

إعداد ملخص تنفيذي

لأحد المشاريع البحثية الحديثة

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Jeddah strategic approaches to sustainable urban development and vision 2030 alignment

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Abstract

This research article provides an in-depth look into the urban development trajectory of Jeddah, a historic port city in Saudi Arabia, which has developed into a vibrant urban center that reflects its rich past and ambitious future. The study systematically explores Jeddah's journey through different lenses—its strategic geographical location as a maritime and pilgrimage gateway; its historical development dating back to the seventh century and its transformation influenced by diverse cultural and economic interactions. It comprehensively analyzes Jeddah's social and economic fabric, demographic trends and the impact of these factors on the city's urban landscape. This article examines the governance and regulatory frameworks that shape development policies in Jeddah and addresses how these frameworks are designed to meet the challenges of modern urbanization, including rapid population growth, infrastructure requirements and environmental sustainability. The research also examines the city's response to these challenges, focusing on strategic planning, infrastructure development and sustainable urban initiatives that align with the goals of Saudi Vision 2030. This article provides an in-depth understanding of urban dynamics in Jeddah, presenting it as a case study for managing growth and modernization in rapid urban environments.

Keywords: sustainable urban development; Smart City; Jeddah; Saudi vision 2030; strategic planning

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1. Introduction

With its unique location along the Red Sea coast, Jeddah is an interesting case study in urban development, blending historical significance with rapid modernization. This research article embarks on a comprehensive exploration of Jeddah's development, analyzing how its strategic geographical location made it a vital maritime and pilgrimage center and how this affected its social, economic and cultural landscape. The study traces the city's transformation from a humble fishing village to a bustling, diverse metropolis, highlighting the role of historical events and cultural exchanges in shaping its urban identity.

Furthermore, the article delves into Jeddah's demographic shifts and socioeconomic dynamics, examining how its population growth, characterized by diversity and rapid urbanization, poses challenges and opportunities for urban planning and development. The research examines Jeddah's economic landscape, discussing the city's transition from a trade-focused economy to a more diversified economic structure, with a particular focus on sectors such as tourism, finance and technology in line with Saudi Vision 2030.

The governance structures and planning frameworks guiding Jeddah's urban development are analyzed in detail, revealing how these systems have adapted to the city's growing needs and

regulations. The study provides a precise understanding of urbanization patterns, land use trends and key structural elements that shape the current and future urban fabric of Jeddah. It identifies and assesses the city's strategic issues, including housing needs, transportation systems, environmental sustainability and economic diversification and discusses comprehensive responses and planning strategies to address these challenges.

Finally, the article presents a multi-faceted action plan for urban development in Jeddah, focusing on sustainable infrastructure projects, urban renewal initiatives, housing development strategies and integrating smart city and green urbanism principles. The recommendations emphasize the importance of comprehensive and sustainable urban planning that accommodates economic growth, social inclusion and environmental care, in line with the broader goals of Saudi Vision 2030. This expanded study enhances our understanding of Jeddah's unique urban landscape and offers valuable insights and lessons for urban development strategies in fast-growing cities worldwide.

2. Overview of Jeddah's context

2.1. Geographic and historical background of Jeddah

Jeddah's location on the Red Sea coast has been the cornerstone of its historical and economic importance (Figure 1). Located halfway along the coast of Saudi Arabia, it serves a strategic advantage as a maritime gateway. The city's coast extends over 60 km, providing a natural maritime trade and communication channel with the wider Red Sea region, East Africa and beyond. This geographical location made Jeddah a focal point in ancient and modern trade routes and a melting pot of different cultures and civilizations [1].

Jeddah dates back to at least the seventh century, and its history is intertwined with the spread of Islam. Originally a small fishing village, its transformation into a bustling port city began when it became a gateway for Muslim pilgrims leading to the holy cities of Mecca and Medina. This status has greatly enhanced the importance of Jeddah, leading to its growth and prosperity.

Over the centuries, Jeddah has been influenced by various regional powers. Its architecture and urban fabric bear signs of Ottoman, Egyptian and other influences, making the city a repository of historical narratives. The Al-Balad Historic District, a UNESCO World Heritage Site, is a testament to this rich history [2]. The area is known for its unique Red Sea-style architecture, characterized by multi-story buildings made of coral stone and featuring intricately carved wooden windows (Roshan).

Today, Jeddah's commercial center and Hajj gateway role have fostered a multicultural environment. Merchants and pilgrims from Africa, Asia and other parts of the Middle East brought their customs, languages and traditions, contributing to the city's diverse cultural landscape. This cosmopolitan nature is evident in Jeddah's cuisine, art and social customs, which blend Arab, African and Asian influences.



Figure 1. Jeddah geographic location.

In the 20th and 21st centuries, Jeddah has continued to develop, embracing modernity while preserving its historical heritage. The discovery of oil in Saudi Arabia and the subsequent economic boom accelerated Jeddah's growth. Modern infrastructure projects, such as King Abdulaziz International Airport and Jeddah Islamic Port—one of the largest and busiest ports in the Middle East—have been crucial in reinforcing Jeddah's role as a commercial and logistics hub [3].

Today, Jeddah is a historic and modern city known for its bustling commercial districts, sprawling residential neighborhoods and vibrant cultural scene. This combination of ancient heritage and modern development makes Jeddah a unique urban center reflecting its historical heritage and contemporary importance to the region.

2.2. Demographic and socioeconomic aspects

The demographic profile of Jeddah is characterized by its rapid growth and diversity (Figure 2). With over 3.4 million residents, it is the second-largest city in Saudi Arabia and one of the most diverse. This diversity is partly due to a large expatriate community comprising a large proportion of the population. These expatriates come from around the world, attracted by Jeddah's economic opportunities and relatively open urban culture compared to other Saudi cities [4].

The city's annual growth rate of about 3.3% is considered one of the highest rates in the region. This increase is due to natural population growth and migration [5]. Jeddah attracts individuals and families from other parts of Saudi Arabia and beyond with the promise of job opportunities, higher standards of living and

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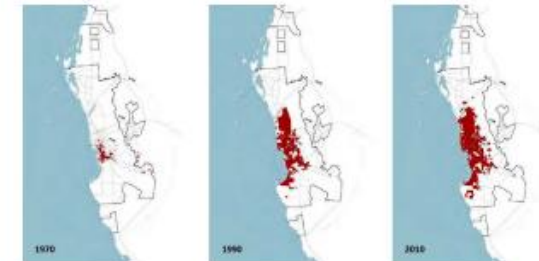


Figure 2. Jeddah urban area growth.

the city's unique cultural and social environment. This influx has resulted in a dynamic and constantly evolving demographic landscape, impacting the city's social fabric, urban planning needs and infrastructure requirements.

Economically, Jeddah's importance to Saudi Arabia is multifaceted. Jeddah Islamic Port is the cornerstone of the national economy [4]. The port handles more than 68% of the country's imports by sea and is a trade asset and a vital link in Saudi Arabia's supply chain. Port efficiency and capacity are crucial in facilitating international trade, impacting industries across the country.

Aside from its port, Jeddah's economy is diverse and dynamic. The city is a major commercial center with busy markets, shopping malls and commercial areas. The retail sector thrives throughout the year and receives an additional boost during the Hajj season, as millions of pilgrims add to the consumer base.

Jeddah's hospitality sector is also thriving, supported by religious tourism associated with Hajj and Umrah and a growing number of leisure and business travelers. The city's hotels, restaurants and entertainment venues reflect this vitality, contributing significantly to its economy.

Transportation is another significant economic sector. The presence of King Abdulaziz International Airport, one of the busiest airports in the region, and the city's position as a central transportation hub for the Hajj season increase its economic standing [7].

Furthermore, Jeddah's social and economic landscape is being shaped by Saudi Vision 2030. This ambitious plan aims to diversify the economy away from dependence on oil, and Jeddah is expected to play a pivotal role in this transformation. Efforts are being made to develop novel sectors such as finance, technology and tourism, providing new job opportunities and stimulating economic growth.

3. Governance frameworks in Jeddah

3.1. Overview of the legal and institutional context

Jeddah operates within a comprehensive legal framework, which is part of the broader regulatory environment in Saudi Arabia. This framework, which includes national laws and regulations, governs various aspects of city life, including urban development and environmental management. These laws have been customized to suit the local context of the city of Jeddah by its administrative bodies [8].

The most important of these laws are the urban development and zoning laws in Jeddah. These laws play an essential role in ensuring that urban development proceeds in an orderly and sustainable manner, in line with the city's overall vision for growth and development. Environmental regulations are also crucial to this legal framework, especially for the city of Jeddah due to its coastal location. These regulations include pollution control, waste management, natural resource conservation and addressing the city's unique environmental challenges [9]. Figure 3 provides a visual representation of the city's layout, showcasing the areas governed by these laws and the jurisdiction of the Jeddah Municipality.

The institutional structure in Jeddah is led by the Jeddah Municipality, which is the main administrative body responsible for urban planning, municipal services and the implementation of development projects. The municipality operates under the supervision of the Ministry of Municipal and Rural Affairs, working to align its policies and procedures with national goals. In addition, many other local and national authorities contribute to the administration of Jeddah. These bodies, which focus on sectors such as transportation, housing and economic

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ملخص تنفيذي للدراسة السابقة

أهداف الدراسة وأهميتها

استعرضت هذه الدراسة النهج الاستراتيجي للتنمية العمرانية المستدامة في مدينة جدة في إطار رؤية السعودية ٢٠٣٠، وتكتسب الدراسة أهمية كبيرة حيث أنها تقدم فهماً عميقاً للديناميات العمرانية والتحديات في المدن السريعة النمو، وارتباط التخطيط الاستراتيجي بالتنمية المستدامة، هدفت الدراسة استكشاف رحلة مدينة جدة بشكل منهجي بدءاً من موقعها الجغرافي الاستراتيجي كبوابة بحرية، مروراً بتطورها التاريخي الذي يعود إلى القرن السابع، ووصولاً إلى تحولها المتأثر بتفاعلات ثقافية واقتصادية متنوعة، كما قدّمت تحليلاً شاملاً للنسيج الاجتماعي والاقتصادي والاتجاهات الديموغرافية لهذه المدينة، وتأثير هذه العوامل على المشهد الحضري للمدينة. أيضاً تناولت الدراسة أطر الحوكمة والتنظيم التي شكلت سياسات التنمية في جدة، وأوضحت كيفية تصميم هذه الأطر لمواجهة تحديات التوسع الحضري الحديث، بما في ذلك النمو السكاني السريع، ومتطلبات البنية التحتية، والاستدامة البيئية. كما عرضت الدراسة صور استجابة المدينة لهذه التحديات، مع التركيز على التخطيط الاستراتيجي، وتطوير البنية التحتية، والمبادرات الحضرية المستدامة التي تتماشى مع أهداف رؤية ٢٠٣٠.

منهجية الدراسة

اتبعت الدراسة تحليلاً منهجياً شاملاً يغطي محاور مختلفة مثل: الخصائص الاجتماعية والاقتصادية للسكان، تأثير النمو السكاني، السياسات التنظيمية والإطار الحكومي، إضافة إلى مبادرات التخطيط والبنية التحتية، مع تحليل النتائج في سياق التطور العمراني المستدام وفق أهداف رؤية ٢٠٣٠.

ملخص تنفيذي للدراسة السابقة

أبرز النتائج

أظهرت الدراسة أن الحوكمة التنظيمية والإطار الاستراتيجي يلعبان دوراً محورياً في تحسين جودة الحياة، ومواجهة تحديات النمو السريع، إضافة إلى دورها في تحقيق التوازن بين التراث والتحديث العمراني، وتطوير البنية التحتية في الخطط الاستراتيجية الحالية، وأكدت أن التخطيط الاستراتيجي المرتبط بالرؤية الوطنية يمكن من تعزيز كفاءة الخدمات الحضرية والتخطيط العمراني بشكل أكثر فاعلية. وأشارت إلى أنه لتنفيذ استراتيجيات التنمية الحضرية في مدينة جدة لابد من مواجهة عدة تحديات معقدة تتجاوز مراحل التخطيط الأولية، يمكن تصنيف هذه التحديات بشكل عام إلى جوانب لوجستية ومالية وسياسية واجتماعية، ولكل منها تعقيداتها الخاصة، مما يتطلب نهجاً متعدد الأوجه يجمع بين التخطيط الاستراتيجي والحلول العملية على أرض الواقع، من خلال التعاون بين مختلف القطاعات، وتطبيق مبادئ الحوكمة وعلى رأسها الشفافية، والعمل في إطار أهداف التنمية الشاملة والمستدامة.

التوصيات

من أهم التوصيات التي أوصت بها الدراسة بناءً على ما توصلت إليه من نتائج:

- تعزيز دمج السياسات العمرانية مع الأهداف الاستراتيجية الوطنية
- تطوير أطر الحوكمة لتفعيل التنفيذ
- تحسين مشاركة المجتمع وأصحاب المصلحة في عمليات التخطيط
- تطبيق مبادئ التنمية المستدامة في كل مراحل التخطيط العمراني

قدّمت الدراسة إطاراً استراتيجياً لتحسين كفاءة التخطيط العمراني في المدن الكبرى مثل جدة من خلال ربط التخطيط بسياسات التنمية المستدامة والرؤية الوطنية، مما يجعلها مشروعاً بحثياً حديثاً ذا قيمة عالية في هذا المجال.



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Thank You

