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Ministry of Municipal & Rural Affairs

CPI PROFILE DAMMAM



UN HABITAT
FOR A BETTER URBAN FUTURE

مستقبل المدن السعودية
FUTURE SAUDI CITIES

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Introduction

The United Nations Human Settlements Programme (UN-HABITAT) and Ministry of Municipal and Rural Affairs in the Kingdom of Saudi Arabia (MOMRA) jointly launched UN-HABITAT Saudi Arabia Programme titled “ Future Saudi Cities Programme (FSCP)”. The UN-HABITAT Office has been providing technical support to the MOMRA and targets 17 key cities in the Kingdom of Saudi Arabia. The cities include Riyadh, Makkah, Jeddah, Taif, Medina, Tabouk, Dammam, Qatif, Ihsa, Abha, Najran, Jazan, Hail, Araar, AlBaha, Buraydah, and Sakaka, to respond to national and local urban challenges.

UN-Habitat provides a new approach for measuring urban prosperity: which is holistic, integrated and essential for the promotion and monitoring of socio-economic development, inclusion and progressive realization of the urban-related human rights for all. This new approach redirects cities to function towards a path of an urban future that is economically, politically, socially and environmentally prosperous. The new approach or monitoring framework, The Cities Prosperity Index (CPI), is a multidimensional framework that integrates six carefully selected dimensions and several indicators that relates to factors and conditions necessary for a city to thrive and prosper. The six dimensions include productivity, infrastructure development, equity and social inclusion, environmental sustainability and urban governance. The CPI uses the concept of The Wheel of Urban Prosperity and the Scale of Urban Prosperity to enable stakeholders to assess achievements in cities. The City Prosperity Index (CPI) not only provide indices and measurements relevant to cities, it is an assessment tool that enables city authorities as well as local and national stakeholders, to identify opportunities and potential areas of intervention for their cities to become more prosperous.

Under FSCP, the UN-HABITAT, MOMRA, and Eastern Province Municipality together with its Local Urban Observatory have been working on developing urban statistics and spatial information (Geographic Information System) in order to provide relevant urban information that strongly supports decision making process on urban development and urban planning in the city.

This CPI Profile Report applies the CPI framework and provide a summary of the basic information and urban statistics about the City and gives an overview of the city’s achievements, opportunities and potential areas that contribute to its prosperity in areas such productivity, infrastructure development, equity and social inclusion, environmental sustainability and urban governance and legislation.

Historical Background.

Dammam area was the site of several hamlets that depended on fishing and pearls for their survival. Over a span of a little more than half a century, the area has developed into a thriving hub of industries, commerce and science, and home to more than 1.7 million people. A complete transformation of Dammam occurred after the discovery of oil in commercial quantity in 1938, it was in Dammam that ARAMCO dug the famous Dammam No. 7 well that proved beyond doubt that the Kingdom possessed a large number of liquid hydrocarbons. The discovery of new oil fields to the south, west, and north of Dammam in the 1940s and 1950s, combined accounted for a quarter of the world's proven oil reserves; this triggered a building and construction boom in the city. Within just a few decades, the little fishing settlement grew to become the capital of the Eastern Province and worldwide oil shipping hub.

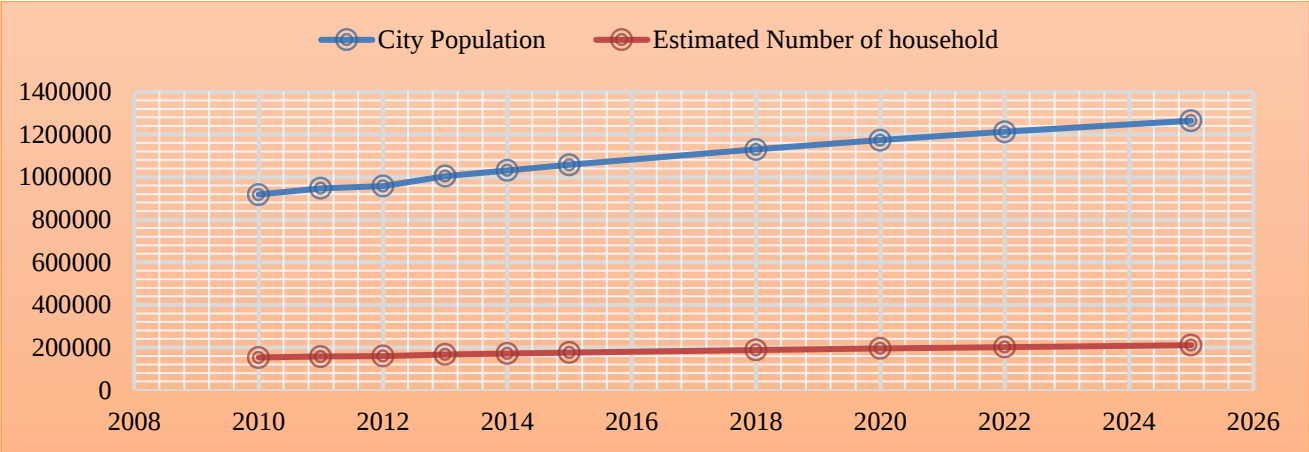
Geography and Location.

The city is located in the eastern part of Saudi Arabia on the Arabian Gulf, it is just 32ft (10m) above sea level. Dammam city is about 400 km east of Riyadh, the capital city of Saudi Arabia and about 1230Km east of Jeddah. It has a hot and dry desert climate, with average low and a high temperature of about 20 °C and 34 °C respectively. Rainfall in Dammam is generally sparse, and usually occurs in small amounts especially between December and April, the annual average rainfall is about 86mm. The city of Dammam has a geographical area of about 800km², however, the boundaries of the metropolitan area extend and covers two other cities Dhahran and Khobar to form Dammam Metropolitan Area, which is much bigger geographically.

Demographic Background.

With a population of 903,313 inhabitants (2010 census), Dammam city is the largest city in the Eastern Province and the fifth largest city in the Kingdom of Saudi Arabia; now it’s estimated that the city has more than one million inhabitants. The urban built-up area of the city is about 562 km² and has a population density of more than 2000 inhabitants per square kilometer. The population of Dammam city alone is about 46% of the population in the eastern region. The average household size in the city is 6.2 persons per household, which is higher than the national average which stands at 5.6 persons per household. The chart below shows the trend of population and the number of households in the city from 2010 to the year 2025.

Figure 1: Trend of Population and Number of Households (estimates)



Socio-Economic Background.

Dammam city is the capital or the seat of administration of Ash Sharqiyah Province, located to the east of the Kingdom on the Arabian Gulf. The Eastern Province of KSA is the heart of Saudi oil production and processing industry. The Saudi ARAMCO runs the oil and gas sector as a whole, from prospecting, exploring and extracting as well as collecting, processing, refining, and finally distributing, shipping and exporting¹. Consequently, the economy and physical development of the city is mainly dependent on the

¹ SAGIA (2014) Eastern Region Economic Report.

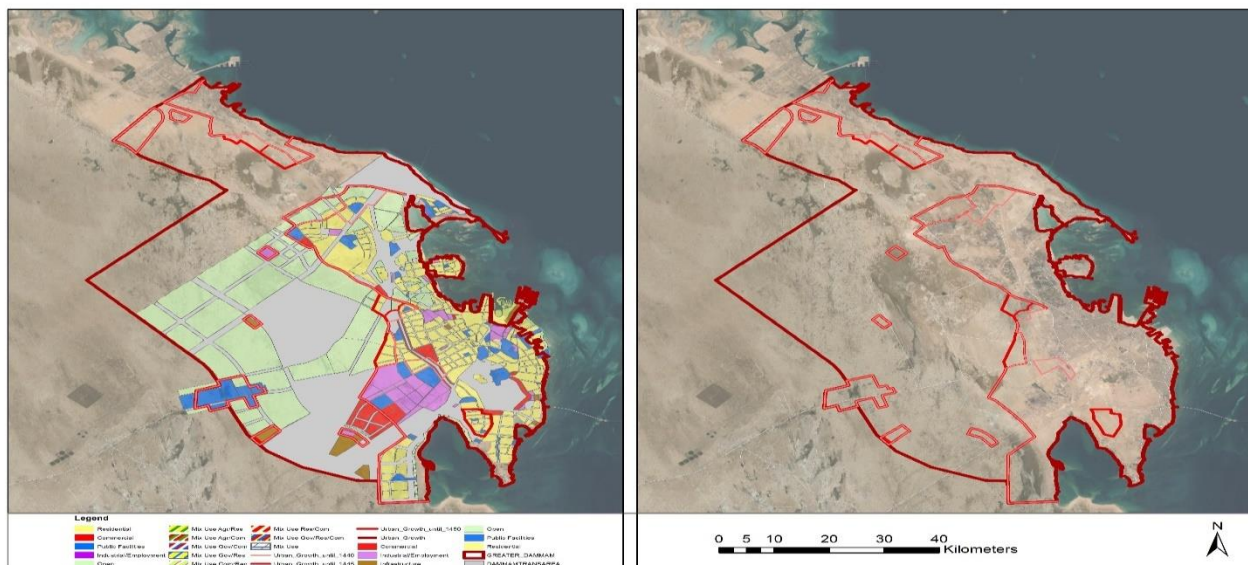
petroleum industry. A large proportion of the population in the entire metropolitan area works at Saudi Aramco and other petroleum-related business activities. The average household income in the city is high, it is estimated at about USD 4000 per month. A thriving manufacturing industry is also present in the city, by the end of 2013, the eastern region had 1,492 productive factories representing about 23.4% of the total number in the Kingdom amounting to 6,364; most of which are located in Dammam. The number of factory workers in the Eastern Region is about 214,000 representing around 25.8% of the total industrial manpower in the Kingdom; a large proportion of them work in Dammam.

The trend of Urban Growth and Existing Spatial Plans

In the early 1980s Dammam was a separate city but so close to Al Khobar and Dhahran, after years of rapid urban expansions witnessed in all parts of the Kingdom, the three towns inevitably merged into one, creating a single municipality known as Dammam Metropolitan Area (DMA). Dammam city is part of Dammam Metropolitan Area (DMA) which is the largest urban agglomeration in the Eastern Province and one of the largest in the Kingdom of Saudi Arabia. Urban growth in DMA has been rapid, the population has increased from 0.365 million inhabitants in 1974 and today the city is home to more than one million people and is expected to reach 3.62 million people by 2040².

The rapid growth has led to the formation of an agglomerated urban mass in DMA, most of this growth was unplanned and happened beyond urban expansion limits set by Dammam Urban Planning Department. Due to the limited alternative options for investment by the ordinary citizens, investing in housing has become the preferred option for many of them. Private sector companies followed a similar trend and invested heavily in the housing sector. Urban sprawl is a major problem associated with the rapid development of DMA. The contiguous spatial expansion of DMA has been extensively outpacing the growth of population resulting into a sprawling low-density development. By the year 2003, only 8,900 out of 25,618 ha of land within the urban boundary accounting for 35% were developed, leaving 16,700 ha of vacant land. The three main factors that are promoting this growth can be identified as the rapid expansion of the economy; the speculative real-estate market and the limited capacity of Dammam Urban Planning Department (DUPD) in devising and imposing urban regulations (Abou-Korin, 2011).

Figure 2: Land use and Urban Growth Limit



The figure above is showing the trend of urban growth limit control and land uses for the city of Dammam.

² Journal of Sustainable Development, Vol.8, No.9:2015, pg. 54.

City Prosperity Index (CPI) Assessment

Prosperity implies success, wellbeing, thriving conditions, safety and security, long life etc. Prosperity in cities, therefore, is about successfully meeting today's needs without compromising tomorrow and working together for a smart, competitive economy, in a socially inclusive society and a healthy, vibrant environment for individuals, families, and communities. Prosperity in cities is a process and cities can be at different levels of prosperity. In order to measure the level and also track how cities progress on the path to becoming prosperous, UN-Habitat introduced a monitoring framework: The Cities Prosperity Index (CPI). The CPI is a composite index with six carefully selected dimensions that captures all important elements of a prosperous city. This index along with a conceptual matrix, The Wheel of Urban Prosperity and a Global Scale of City Prosperity, are intended to help city authorities, decision-makers, partners and other stakeholders to use existing evidence and formulate clear policies and interventions for their cities.

80-100	Very strong factors
70-79	strong factors
60-69	Moderate strong
50-59	Moderate
0-49	Under moderate

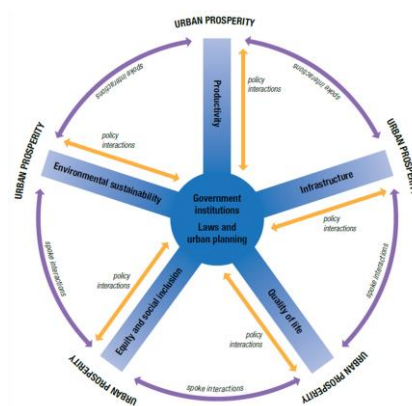


Figure 2: Scale of Urban Prosperity and the Wheel of Urban Prosperity

The UN-Habitat's Cities Prosperity Index (CPI) allows authorities and local groups to identify opportunities and potential areas for action or adjustments in order to make their cities more prosperous. The CPI is a multidimensional framework that integrates several dimensions and indicators that are not only related but have a direct and indirect influence on in regard to fostering prosperity in cities. These components are embodied in the following six dimensions: Productivity, Infrastructure Development, Quality of life, Equity and social inclusion, Environmental sustainability, and Governance and legislation. Each of the dimensions is comprised of several indicators measured differently. Since the indicators are measured in different units, the first step in the index computation involves the normalization of the indicators into values ranging between 0 and 1³; the normalized values are then aggregated stepwise to create the single value called the City Prosperity Index.

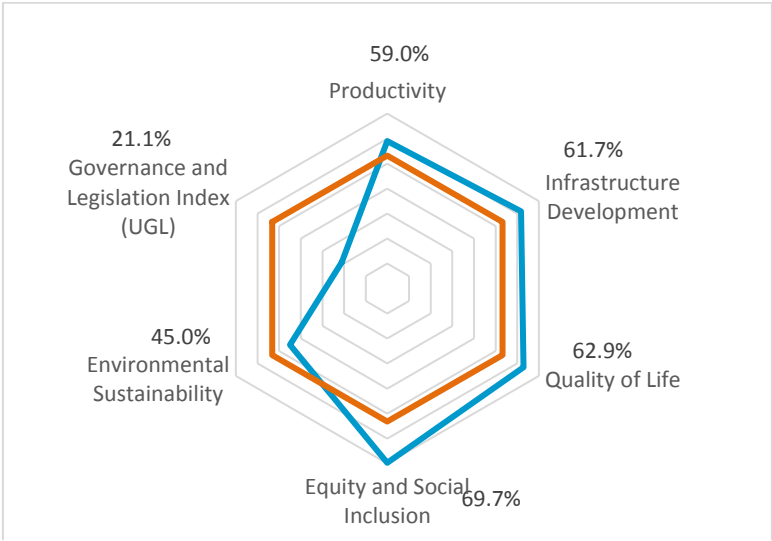
The following sections apply the CPI framework, the concept of the Wheel of Urban Prosperity and the Scale of Urban Prosperity to conduct an assessment of the level of prosperity in the city. The assessment provides an indication of the strengths or weaknesses in the factors of prosperity (in reference to the scale of urban prosperity); it also provides an indication of the level of achievement towards the set prosperity goals (based on the magnitude of the CPI scores); and highlights whether there are disparities

³ Can also be expressed in percentages so that values range between 0% and 100%, as used in this report.

between and within the six dimensions of prosperity (based on the concept of the Wheel of Urban Prosperity-stressing balance). An in-depth analysis of the findings will help to identify which particular sub-dimensions and indicators contribute to high or low values in each of the dimensions and the CPI scores.

The Overall City Prosperity Index for Dammam

The city of Dammam has an overall prosperity index score of 53.2%, according to the global scale of urban prosperity (shown above), the city is rated as having moderate prosperity. Therefore, there is a need to look closely at the causes and improve the overall CPI score of the city. The prosperity of cities requires a good balance of all the indicators of prosperity, it discourages a combination of indicators where some are too low and others very high. This low rating of the city is an indication that in as much as Dammam may be known to have a strong economic foundation, the city has many weak dimensions that weakens its overall scores. This can be seen in the chart below where urban governance and legislation (21.1%) and environmental sustainability (45.0%) dimensions perform dismally. On the other hand, three dimensions (Equity and social inclusion (69.7%), Infrastructure development(61.7%) and Quality of life(62.9%) can be rated as moderately strong. However, the city seems to be closer to achieving some balance than many other cities in the kingdom; the advantage of having a balanced city is that despite the low level of prosperity no segment of the city population is left behind or suffers extreme deprivations. This is why it is advisable that in the attempt to increase prosperity, strong factors can be held constant while improving extremely low factors to acceptable levels. The blue line in the chart below represent the dimension score of the city’s prosperity index and the orange line represent the mean.



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