

# Report items to be provided in Master development (>10Ha) :

## 1. Development Intent

- Vision and Mission statement
- Guiding principles

## 2. Project Strategy

- Site analysis
- Population and employment
- Programme and Activities
- SWOT analysis
- Environmental strategies (EIA / Heritage)
- Benchmarking

## 3. Site Strategy

- Zoning Plan
- Detailed land use plan
- Land use data breakdown
- Built Form and density
- Transport plan
- Road hierarchy
- Street Patterns
- Road concept design sections
- Pedestrian and cycling paths
- Landscaping master plan
- Open Spaces (Parks and plaza)
- Wadi and drainage plan
- Project Phasing

## 4. Detail master plan (Phase1)

- Detailed Master Plan Analysis
- Building Typologies (for each type of zoning and building types)
- Community Facilities provision
- Building heights
- Building plans
- Building elevation
- Lighting strategy
- Site sections
- Landscape Typologies
- Sustainability, Energy Optimisation techniques, etc.
- Utilities and services plan
- 3D visualization