MAKKAH
The Holy City

www.holymakkah.gov.sa
• Makkah is located 73 km (45 mi) inland from Jeddah in a narrow valley at a height of 277 m (909 ft) above sea level.

• Modern day capital of Makkah province

• One of the most cosmopolitan and diverse cities in the Muslim world.

Population: 1.7 Million

Annual Visitors: Up to 13 Million
• Islamic tradition attributes the beginning of Makkah to Ishmael's descendants. (1600 BCE)

• In the 7th century, the Prophet Muhammad proclaimed Islam in the city which was by then an important trading center.

• Holiest city in Islam.

“And proclaim the Pilgrimage among men: they will come to thee on foot and (mounted) on every kind of camel, lean on account of journeys through deep and distant mountain highways.”

• The **Kaaba (The Cube)** is a cube-shaped building in Makkah, Saudi Arabia, and is the most sacred site in Islam.

• The Qur'an states that the Kaaba was constructed by Abraham and his son Ishmael, after Ishmael had settled in Arabia.

• The building has a mosque built around it, the Masjid al-Haram.

• All Muslims around the world face the Kaaba, at least five times a day during prayers, no matter where they are.

• Hajj involves pilgrims visiting the Masjid al-Haram, but mainly camping and spending time in the undeveloped plains of Mina and Arafah.
Urban Growth

- Growth Factors
  - Natural
    - Saudi Arabian Average Growth
  - Induced
    - Seasonal Number of Visitors
- Increasing Service Demand
- Rapid (Uncontrolled) Expansion

Makkah Population Growth:
- 1975: 450,000 People
- 2005: 1.3 Million People
- 2017: 1.7 Million People
1. Seasonal Pressure
To accommodate for growing number of Pilgrims, Makkah needs to provide:
- Proper, adequate road network
- Proper infrastructure
- Better Hospitality Services

2. Topography & Rocky Terrain

3. Inadequate Infrastructure
- Inadequate access to:
  - Safe water
  - Sanitation
  - Proper infrastructure

4. Informal Settlements
- Population growth.
- High real estate value.
- Difficult terrain.
- Poor structural quality of housing
Transformation Strategy

• A city as Holy as Makkah cannot afford to remain as is.
• The gap between its spiritual status as capital city of Muslim World and its current urban situation, must be closed.

ACTION PLAN

• Zoning Policies
• Integrated Mega Developments.
• Enhance City Functions.

• Land Utilization Strategies
• Infrastructure Projects.
• Regeneration of Informal Settlements.
• New Suburbs Development
• **Infrastructure & Transit Networks**
  - High Speed Electric Train, Madinah to Makkah
  - Major New Highways, & Ring Roads
  - Metro and BRT
  - Pedestrian-isation around the Grand Mosque

• **Informal Settlement**
  - Public Private Partnerships, Utilizing Expertise of Private Developers .. etc

• **Suburban Development**
  - E, W and South Axes, one major suburb each
  - First Suburb: Bawabat Makkah, on the western axes.

Transformation

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Infrastructure & Transit Networks

- Traffic Solutions.
- Ring Roads Networks
- Radial Boulevards.
- Local Roads Networks.
Informal Settlement Regen Methodology

Informal Settlements Initiative

Socio/Econ Impact Assessment

• Social Surveys.
• Identifying Income Mix.
• Incorporate In Solution.

Master Plan

• Solutions For Chronic Problems.
• Uplifting The Urban Fabric.
• Maximizing Real Estate Value.

Legal Framework

• Feasibility Studies.
• Project Company Formation.
• Execution Programs.
• Funding Scenarios.

Development Zone Declaration

Public Stock Company Formation

Economic Model

Regeneration Project

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Development Initiatives

New Suburbs Developments

Makkah Gate

Western suburb
Usage of available lands under jurisdiction of Municipality to facilitate City Transformation

Objectives

• Infrastructure Funding.
• Growth Guidance.
• Social Responsibility (Subsidized housing).
Makkah Land Utilization Strategies

Usage of Land → Land Bank

Subsidized Housing

- Allocated Subsidized Land
- Encourage PPP Development
- Generate a Subsidized Social Program as part of an integrated and diversified development in selected areas

Vast Land Ownership → Land Bank Approach → Funding for Infrastructure development → Create New Urban Centers → Integration
• **KSA Transformation:**
  – Maturing of the country’s educational and professional base.
  – Major changes in society.

• **Major increase in Pilgrimage & Support Facilities:**
  – Increase number of pilgrims from the current 10 million/year to 30 million/year in 2030.
  – Major construction of Infrastructure and Housing in progress.

• **Makkah is transforming itself is a big challenge, and the role of Makkah Municipality is crucial, particularly in providing an efficient Land Utilization Strategy.**
With Compliments of the Holy Makkah Municipality

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