



## 3rd Generation Planning Project in Libya, June 2008

### Dear Reader,

This newsletter presents some highlights of the Project up to end of **June 2008**. It is primarily intended for people working in the Project and does not intend to give a complete overview of the work involved. The Newsletter and more information about the Project can also be found on WSP Homepage. Please also note that the Newsletter has an informal character and that its content does not imply official endorsement by NCB or UPA.

If you have ideas or questions about the Project, please contact the Project Technical Manager, Mr. Christer Kjørneberg. [christer.kjerneberg@ncbly.com](mailto:christer.kjerneberg@ncbly.com)

### Master Planning in Progress

The Master Plan, as a tool for local governance should be accessible and understood not only by the planners and implementers but by the general public.

The requisite information contained in reports, maps, tables, diagrams should be easy to read and interpret in order to encourage an open exchange of information, and dialogue among planners, elected representatives and the general public. Public participation in planning and implementation of the Master Plan is an integral part of the process, and the voice of the local constituents should always be heard in decisions concerning land use.

To make the Master Plan better understood by any local citizen, it is important to have a document that is simple, concise, and makes use of graphics that are easy to understand and are devoid of technical terms. In this way, the Master Plan document becomes more comprehensible to the layman, and the proposals that will affect the ordinary citizens will be better understood by them.

We have found the GIS very useful to produce illustrative graphics, which integrated with condensed text, bring out the ideas of the Plan. It also facilitates the transformation of the Plan into the Arabic version.

General People's Committee  
Urban Planning Agency





**Master Plan for  
ZUWARAH (10408)  
An Niqat Al Khams Shabiya**

**EXISTING SITUATION**

May 2008

1.1 Housing

**1.1.1 Housing**



Multifamily houses built by government, in south-eastern part of Zuwarah, construction on sabkhas.

Detached house under construction in north-western part of the city.

Coastal Road in Zuwarah Old Town.

Mostly one-story detached residential houses along the coastal highway.

**Present Situation**

Zuwarah is a compact and concentrated settlement, most of the residential areas are concentrated around the historical town centre and along the coastal highway passing through the town.

There are approx. 7350 dwellings in Zuwarah, within the 3<sup>rd</sup> GMP Study Area. They occupy an area of 10 hectares and are inhabited by approximately 48,000 persons.

One-family houses in low density areas are dominating. Just some multifamily housing areas reach high density. Parts of the central areas of the settlement are medium density.

There are several areas under construction in the western part of the city mainly detached houses on individual plots are built, in the eastern part some multifamily houses are constructed by the government.

Many of the existing housing areas lack paved roads and technical infrastructure.

According to local UPA there is a high need and demand for new houses.

The damp sabkha areas, seasonally flooded, create a major problem for new development. From the technical point of view, the presence of saline water in the soil has a destructive effect on housing structures and utility installations. To build on sabkhas are complicated. It requires expensive insulation on structure and foundations. There are also special environmental considerations to build on sabkhas.

**1.1.1 Building Age**



**Present Situation**

92% of all the buildings within Zuwarah 3<sup>rd</sup> GMP Study Area are residential buildings.

The year of construction for the existing housing units in Zuwarah are shown in table below. A majority of the existing housing stock, 70%, have been constructed during the latest 30 years.

Year of Construction of Existing Residential Buildings	Percent
Before 1975	30%
1975-1984	14%
1985-1994	29%
1995-2005	28%

The original layout of the settlement has a very compact and concentrated core.

The development spreading in all directions, but mainly along the coast in eastern and western directions. The latest 10 years one third of the existing housing stock has been constructed and the development has started to spread out on a larger area, with a lower density.

### BACKGROUND

WSP International is assisting NCB to provide UPA with a state of the art planning portfolio of regional, sub-regional, master and detail plans for the Tripoli Region. The 3<sup>rd</sup> Generation Planning Project also includes updated spatial data including satellite imagery, orthophotos and digital basemaps. The project started in 2005 and ends in 2009.



According to the agreement between UPC and NCB, the master planning work is divided into five steps. The third step presents three alternative scenarios. See examples below in progress. Zuwarah is a medium size town with about 50,000 inhabitants, situated on the north-west coast of Libya. It will have the potentials to develop providing the national investments in a new railway, a new road by pass and the establishment of an university will be realized and synchronized in a co-ordinated manner. The alternatives will be subjected to a sustainability appraisal before it will be delivered to UPA, which will initiate a consultation process to discuss and point out the way forward for Zuwarah and its inhabitants.

Zuwarah Master Plan Development Alternatives June 2008

### Alternative A

"Pleasant living by the sea"



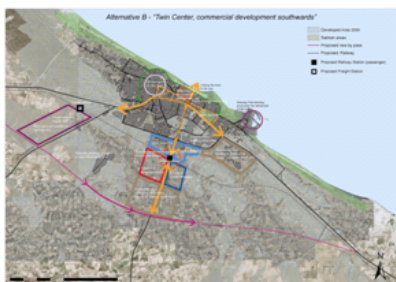
#### Key features for Alternative A

- Emphasis on tourism development
- Definition of existing urban areas
- Emphasis on residential and tourism development
- Developments located north of the planned railway line and in the extension of the logistic hub, thus creating a focus towards western development
- Linking of town and seaside
- Spatial compactness of the city is maintained
- Accept development on seaboard

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### Alternative B

"Twin Center – commercial development southwards"



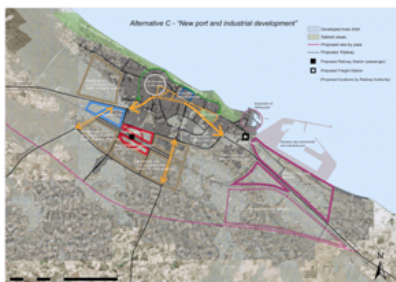
#### Key features for Alternative B

- Emphasis on commercial development
- Definition of existing urban areas
- Developments located north and south of the planned railway line with particular attention around the passenger railway station, thus creating a focus towards commercial development southwards
- Linking of town and seaside
- Creation of a twin centre
- Avoids development on seaboard

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### Alternative C

"New Port and Industrial development"



#### Key features for Alternative C

- Definition of existing urban areas
- Emphasis on industrial/commercial development
- Conflict between industrial and residential/tourism development
- The alternative is dependent on the development of the railway and on governmental investment
- Developments located north and south of the planned railway line with particular attention around the passenger railway station and the port thus directing urban expansion to the east and south-west
- Creation of a 2nd town centre (Mina centre)
- Accept development on seaboard

Zuwarah Master Plan 3rd Generation Planning Project Development Alternatives June 2008

## Project Staff

More staff news to come in the next Newsletter...



Ms. **Marita Lorentzon** has left her assignment as the Team Leader for the Outer Urban Planning Unit and will join a Swedish private consulting firm.



Mr. **Oscar Häggström** is returning to Sweden and will team up with WSP in Karlskrona as an urban planner.



Ms. **Lotta Hammarlund**, Assistant Urban Planner, has returned to the Swedish Land Survey after finishing her contract.



Mr. **Che Biggs**, Assistant Environmental Planner, has finished his contract and will be working on a free lance basis from Sweden.



We are happy to see Ms. **Eman Gartaa** joining the Team. Eman is an architect by profession and she has been with NCB for many years.