Petrol Station plots SHALL NOT be located on corner plots.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	PS86	Table sets out the general location characteristics that SHALL be taken into account in the selection of sites for new petrol stations.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS87	A Neighbourhood Service centres SHALL only be provided in Suburban and Rural areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS88	Neighbourhood Service centres SHALL NOT be located in a master plan centre.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	

Section	Reference	Standard/Methodology	Complies	Complies with Alternative (Case-by-Case) Solution	Does Not Comply
PS6.3	PS89	Maximum distance between Service Centres or between a Neighbourhood Service Centre and an industrial area SHALL not exceed 8 km.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS90	A Neighbourhood Service Centre plot area SHALL not exceed 10,000 sq.m.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS91	If the Neighbourhood Service Centre plot area exceeds 10,000 sq.m, it SHALL be treated as a Planned Development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
PS6.4	PS92	Neighbourhood Retail Centres SHALL be provided in suburban and rural communities, while Community Retail Centres SHALL be provided in urban and suburban Communities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS93	The calculated GFA of the Retail Centres SHALL be distributed across the proposed master plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	

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Section	Reference	Standard/Methodology	Complies	Complies with Alternative (Case-by-Case) Solution	Does Not Comply
PS6.4	PS94	Affordable housing in new communities SHALL be provided with new master plan proposals in all settlement contexts.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS95	Affordable Housing SHALL be located where residents have access to transit and transit hubs, commercial centres and Community Facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
PS6.5	PS96	<p>Where savings in plot size for Co-Located Community Facilities, or savings in plot size and/or GFA for Integrated Community Facilities are proposed, the developer/planner SHALL demonstrate:</p> <ul style="list-style-type: none"> How the facility(s) will meet the needs of the community that it will serve How the facility(s) will meet the requirements of the relevant governing authority Why the Co-Location or Integration proposed is desirable in land use planning terms. <p>The DMT, in conjunction with the relevant governing authority, will assess any Co-Location or Integration savings put forward carefully and cautiously on a case-by-case basis.</p>	<input type="checkbox"/>	<input type="checkbox"/> Alternative solution:	<input type="checkbox"/>

Section	Reference	Standard/Methodology	Complies	Complies with Alternative (Case-by-Case) Solution	Does Not Comply
PS7 Stage 7: Phasing and Delivery					
PS7.1	PS97	Community Facilities SHALL be available for use by the community once the targetted catchment is reached, or based on the agreement with the relevant stakeholder.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS98	In all master plans, Community Facilities provided SHALL be commensurate with the level of occupation of a master plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
	PS99	In the case of master plans that are built out over an extended period of time, or are built in phases, Community Facilities provision SHALL be: <ul style="list-style-type: none"> Phased throughout the master plan build out programme to ensure that a succession of self-sufficient communities are delivered over time. This will result in a complete community when the master plan is finished Delivered consistently with the other land uses within each master plan phase so that no phase is left unserved by a lag in Community Facilities. 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	
PS7.2	PS100	Master developers SHALL provide a Community Facility Delivery Plan (following the standards DMT template) for their master plans.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	

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Section	Reference	Standard/Methodology	Complies	Complies with Alternative (Case-by-Case) Solution	Does Not Comply
PS7.2	PS101	<p>Once a plot has been allocated for a Community Facility in the master plan, the Governing Authority SHALL oversee the implementation of the Facility through:</p> <ul style="list-style-type: none"> Assuming full ownership and management/ operational responsibility for the Facility (eg. public schools or municipal facilities) Holding the space in trust for release to private developers as requirements dictate (eg. private schools) Encouraging and/or securing private entities to own, manage and operate the Facility (eg. medical clinics). 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Alternative solution:	

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