Conference Poster

Urban Oman Exhibition Panel 5 - Land use change Al Khoud

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The site was selected in the early 2000s by the Ministry of Housing in Muscat and is phase 6 within the Al Khoud residential development scheme. The site plan has a radial layout of streets and a ring road. Construction of the main roads started in 2007 and is still ongoing. To date, a completion of 40% of roads completed and 27% of plots built in April 2012. In November 2010 when the first field study took place development in the area had started with main road construction. In March 2012, the finished roads were being developed rapidly.

PHASES OF GROWTH

While only one year, at the end of 2011, building activities were to be observed in the new zones, along secondary roads or even along not yet paved roads. Road construction work on the main roads has not been fully developed and many houses could only be reached by organized dirt track. Electricity is available on site, despite the fact that many connections could make shift are tapped from the main lines. Infrastructure in the sense of water and sewage systems is not yet fully available. The site was therefore not fully accessible but the site was not yet fully developed. The road construction has not progressed and is still at 40% built. The site is to remain for the next year as seen in the chronologic map of Al Khoud dated March 2012. More than 30% of the plots were built. The most recent snapshot as seen in the chronologic map of Al Khoud dated April 2013 shows and increase in the developed plots and a second phase of road construction.

At the time of writing four distinct snapshots in June were available: March 2008, February 2011, March 2012 and April 2013.

Site Background

The site was selected in the early 2000s by the Ministry of Housing in Muscat and is phase 6 within the Al Khoud residential development scheme. The site plan has a radial layout of streets and a ring road. Construction of the main roads started in 2007 and is still ongoing. To date, a completion of 40% of roads completed and 27% of plots built in April 2012. In November 2010 when the first field study took place development in the area had started with main road construction. In March 2012, the finished roads were being developed rapidly.

Site of the location of the case study area Al Khoud in 2011.

Progress of Building Activities

The first building activity is recorded on the satellite image of Al Khoud of March 2008. As we can see on the chronologic map of Al Khoud of March 2008 11% of the plots were built while 40% of the roads were already built. This indicates that very little residential construction progress depicts the growth and development of the area. A total of 1.1% of the plots were built which has increased to 5.2% in May 2011. The satellite image dated March 2011 shows that the development of the area has taken place with in the phase of 2008.

The most recent snapshot as seen in the chronologic map of Al Khoud dated April 2013 shows that 26.7% of plots were built while 40.5% of the roads were completed and 27% of plots built. In November 2010 when the first field study took place development in the area had started with main road construction. In March 2012, the finished roads were being developed rapidly.

Site of the location of the case study area Al Khoud in 2011.

2012

1.1% plots built

26.7% plots built

2008

75.5% roads built

2013

40.5% roads built

47.2% plots built

5.2% plots built

40.5% roads built

26.7% plots built

40.5% roads built

1.1% plots built

State of the location of the case study area Al Khoud in 2011.

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