KALOUM & LOOSE ISLANDS REDEVELOPMENT MASTER PLAN 2040

Republic of Guinea Summary Report I September 2017

Contributors:

Presidency office Prime Ministre's office CIAT SPAT Ministry of Public Works Ministry of Transport Ministry of Cities Ministry of Environment Ministry of Tourism Ministry of Post & Telecommunication DATU Water Treatment Division of DATU Cadastral Division of DATU Study and Development Division of DATU **Built Heritage Division** Governorate

Solid Waste Division of Governorate APIP (Agency for the Promotion of Private Investments) National Agency of Sanitation INS (National Statistical Institute) IGN (National Geographic Institute) IGN (National Geographic Institute) IGN (National Geographic Institute) EDG (Guinea Electricity Company) SEG (Guinea Water Company) SDGEB (National Backbone Company) EDG (Guinea Electricity Company) SEG (Guinea Water Company) SEG (Guinea Water Company) Paulo Gomes & Partners EU Delegation

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THE PRESIDENT'S MESSAGE



"Over the next five years, my goal is to get Guinea out of its extreme poverty and underdevelopment, and to embark on the path of economic growth and social progress such that Guinea can be one of the emerging countries."

Pr. Alpha CONDE, President of the Republic of Guinea

SR SHIPPING

Photo Credit: Mr. Youri Lenguette

OVERVIEW

Conakry, being the capital city of Guinea, serves as political, economic, financial and cultural centre of the country. It is located strategically at the Atlantic Ocean and is thus a key gateway for the import and export of goods to and from Guinea. Its major exports include bauxite, iron ore and agro products; while its major imports are oil, machinery, rice and daily necessities.

Kaloum is located at the end of the Conakry peninsula and covers an area of approximately 476 ha. At present, Kaloum district has a large residential component, apart from government office complexes, embassies, museums, and other commercial and public facilities. Located around 4 km offshore from Kaloum are the Loose Islands. The Loose Islands comprises five islands namely: Tamara, Kassa, Roume, Coraille and Blanche Islands, with a total area of 1,394 ha. The Islands are popular destination for tourists and are renowned for its forests and beaches.

Kaloum presently faces many urban issues as a result of the overconcentration of commercial, industrial, trade, administrative and residential complexes in the district. The Loose Islands, on the other hand, have yet to optimise its potential as a tourism destination. The Redevelopment Plan was initiated by the Government of the Republic of Guinea to facilitate the rapid development process currently occurring in Kaloum. The purpose of the Redevelopment Plan is also to provide the requisite guidelines needed to improve the environment and living quality in Kaloum and the Loose Islands.

The master plan preparation process was overseen by CIAT and assisted by SPAT. Various government agencies and private stakeholders have also been consulted.

The master plan is structured such that long term, medium term and short term projects could be identified. These are to address both the lond term as well as current issues on site.





KALOUM PAST

Kaloum or Tombo Island was built by the French in the mid 19th century as the administrative centre and port city. It was one of the most beautiful city in West Africa. The island city was officially made the capital of French Guinea in 1905. This island was eventually connected to the main land through reclamation.

The well-planned city and its grid structure is largely intact today. Many of its key buildings, are still standing, while some of the waterfront areas are still as attractive as before.



The Old Railway Station



Conakry Central Post Office



Boulbinet Port



The Church of St. Mary



The Plan of Kaloum in 1905



Commercial Street



The Ballay Monument

KALOUM TODAY

Kaloum, the city centre of Conakry, is characterised by the port and industrial area in the north, the administrative area in the west, and the residential and retail area in the centre and the east of the district. The waterfront at the south of the district is occupied by various land uses such as fisherman's port, military, school, hotel and retail.

With around 65,000 population currently, the city is experiencing construction boom. As this is the area with best infrastructure in the city, resulting in traffic congestion and strain an existing infrastructure.



Port of Conakry



Boulbinet Port



Existing Land Use Plan



Residential Area



Commercial Area



Mohamed V Palace



Coastal Area

LOOSE ISLANDS TODAY

Loose Islands have not been developed very much since 19th century. While majority of the islands remain as tropical forest, there are some historical building and attractive features on the islands.

Kassa as the area closest to Kaloum has the largest population and highest economic activities.

Roume island is the prettiest with beautirul sandy beach and is popular as tourist destination.

Tamara island and remaining islands are very much natural with small pockets of developments.



Light House at Tamara in 19th Century



Existing Land Use Plan of Loose Islands



Light House at Tamara Today



Kassa Island



Village at Roume Island



Villagers at Roume Island



URBAN SUSTAINABILITY FRAMEWORK

The Urban Sustainability Framework (USF) is established considering the specific environmental, social and economic issues faced by Kaloum and Loose Islands today; including the possible sea-level rise risks that the city may face in future, the challenge of increasing urbanisation and its impact on already overcrowded built/social environment, and the need for creating of a new economic drivers to re-position Kaloum and Loose Islands in greater Conakry.

The USF provides guiding principles for the planning processes that will ensure the long term sustainability of Kaloum and Loose Islands. The framework will govern the visioning, planning, including the implementation of the city's development and redevelopment projects to ensure a resilient Kaloum and Loose Islands in the long term.

Key Sustainability Challenges



- Flooding, sea-level rise and unguided reclamation.
- Poor waste management and increasing urban pollution.
- Traffic jam resulting in poor air quality



- Moving out of the CBD and the administration offices, hence the need for re-positioning of Kaloum.
- Unavailability of land for urban investment projects in Kaloum.



- Overcrowded city with inadequate infrastructure and poor housing conditions.
- Degrading heritage and lack of social/cultural and public spaces.



VIBRANT ECONOMY

- Create opportunities for tourism (MICE) in Kaloum and nature tourism in Loose Islands.
- Introduce higher education as new economic driver.

AFFORDABLE HOUSING

- Ensure quality affordable housing for 40-50% of the residents through redevelopment projects/schemes.
- Provide quality living environment with integrated public open spaces and facilities.

INFRASTRUCTURE & HUMAN CAPACITY

- Provide adequate and quality urban infrastructure to support the economy.
- Provide conducive environment for potential investors.

Economic Second SIX GUIDING PRINCIPLES

Economy

Nature

Environmental Sustainab

Social Sus

nability

Culture

Housing

Resources

CULTURE & HERITAGE

- Ensure the remaining heritage is conserved, respected and enhanced.
- Provide adequate venues to appreciate and advance art and local culture.

ENVIRONMENTAL RESILIENCE

- Ensure a flood-free city with appropriate flood mitigation measures with effective drainage & waste management system.
- Address sea-level rise and ensure protection of low lying coastal areas.

ENERGY & NATURAL RESOURCES

- Encourage compact urban development with balanced density and open spaces.
- Promote sustainable resource management such as promotion of public transport, renewable energy and waste recycling.

RE-POSITIONING KALOUM

In December 2016, the Government of Guinea launched Grand Conakry Vision 2040 with the support of the European Union, providing longterm strategic growth direction for the Greater Conakry Region. Grand Conakry Vision 2040 seeks to move 70-80% of civic and community institutions in Kaloum to Koloma District. Thus, decentralising the administrative and business functions to Koloma District. This calls for the re-positioning of Kaloum guiding its transition from present function as the city centre into a vibrant new destination in the future.

Today - Overcrowded CBD





VISION 2040- CELEBRATION ISLANDS

Kaloum will evolve from the "CBD and Administrative Centre" into a residential, leisure and touristic zone. Capitalising on the current assets of the area, Kaloum and Loose Islands have a great potential to be a place where Guinean celebrate their past and their way to success in the time to come.

Kaloum and Loose Islands are envisioned to be the "Celebration Islands" of Guinea Conakry creating a unique and lively environment where both locals and visitors can experience and celebrate the country's past and progressive future.

GOALS, OBJECTIVES AND STRATEGIES

To establish Kaloum and Loose Islands as the 'Celebration Islands' and a model city in Guinea showcasing attractive, vibrant and sustainable lifestyle. The vision is further elaborated into goals that set broad directions, objectives that define key target indicators, and strategies that provide specific measures to achieve the vision.

5 key goals are identified for Kaloum and Loose Islands.

GOAL 1: WELL CONNECTED ISLANDS

GOAL 2: CLEAN, SUSTAINABLE ATTRACTIVE WATERFRONT

GOAL 5: VIBRANT AND ATTRACTIVE DISTRICT

GOAL 4: INCLUSIVE COMMUNITY

GOAL 5: ISLANDS OF CULTURE AND IDENTITY

Out of these goals, long term, medium term and short term projects have been identified. This will be translated into the redevelopment plan for Kaloum and Loose Islands.

URBAN MOBILITY WELL CONNECTED ISLAND

Objectives

- Maximum 40 minutes car ride to the airport
- Hourly ferry connection to Kassa Island
- Maximum of 1 hour transit ride from Kaloum to PK36

Strategies

- Build airport highway project
- Build North-south transit
- Develop transport hub in the centre of Kaloum
- Develop sufficient carparks
- Build ferry infrastructure on mainland and islands

Projects

- Airport highway project
- North-south transit project
- Kaloum Central Project
- Carparking system
- Ferry infrastructure project



ENVIRONMENT CLEAN, SUSTAINABLE & ATTRACTIVE WATERFRONT

Objectives

- Litter/pollution free waterfront
- Protected against the sea-level rise

Strategies

- Re-zone waterfront land for non-pollutive uses
- Introduce new waste management system
- Waterfront park connectors

Projects

- High-end housing, MICE cluster along waterfront
- Waste management system transfer station
- Coastal park connector system



ECONOMY VIBRANT AND ATTRACTIVE DISTRICT

Objectives

- Sitting of the Presidency and the diplomatic enclave
- Main venues for events, conventions and celebrations
- Venues for waterfront dining, leisure and entertainment
- Vibrant port & logistics economy

Strategies

- Retain key administrative function
- Develop waterfront destinations
- Develop entertainment clusters
- Redress key streets as an attractive destinations
- Adaptive mixed-use within city grid

Projects

- Redevelopment of palace cluster
- New waterfront leisure and entertainment cluster
- New waterfront MICE cluster
- Redressing Republic Avenue, Trade Boulevard and Telly Diallo



SOCIAL Inclusive Community

Objectives

- 5-10% high-end waterfront homes
- 20-40% middle-class coastal homes
- 40-50% lower-middle inland communities

Strategies

- Improvement scheme for existing residents
- Provide enough public facilities for residents
- Develop high-end waterfront homes
- Develop mid-class housing close to waterfront

Projects

- Redevelopment of existing inland settlement
- Public facility project
- High-end, high-rise housing zone along waterfront
- Mid-class high-rise housing close to waterfront



HERITAGE AND CULITURE ISLANDS OF CULTURE AND IDENTITY

Objectives

- Centre for art and local culture
- Destination for heritage tourism

Strategies

- Develop museum and art street
- Develop tourism cluster on island
- Strengthen heritage area
- Conservation of fisherman's port

Projects

- Museum and art street
- Conservation plan for areas within old city grid and fisherman's port
- Adventure park and resort on the islands



KALOUM & LOOSE ISLAND REDEVELOPMENT PLAN

Kaloum

Kaloum will evolve from a "CBD and Administrative Centre" into a residential, leisure and touristic zone. The key proposals include:

- Improvements to the transport connectivity within Kaloum and between the Loose Islands;
- Ensuring of a sustainable environment by rezoning the waterfront for non-pollutive uses;
- Revitalisation of Kaloum's economy by injecting new waterfront tourism and educational developments;
- Ensuring of an inclusive community by addressing local housing issues; and
- Developing the Heritage Zone through the rejuvenation of existing culture and heritage in western Kaloum.

Loose Islands

Loose Islands will be redeveloped to complement Kaloum and facilitate future recreational needs of Greater Conakry. The key proposals include:

- Kassa Island development as a mass tourism destination with regular ferry services, family theme park, marina, playgrounds, plant nursery, water recreation, restaurants, artist village, holiday chalets and golf course;
- Roume Island development as a high-end resort area with its exclusive and beautiful beaches;
- Tamara Island to be maintained as a natural area for adventure recreation; and
- The other 2 smaller islands Blanche and Corail to be kept natural for eco-tourism.





SF	10RT-TERM (2017-20	20)
S1	Trade Boulevard	1 km
S2	Museum Street	20 m
S3	Telly Diallo Boulevard	810 m
<u>\$4</u>	Waterfront Walk	540 m
S5	Republic Avenue	940 m
S6	Kassa Island Gateway	6 ha

MEDIUM-TERM (2020-2030)

Palace Complex	11 ha
Campus Cluster	16 ha
Mixed-Use Cluster	10 ha
Kaloum Central	5.3 ha
Corniche Project	43 ha
Public Housing	2-3 ha
Kassa Island Golf & Country Club	106 ha
Kassa Island Resort and Theme Pa	rk 30 ha
Roume Island Luxury Resort	10 ha
Tamara Island Community Improv	ement
	Campus Cluster Mixed-Use Cluster Kaloum Central Corniche Project Public Housing Kassa Island Golf & Country Club Kassa Island Resort and Theme Pa Roume Island Luxury Resort

LONG-TERM (2030-2040)

(11)	Port Extension
(12)	Forest City
(13)	Green City
(L4)	Cultural Bay
(15)	Celebration Bay

Sprucing-Up Projects

Enhanced walkable street with improved streetscape and organised car park.
Pedestrianised street with art and cultural precinct around the national museum area.
Green boulevard with enhanced planters and organised car park and
Attractive waterfront promenade with café, F&B, playground and landscaped walkway.
Distinctive street with one way traffic and wider pedestrian promenade for shopping and F&B.
Recreational destination with playground, camping ground, cycling track and plant nursery.

Redevelopment Projects

Redevelopment of Palace Cluster through conservation, consolidation and improvements.
Adaptive re-use of administrative building (vacated in future) for Educational Complex.
Redevelopment of logistics site into mixed-used development.
Integrated transport hub with offices, hotel, shopping mall and city square.
Waterfront mixed-use district with grand corniche (by EGCA).
Redevelopment of 12 housing sites into public housing with integrated facilities.
Development of 18 holes golf course and country club.
Development of resort and family theme park or water theme park.
Development of jetty and luxury resort at Roume Island.
Infrastructure upgradation and improvement of 2 existing villages at Tamara Island.
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Reclamation Projects

37 ha

-	
84 ha	Reclamation and additional docks (approximately 2,000 metres)
53 ha	Integrated residential township amidst nature and recreation island with rehabilitated mangroves.
68 ha	Cruise Terminal and Marina District with high-end waterfront residential township.
38 ha	New waterfront cultural district with art gallery, museum, market, restaurant, bars and boutique hotels.

Iconic waterfront convention district with convention centre, mixed-commercial and apartments.

SHORT-TERM PROJECTS (2017-2020)

The sprucing up projects are intended to beautify Kaloum and the Loose Islands and make them into more attractive destinations.

The sprucing up projects are expected to be completed within a time frame of 2-3 years and aimed at spearheading other redevelopment projects in Kaloum.

RE-DRESSING REPUBLIC AVENUE

Republic Avenue has lost its identity due to poor enforcement and traffic management. There is an overlap of pedestrian space and car parking along the road. Such conflict of usage of road space has led to the inconvenience to road users including both drivers and pedestrians.

For the road to be transformed into a vibrant street, Republic Avenue is re-dressed and redeveloped as a one way street with organised road side spaces for car park and greenery. A pedestrian promenade will be created on the side of the road to encourage F&B activities and street side shopping.

Public art will be planted to strengthen local identity and nurture it as the main shopping street in Conakry.





DEVELOPING A NEW WATERFRONT WALK

Kaloum southern waterfront has a tremendous potential to be rejuvenated as a scenic space with diverse activities. At present, nothing significant is happening along this scenic waterfront.

Optimising on an exceptional view of the ocean, a 500 m waterfront park is proposed between the Noom and the Museum Street with a boardwalk and several recreational, cultural and commercial including pocket parks, open air theatre, and new waterfront restaurants & cafes. The waterfront walk will become a new destination in Kaloum, complimenting spots offer tourstic development





REDEFINING 7TH AVENUE AS MUSEUM STREET

The Redevelopment Plan proposes the 7th Boulevard to be themed as the "Museum Street". The Boulevard is currently a two way street and is congested with an overlap of car parking and pedestrian space, thus making it unfriendly for pedestrian movement and street side activities.

Museum Street will be redeveloped to promote local art and will be designed as a place where residents and visitors can celebrate Guinean culture. Proposed to be fully pedestrianised with Guinean themed pavement, it will host spaces for local handicraft stalls, F&B spaces, a museum plaza for local arts and cultural performances.





GREENING TELLY DIALLO BOULEVARD

The existing road condition mainly caters for vehicular traffic with car parking spaces in the centre of the road which is not clearly identified, and an intermittent pedestrian path at the road side that are encroached by haphazard commercial activities.

20

Telly Diallo Boulevard will be established as an attractive green street with organised delineated car parks spaces, upgraded continuous sidewalks, and intensive planting on the median that will improve the overall streetscape of the Boulevard.

Certain parts of the road will be paved to slowdown traffic and facilitate pedestrian crossing.





SPRUCING-UP TRADE BOULEVARD

The existing Trade Boulevard is one of the better roads in Kaloum with road side car parking spaces, tree lined streets, and a more continued sidewalks for pedestrians. The Trade Boulevard has a potential to improve further in terms of integrating public spaces and enhancing the overall street environment.

Trade Boulevard will be enhanced as a walkable and attractive street with improved road side greenery, pedestrian pathways, better organised roadside parking and provision of landscaped public spaces with public art display at intervals.





RE-CREATING KASSA ISLAND GATEWAY

Kassa Island, is the most populated and closest island from Kaloum and is proposed to be an extension of Kaloum complementing Kaloum's density with its land availability and green environment.

The Kassa boat landing area is proposed to be a vibrant gateway with restaurants, mini-golf, pedestrian promenade, iconic viewing point and playgrounds allowing families to spend half a day on the island.

The flower and plant nurseries are also proposed to provide the need plant supply for Conakry.







MEDIUM-TERM PROJECTS (2020-2030)

REJUVENATING KALOUM CENTRAL

Kaloum Central is a redevelopment project revitalising the existing abandoned train station. The old train station and surrounding area has tremendous potential to be revitalised into a new transport hub, an attractive city square and one of the main activity nodes of Kaloum.

The integrated transport hub will house the bus terminal, car park facilities and future train station. The key feature of the development would be the conservation of the station as heritage building and its integration with the roof garden connecting the hub with the surrounding commercial developments, the blue zone and the existing stadium.





PROVIDING QUALITY AFFORDABLE HOUSING FOR LOCALS

Most of the existing local housing in Kaloum is old, overcrowded and in needs of neighbourhood (community) facilities. Besides, the increasing land demand for development has driven local residents out of Kaloum as their land is acquired by the private developer.

The affordable housing scheme is proposed to ensure that local residents will be able to afford to remain in Kaloum in a well-planned living environment. In order to do that, few existing neighbourhoods have been identified for redevelopment, transforming it from single storey dense housing into 4 storey affordable housing with enhanced greenery and facilities.





CONSOLIDATION OF PALACE COMPLEX

Most of the government buildings are currently scattered around in Kaloum. As part of the Grand Conakry Vision 2040, 70-80% of the government office will move to Koloma District in the near future.

With the moving out of the government offices, it is proposed that all remaining government facilities be relocated and situated within the Palace Complex for easy coordination. This will also give the area around the palace a stronger district character.

As part of the consolidation, carpark building will be added to facilitate car parking, while existing school maybe relocated to create spaces for other government establishment.





DEVELOPING NEW MIXED-USE CLUSTER

The existing logistics area and the former rail depot are crucial components in the operations of the Conakry Port. The Government of Guinea plans to expand the port through reclamation and relocate the dry port and logistics activities from this area.

This existing logistics area is considered a prime location due to its proximity to the business and commercial areas. As such, it is proposed to be redeveloped into a mixed use district with residential and retail functions at ground floor. These activities will inject more vibrancy in the area and facilitate people movement through the proposed new roads.





REDEVELOPMENT OF GOVERNMENT OFFICES INTO CAMPUS CLUSTER

The existing government buildings north of the palace will be vacated in the near future as per Conakry Vision 2040. The existing buildings are in considerably good condition and is deemed as an asset for redevelopment.

The Campus Complex is proposed as an adaptive reuse transforming the area into a new education hub for higher learning that complements the existing universities and meets the increasing demand for higher education in the future. It is also proposed to enhance the external campus environment by infusing pocket parks, sports facilities and improved landscaping creating comfortable walking environment in the campus cluster.





REALISING CORNICHE DEVELOPMENT

The Corniche Project has been approved by the Guinean government to create an attractive public promenade (grand corniche) along the southern waterfront.

The project will create additional 48 ha of land through reclamation and thus providing the muchneeded land supply for development in Kaloum.

As part of the development, there will be waterfront offices, hotels, commercial development, waterfront apartments and other complementary facilities. International standard infrastructure will be developed to support the new waterfront development.





KASSA ISLAND GOLF & COUNTRY CLUB

In view of the future economic growth prospects of Guinea and aligned to the vision of establishing Loose Islands as the recreational and tourist destination, a Golf and Country Club is proposed at Kassa Island

as there is very limited land available for activities at

The new golf and country club will be accessible within 15-20 minutes from the Conakry Peninsula and will serve residents, expatriates and business travellers to Conakry. The golf course and country club will also have golf villas and chalets and are expected to generate a number of local employment.





DEVELOPING KASSA ISLAND RESORT AND THEME PARK

The changing socio-demographic conditions for Conakry's residents, and increasing number of expatriates in Conakry provides opportunities to develop family recreational facilities for Conakry and the region.

A new Resort and Theme Park is proposed at Kassa Island to meet such demand and provide attractive weekend getaway to the locals and visitors. Such development will complement the golf course development and strengthen Loose Island's positioning as the regional recreational and tourism destination.





LONG-TERM PROJECTS (2030-2040)
CREATING A VIBRANT CELEBRATION BAY

The Celebration Bay is a reclamation project to create the main focal point, regional and international events' venue and waterfront destination in Kaloum.

The reclamation is done such that it creates a lagoon protected from open sea for water based activities and events. Encircling the lagoon is an attractive promenades with event plazas, hotels, shopping centres, convention and performing art centre.

The Lagoon is also designed as flood retention pond to regulate storm water and mitigating sea level rise.





CRAFTING A DISTINCTIVE CULTURAL BAY

The Cultural Bay is the another reclamation development creating a protected waterbody with attractive and intimate waterfront promenade, art galleries, art markets, restaurant and bars, boutique hotels, museums, offices and sea-facing apartments.

The main landmark point on the bay captures the sightline from the Telly Diallo Avenue and Kaloum Central. The place will encourage more cultural activities in Conakry, thus providing ample opportunities to showcase the art and culture of the City and Guinean people.





RE-PROGRAMMING GREEN CITY

The existing Green City reclamation project intended to develop exclusive high-end housing and marina as extension of heritage housing next to Presidential Palace. Since the project was not implemented due to commercial viability, the redevelopment plan proposes conversion of the project into a high rise waterfront condominiums to ensure its viability and effective use of land.

The New Green City Project will also feature a cruise terminal and related commercial facilities to support future tourism growth in the region. The project will also include the conservation of existing fishing port and the creation of a new public plaza.





DEVELOPING A NEW FOREST CITY

The Forest City will be developed as a residential township on the defunct waste water treatment plant site which is replaced by a higher capacity but smaller sewerage treatment plant.

Besides the waterfront residential development, a recreational island is also created to replace and recreate mangrove park and public beach that provides ample opportunities for recreation.







Kaloum and Loose Islands Zoning Plan

The proposed Zoning Plan for Kaloum and Loose Islands constitutes of a Zoning Map and a set of Zoning Regulations. Clear and consistent zoning and development control regulations are prepared to guide the proposed redevelopment in Kaloum and Loose Islands. Once approved, the authority will use the zoning and development control regulations to assess development application within Kaloum and Loose Islands.

The proposed zoning stipulates the permitted, conditional and prohibited uses; and regulates the type of use including development intensity, setbacks, and height of buildings on any plot. Specific regulations related to overall building form, design, provision of open space and landscaping, parking, fencing and signage are also stipulated in the Zoning Regulations.

The regulation also comprises of Urban Design and Heritage Overlays which set additional requirements for special areas.

While zoning serves as an effective planning tool to guide development in a rational and orderly fashion, it provide landowners and developers with a clear and transparent picture of what can and cannot be developed on any particular plot.

For better understanding, please refer to the zoning reports or visit www.invest.gov.gn



DISCLAIMER: The planning proposal, zoning and urban design guidelines are in draft stage. They are for consultation purposes only and are subject to final review and approval of the Government of the Republic of Guinea and the negotiation with local community.

Zoning Code	Zoning Category	Building Coverage	Maximum Floor Area Ratio (FAR)	Maximum Number of Floors	Building Setback	FENCING HEIGHTS	Car Park
R1	Low-rise Housing District	60% maximum	N/A	G+2	Front: 5 m (min); 0 m Front Setback for ancillary uses Side: 0.5 m (min), not applicable for terrace, semi detached and townhouse Rear: 3 m (min)	Front boundary fencing or wall should not exceed 2 m in height. Rear and side fencing or walls shall not exceed 2.5 m in height.	1 carpark per unit 1 carpark per 10 seats (restaurant)
C3	Leisure Commercial District	60% maximum	1.6 maximum	G+3 G (ancillary buildings) maximum	Front: 5m (min) Side: 3m (min) Rear: 3m (min)	Fencing or wall should not exceed 2 m in height.	1 Car Park per 100m² of Usable Floor Area
C4	Tourism and Recreational District	20% maximum	1.6 maximum	G+3	Front: 5m (min) Side: 3m (min) Rear: 3m (min)	N/A	1 Car Park per 100m ² of Usable Floor Area
P1	Passive Recreational District	N/A	N/A	N/A	N/A	N/A	N/A
P2	Active Recreational District	5% of the park area	N/A	G+2	N/A	N/A	N/A
S&H	Special & Heritage District	The combined site coverage of the heritage building & new extensions shall not exceed 60% of the site area	The maximum FAR shall be conserved as it is, any change proposal shall be based on the permitted land use and urban design study, also subject to the approval of the planning authorities.	No additional floors are allowed within the heritage building. New extensions to the heritage building shall not exceed the total building height of the heritage building. New developments adjacent to heritage buildings shall not exceed 1.5 times the total building height of the heritage building.	Building setback requirements do not apply to heritage buildings. New extensions and new development shall comply with the front, side and rear setbacks stipulated by planning authorities.	N/A	Car park provision shall be waived for heritage buildings. New extensions and new developments shall comply with the bicycle, motorcycle, car and service vehicles requirements of planning and transport authorities.

Note: All the lands on Loose Islands are customary lands.

The developments on Loose Islands are subjected to approval and negotiation with the local community.



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LEGEND





I1 Light Industrial District
P Port District
P2 Active Recreational District
IN Infrastructure
Water Bodies
Road
Urban Design Area

Zoning Code	Zoning Category	Building Coverage	Maximum Floor Area Ratio (FAR)	Maximum Number of Floors	Building Setback	Fencing Heights	Car Park
R2	Medium Rise Housing District	40% maximum	2.0 maximum	G+7 for site >1000 m ² G+3 for plots < 1000m ² and > 500 m ² (subject to conditional approval)	Front: 0 m Side: 0 m Rear: 3 m Above first floor, 1.5m setback for window opening along site boundaries	No front fencing or wall allowed. Rear fencing or walls shall not exceed 2.5 m in height.	1 Car Park per 100m ² of Usable Floor Area
R3	High Rise Residential District	30% maximum	2.8 maximum	G+20 for site > 4000 m ² G+7 for site < 4000m ² and > 1000m ² (subject to conditional approval)	Front: 7m (min) Side: 3m (min) Rear: 3m (min)	Front boundary fencing or wall should not exceed 2m in height. Rear and side fencing or walls shall not exceed 2.5m in height.	1 Car Park per 100m ² of Usable Floor Area
C1	Mixed Use Commercial District	60% maximum	3.0 maximum	G+12	Front: 0 m (min) Side: 0 m (min) Rear: 3 m (min)	No Fencing allowed	1 Car Park per 100m ² of Usable Floor Area
C2	City Level Commercial District	60% maximum	8.0 maximum	G+30 for site > 2000 m ² G+3 for site < 2000 m ² (subject to conditional approval)	Front: 5 m (min); 0 m for Republic Avenue and Telly Diallo Boulevard Side: 3 m (min); 0 m for Republic Avenue and Telly Diallo Boulevard Rear: 3 m (min)	No Fencing allowed except for hotel	1 Car Park per 100m ² of Usable Floor Area
C3	Leisure Commercial District	60% maximum	1.6 maximum	G+3 G (ancillary buildings) maximum	Front: 5m (min) Side: 3m (min) Rear: 3m (min)	Fencing or wall should not exceed 2m in height.	1 Car Park per 100m ² of Usable Floor Area
11	Light Industrial District	60% maximum	0.8 maximum	G+3	Front: 5m (min) Side: 3m (min) Rear: 3m (min)	N/A	1 Car Park per 100m ² of Usable Floor Area
P2	Active Recreational District	5% of the park area	N/A	G+2	N/A	N/A	N/A
Ρ	Port District	30% maximum	N/A	G+ 3	Front: 5 m (min) Side: 3 m (min) Rear: 3 m (min) 2 metres green buffer is required along boundaries within setback area.	N/A	1 car park lot per 200 m² floor area. 1 truck parking lot (min)
S&H	Special & Heritage District	Combined site coverage of the heritage building & new extensions shall not exceed 60% of site area.	The maximum FAR shall be conserved as it is. Any change proposal shall be based on permitted land use and urban design study, also subject to approval by planning authorities.	No additional floors are allowed within heritage building. New extensions to heritage building shall not exceed total building height of heritage building. New developments adjacent to heritage buildings shall not exceed 1.5 times the total building height of heritage building.	N/A to heritage buildings New extensions/ development shall comply to front, side and rear setbacks as stipulated by planning authorities.	N/A	Car park provision shall be waived for heritage buildings. New extensions and new developments shall comply with the bicycle, motorcycle, car and service vehicles requirements of planning and transport authorities.

MAKING IT HAPPEN

ZONING AND UD CONTROL

regulations are proposed as the key implementation tool, which once adopted by the City, will shape the city as per the planning intentions.

IMPROVEMENTS TO INSTITUTIONAL CAPACITY

are proposed to ensure effective and well-managed implementation of the redevelopment plan.



IDENTIFICATION OF CRITICAL PROJECTS

including key infrastructure projects to be executed over short term and long term to support the development vision.

APPROPRIATE FINANCING MODELS to fund the key projects is proposed considering the limited public funds available.

PROJECTS	FINANCING MODEL	Remarks	
Redevelopment Projects Kaloum Central Logistic Area Redevelopment 	Conditional Land Tender Private developer to bid for the right to redevelop	Land is given to private developer with conditions as per the Master Plan	
Local Housing Redevelopment	PPP (Government as facilitator)	Government to build first showcase housing project	
Special Redevelopment Projects Palace Complex Consolidation Administrative Complex Adaptive Reuse 	Government or Donor Funding	-	
Golf and Country Club at Kassa	Private (Government as Facilitator)	Government to facilitate land deal with the community	
Sprucing-up Projects	Corporate Sponsorship	-	
Reclamation Projects Celebration Bay Cultural Bay Green City Forest City 	Conditional Land Tender	Bidder will execute reclamation as per Master Plan and return 20-30% land to the government for public use. Bidder will also develop infrastructure and public spaces as per the Master Plan.	
Kassa Island Resort and Theme Park	Private (Government as facilitator)	Government to facilitate land deal with the community.	
 Infrastructure Projects: Road, Waste Management, Water Supply, Sewerage, Storm Water Management, Power Supply and ICT 	Government or Donor Funding	Prepare Project Proposal to submit to the Donor Agency	

Note: All the lands on Loose Islands are customary lands. The developments on Loose Islands are subjected to approval and negotiation with the local community.



Kaloum and Loose Islands will become a renewed vibrant destination in Guinea.

For any enquiries or further information, please contact the following agency:



Agence de Promotion des Investissements Privés

(APIP-Guinée)

252, rue KA 022- BP : 2024, Boulbinet, Conakry, République de Guinée Email: info@apip.gov.gn Téléphone : (224) 656 31 11 14 Website: www.apip.gov.gn

Prepared by Surbana Jurong Singapore