



وزارة الشؤون
البلدية و القروية
Ministry of Municipal & Rural Affairs

HAEL

City Profile



Future Saudi Cities Programme
City Profiles Series: **Hael**

© 2019. Ministry of Municipal and Rural Affairs
King Fahd National Library Cataloging-in-publication Data

Ministry of Municipal and Rural Affairs
Hail City Profile./ Ministry of Municipal and Rural Affairs
Riyadh, 2019
..p ; ..cm

ISBN: 978-603-8279-00-7

1-Hail (Saudi Arabia) - History
I-Title
915.3141 dc 1440/8073

L.D. no. 1440/8073
ISBN: 978-603-8279-00-7

© 2019. Ministry of Municipal and Rural Affairs and United Nations Human Settlements Programme
All rights reserved.

Ministry of Municipal and Rural Affairs
P.O. Box : 935 - King Fahd, Riyadh, 11136
Tel: 00966114569999
www.momra.gov.sa

United Nations Human Settlements Programme
(UN-Habitat)
P.O. Box 30030, 00100 Nairobi GPO KENYA
Tel: 254-020-7623120 (Central Office)
www.unhabitat.org



مستقبل المدن السعودية
FUTURE SAUDI CITIES



UN HABITAT
FOR A BETTER URBAN FUTURE

Disclaimer

The designations employed and the presentation of the material in this publication do not imply the expression of any opinion whatsoever on the part of the Secretariat of the United Nations concerning the legal status of any country, territory, city or area or of its authorities, or concerning the delimitation of its frontiers or boundaries. Views expressed in this publication do not necessarily reflect those of the Ministry of Municipal and Rural Affairs, the United Nations Human Settlements Programme, the United Nations or its Member States.

Excerpts may be reproduced without authorisation, on condition that the source is indicated. ACKNOWLEDGEMENTS

City Profiles Series Editors:

Herman Pienaar
Salvatore Fundarò
Costanza La Mantia

Contributing Authors:

David Vogel (urban planning & design)
Maysho Prashad (urban planning & design)
Saud Alotaibi (urban planning & design)
Pinar Caglin (content editor)
Dennis Mwawati (regional planning)
Anne Klen-Amin (legal & governance)
Samuel Njuguna (legal & governance)
Emad Qurunflah (legal & governance)
Giuseppe Tesoriere (economy & finance)
Elizabeth Glass (economy & finance)
Abdulkarim Alhowaish (economy & finance)
Rayan Alrefaei (GIS)
Solomon Karani (GIS)

Layout Design:

Hai Anh Nguyen

Cover Page:

UN-Habitat

The Future Saudi Cities Programme is a jointly implemented project managed by the Deputyship of Town Planning of the Ministry of Municipality and Rural Affairs of the Government of the Kingdom of Saudi Arabia and the United Nations Human Settlements Programme (UN-Habitat).

For UN-Habitat:

Mr. Robert Lewis-Lettington
Mr. Ayman El-Hefnawi
Ms. Manka Bajaj

HAEL

حائل



FUTURE SAUDI CITIES PROGRAMME

CITY PROFILE



Contents

1 INTRODUCTION	9
1.1 About the Future Saudi Cities Programme	10
1.2 Saudi Initiatives for Sustainable Urban Development.....	10
1.3 Objectives of the City Profile Report.....	10
1.3.1 Scope of the city profile	10
1.3.2 Objectives of the city profile	10
1.4 City Profile Methodology.....	12
1.4.1 Evidence-based input approach.....	12
1.4.2 The reviews.....	13
1.4.3 The City Prosperity Index assessment report.....	13
1.4.4 The GIS spatial analysis.....	13
2 NATIONAL AND REGIONAL SPATIAL CONTEXT	15
2.1.1 Historical background	16
2.1.2 Geography and location.....	18
2.1.3 Demographic background.....	18
2.1.4 Socio-economic background	18
2.1.5 National Connectivity.....	19
2.2 Regional Structure and Dynamics	19
2.2.1 Regional organisation.....	19
2.2.2 Regional structure and resources.....	20
3 GOVERNANCE AND FINANCIAL FRAMEWORKS.....	25
3.1 Legal and Institutional Context	26
3.2 Planning Instruments and Procedures	27
3.2.1 Hierarchy of plans - Hael	27

3.2.2 Regional Plan for the Hael Region	27
3.2.3 The Hael Plan	30
3.2.4 The Hael Urban Growth and Development Protection Boundaries	34
3.2.5 Land Subdivision Plans	36
3.3 Institutional Framework	36
3.3.1 Urban institutions in KSA	36
3.3.2 Regional context: Hael Region	36
3.3.3 Local context: Hael	37
3.3.4 Legal and institutional implications for Hael	38
3.4 Financial Context	38
3.4.1 Hael's financial system	38
3.4.2 Municipal revenue	39
3.4.3 Financing municipal operating costs	39
3.4.4 Capital investment	39
4 THE CURRENT CITY	43
4.1 Urbanisation Patterns	44
4.1.1 The city's development patterns	44
4.1.2 Administrative boundaries	48
4.1.3 Urban density	50
4.1.4 Land use	52
4.1.5 Vacant land	54
4.2 Structuring Elements	54
4.2.1 Major infrastructure and economic nodes	54
4.2.2 Environmental and topographic elements	58
4.2.3 Movement and accessibility	60
4.3 Urban Density Scenarios	66

5 STRATEGIC DIAGNOSIS	69
5.1 Identifying and Defining Main Strategic Issues	70
5.1.1 Unbalanced growth and development patterns	70
5.1.2 Division and lack of cohesion in city structure	70
5.1.3 Socio-ecological and economic imbalance	70
5.1.4 Endangered historic and vernacular urban patterns	70
5.2 Analysing Hael's Four Issues in Depth	72
5.2.1 Hael's unbalanced growth and development patterns	72
5.2.2 Division and lack of cohesion in Hael's city structure	74
5.2.3 Socio-ecological and economic imbalance in Hael	76
5.2.4 Hael's endangered historic and vernacular urban patterns	78
6 THE FUTURE CITY	81
6.1 Strategic Responses	82
6.1.1 The Compact City	82
6.1.2 The Connected City	82
6.1.3 The Resilient City	82
6.1.4 The Historic City	82
6.2 Appropriate Models for Hael's Urban Development	84
6.2.1 The Compact City: Consolidating development and densifying centres in Hael	84
6.2.2 The Connected City: Linking Hael through public transport	86
6.2.3 The Resilient City: Rebalancing Hael's socio-ecological and economic systems	88

预览已结束，完整报告链接和二维码如下：

https://www.yunbaogao.cn/report/index/report?reportId=5_18067

