



الاستراتيجية العمرانية
SPATIAL STRATEGY

OMAN FOR PEOPLE



الاستراتيجية العمرانية SPATIAL STRATEGY



وزارة الإسكان
والتخطيط العمراني

Ministry of Housing and Urban Planning



Sustainable
spatial
development
for thriving
communities

The Sultanate has devoted great attention to urban development ever since its renaissance in 1970. This interest was reflected in the first long-term development strategy which established early awareness of the importance of the spatial dimension to comprehensive development containing many objectives such as the geographical distribution of investments, supporting and maintaining population centers, completion of infrastructure, and great concern for the environment and its preservation.

The Oman National Spatial Strategy, ONSS, is the general framework for directing urban growth over the next twenty years with a view to achieving a balance between the social, economic and environmental developments, which are spatially embodied in urban development. Therefore, the ONSS is a fundamental enabler to achieve the Oman Vision 2040. It also ensures cities' competitiveness and ability to withstand many variables, as well as its alignment with the United Nations goals for Sustainable Development 2030, as the Sultanate is among the countries that signed its commitment to apply its principles in all national plans and strategies.

The Spatial Strategy, at its national and regional -or governorate levels, is the result of many stages of a participatory approach, which was characterized by simultaneity to ensure feedback, integration between them, conformity with the Oman 2040 Vision, coordination with various governmental and private sectors and academic institutions, and wide-ranging community involvement to incorporate the aspirations and opinions of stakeholders.



The ONSS was approved by His Majesty Sultan Haitham bin Tariq

in March 2021 as the essential enabler for the implementation of Oman 2040 Vision and the broad framework to direct urban growth in the Sultanate in the next twenty years.



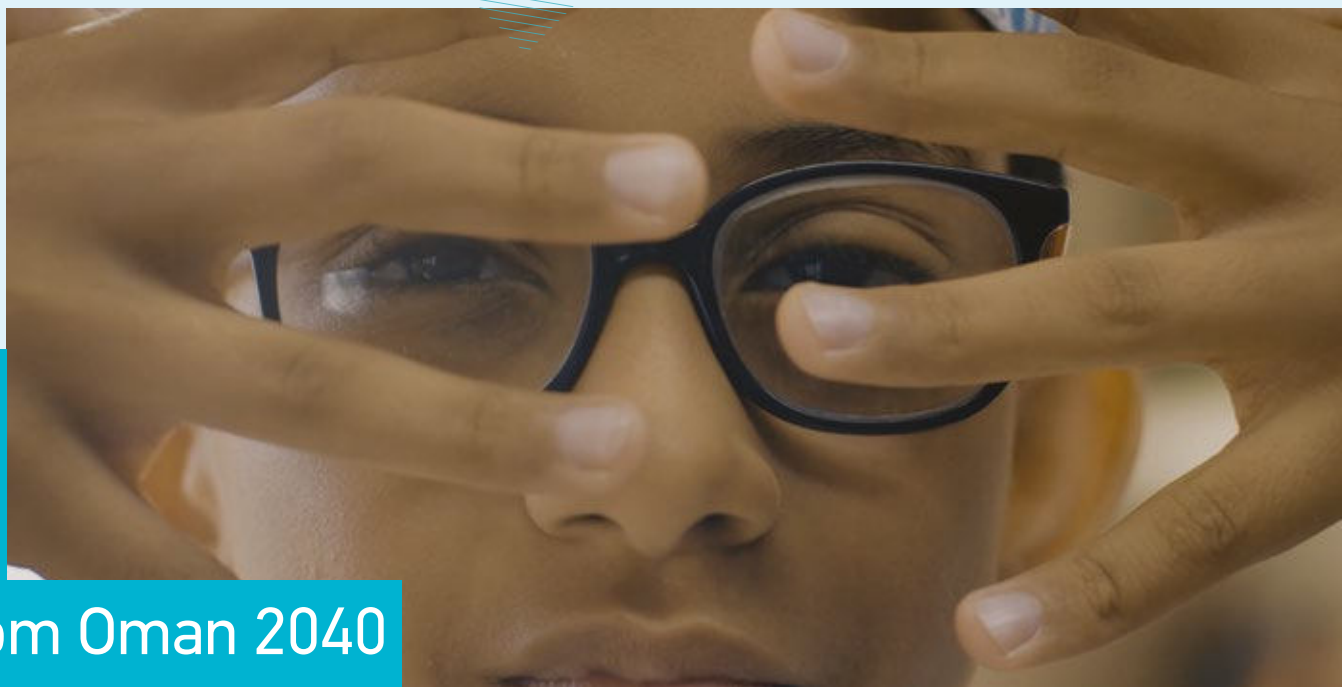
“ Our deep-rooted history and our role in human civilization formed a strong cornerstone for the establishment of development process that covered all parts of the Sultanate and across its vast geographical area, so that the achievements could reach every family and every individual on this benign land. ”

Haitham bin Tariq

18 November 2020

**Let's
imagine
together**

features from Oman 2040



Click on the image to watch the video





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The Oman National Spatial Strategy

Is the National Framework for guiding Oman's spatial development sustainably for the next 20 years and seeks to balance socio-economic development while preserving the Sultanate's valuable natural and cultural resources for the next generations, in alignment with the national goals and priorities of Oman Vision 2040.





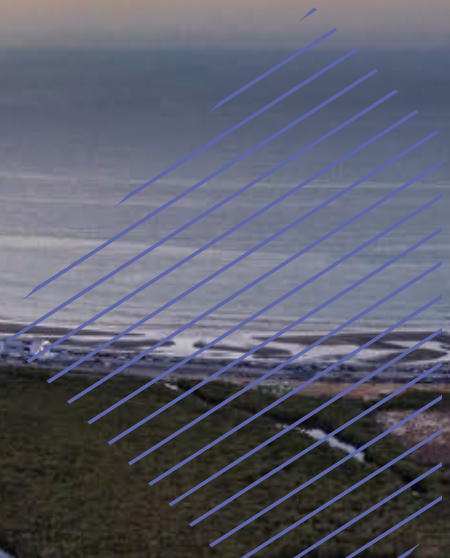
guiding national development policies, programs and investment



Concerning the location of people, their work and other activities according to the relationship of various places with each other



offering a broad, long-term, & comprehensive twenty-year view for achieving more balanced and cohesive patterns of development



The ONSS translates Oman Vision 2040 goals through the various planning levels

- ◆ The Spatial Vision and its objectives in alignment with the Oman Vision 2040
- ◆ Major National growth centers
- ◆ National Spatial policies (transport / energy /Food security, Climate Change, ... etc)
- ◆ Nationally Significant projects
- ◆ Environment and Coastal Zone Management Plans
- ◆ A framework for directing regional and local planning

- ◆ Regional goals, policies and projects
- ◆ Settlement hierarchy at Governorate level
- ◆ Regional Transport and infrastructure networks
- ◆ Regional Environmental Management and protection plans
- ◆ Regional Economic development plans Rural development plans
- ◆ A framework to guide local planning.

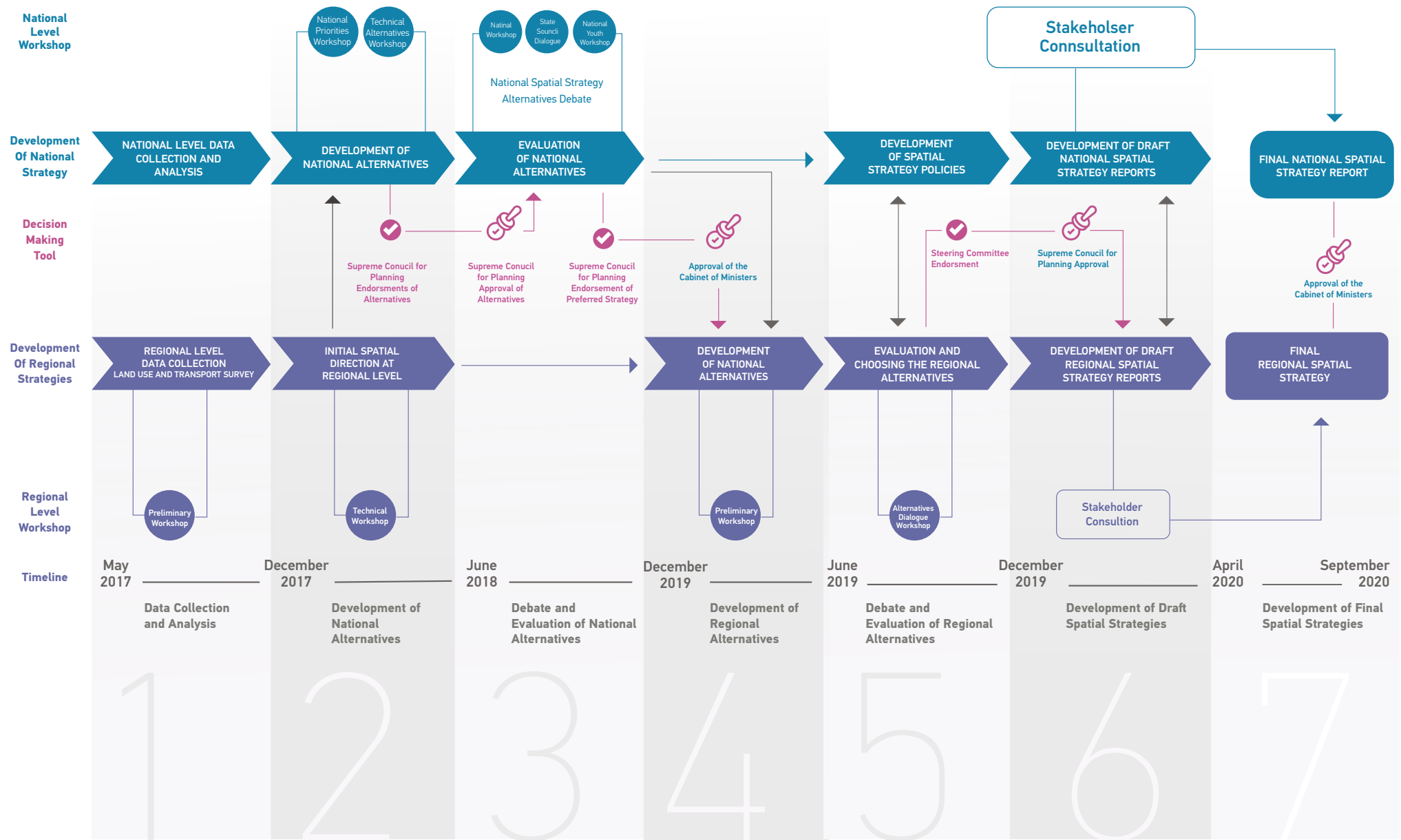
- ◆ Detailed local plans (residential neighborhoods, Master Plans)
- ◆ Zoning and Land Use
- ◆ Transport and mobility
- ◆ Community facilities and infrastructure
- ◆ Detailed planning standards
- ◆ Urban design manuals

National Planning Level





ONSS Preparation Process





200+
Experts



35
Technical
Reports

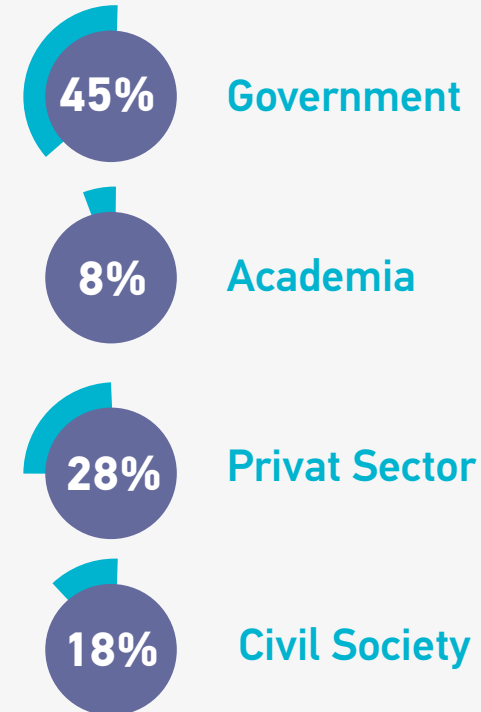


100+
national and
regional Workshops



+60K
Thousand

Transport and Mobility Surveys Stakeholder Participation during ONSS development:



Project in Numbers



Spatial Strategy Outcomes

1 The spatial vision of the Sultanate and Spatial Visions for every governorate.

2 A national spatial policy framework at the national level (57 policies) and at regional policies for each governorate.

3 Urban change plans for cities and settlements.

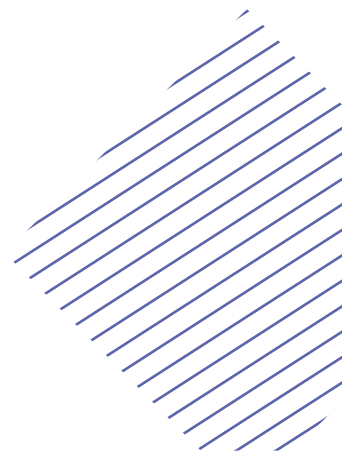
4 Implementation and investment programs for the next 20 years, divided into four five-year plans for each governorate.

5 KPIs and targets for physical planning, socio-economic growth, infrastructure, transportation, environment, sustainability and climate change, among others at both National and Regional scales.

6 A national planning data base and an information system to support decision-making.

7 National Transport Model.

8 Urban Planning Standards and guidelines.



Alignment of the ONSS with the UN Habitat Sustainable Development Goals





Sustainable Spatial Development



Achieving growth and prosperity (Economic Diversification)



Environmental protection and adaptation to climate change



Sustainable Transport and Mobility



Infrastructure

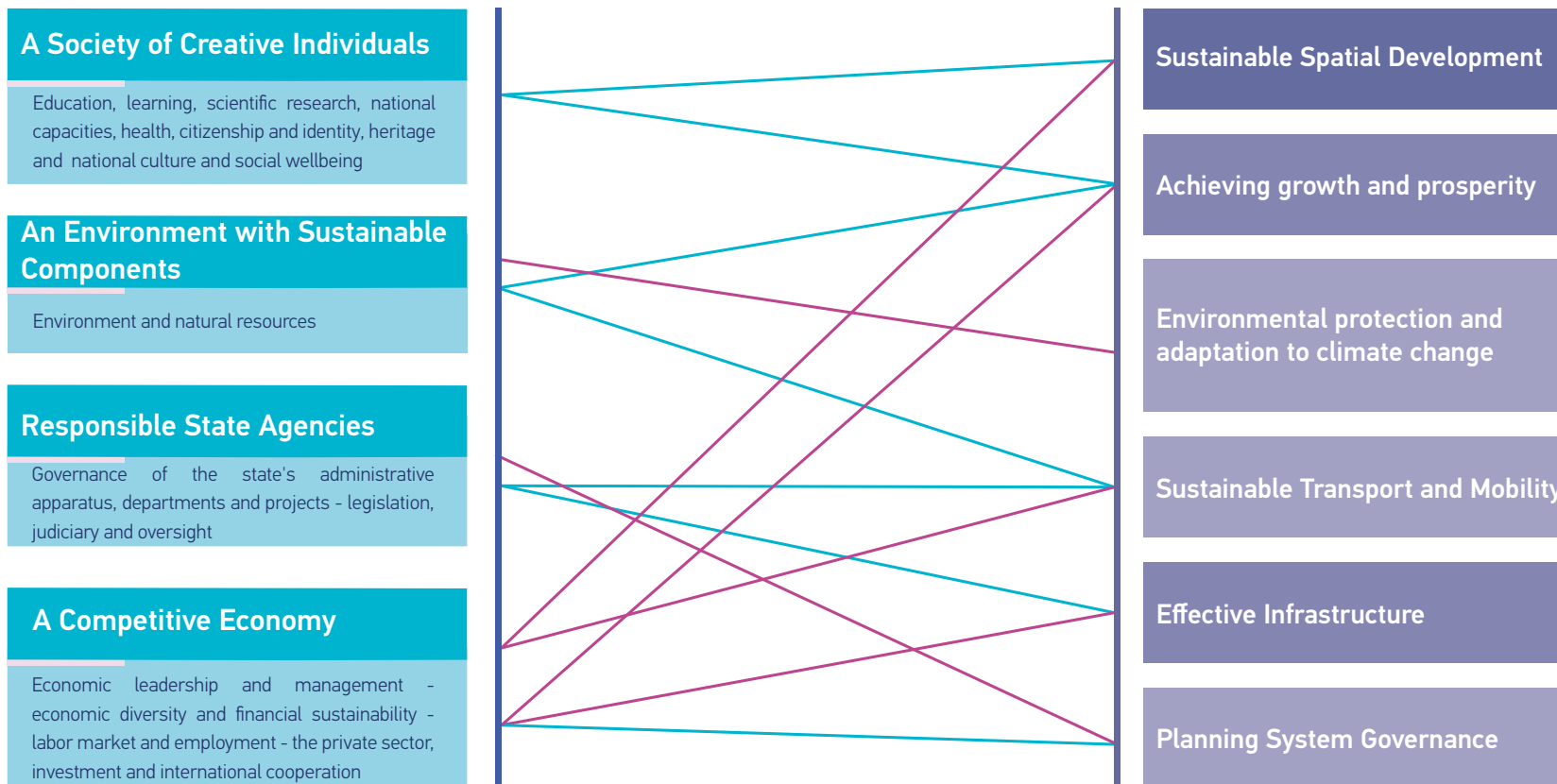




Alignment of the ONSS with Oman Vision 2040

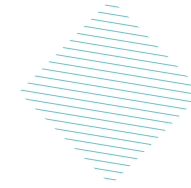


الاستراتيجية العمرانية
SPATIAL STRATEGY



Indirect link Direct link

Priority: Development of Governorates and Sustainable Cities Priority



◆ Balanced and equitable development to enhance the competitive and comparative advantages of governorates and urban areas.

◆ Empowered communities capable of setting their socio-economic and environmental priorities and operating within a framework of administrative and economic decentralization.

◆ An efficient settlement hierarchy to guide sustainable urban development, accommodate the growing population and provide the necessary public services and utilities.

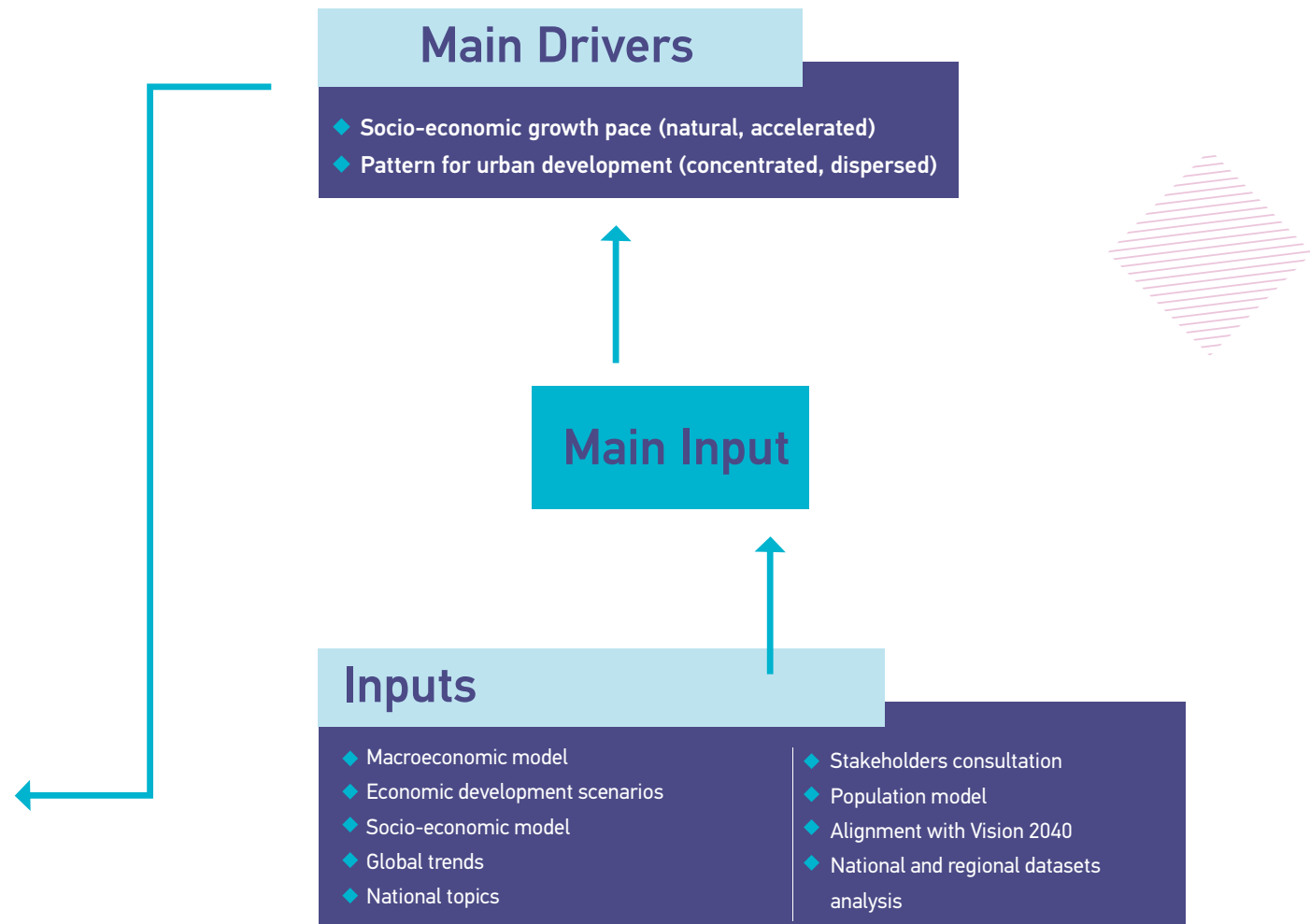
◆ Urban and rural areas and cultural and natural heritage regions that are highly resilient and capable of coping with climate change effects.

◆ Smart, sustainable and vibrant cities and a vital countryside with a viable architecture that ensures high quality of life, work, and leisure .

◆ Diversified and easily accessible means of transport, integrated with sound and targeted urban planning and sustainable world-class infrastructure.



Methodology for preparing alternatives to the Spatial Strategy





The ONSSa Vision

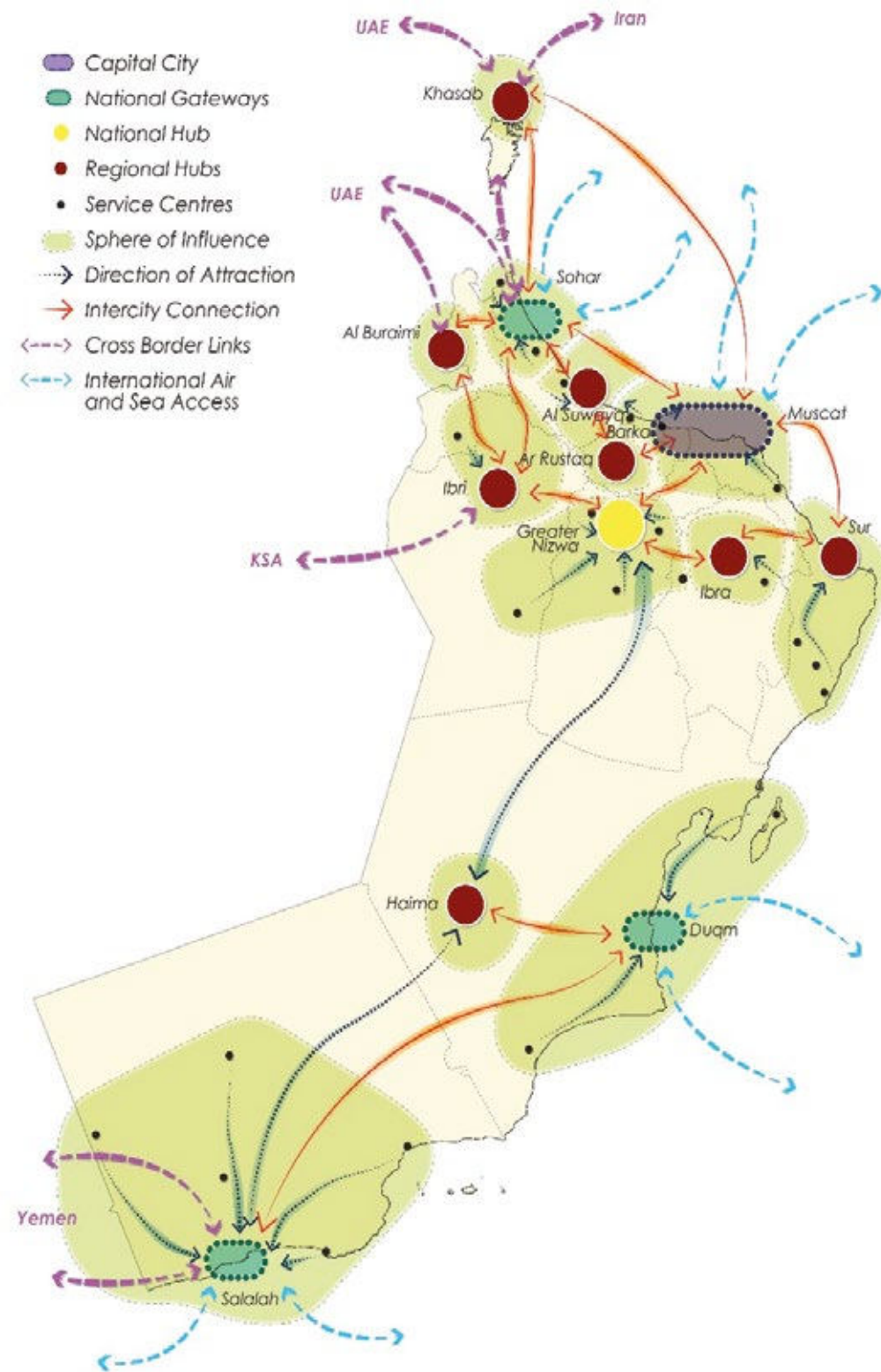
“ By 2040, Oman would have established future-proofed “livable” smart cities....

supporting revitalized rural communities to promote socio-economic prosperity.... and in keeping with the aspirations of Vision 2040, Oman will be progressive, achieving integrated balanced development to different regions.... it will seek to provide all residents with employment opportunities that contribute to the drive for economic diversification.... it will seek to value its natural environment and cultural heritage, to be sustainably managed and valued for future generations. ”



2020

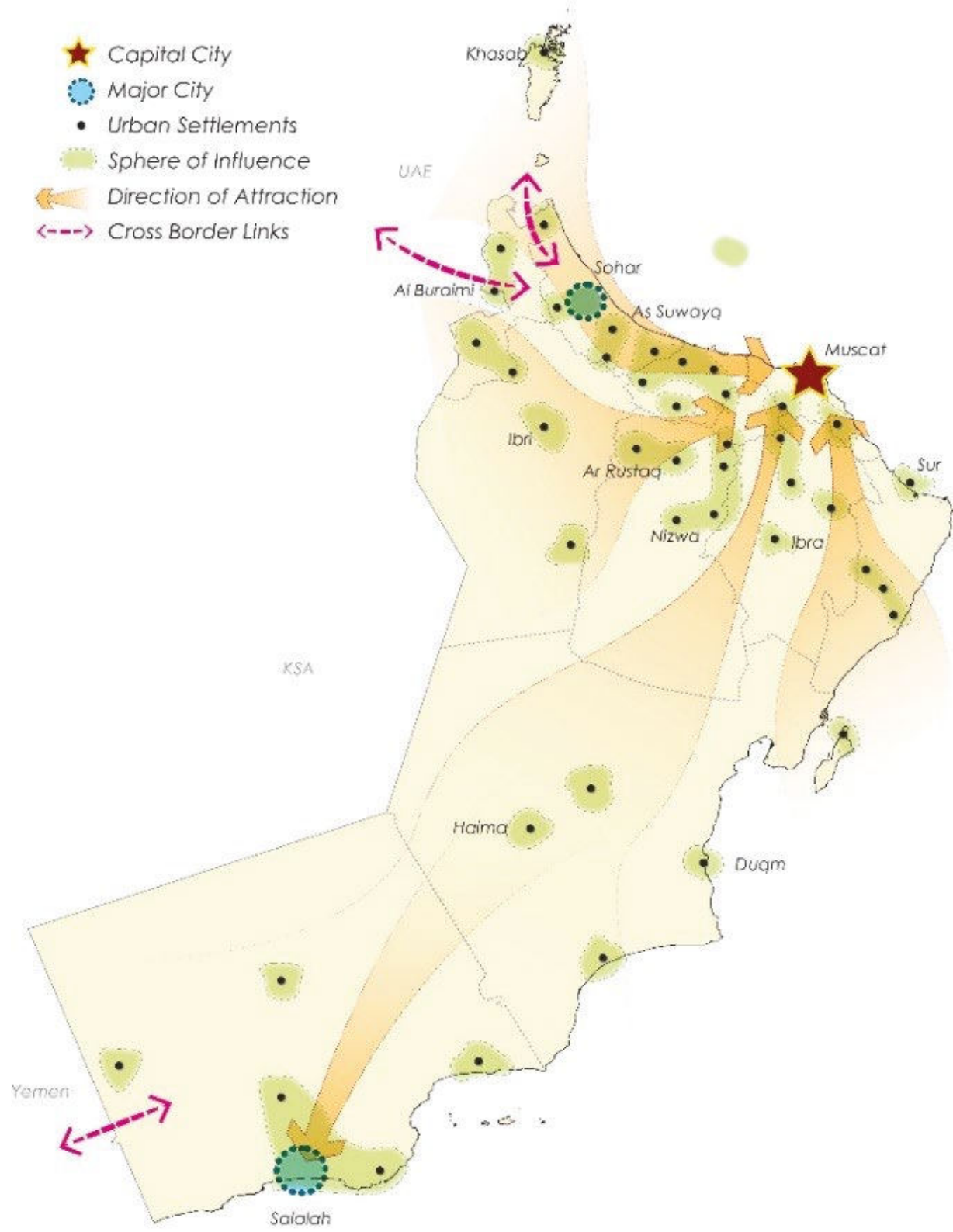
Development in the Sultanate is concentrated within limited growth centers, which have made them attraction centers for internal migration, and that led to development and service pressures in these centers, and in return low efficiency of services in other regions.





2040

The Urban Strategy aims to achieve more balanced development based on clear hierarchy of service centers distribution, which shall lead to job opportunities in various centers based on their developmental capabilities, and thus reducing internal migration towards major attraction centers.



Governorate centres – Al Buraymi, Ibri, Ibra, Ar Rustaq, Sur, Haima & Khasab (Regional Hubs) – expand to reflect their role as Governorate administrative focus and role as Service Centres for their surrounding regions.

Special Planning Zones (SPZs) established. New designation to provide more effective planning and management of development in high quality environmental areas.

In 2040, Oman will accommodate **7.1 – 7.5 million** people, with a GDP of **3 -5 %** per annum.

Muscat as a major regional capital city, supported by growth of the knowledge & innovation economy, logistics, finance, tourism and the service sector.

Growth in the National **Gateway cities of Salalah, Sohar & Duqm** through expansion of port & airport activities and associated industries.

Nizwa (National Hub) develops with focus on tertiary education, innovative technology, mining and tourism (cultural/ natural heritage).

The Oman National Spatial Strategy



Improved agriculture with focus on the Nejd; in Dhahirah; and on the Batinah Plain, but away from the coast. Other areas contribute to food security.








Public transport investment in Muscat; in other major urban centres; and between all settlements. Implementation of freight links with all modes.

Renewables – solar farms & onshore/ offshore wind farms.

ONSS Themes & Strategic Goals

The

57 national policies of
spatial development
are divided into seven

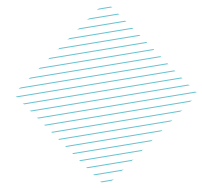
- 1**  **Sustainability and Response to Climate Change**
Anticipate, mitigation and adaptation to climate change.
- 2**  **Delivering Strategic Spatial Development**
The creation of liveable, resilient cities and urban and rural communities, whilst maintaining the Omani Identity.
- 3**  **Delivering Growth and Prosperity**
Economic prosperity through complimentary regional development that builds on each region's strength and potential.
- 4**  **Managing the Environment – Natural and Cultural Heritage**
Protection and enhancement of Oman's natural and cultural environment.
- 5**  **Natural Resources Management**
Responsible development and use of all soil and groundwater/ surface water resources in the Sultanate to preserve groundwater resources whilst achieving the optimum level of food self-sufficiency.
- 6**  **An Efficient Transport System**
Sustainable transport, support for economic and social development and promotion of a range of alternative modes of mobility for people and goods.
- 7**  **An Efficient Infrastructure System**
Sustainable use of resources – energy transition to deliver sustainable growth and green and resilient infrastructure for sustainable communities.

Sustainability and Response to Climate Change

To anticipate the potential impacts of climate change and include adaptation and mitigation measures where necessary within new developments, whilst ensuring future flexibility and the ability to respond to climate change.



- ◆ Ensure sustainability is embedded in all aspects of strategy, plan and project preparation and implementation.
- ◆ Aligned with Oman Vision 2040 Priority Areas.
- ◆ Transitioning to a low carbon and climate resilient economy.
- ◆ Ambitious plans to transition energy systems to renewables.
- ◆ Adaptation to climate change to reduce the risks of damage to critical infrastructure.
- ◆ Moving towards a circular economy through the re-use/recycling of materials.
- ◆ Embracing technology in the improvement of transport systems. Inclusion of climate adaptation and climate mitigation in all developments .



ONSS Key Targets



Total energy use based on non-combustion processes

Base: **0.5%** Target: **62%**



Area of Oman that falls within a well-managed terrestrial SPZs

Base: **0 km²** Target: **73,544 km²**



Electric/ Hybrid Vehicle Fleet

Base: **0%** Target: Government: **33%** Private: **12,5%**



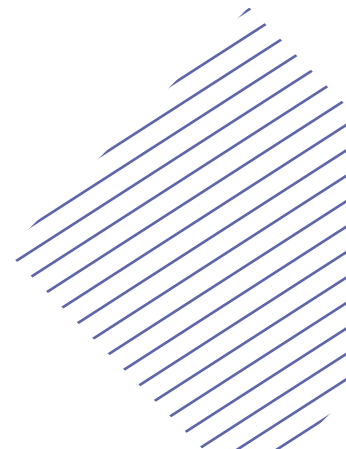
Share of Public Transport

Base: **5%** Target: **16%**



Reduction of Waste Per Capita Per Day

Base: **1,2 kg/c/d** Target: **1 kg/c/d**



Delivering Strategic Spatial Development

Urban growth will be distributed across the country, linked to existing Governorate Centres, with the strategy being predicated upon the functional arrangement of a series of 'Gateways' and 'Hubs', based on a defined settlement hierarchy. This will direct growth & development including new jobs and houses over the plan period to 2040.

2



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ONSS Key Targets



Population of Muscat as % of total population

Base: **29%** Target: **31.3%**



Population of National Gateways/ National Hubs as % of total population

Base: **15%** Target: **20.3%**



Demand for housing land – Additional Housing Land required by 2040

Base: **159,183 Ha** Target: **35,600 Ha**



Demand for housing units – Additional Units Required

Base: **970,000** Target: **911,400**



Increased availability of public outdoor recreation space in urban areas

Base: **0²** Target: **10²**



Urban Transformation Projects (Redevelopment & Regeneration)

Base: **0 Ha** Target: **18,677 Ha**

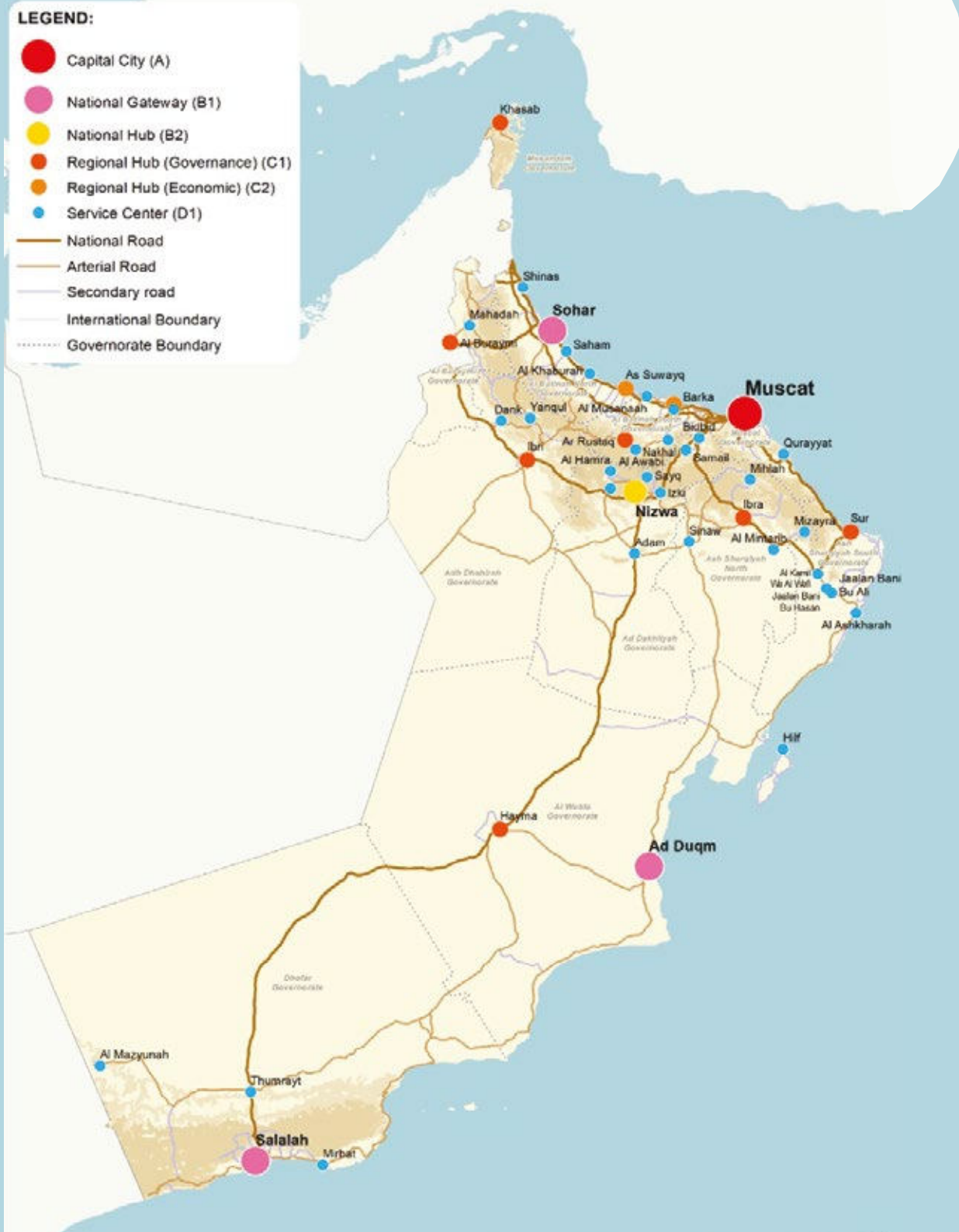


Number of SPZs established

Base: **0** Target: **5**

Oman National Settlement Hierarchy

To accomplish a sustainable urban system, settlements have been classified into several levels according to their functional role, based on several considerations, aiming to create a hierarchy in the distribution of services and activities to achieve economic and social effectiveness based on the fact that it is not possible to provide various services (at different levels) equally in all localities. Instead, they need to be concentrated in specific locations that have the potential to meet the needs of people in the regions. This classification includes the provision of appropriate economic opportunities necessary of lands for future development, in addition to ensuring the provision of the necessary infrastructure and community services in their appropriate locations. The application of this policy shall stabilize and strengthen population growth in the governorates of the Sultanate, boost development, create jobs, and reduce pressure on major urban centers.



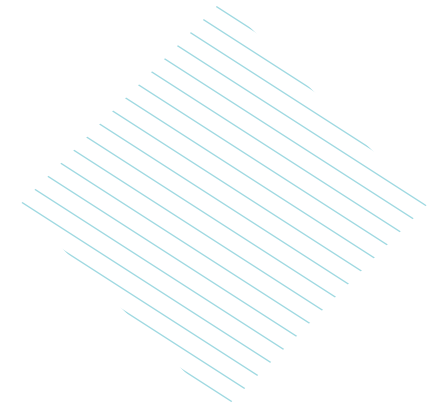
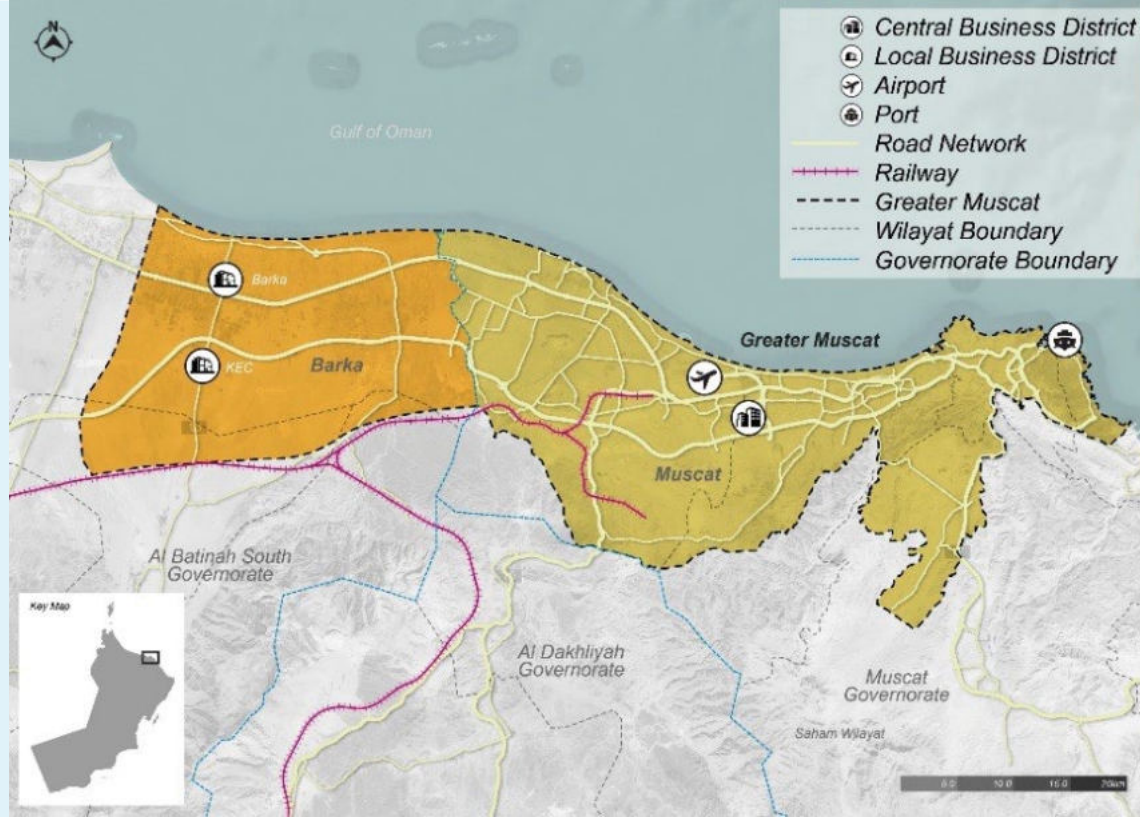


Proposed Terrestrial Special Planning Zones

In order to achieve a balance between environmental protection on one hand and the development process on the other, the National Strategy defined a new planning framework, that guarantees a higher level of protection, for areas in which the interaction between man and nature has created a unique character over time, which has earned those areas a great natural and cultural heritage value.

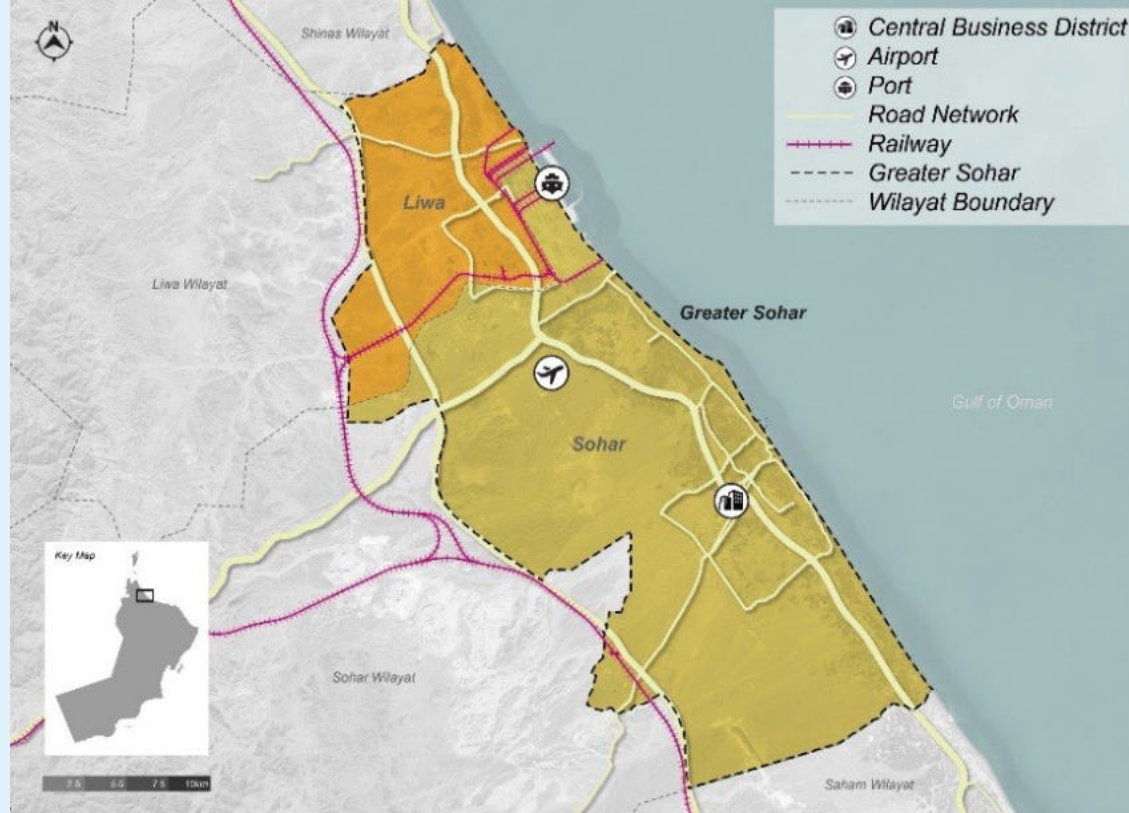
Major Growth Centres





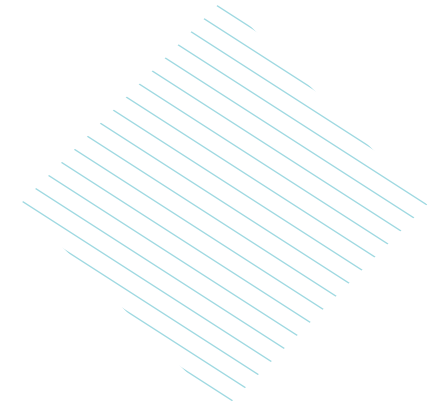
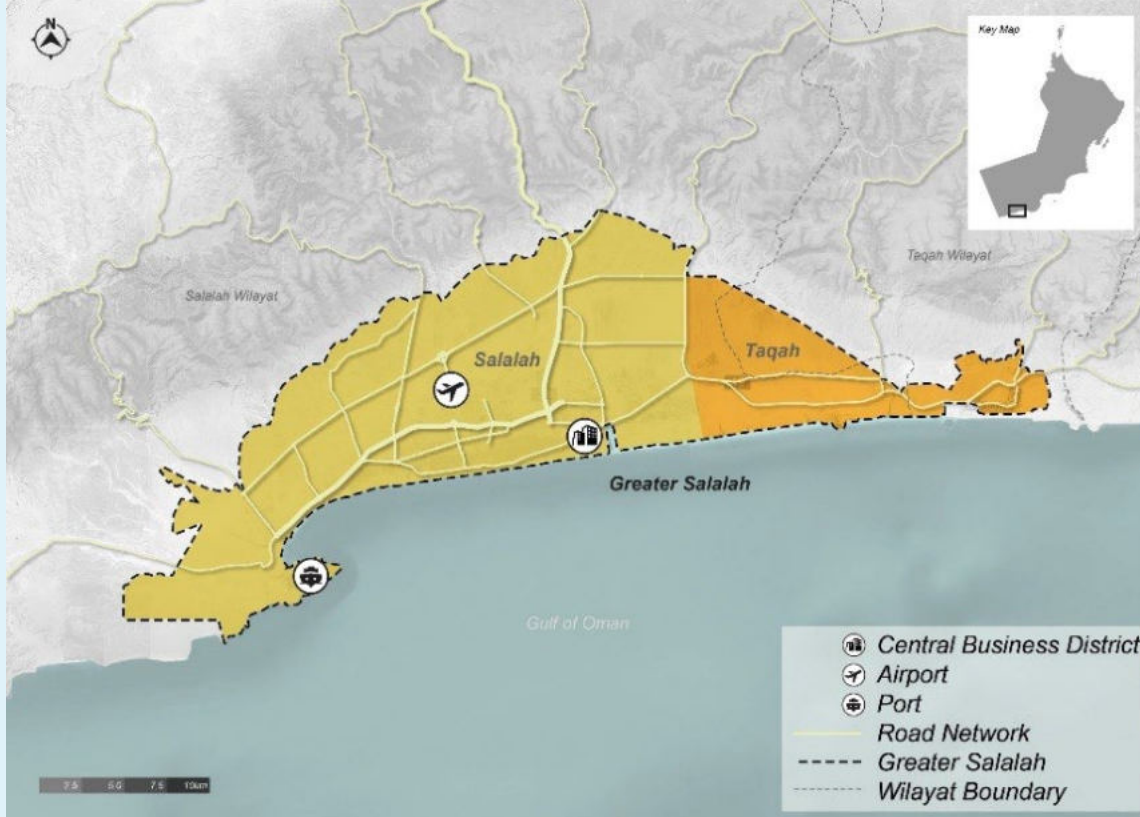
Greater Muscat

Greater Muscat is based on a diversified economic base. It is absorbed by Barka, and revolves around a finance, knowledge and innovation based economy, including logistics and tourism sectors. The city emerges as a pioneer at the level of the Gulf Cooperation Council due to its natural characteristics attracting people to live, work and recreate altogether.



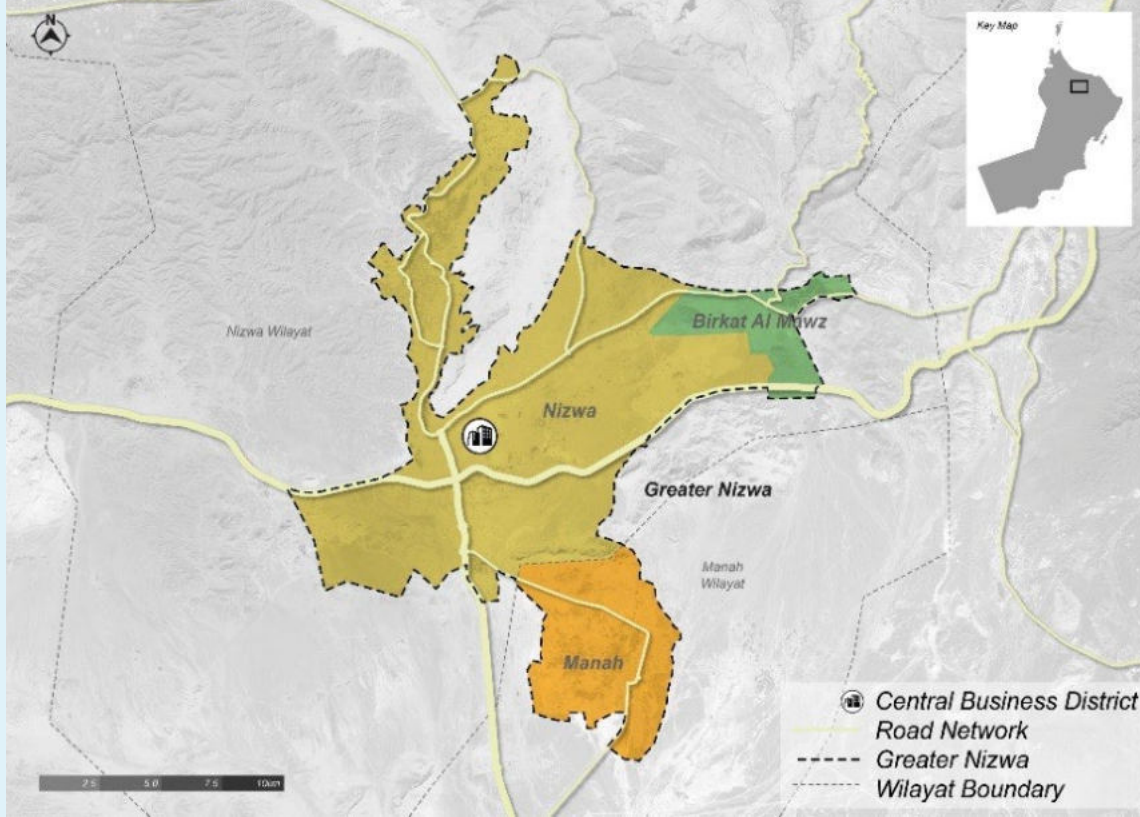
Greater Sohar

Greater Sohar Region, by including Liwa, becomes the main engine for growth in the Governorate, with an emphasis on the manufacturing and logistics sector.



Greater Salah

Greater Salah region, through its integration with Taqah, emerges as the economic nucleus of the Governorate, especially with the presence of the port, airport, free zone and its environs Industrial and logistical activities



Greater Nizwa

Greater Nizwa, including Manah and Birkat Al Mowz, focuses on development in the supporting sectors for knowledge and innovation, such as higher education, research and services commercial, marketing, mining and tourism (natural and heritage)

Delivering Growth and Prosperity

Economic growth and prosperity will be country-wide, linked to existing Governorate Centres, with the strategy predicated on the availability of land and premises within a series of 'Gateways' and 'Hubs', to enable effective business clustering. This will guide economic development over the plan period to 2040.

3



- ◆ GDP will grow at a rate of 3 to 5% per annum up to 2040 with higher contribution from the non-hydrocarbon sector.
- ◆ Population will increase to approximately 7.1 to 7.5 million – 56% Omanis and 44% expatriates by 2040.
- ◆ Economic focus on knowledge & innovation industries, tourism, manufacturing, logistics, finance, services.
- ◆ Muscat to continue to grow as the country's main economic driver.
- ◆ Growth in National Gateways, Salalah, Sohar and Duqm based on ports/ airports and linked industries and emergence of Central Business Districts.
- ◆ Innovation and business parks in Regional Hubs
- ◆ Major agricultural hubs in Al Batinah, Dhofar and Dhahirah
- ◆ Rural areas – agriculture / fisheries, eco-tourism and mining activities will be the basis for growth.

ONSS Key Targets



Industrial Areas Expansion & New Foundation

Base: **11** Target: **16**



Free Zones

Base: **3** Target: **6**



Central Business Districts (Muscat, Sohar, Salalah, Nizwa, Duqm)

Base: **2** Target: **5**



Agricultural Hubs

Base: **0** Target: **3**



Skilled Labour (Private Sector)

Base: **58%** Target: **83%**



Urban Regeneration Areas

Base: **0** Target: **6**



Tourism Clusters

Base: **4** Target: **22**



Labour Productivity Growth

Base: **-4.7** Target: **2.3**

Managing the Environment Natural and Cultural Heritage

To ensure that the environment in general and areas and resources of environmental and cultural significance and sensitivity in particular (terrestrial, coastal and marine), are used wisely and are proactively managed and enhanced for the benefit of existing and future generations, with development integrated into and respectful of Oman's natural environment and cultural heritage.



- ◆ Important environmental & heritage resources to be defined and classified.
- ◆ Establishment of Nature Conservation Areas, within the framework of Terrestrial and Coastal SPZs to protect high value terrestrial, coastal and marine environments.
- ◆ Establish Cultural Conservation Areas/ Cultural Landscapes.
- ◆ Integrated management of all Oman's coast through a Coastal Zone Management Plan.
- ◆ Development of Oman's 'blue economy' through a Marine Spatial Plan.
- ◆ Monitoring and reporting on the state of the environment in Oman's Governorates

ONSS Key Targets



Management Plans for existing Nature Conservation Areas (NCA) completed, approved and funded

Base: **1** Target: **16**



New NCAs designated with Management Plans

Base: **0** Target: **46**



Coastal Special Planning Zones designated

Base: **0** Target: **5**



Identifying conserving diverse landscapes – designating Cultural Landscapes

Base: **0** Target: **31**



Area of Oman's Exclusive Economic Zone designated as a Marine Conservation Area and under effective management

Base: **0.33%** Target: **10%**

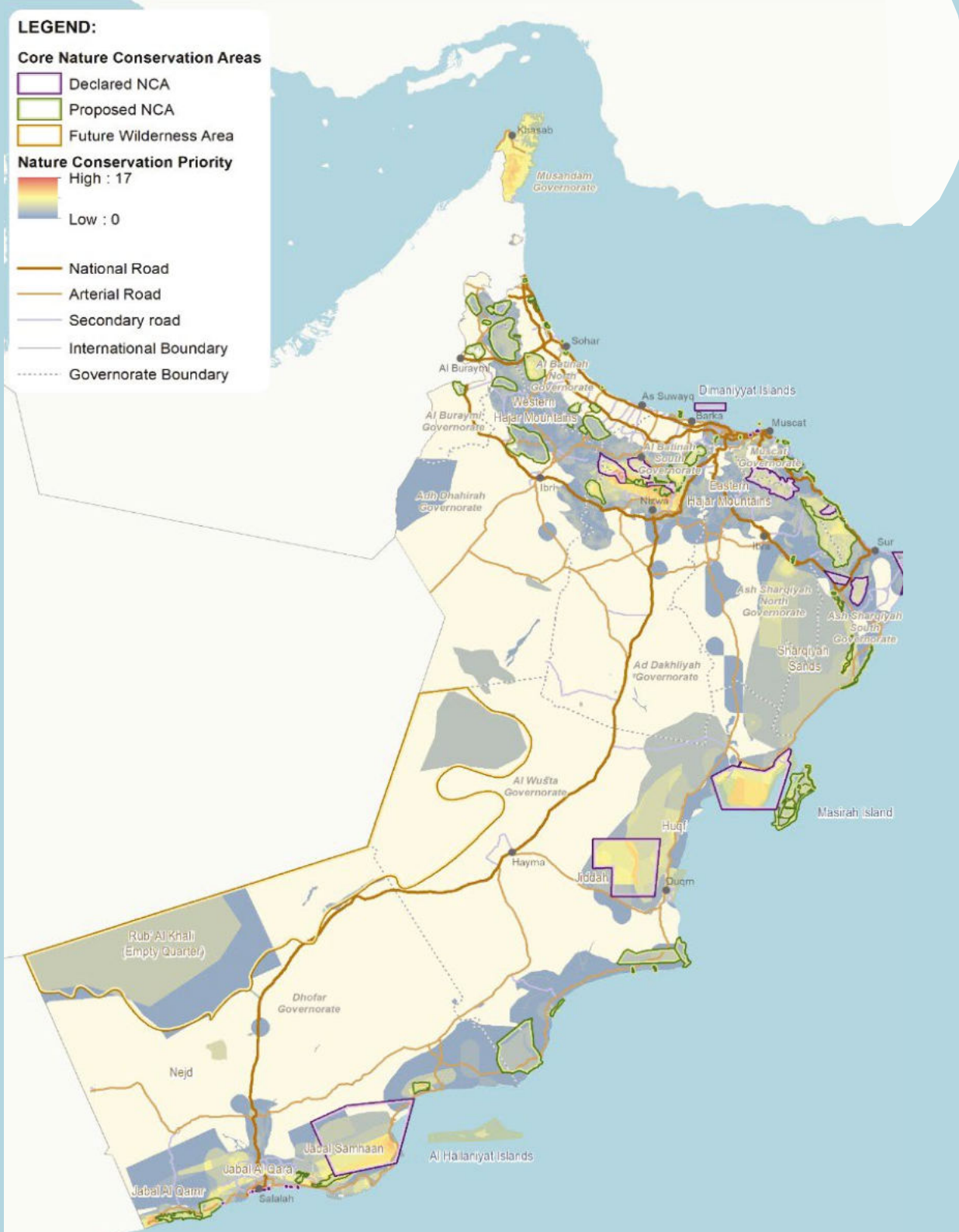


Managed Cultural Conservation Areas

Base: **0** Target: **56**

Environmental Heat Map of Oman with Declared and Proposed Nature Conservation Areas

Environmental protection and promotion is one of the main objectives of the Spatial Strategy. Existing natural conservation areas as well as proposed ones have been identified, for their distinctive environmental components, in order to give them adequate attention and protection, thus achieving sustainability. The aim is to response to the present requirements, while not neglecting the future generations.



Coastal Special Planning Zones and Coastal Zone Management Areas

The scope of coastal zone management takes account of the whole coastline of the Sultanate, as it is a vital and attractive zone to many activities, and that calls for an integrated management framework to ensure coordination between the various economic, social and environmental requirements. The term 'Special nature coastal areas' stands for a new planning classification of areas that include the most important marine and coastal resources and components. Hence, a precise framework needs to be established to guide development and ensure good management of unique resources for present and future generations.



LEGEND:

-  Coastal SPZ
-  Coastal Management Zone
-  National Road
-  Arterial Road
-  Secondary road
-  International Boundary
-  Governorate Boundary



Existing World Heritage Sites and Sites on the Tentative List

The National Strategy seeks to protect and value the assets of cultural heritage aligned with the requirements of sustainable urban, social and economic planning. It also seeks to formulate an organizational framework to protect and restore those assets, as well as to identify possibilities for their re-investment and management beside preservation of their Omani identity, by including them in various levels of urban development processes.

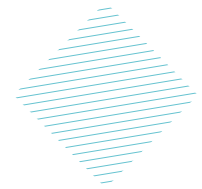
Natural Resource Management

To promote food security/ self-sufficiency within Oman, ensuring appropriate integration of agricultural and water resource management as the economy develops, whilst seeking to protect land suitable for agricultural development and coastal waters suitable for fisheries.

5



- ◆ Intensification of agricultural production in existing agricultural areas.
- ◆ New agricultural areas/ food processing hubs established to contribute to food security.
- ◆ New agricultural production techniques and intense water resource management.
- ◆ Reinstatement of traditional agricultural areas.
- ◆ Modernisation of coastal fisheries facilities and methods; creation of a commercial fleet; and development of aquaculture projects.
- ◆ Improved management of rangeland areas.
- ◆ Environmentally/ socially responsible mineral extraction.



ONSS Key Targets



Increase in overall water availability (m³ per annum)

Base: **2bn m³** Target: **40%**



Land for expansion of agriculture brought into water-efficient, commercial production

Base: **544 KM²** Target: **1,044 KM²**



Additional land available for food production within existing agricultural properties if fully utilised

Base: **65,000 HK** Target: **1,044 KM²**



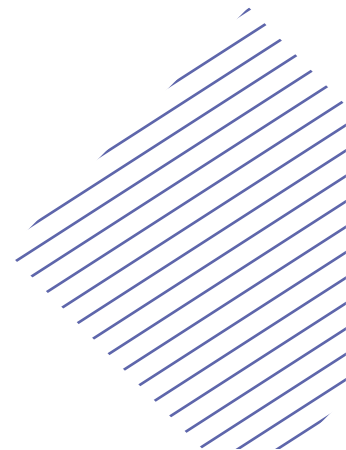
Level of Food Self-Sufficiency (FSS) achieved

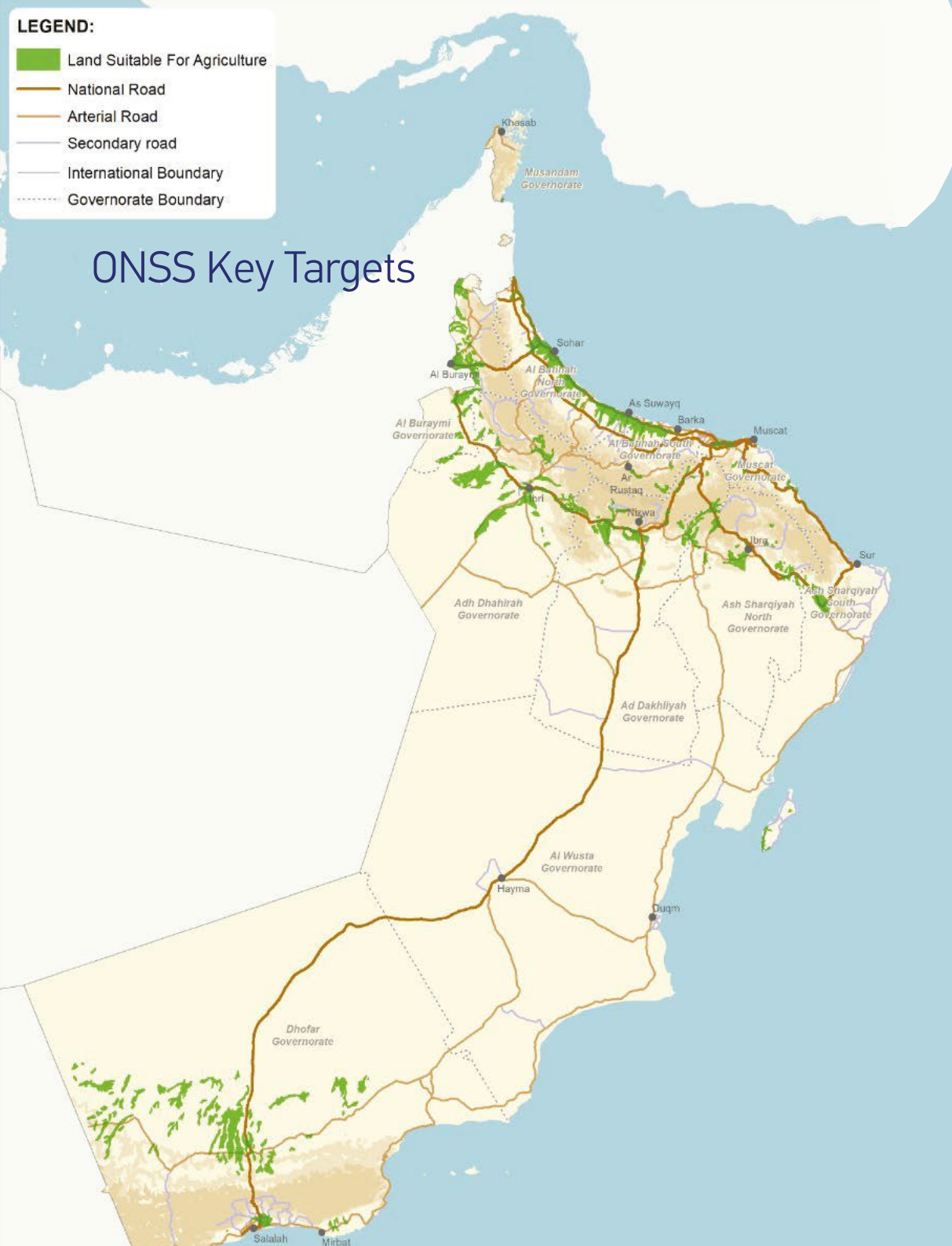
Base: **48%** Target: **70%**



Aquaculture – Increase in total catch

Base: **1,705 Tonnes/Year** Target: **220,000 Tonnes/Year**





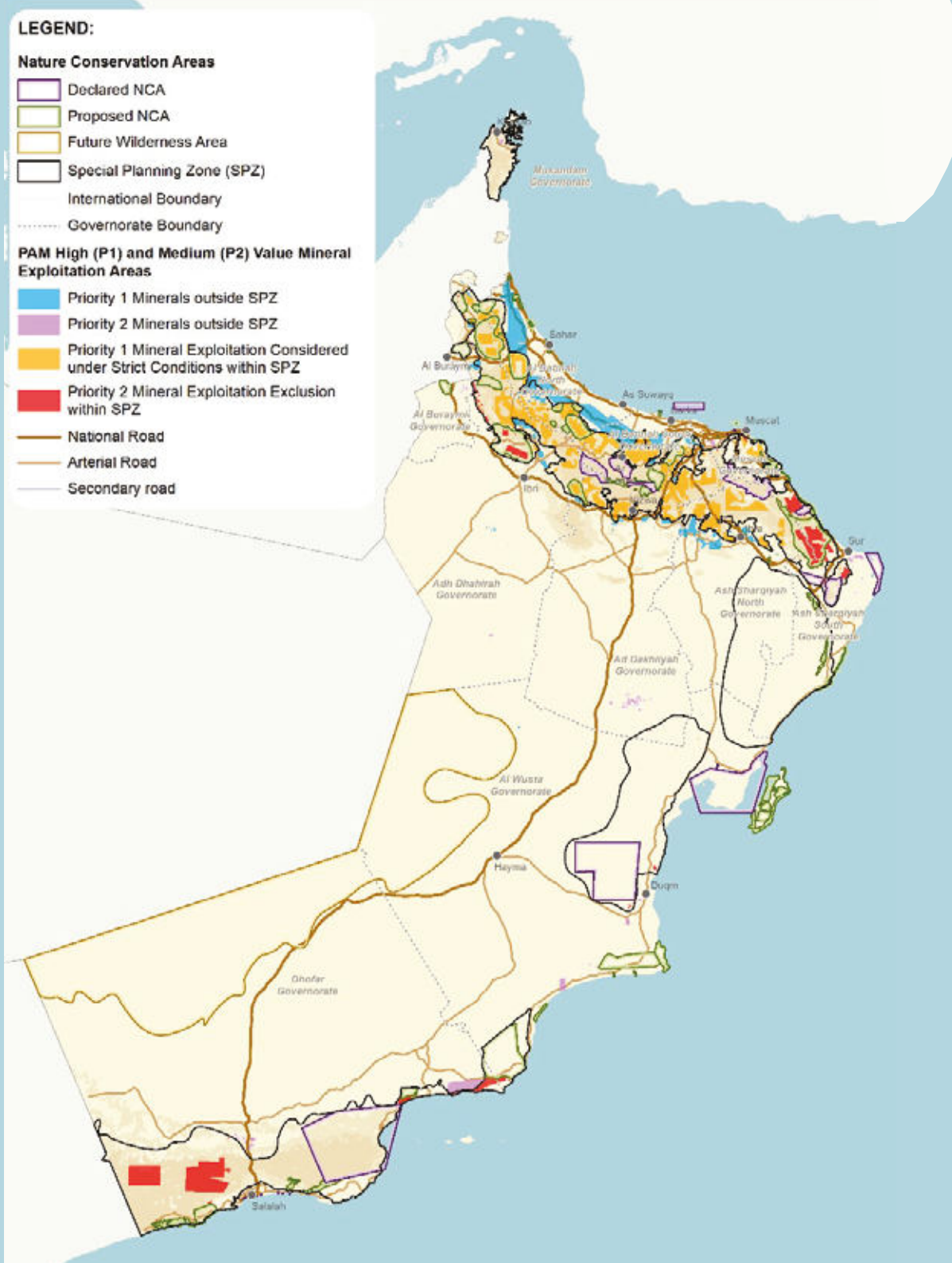
ONSS Key Targets

Potential Areas for Agricultural Expansion

The National Strategy has identified arable areas with a focus on the Najd in Dhofar, Al Masarat in Al Dhahirah and North Al Batinah (far from the coast) as a major contributor to food security, taking into account the importance of sustainable management of limited water resources, the exploitation of non-traditional water resources, and the use of modern production techniques.

Mineral Priority Areas in Oman and Selected Environmental Constraints

The National Strategy has defined mining areas, classified by priority that takes into account the value of the mineral, and the areas of a special planning zones, in a way that preserves those areas and ensures responsible and sustainable mining through investing in high-value mineral resources, in keeping with specific controls and requirements.



An Efficient Transport System

An integrated, sustainable, efficient, effective and technologically advanced transport system that promotes economic and social development, enhances the competitiveness of the Sultanate at the regional and international levels and promotes alternative forms of mobility for people and goods.



- ◆ Delivery of all national highway schemes (under construction or committed).
- ◆ Implementation of a freight rail link and additional passenger link along the Batinah Plain.
- ◆ Introduction of a light rail option & supporting BRT system in Muscat – BRT possibilities in other major cities.
- ◆ Public transport investment in Muscat and in other major Gateways and Hubs.
- ◆ Encourage active modes of transport such as walking and cycling through defined networks.
- ◆ Development and implementation of an Oman National Road Safety Strategy.
- ◆ Transition to electric and hydrogen-based systems and shared ownership and mobility as a service model.

ONSS Key Targets



Rail Network Demand

Base: **N/A** Target: **23 million Tonnes/years**



Demand for Public Transport

Base: **N/A** Target: **531,000**



Share of Public Transport

Base: **5%** Target: **16%**



Airport Demand

Base: **35,000** Target: **89,000**



Road Fatalities

Base: **235 Million People** Target: **109 Million People**



Demand for Freight Transport

Base: **50 million Tonnes** Target: **204 million Tonnes**



Port Demand

Base: **44 million Tonnes** Target: **189 million Tonnes**



Transport Strategy Map

The map illustrates future transport and mobility projects over the next 20 years that have been defined by the Spatial Strategy, highlighting the locations of infrastructure projects, including roads and railway, in addition to additional routes for bus transport and maritime transport services, proposing an integrated multi-modal transport for people and goods from, to, and within the Sultanate.

An Efficient Infrastructure System

To develop green and innovative infrastructure ensuring that renewable sources of energy generation and supply are at the forefront of all services and that infrastructure networks within urban and rural settlements are available at a realistic and affordable price.

7

- ◆ Transition power generation to renewable energy sources.
- ◆ Target 60% of national energy needs from renewables (solar and wind turbines). Potable water sources align with PAW strategy.
- ◆ Wastewater collection networks, treatment and TSE production to align with Haya Water strategy.
- ◆ TSE and sludge to be re-used where possible for agricultural requirements.
- ◆ New utilities in existing built up areas to consider multi-layering and installation in urban road corridors.
- ◆ Promotion of an Integrated Waste Management System and the Circular Economy



ONSS Key Targets



Installed generating capacity

Base: **8,950 MW** Target: **28,544 MW**



Installed solar capacity generated from large-scale solar plants

Base: **<100 MW** Target: **13,400 MK**



Installed offshore wind capacity – Energy from offshore wind / Installed waste to energy capacity

Base: **0 MW / 50 MW** Target: **3,300 MW / 1350 MW**



ICT coverage – Provide high speed broadband access to all citizens and residents

Base: **78%** Target: **100%**



Per capita water consumption

Base: **180 Lcpd** Target: **150 Lcpd**



Percentage capacity from renewable sources

Base: **0.5%** Target: **62%**



Reduction of Waste Per Capita Per Day

Base: **0** Target: **3**

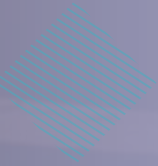
LEGEND:

- Data Centre
- Existing Water Loop Pipeline
- Proposed Water Loop Pipeline
- Proposed Interconnectors
- Planned 400kV North-South Interconnector
- Planned Wind Farm
- Potential for Offshore Wind Energy
- Potential for Onshore Wind Energy
- Planned Solar Energy Plant
- Potential for Solar Energy
- Special Planning Zones
- National Road
- Arterial Road
- Secondary road
- International Boundary
- Governorate Boundary



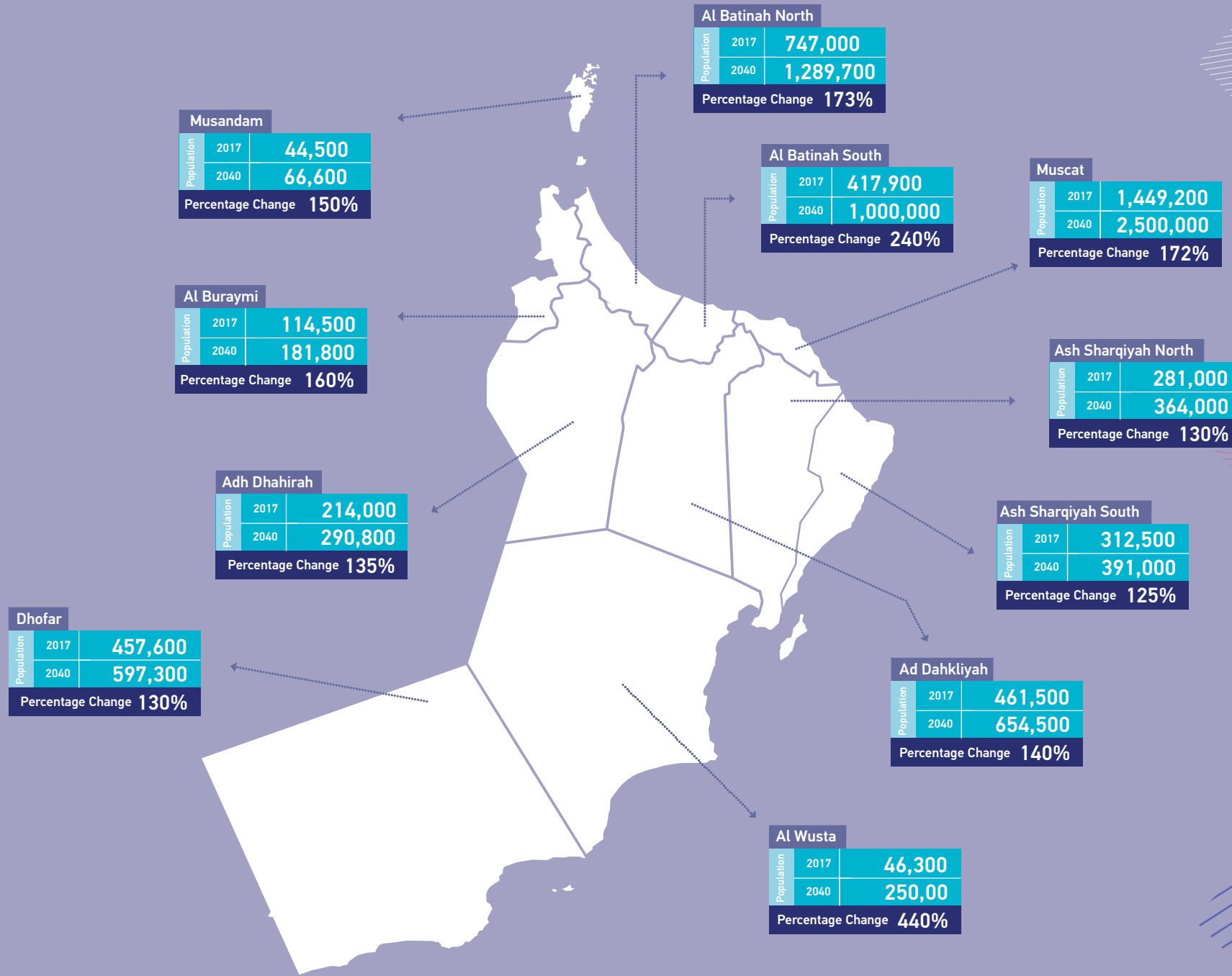
Infrastructure Strategy Map

The map shows locations of infrastructure projects and renewable energy sites, with the provision of planned internal and external interconnection network, in addition to planning and developing necessary energy storage projects, to achieve preservation goals and improve system stability and flexibility. This is expected to provide an attractive environment for investors to implement projects with confidence.



Population Growth up to 2040



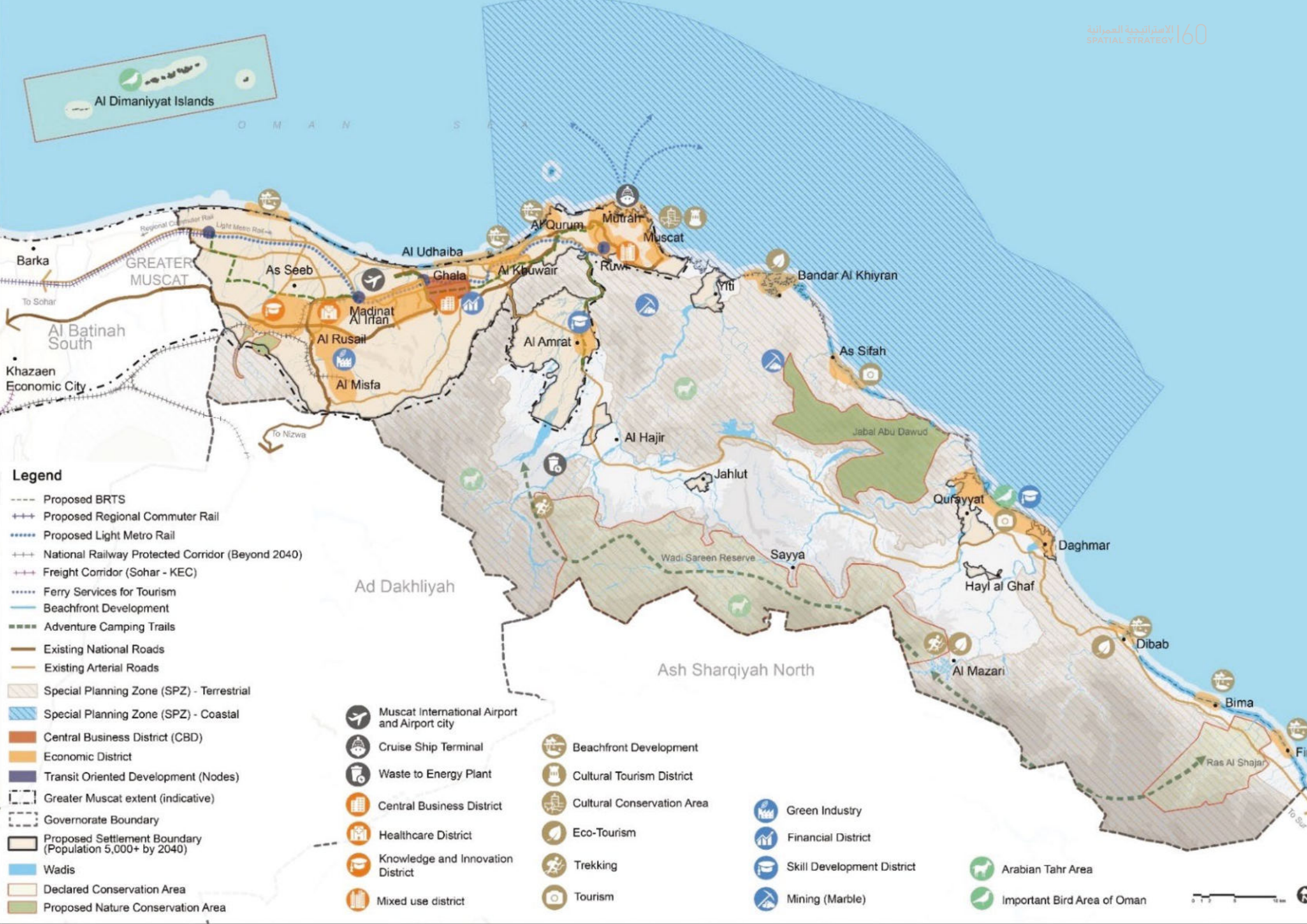


Muscat Governorate

Oman's Portal to the World

A city of world-class development and progress, with prominent modern features, and rich heritage based on solid foundations of cultural traditions and original Omani values.

- ◆ The City of Muscat is envisioned to become a world-class, cosmopolitan and sustainable metropolis that is firmly based on Oman's traditional cultural values, enhancing its Capital City status
New urbanization patterns develop medium and high density neighbourhoods.
- ◆ Cohesive and compact development around major public transport nodes.
- ◆ Ghala is redeveloped into a new central business district for Muscat city.
- ◆ Focus on financial services, trade, hospitality and tourism.
- ◆ Permissible mining (high value minerals) with strict controls encouraging ecotourism, and allowing the establishment of environmental research centers.
- ◆ Enhancement of Wadis into public parks, a light metro linking Ruwi and Seeb.
- ◆ A commuter rail line to transport passengers between Al Seeb and Sohar.
- ◆ Provision of multiple transportation modes encouraging mobility without private vehicles and walking.



Legend

- Proposed BRTS
- +++ Proposed Regional Commuter Rail
- Proposed Light Metro Rail
- +++ National Railway Protected Corridor (Beyond 2040)
- +++ Freight Corridor (Sohar - KEC)
- Ferry Services for Tourism
- Beachfront Development
- Adventure Camping Trails
- Existing National Roads
- Existing Arterial Roads
- Special Planning Zone (SPZ) - Terrestrial
- Special Planning Zone (SPZ) - Coastal
- Central Business District (CBD)
- Economic District
- Transit Oriented Development (Nodes)
- Greater Muscat extent (indicative)
- Governorate Boundary
- Proposed Settlement Boundary (Population 5,000+ by 2040)
- Wadis
- Declared Conservation Area
- Proposed Nature Conservation Area

- Muscat International Airport and Airport city
- Cruise Ship Terminal
- Waste to Energy Plant
- Central Business District
- Healthcare District
- Knowledge and Innovation District
- Mixed use district

- Beachfront Development
- Cultural Tourism District
- Cultural Conservation Area
- Eco-Tourism
- Trekking
- Tourism

- Green Industry
- Financial District
- Skill Development District
- Mining (Marble)

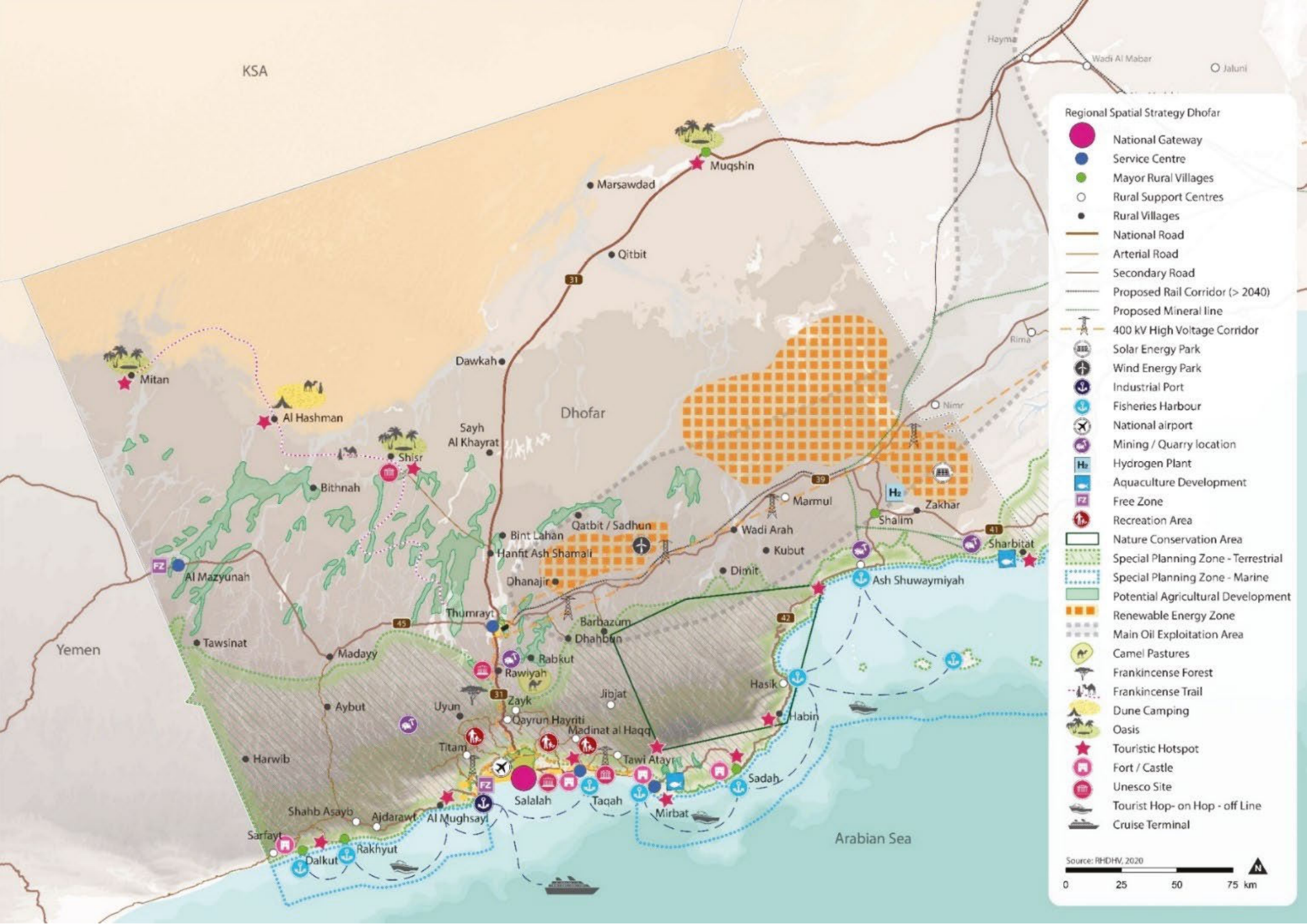
- Arabian Tahr Area
- Important Bird Area of Oman

Dhofar Governorate

Balanced Economy

Through the promotion of modern high-tech industries, arable lands in the Najd region, the enhancement of the Omani identity, and providing support to Oman's regional position and distinction as an international tourist destination.

- ◆ In 2040 Dhofar is characterised by a spatial hierarchy in which the growth of Salalah is well planned and coordinated, to function as a National Gateway City, supported by distinctive Local Centres across the Governorate.
- ◆ The beautiful and green city of Salalah has a pleasant climate that attracts highly skilled workers, both nationals and expats, to boost the newly established high-tech industries in and near the Port, the Free Zone and the Airport.
- ◆ The unique ecosystem of the Jabal Dhofar is in the process of regeneration, supported by local communities and well-managed by regional authorities.
- ◆ The arable lands in the Najd are used as a major contributor to Oman's food security programme.
- ◆ The many socio-cultural and historical assets throughout the Governorate are used to strengthen the regional distinctiveness, strengthen the southern Oman identity and its position as an international tourism destination.

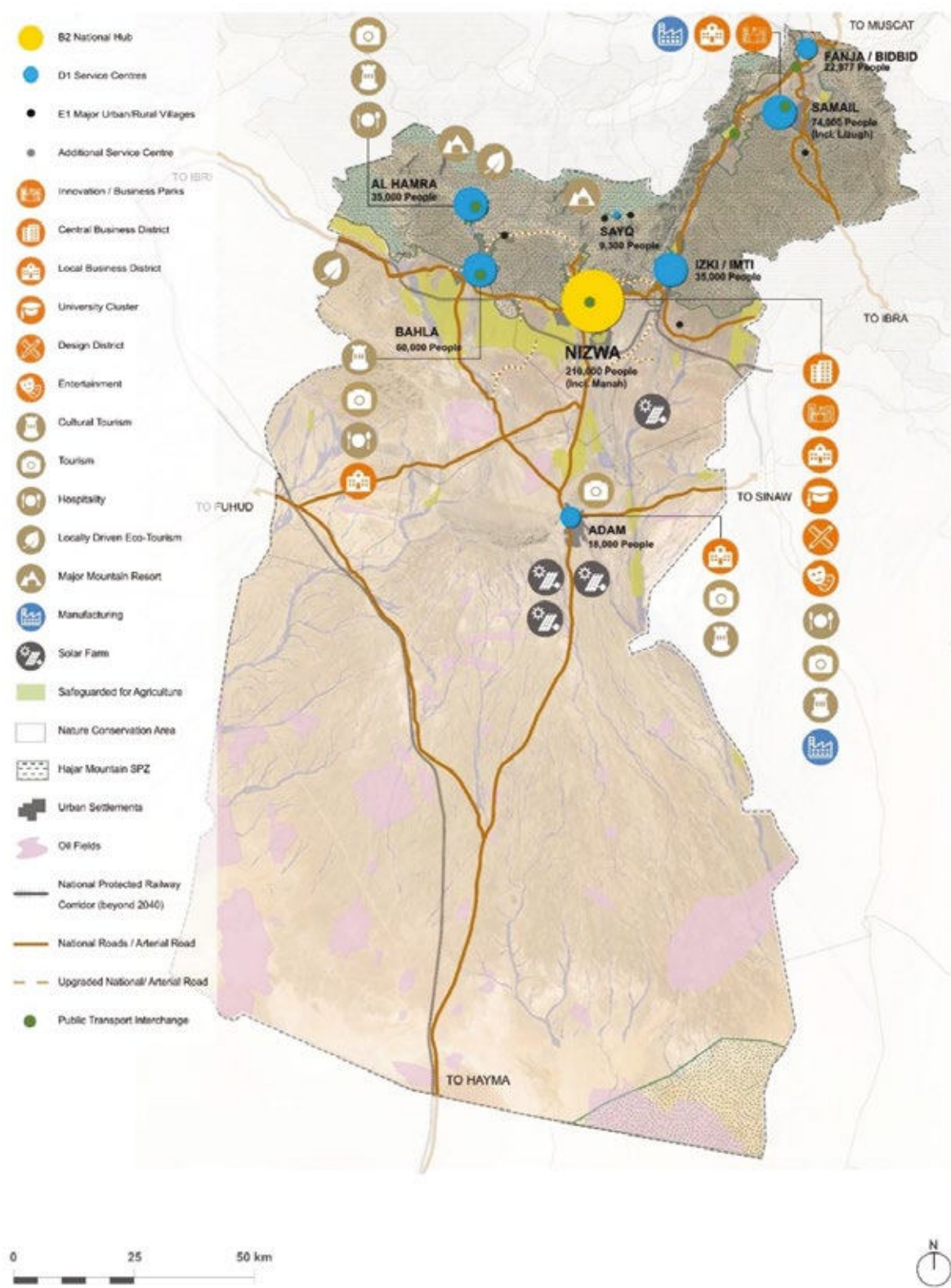


- ◆ In 2040, Al Batinah North will be the premier centre for international trade, with value-added activities building upon the industrial, mineral and agricultural resources of the Governorate.
- ◆ Its key settlement, Sohar, will use its port and airport facilities to expand access to foreign markets to develop as a National Gateway city. As a City it will continue to grow, formalising the urban areas of the existing settlements of Sohar and Liwa to form the Greater Sohar urban area.
- ◆ It will be supported by the growth of As Suwayq which will prosper as a major agricultural processing centre in the south of the Governorate.
- ◆ Al Batinah North will become a significant logistics centre in the Sultanate, taking full advantage of the infrastructure networks with an emphasis on the sustainable use of resources.
- ◆ Rural areas of the Governorate will become home to both the mining as well as the fast-paced tourism sector, with both set within a fully integrated environmental framework ensuring benefits are spread across the Governorate.
- ◆ The Governorate will be an attractive place to live, work, and play, with an emphasis placed on the protection of its environmental and cultural heritage which can help act as an anchor to attract investment through effective spatial planning and environmental management.

Ad Dakhliyah Governorate

Knowledge Economy

Becoming a center of knowledge economy by consolidating its long-standing historical role as a center for science, culture and knowledge.



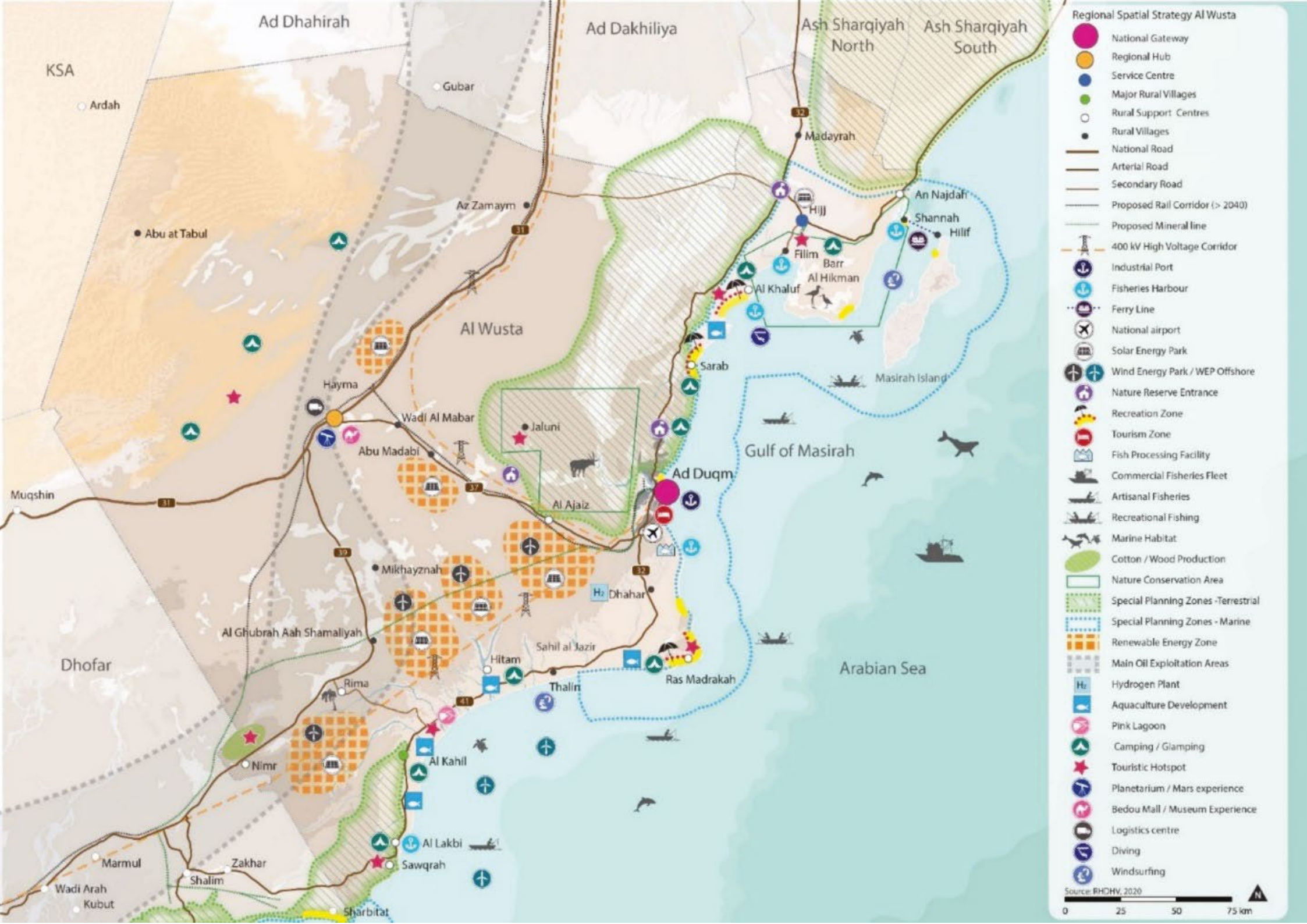
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- ◆ Ad Dakhiliyah will re-establish its role and historic significance as a centre for knowledge in Oman and become a driving force and focal destination for all the interior regions.
 - ◆ Cities will transform into compact, attractive, well-served modern urban centres, with beautiful traditional oases at their core.
 - ◆ Nizwa will be a hub of high value economy (business, design, fashion, and culture), distinctively Omani, and ideal for services and entertainment for the Governorate and the wider interior regions.
 - ◆ Expanding service centers in major cities such as Bahla, Al Hamra and Adam, through the establishment of mixed-use commercial centers, and an integrated tourism economy with targeted tourism in Nizwa for the purposes of entertainment, business and cultural tourism.

Al Wusta Governorate

The Future of Renewable

Promote the transition to renewable energy sources, taking advantage of its geographical characteristics.

- ◆ In 2040, Al Wusta is a region characterised by modern and well-connected centres amidst a vast territory of deserts and the coast.
- ◆ Duqm, designated as one of the National Gateways of Oman, is a vibrant city that offers a full range of amenities for its residents and the wider region.
- ◆ As an efficient port and business hub, Duqm's primary focus is on generating added value from manufacturing, petrochemicals and a new modern large-scale fisheries complex.
- ◆ Hayma is further developed as a Regional Hub offering modern facilities for government administration and the private sector.
- ◆ Other local centres in the region offer an above average level of facilities to compensate for the relatively large distances in this part of the Sultanate.
- ◆ The region uses its specific geographical advantages to boost the transition of the energy landscape from oil and gas to renewables.
- ◆ Al Wusta's vast natural wilderness is carefully protected, well-managed and promoted as adventure tourism destination.
- ◆ The vast natural wildlife in the Al Wusta region is carefully protected, Well managed and promoted as an adventure tourism destination.





Musandam Governorate

International Relations Route

Optimizing the unique natural and cultural assets, and employing its unique geographical position in promoting economic growth and strengthening economic relations with neighboring countries.

- ◆ By 2040, the Musandam Economic Strategy is based on a combination of eco-tourism and diversification of the economy, where other sectors like fisheries, agriculture, trade and quarrying will make a significant contribution.
- ◆ The tourism sector, however, is to become the main driving force behind Musandam's development, although all actions will need to target preservation of the outstanding natural beauty of the region.
- ◆ The Spatial Strategy for Musandam is based on three planning principles: integrated design; zoning of functions; and flexibility for future use.
- ◆ Each land-claiming activity has been assessed through these planning principles ultimately leading to the Master Plan maps prepared for the years 2020, 2030 and 2040.
- ◆ The Master Plan will act as a tool to guide future development into the required locations.

The Musandam strategy was prepared in advance by the Supreme Council of Planning, and the* strategy was approved in 2014. An office was also formed to follow up on implementation, and the .study outcomes were included in the Oman Spatial Strategy

Al Batinah South Governorate

Integrated Economy

Merging its economy with Muscat makes it a more balanced region in terms of achieving economic growth that includes the coastal zone and the inner parts of the governorate.

- ◆ By 2040, the Al Batinah South Governorate will become a more balanced region with economic growth occurring both within the traditional coastal belt, but also inland, to the advantage of the many settlements in and around the Hajar Mountains.
- ◆ Ar Rustaq will grow as the main administrative centre for the governorate and will become a significant tourism centre.
- ◆ The main coastal settlements of Barka and Al Musanaah will grow, densifying with their existing boundaries, Ar Rustaq and Barka to function as Regional Hubs of governance and economic activities within the Governorate.
- ◆ Khazaen (Logistics Hub), with its rail link to Sohar Port and access to Muscat, will become a significant employment location for residents of the coastal plain.
- ◆ Through the adaptive reuse of heritage precincts and the development of tourism infrastructure in Wilayats Ar Rustaq, Nakhal, Wadi Al Maawil, Al Awabi; a cultural heritage corridor will be developed.
- ◆ Wilayat Al Musanaah will be developed for supporting agriculture, fishing and coastal tourism activities.



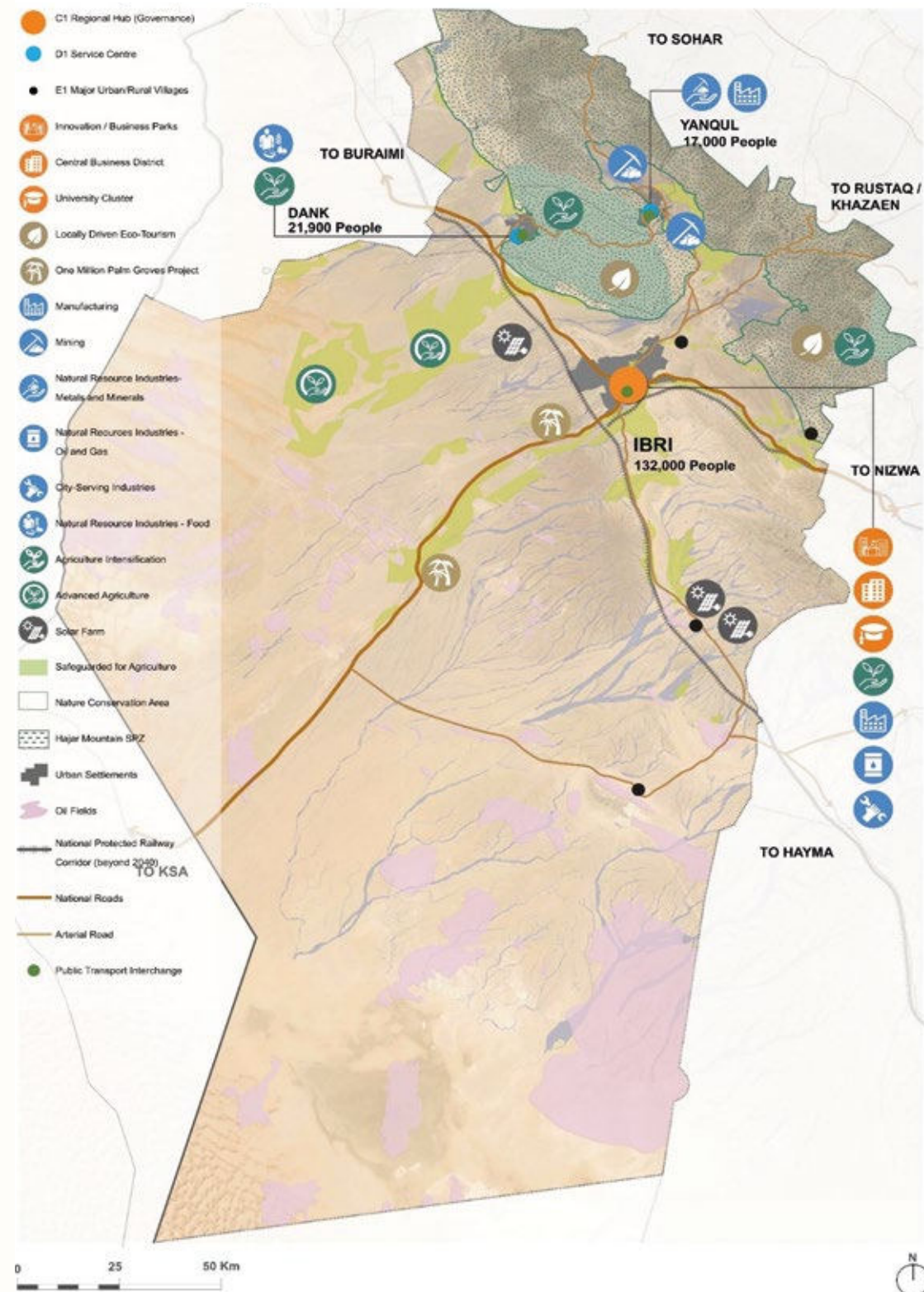
Legend

- National Roads
- Arterial Roads
- Proposed Road Widening
- Proposed Regional Commuter Rail
- National Railway Protected Corridor (Beyond 2040)
- Freight Corridor (Sohar - KEC)
- Beachfront Development
- Cultural Corridor
- Adventure Camping Trails
- Governorate Boundary
- Special Planning Zone (SPZ) - Terrestrial
- Wadis
- Proposed Settlement Boundary (Population 5,000+)
- Future Agriculture Expansion
- Declared Conservation Area
- Proposed Natural Conservation Area
- Government district
- Medicity
- Mixed Use District
- Knowledge and Innovation District
- Beachfront Development
- Cultural Conservation Area
- Cultural Tourism District
- Eco-Tourism
- Hospitality
- Trekking
- Logistics Hub
- Mining (Chromite)
- Agriculture Industry - Hub
- Arabian Tahr Area
- Fishing Harbour
- Desalination Plant
- Waste to Energy Plant (Regional Landfill & Environmental Hub)
- Solar farm

Adh Dhahirah Governorate

The Productive Triangle

Integration between economic sectors and activities driven by logistics, applied engineering, food manufacturing, and advanced agricultures.

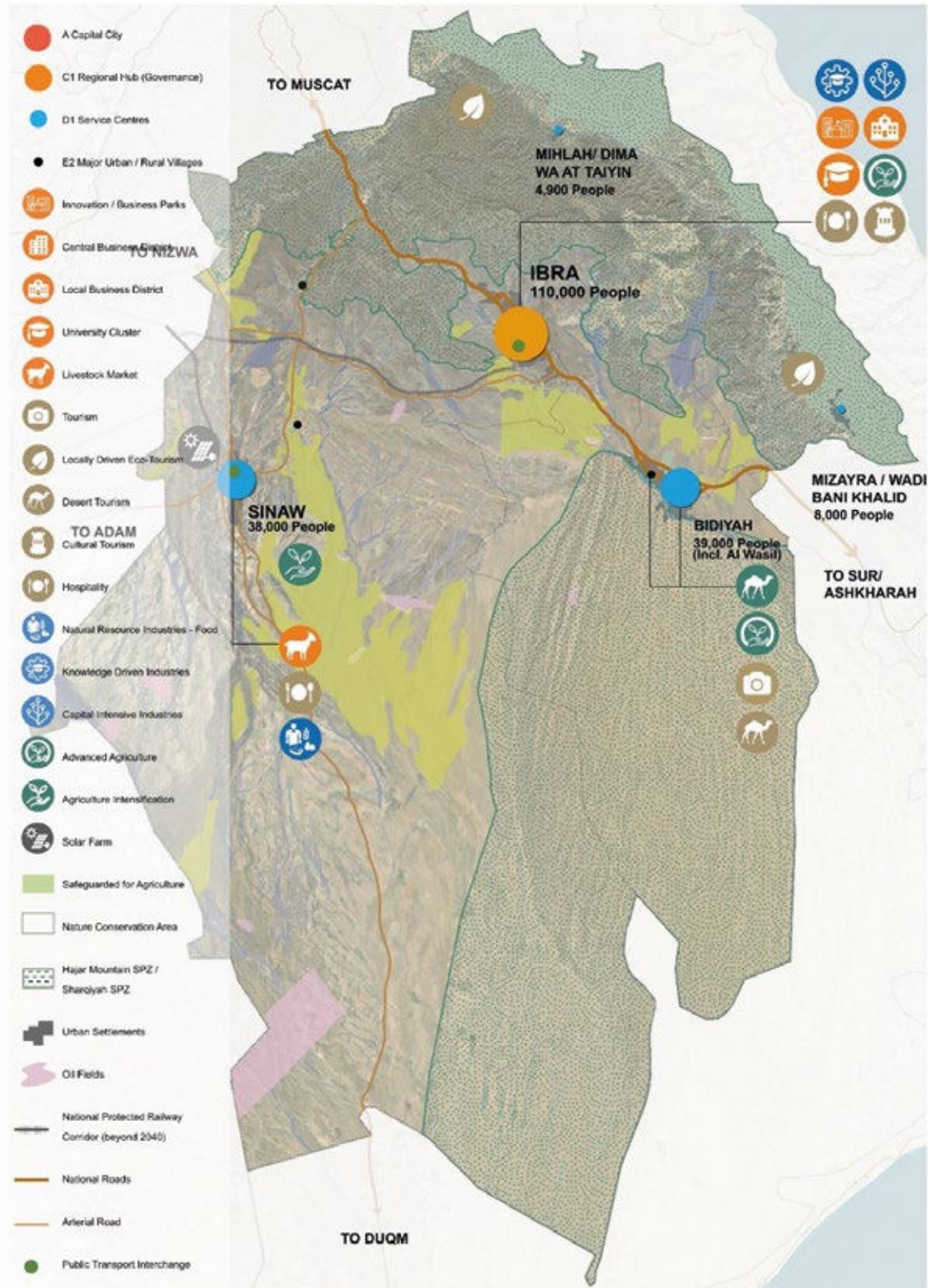


- ◆ Adh Dhahirah will progressively enhance its strength in high value production in major engineering industries, logistics, food processing and national scale advanced agriculture, accelerating diversification from oil & gas and capitalising on improved access to international and regional centres through its connections to Sohar and Buraymi to the north and Nizwa/ Duqm to the east and south.
- ◆ Development will be accompanied by significant expansion of the role of higher education in Ibri and the establishment of an incubator cluster/ tech park.
- ◆ Ibri, Dank and Yanqul will develop interrelated and complementary economic sectors.
- ◆ Ibri will experience the highest growth and a complete renovation of its traditional core and expansion of its commercial centre.
- ◆ Specialised niche tourism will be instrumental in highlighting and protecting the impressive mountain beauty and heritage of the region.
- ◆ The governorate contributes significantly to diversifying national energy sources through renewable energy projects (solar energy).

Ash Sharqiyah North Governorate

The Innovative Economy

A reputable national center in the field of applied technology engineering and advanced technologies.



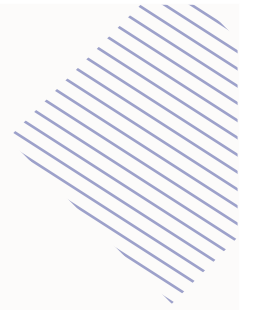
- ◆ Ash Sharqiyah North will change direction and transform its towns and economy, while maintaining a strong emphasis on retaining local culture and balance with its distinctive natural heritage of mountains, desert and agricultural plains.
- ◆ Ibra will be at the centre of the transformation, becoming a city capable of attracting and retaining dynamic and well-educated young professionals and a growing reputation as a nationally-relevant centre of applied technology and tech-engineering.
- ◆ Ibra it will boast outstanding educational facilities, a cluster for developing businesses and advanced manufacturing.
- ◆ Other settlements, such as Sinaw, will support growth by expanding its role at the centre of the Omani food industry expanding trade, food processing and attracting visitors to its market and restaurants.
- ◆ Bidiyah will become a nationally innovative centre for camel-related industries; breeding, rearing, trading, racing and tourism.

Ash Sharqiyah South Governorate

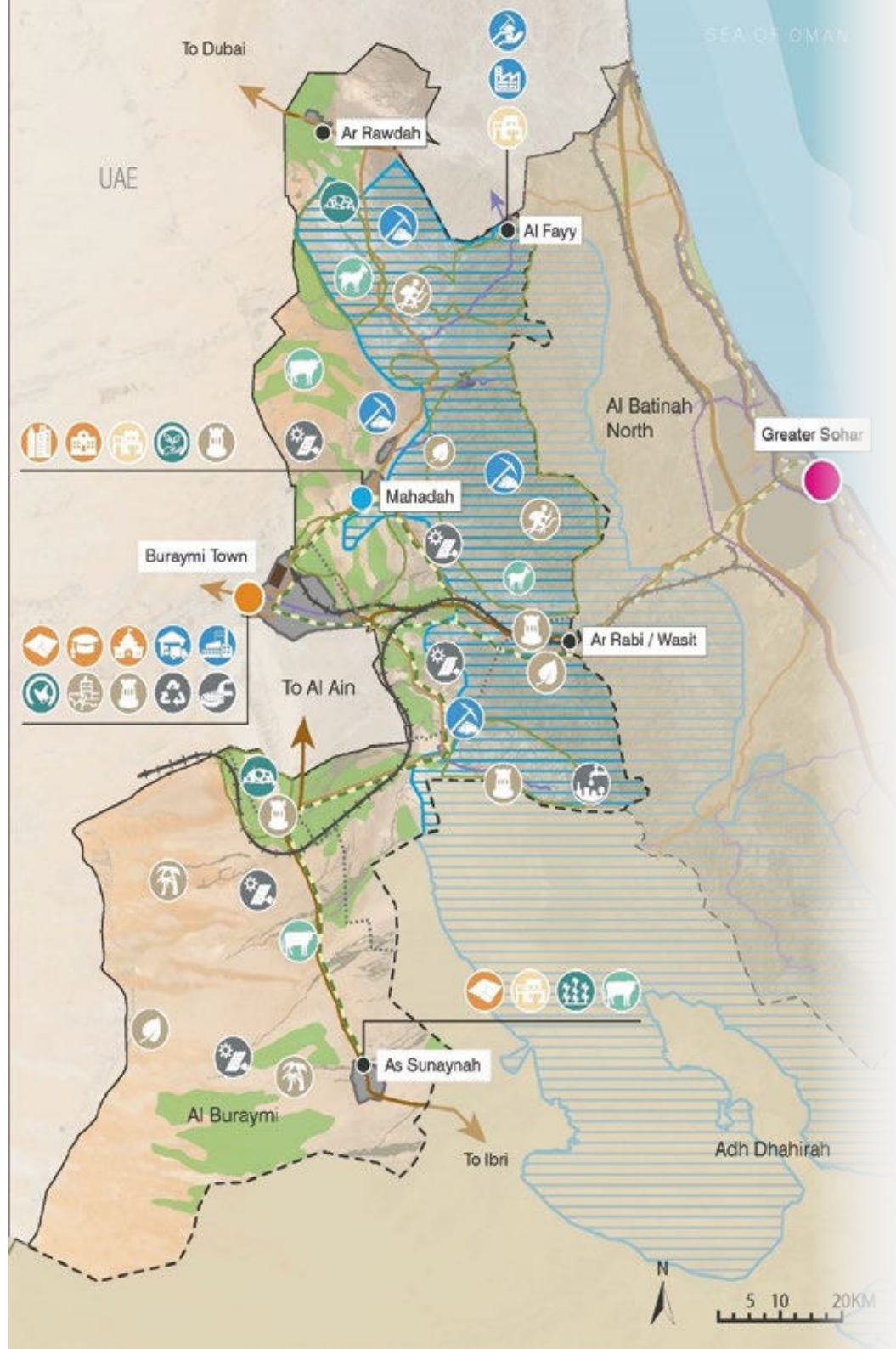
Blue Economy

A leading center in marine activities including fisheries, marine research and marine tourism in accordance with international standards in terms of quality and diversity.





- ◆ In the coming years, growth in Ash Sharqiyah South will be expanded through a diverse range of economic investments and initiatives linked to the Blue Economy: industry, research, management and administration, tourism and fisheries.
- ◆ This will be brought in balance with the unique, but vulnerable, coastal environment and with the spectacular nature of mountain and desert.
- ◆ Ancient cultural links with sea and marine resources will be at the foundation of a broad range of new economic activities, which will coexist with traditional settlement patterns.
- ◆ While Sur will become a well-developed urban, commercial and tourism centre, intensified agriculture, aquaculture and tourism activities elsewhere will adapt to local settlements, culture and environment constraints.



Al Buraymi Governorate

Green Tech Economy

Pioneering at local level in the field of research and the use of green technology.

- ◆ In 2040 Al Buraymi Governorate will have become more self-sufficient, whilst utilising its strategic location to promote opportunities within the different markets available in neighbouring countries and Governorates.
- ◆ It will become a local leader into the research and utilisation of Green Tech, which will act as an anchor for attracting employment generating activities.
- ◆ The key focus for this activity will be the main Governorate settlement of Al Buraymi, although the Governorates Secondary Centres of Mahadah and As Sunaynah will also be beneficiaries.
- ◆ Mahadah continues to develop as the Governorates centre for mining, livestock rearing and tourism activities, whilst As Sunaynah also sees growth, being at the centre of an ambitious dairy project that will contribute to the country's drive for food security and expansion of desert tourism opportunities.

Muscat Urban Transformation Plan



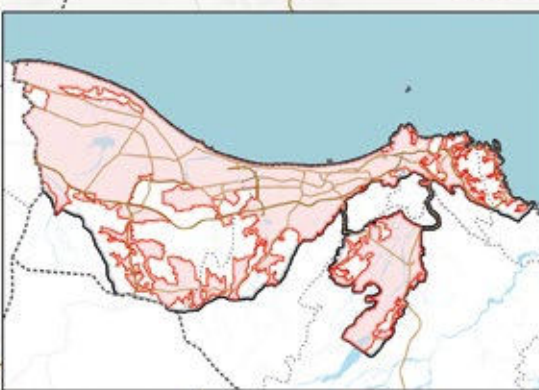
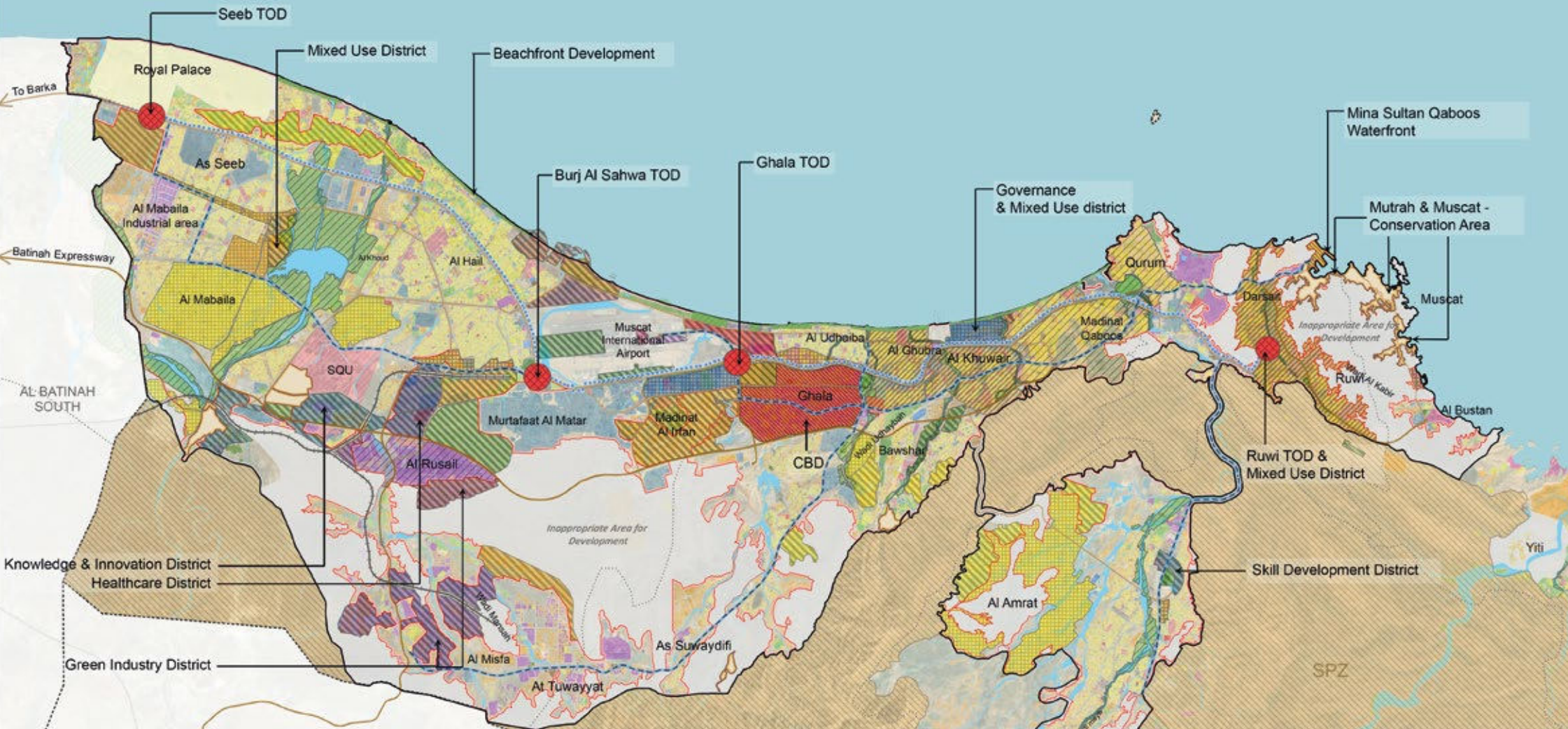
Allocating specific sites of a specific economic nature that have financial and regulatory incentives that enable them to attract investments and promote economic growth, such as: the business area (Ghala and the airport), the knowledge and innovation area (Al Khoudh, Halban), and the clean industries area (Al Misfah, Al Rusayl).

Urban transformation areas, which include renewal areas (Ruwi and Muttrah), and redevelopment areas such as Ghala, enabling them to play their new role as a central business and commercial area characterized by high density and versatility.

Directing the development around integrated public transport stations, as the scope of influence of these stations has been limited to about 800 meters on the light metro track and the express bus route, and then around these stations will be a dense, multi-use development, including business and retail offices and housing.

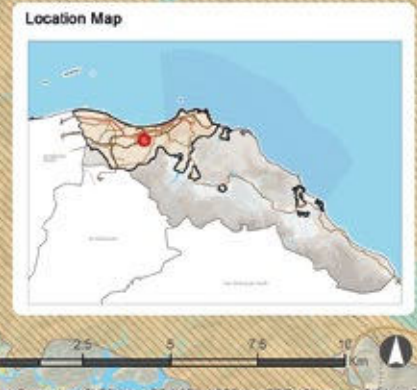
Seven parks and longitudinal parks were identified in the valleys within the city of Muscat

Oman Sea



Legend

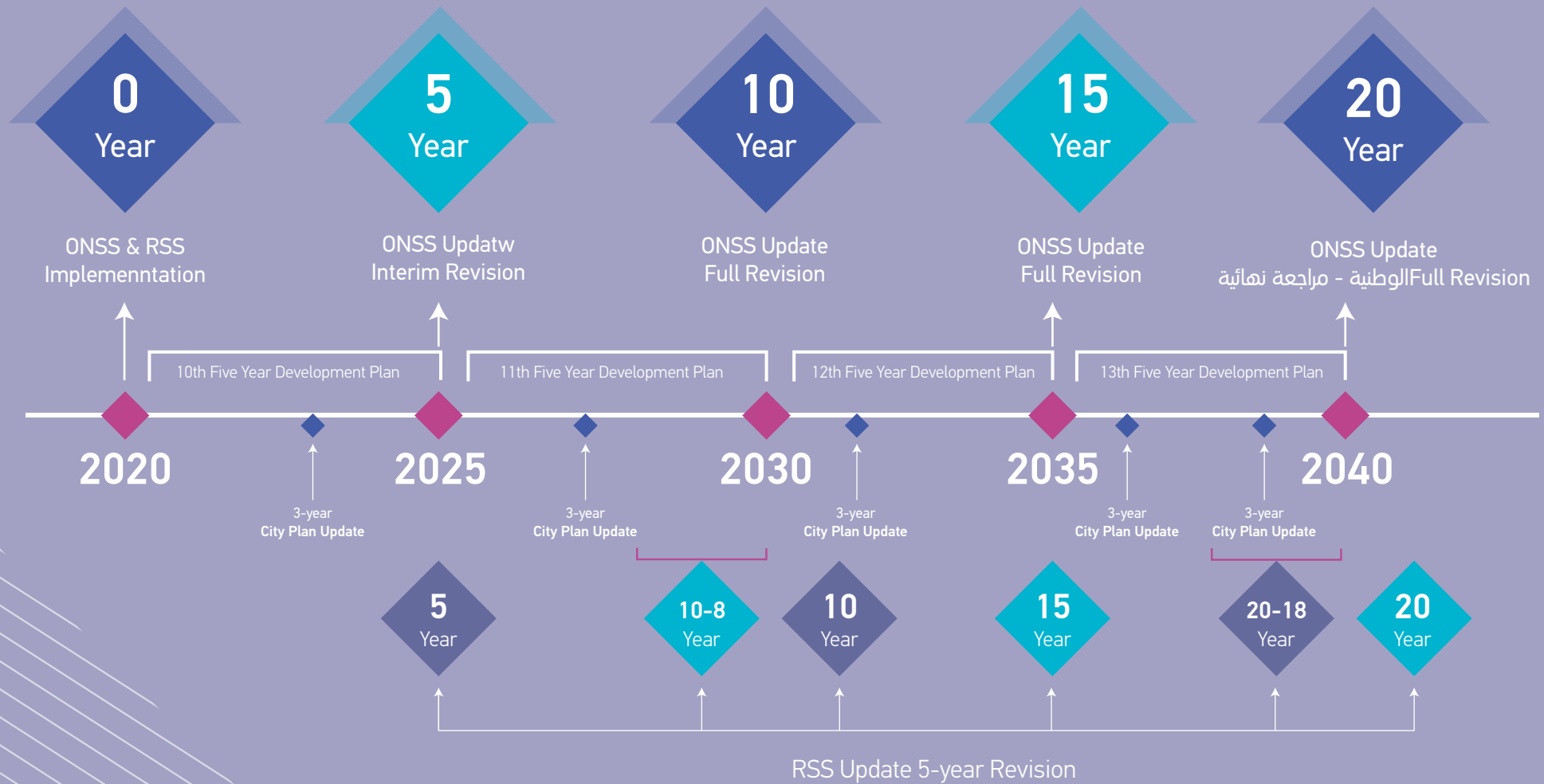
Administrative Boundary	Landuse	Designation
--- Governorate Boundary	Residential	Enhancement
--- Wilayat Boundary	Mixed-use	Redevelopment
Settlement Boundaries	Integrated Tourism Complex	Regeneration
Existing Urban Settlement Boundary (2020)	Central Business District	Infill
Proposed Urban Settlement Boundary (2043)	Transit Oriented Development (Area of Search)	Expansion
Existing Roads	Knowledge & Innovation District	Area of Search
National Roads	Healthcare District	Airport City
Arterial Roads	Green Industry	Airport
Proposed Light Metro Rail	Leisure and Entertainment (MOT Projects)	Free Zone
Proposed Regional Commuter Rail	Governance & Mixed Use	Logistics Gate
Proposed BRTS Corridors	Inappropriate for Development	Aviation Gateway
National Railway Protected Corridor (Beyond 2040)	Wadi Parks	Business Gate
Conservation Areas	Wadi Channel	Tourism Gate
Terrestrial Special Planning Zone		



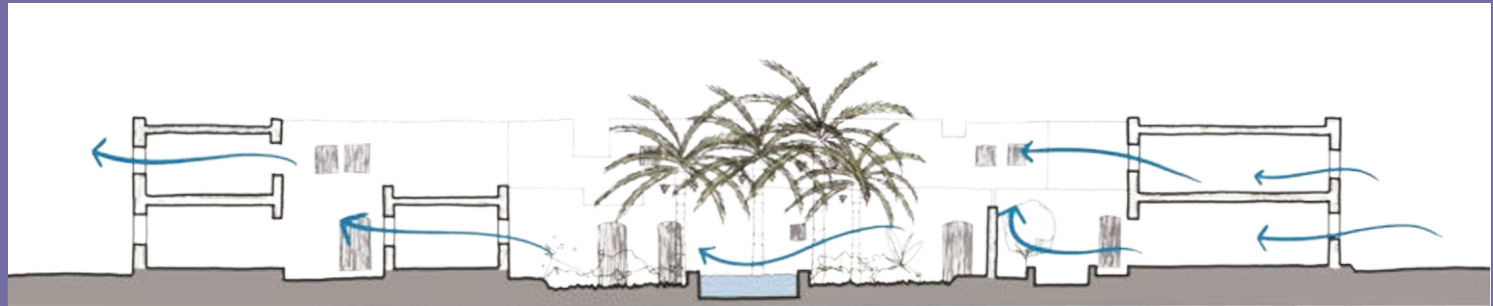
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, and the GIS User Community

Monitoring & Evaluation

- ◆ The ONSS Policies have been generated within a 'Policy Cycle', known as ROAMEF (Rationale, Objectives, Appraisal, Monitoring, Evaluation and Feedback). This follows a logical sequence to formulate policy in response to issues and problems.
- ◆ The ONSS and RSS monitoring, evaluation and feedback process will inform revisions and updates to the strategies.
- ◆ This process would coincide with the Oman Five Year Development Plan preparation and reviews of Vision 2040, to ensure alignment and integration with all aspects of national level planning.
- ◆ The successful implementation of the projects identified within the ONSS and RSSs will also be monitored through Sustainability Impact Assessments, OPIS and the ONTM.



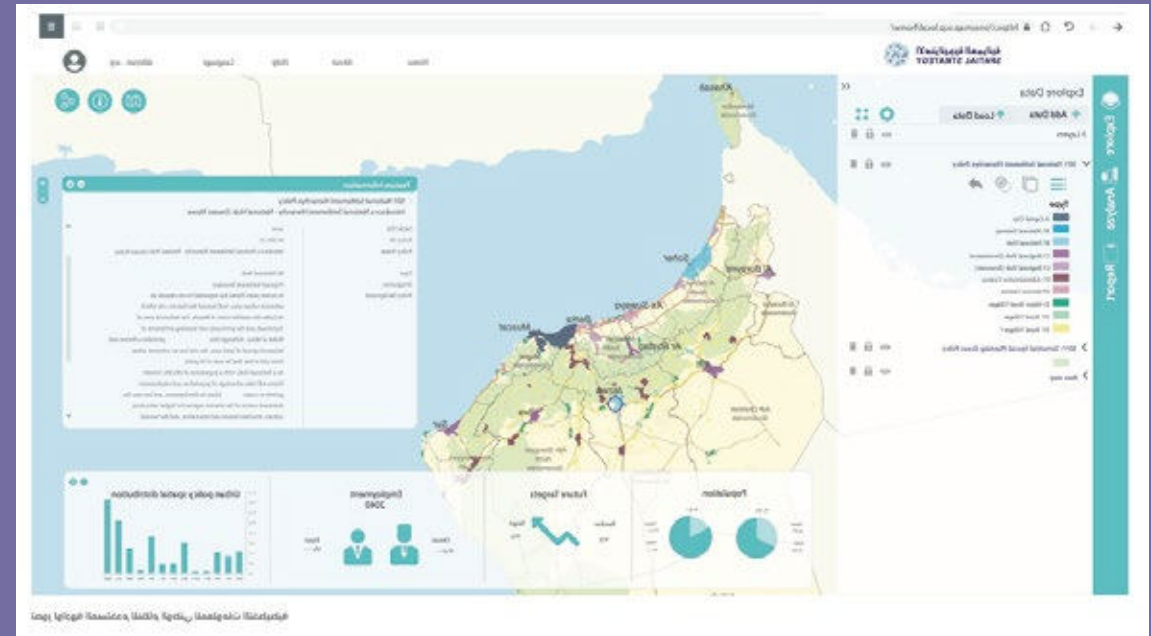
National Planning Standards



- ◆ The ONSS Planning Standards have been developed to support the future Vision for Oman. They have been prepared to provide development regulations and guidelines to ensure the creation of high-quality places and communities, a fundamental objective of the ONSS.
- ◆ The ONSS Planning Standards provide the basis for all future land use planning and development and they will need to be followed throughout the planning/ master planning and development permitting process.
- ◆ The Standards have been developed initially at the national level. However, it is recognised that more local variations of the Standards may need to be devised by a Local Planning Authority who intends to implement development projects within their area of jurisdiction. This is expected and encouraged.
- ◆ Adherence to the ONSS Planning Standards will ensure a certain level of planning and development quality is applied and implemented across the country.
- ◆ For example, maximum building heights have been provided for Primary Land Uses at the national level. There may, however, be regional or local variations to this national standard, imposing a lower maximum building height, based on the urban form and context of the local area, where taller buildings may not be considered.



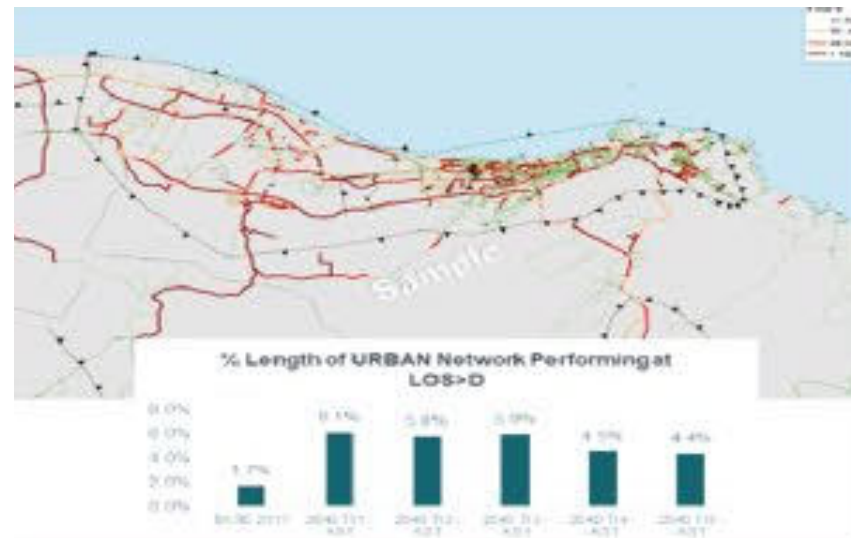
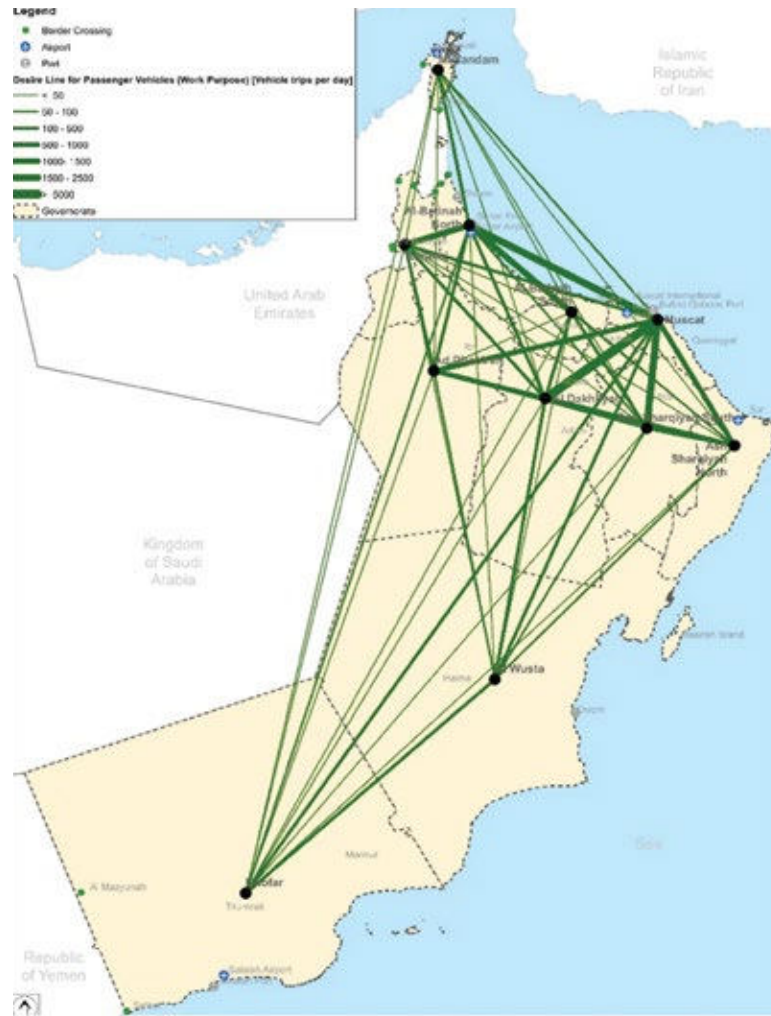
Oman Planning Information System (OPIS)



- ◆ The Oman Planning Information System (OPIS) is a planning decision support system for the ONSS providing information, scenario development capabilities and analysis for planning activities in the Sultanate.
- ◆ The approved planning strategies and policies are available through OPIS to allow stakeholders to easily identify strategy and policy for specific proposed development areas or identify areas for development based on the existing strategy and policy.
- ◆ OPIS has been developed as an Arc-GIS based tool used for data capture, checking, cataloguing, processing and analysing all spatial referenced information.
- ◆ It has been used extensively to support all stages of ONSS preparation including integration with the Oman National Transport Model.

Oman National Transport Model (ONTM)

- ◆ The Oman National Transport Model (ONTM) has been integral in preparing the ONSS and the RSSs but more importantly it will perform a central role in the monitoring and evaluation of the performance of the different strategies.
- ◆ The ONTM is an active tool which can be regularly updated to reflect changing land use patterns and travel behaviours and enable effective management of the introduction of transport interventions to support the growth and development of Oman.
- ◆ The ONTM has been developed to be the overarching strategic transport model that can feed into the development of lower tier models through the cordoning of the ONTM and possibly undertaking local model calibration and validation.
- ◆ The ONTM is an integrated model covering both passenger and freight transport; all transport modes, including, road and sea and air and rail; and national and international flows.
- ◆ The model framework consists of private and public transport assignment models, linked by a Variable Demand Model (VDM). VISUM, a specialist transport



The Technical Video of Oman National Spatial Strategy

The Oman National Spatial Strategy constitutes the National Framework for directing and controlling urban growth, unlocking land and its potential, and maximizing the opportunity for investment in all governorates.

This dynamic Spatial Strategy along with its vision, has been developed in alignment with the goals of Oman Vision 2040, and the United Nations Sustainable Development Goals.



Click on the image to watch the video

His Excellency Interview in Economic Vision Program



Click on the image to watch the video

Thanks to the photographer
Haitham Al-Farsi
@farsithaitham



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