

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.

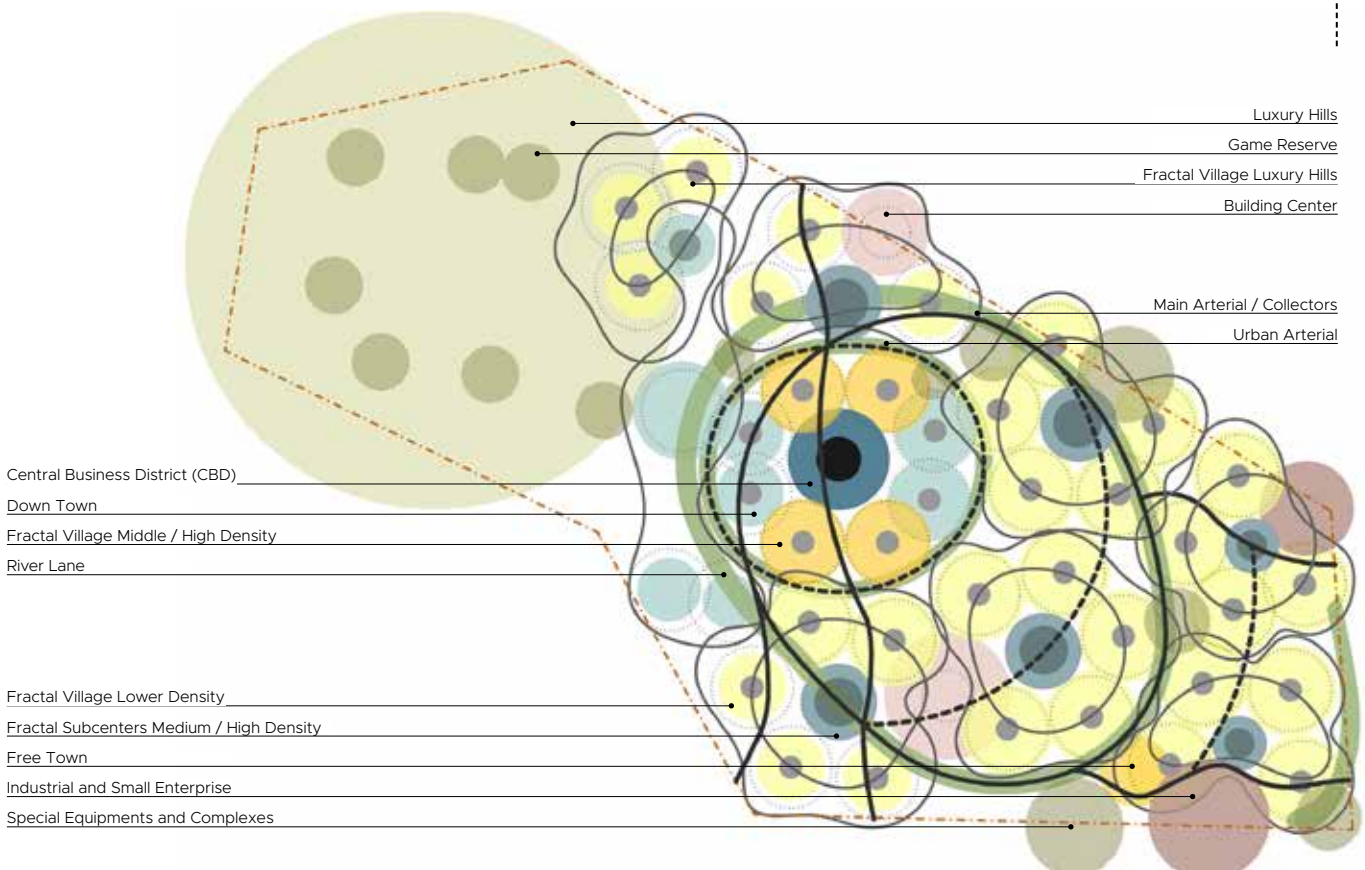
The goal is to develop a new urban region, next to the capital of Namibia (Windhoek), integrating the Metropolitan Region of Windhoek, and with a close relationship with the main city.

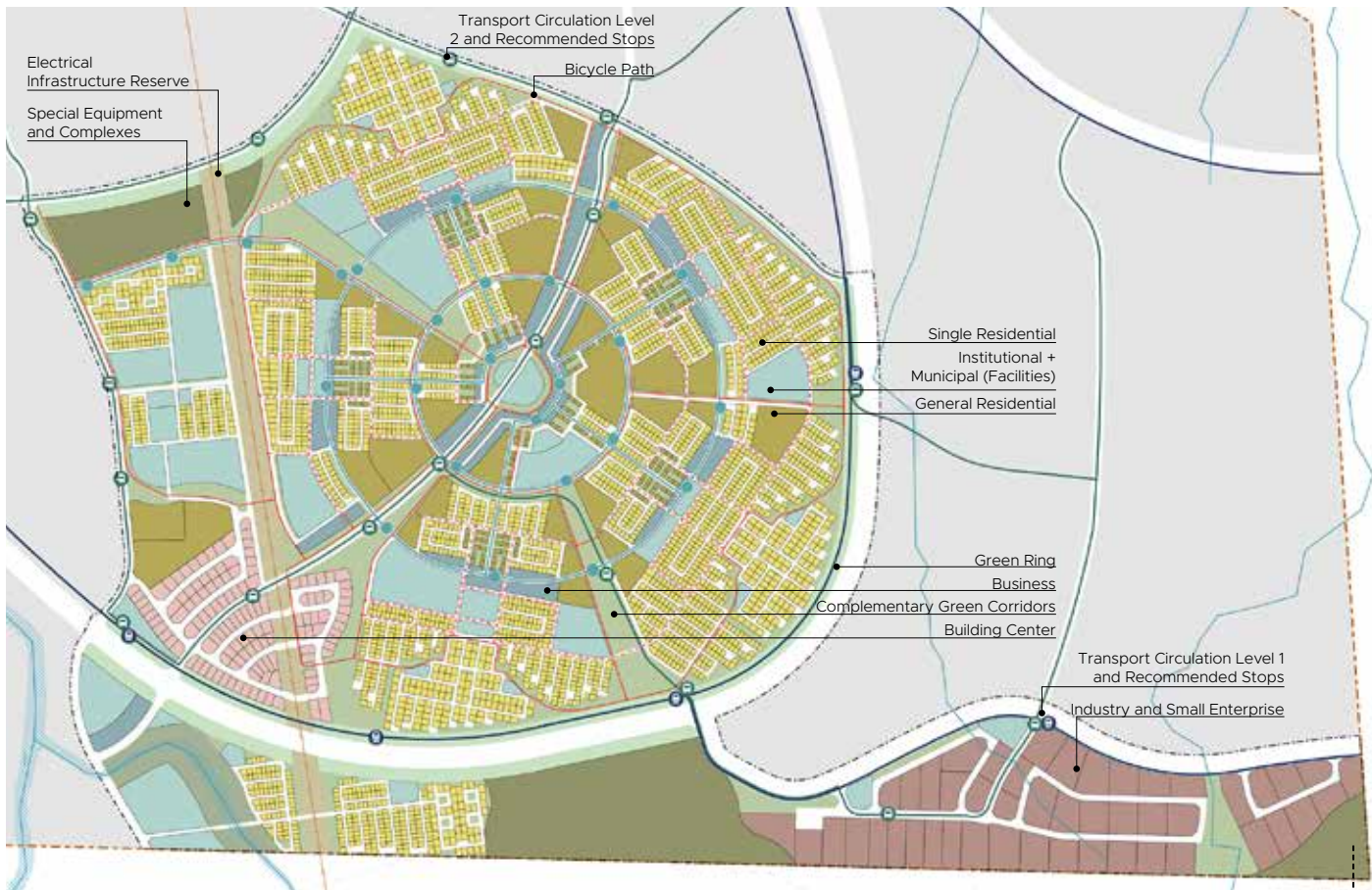
This plan started with the Harambee Valley urban development project, promoted by the developers of Ongos and Monte Christo areas and the City of Windhoek, realising the

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.

PLAN DEVELOPMENT SCHEME





TOWN PLANNING SCHEME OPERATING UNIT 1

- 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

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 planners 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.**