MONTE CHRISTO DEVELOPMENT PLAN

2017 - (ongoing)

Location

Monte Christo, Namibia

Client Nambel

Scope

New Metropolitan Region Development

Stages

Planning Scheme Approach Planning Scheme for Authorities Base Program Design Concept Urban Design Development Urban Detail Design Technical Assistance

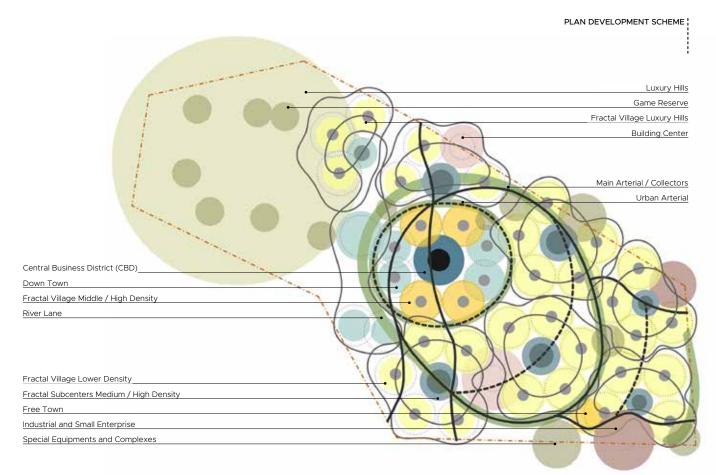
Data

Area: 3811 ha Estimated population: 185 000 Housing units: 50 000 Namibia is a country full of particularities inside of Southern Africa, the challenge proposed to A1V2 within this project has become to us, Town and Urban designers, a pleasure for the possibility of participating in another global development project within the framework of the projection of a New City, where the client intends not only the development of an attractive new urban zone, becoming a reference for Namibia by its careful integration of the African roots in communion with the theories developed during the XIX century in the thought of the ideal city.

The goal is to develop a new urban region, next to the capital of Namibia (Windhoek), integrating the Metropolitan Region of Windhoek, and with a close relationship with the main city.

This plan started with the Harambee Valley urban development project, promoted by the developers of Ongos and Monte Christo areas and the City of Windhoek, realising the need to join efforts, consolidate the different developers plans, regarding the provision of bulk services to the area and integration with the current City of Windhoek master plans. The project is considered of national interest to the government of the Republic of Namibia.

The programmatic structure incorporates significant functional areas for the definition of the concept and structure of general occupation, such as: Location and structuring of a Central Business District; Locate poles for Industry and Small Enterprises which can function as Building Centre integrating Start-ups and international enterprises connected with sustainable workforce for the beginning of the development of the city; treatment of the River Lane in connection with Down Town and the creation of an Fundamental Ecological Structure through Green Circles integrating different Zones, Land uses and Densities forming Circle Parks.





MACRO ZONING LAND OCCUPATION

The Monte Christo Development Plan covers 3811 hectares of which 2400 hectares are developable land, situated in the north-western region of the city of Windhoek, approximately 20km from the city centre. Currently the main access is the Monte Christo Road with new access roads being planned linking with the main road, B1.

The Model of Territorial Occupation for all Monte Christo is being developed to incorporate approximately 50 000 Housing Units.

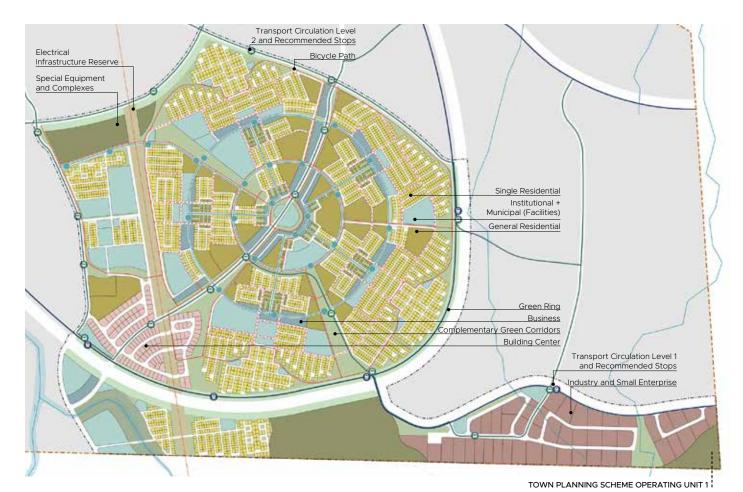
The Concept for the development the Monte Christo Development Plan incorporates a Traditional African Design know as Fractal Villages (Fractal Pattern) whereby a group of houses are grouped together around a centre that generates the sustainability of the whole in addiction whit the concepts of the Garden City concept (Eco City), where we merge the two concepts with the intrinsic characteristics of the territory, possibility of growth, mobility and the modern needs.

In the programmatic objectives, seven of these Fractal Villages (integrating approximately 1000 housing units) are grouped together to form a cluster (Fractal Village Grouped that integrate approximately 7000 housing units) serviced by a Fractal Subcentre with educational, safety, medical facilities, and other.

The centres of the Fractal Villages and the aggregation centre, Fractal Subcentre, are located in order to comply with the norms of the neighbourhood. In order to program 50 000 Housing Units it will be development about 7 Fractal Village Grouped. These clusters have an identity and create a harmonious living environment. All the clusters be joined with a green belt know as Circle Park that offer the inhabitants a safe environment to do recreational activities outdoor.

In percentage terms of Land Occupation the plan integrates:

- 59 % for Residential, predominantly residential areas with uses complementary to the housing function, Fractal Villages Lower Density, around 37 300 housing Units;
- 7 % for Business, integrating the areas of Central Business District (CBD) and the Down Town and Residential zones with Middle/High Density. This zone is organized as Fractal Village Grouped and it is the heart of the city;



- 6 % for Fundamental Ecological Structures, integrating the areas of the Green Rings, which surround the Fractal Village Grouped zone and the heart of the city, these rings also integrate the framing of the structural ways; the Complementary Green Corridors, delimited following the water lines, they connect the Fundamental Ecology Structure (Green Rings) with the urban ecology structure that will exist within the Fractal Villages;
- 18 % for Special Land use, integrating the areas of the Special Equipment's and Complexes (large areas that are more difficult to occupy and which will associated the implementation of reference equipment) and areas with greater restrictions and that constitute reserve areas for the salvage of environmental values in presence such as River Lane and The Game Reserve of the left river side;
- 4 % for Industrial Land use, integrating the areas of Building Centre and Industry and Small Enterprise, regarding expansion or replication of the model, the location of industrial and logistics zones in the territorial limits is a good option because it facilitates their expansion and accessibility.
- 6 % for Main roads and Others Reserved Areas.

The Concept of Fractal implicit in the African villages was integrated into the various levels of development of the project, because it is A1V2

expandable, repeatable or easy to Group, and easy to adaptable to the territory.

This project also intends to demonstrate the capacity to organize the territory in order to be adaptable. This concept was implemented in the structuring of the circulation network, namely through the increase of the reserve lanes to the circulation areas, promised to adapt the needs / requirements of travel / modes, growth and evolution of the societies.

The scope includes the **Project Management** de development of the specialties of **Urbanism and Town Planning**, Landscaping, Integrated System of Mobility and Transport, Micro Accessibility System (and are supported by local engineering and Town planers teams).

The project is developed in two major stages:

Macro-Town Planning Scheme (develop a model of territorial occupation organises and structures the occupation, which guides development of the Town Planning Scheme for Operating Units (OP) to be approved by the authorities;

Town Planning Scheme for the first Zone of 15 000 Housing Units to be developed in two Operating Units (OP) to be approved by the authorities. The development of this stage, for each Operating Unit (OP) includes de development of the Concept Design (CON); Preliminary Study (PRE) and Detail Design (DTE) to be execute the implementation of the Urban Design.