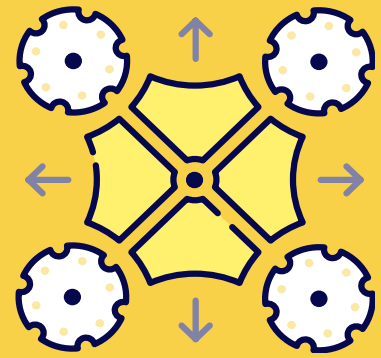


Implementing the Rapid
Planning Toolkit in your city

02



**Creating a
Plan for Growth**

Step 2

Case Studies



THE
KING'S
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Rapid Planning Toolkit
for Urban Expansion

STEP 1

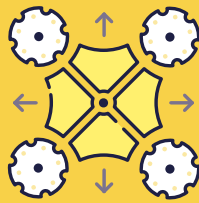
Writing a Charter for Growth



- 1A** Making the case for the 'Rapid Plan'
- 1B** The Charter workshop
- 1C** Consulting the public on the Charter

STEP 2

Creating a Plan for Growth



- 2A** Preliminary mapping
- 2B** Creating a Rapid Growth Plan
- 2C** Structuring the growth areas

STEP 3

Implementing the Plan



- 3A** Identifying landowners & occupants
- 3B** Finalising the plan
- 3C** Demarcating the plan on the ground

STEP 4

Building the Neighbourhoods



- 4A** Preparing for the workshops
- 4B** Neighbourhood workshop
- 4C** Concept designs workshop

STEP 2

Creating a Plan for Growth



Through a series of workshops involving mapping exercises, Step 2 will help you to create a Rapid Growth Plan, identifying where growth can take place and guiding future development to meet the requirements set out in Charter.

At the end of Step 2 you will have a **Rapid Growth Plan** that identifies potential growth areas around your city, and a **Key Fixes Plan** to develop one growth area in Step 3

2A

Preliminary Mapping

- Create a coordinated series of maps that will provide a detailed picture of your city's assets and constraints.

2B

WORKSHOP

Creating a Rapid Growth Plan

- identify potential areas for expansion of your city, ensuring enough land to meet the projected population growth,
- Create a Growth Area Options Plan that will guide how your city expands over the next 20 years.

2C

WORKSHOP

Structuring the growth areas

- Understand the assets and constraints in detail for one growth area,
- Undertake a site visit and design workshop,
- Structure the growth area into neighbourhoods centred around an urban core.

Implementing Step 2

Bo, Sierra Leone & Libreville, Gabon

Introduction & Aims

This chapter outlines two case studies related to the implementation of Step 2 activities. It details the experience of the team in Bo, in Sierra Leone, when implementing the Rapid Planning Toolkit process, and undertaking the workshops with stakeholders.

A further case study for masterplan for urban expansion of Libreville, in Gabon, provides examples of a thorough set of plans produced in structuring the growth area into walkable, mixed-use neighbourhoods.

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Bo, Sierra Leone

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Libreville, Gabon

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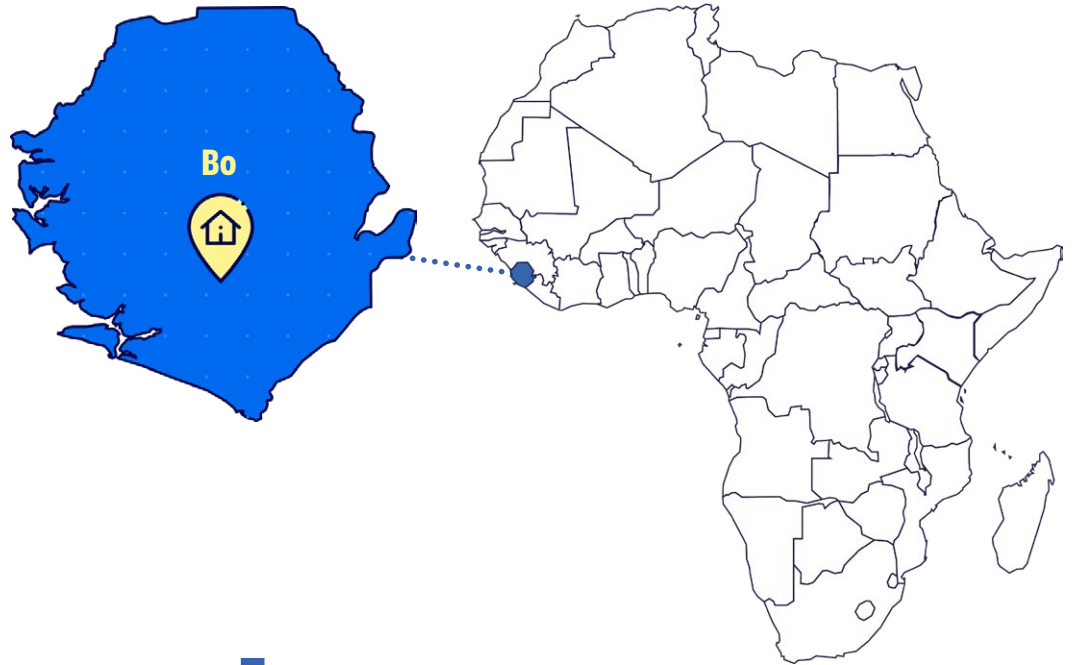
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Sierra Leone

Africa



Bo, Sierra Leone

Background

Region: **Africa**

Country: **Sierra Leone**

Bo is a city with a population of 270,000. The city is surrounded by wetlands but, due to rapid population growth and no strategic planning, these areas are being built on. This has resulted in a reduction of land for agriculture, health problems, lack of access to basic and emergency services and depletion of a vital ecosystem.

Bo City Council has been working in partnership with a charity called One World Link (OWL) since 1981. OWL is a voluntary organisation, promoting friendship between the city of Bo in Sierra Leone and Warwick District Council in the UK.





Over the years this friendship has helped to strengthen both communities and their awareness of global and development issues. OWL has established a strong local government relationship which has resulted in joint projects and skills sharing between officers from local councils in both countries. One of these links has been in town planning, connecting planners in the UK with their counterparts in Bo.

Bo City Council has an ambition to develop a spatial plan for Bo, to support the projected rapid growth of the city over the next 25 years. Back in 2017, OWL connected Bo with The Prince's Foundation to discuss the potential of using Bo as a pilot location for the Rapid Planning Toolkit.

Since 2020, Bo City Council has been using the Rapid Planning Toolkit methodology to help plan for rapid population growth and climate change.

Bo was the first city to test the methodology on the ground before the creation of the online courses or supplementary materials. As such, some of the activities described in the Bo case study differ from the current methodology, this is because there were many learnings from the Bo case study that were fed back into the Toolkit and updates were made accordingly.

Nonetheless, despite the fact the methodology was in its early stages and that the COVID-19 pandemic hit shortly after the work began, the team completed Steps 1–3 in just under 9 months from January to September 2020. This document will describe how Bo undertook Step 2 of the Rapid Planning Toolkit, and it will outline the successes and challenges along the way.

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Step 2A - Preliminary Mapping

During this step, a small team from Bo City Council prepared for the workshop.

The team undertook a walking tour around Bo to ensure that their maps reflected what was going on in the city. The team sourced and created a variety of maps depicting the current situation in Bo, including natural features, transport networks, community assets, utilities, administrative boundaries and land use zones.



Bo City Centre



Example of poor drainage in residential areas



Bo Wetlands

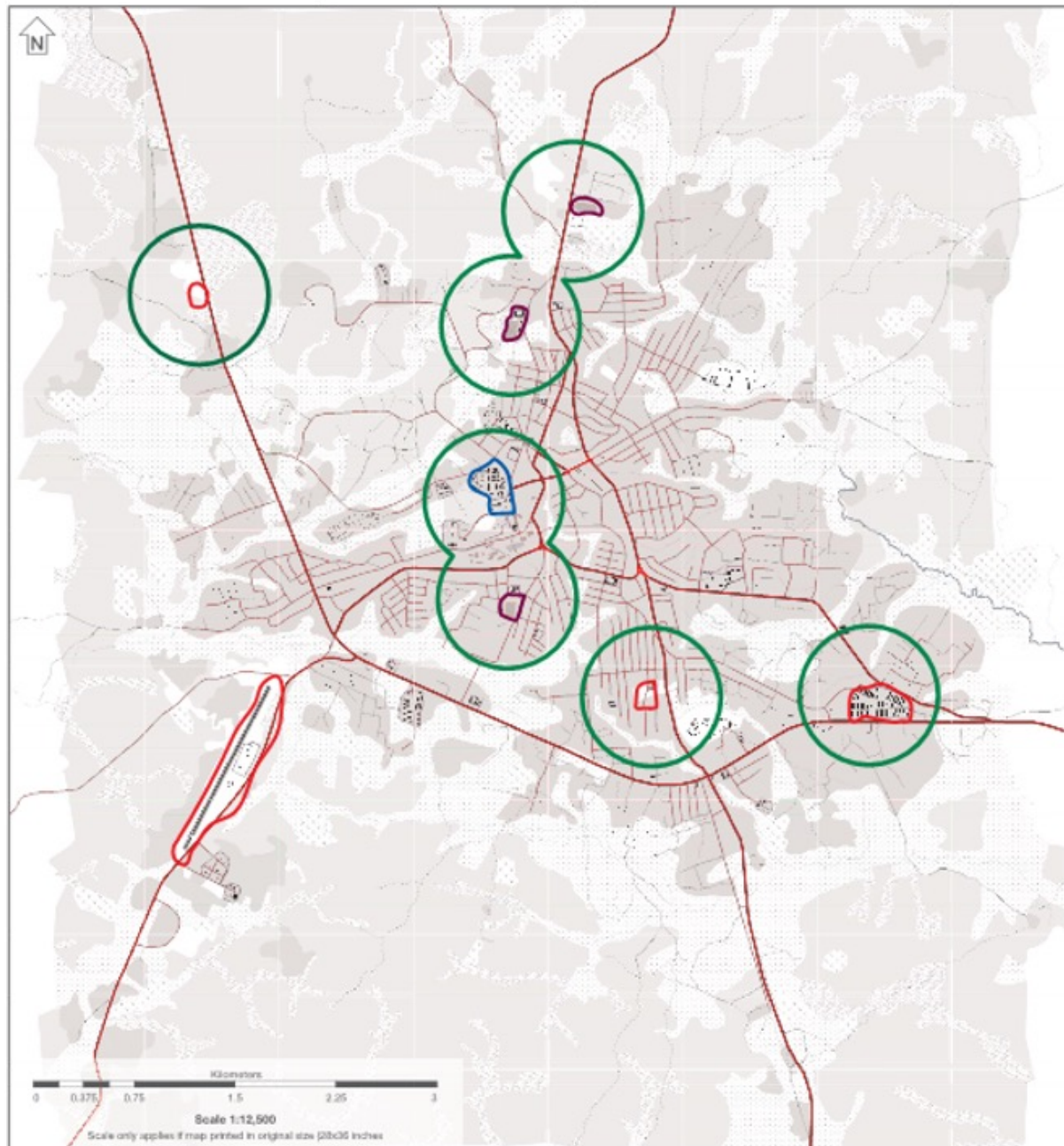


Bo's School



Bo Market

Bo City: Community Assets Plan



- Public Spaces
- Public Services
- Markets
- 500m isochrone

Plan prepared by Bo City Council and Bo District Council as part of PFBC New Urban Agenda workshop on Planning for Rapid Urbanisation 29th & 30th May 2017



**PRINCE'S
FOUNDATION**
FOR BUILDING COMMUNITY

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Step 2B - Creating a Rapid Growth Plan

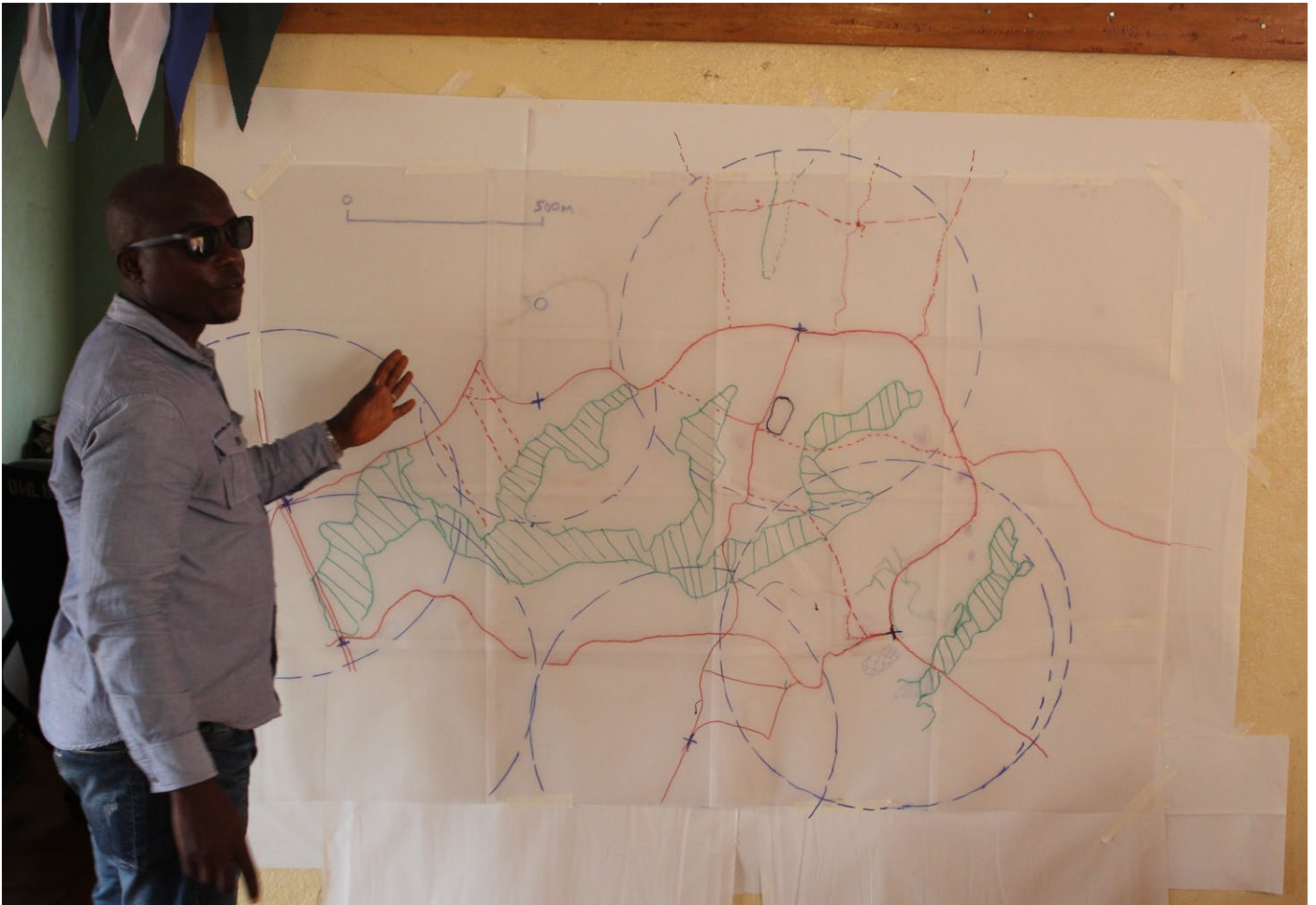
The Bo City Council team were joined by Bo District Council members, land-owning families and Paramount Chiefs to undertake the workshop.

They initially faced constraints as the team struggled to trace over maps printed at A4 (the largest available printer).



To overcome this challenge, the team projected a Google Maps aerial image onto the wall, taped up flip chart paper and were able to trace at a much larger scale.





By the end of the day a growth area to the north of Bo was identified as being the best place to structure a new neighbourhood.

The area is home to wetlands that are already being built on, so it was identified as an opportunity to act quickly to preserve the wetlands whilst making space for sustainable development and creating good transport links between the north and north-west highways.

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Step 2C - Structuring the Growth Areas into Neighbourhoods

The Design Workshop was also attended by Bo City Council, Bo District Council and the relevant Paramount Chiefs and land-owning families.

The group identified blue and green corridors, the transport networks and any existing buildings and community assets.

By drawing over the chosen neighbourhood, the various stakeholders were able to gain a deeper understanding of the constraints and opportunities ahead of a site visit in the afternoon.

Following a successful site visit, the group made sure to update their neighbourhood plan based on their findings at the site. Once this was finalised, the spatial plan was termed the 'Key Fixes Plan'.





Site visit in Bo

Outcomes of implementing Step 2

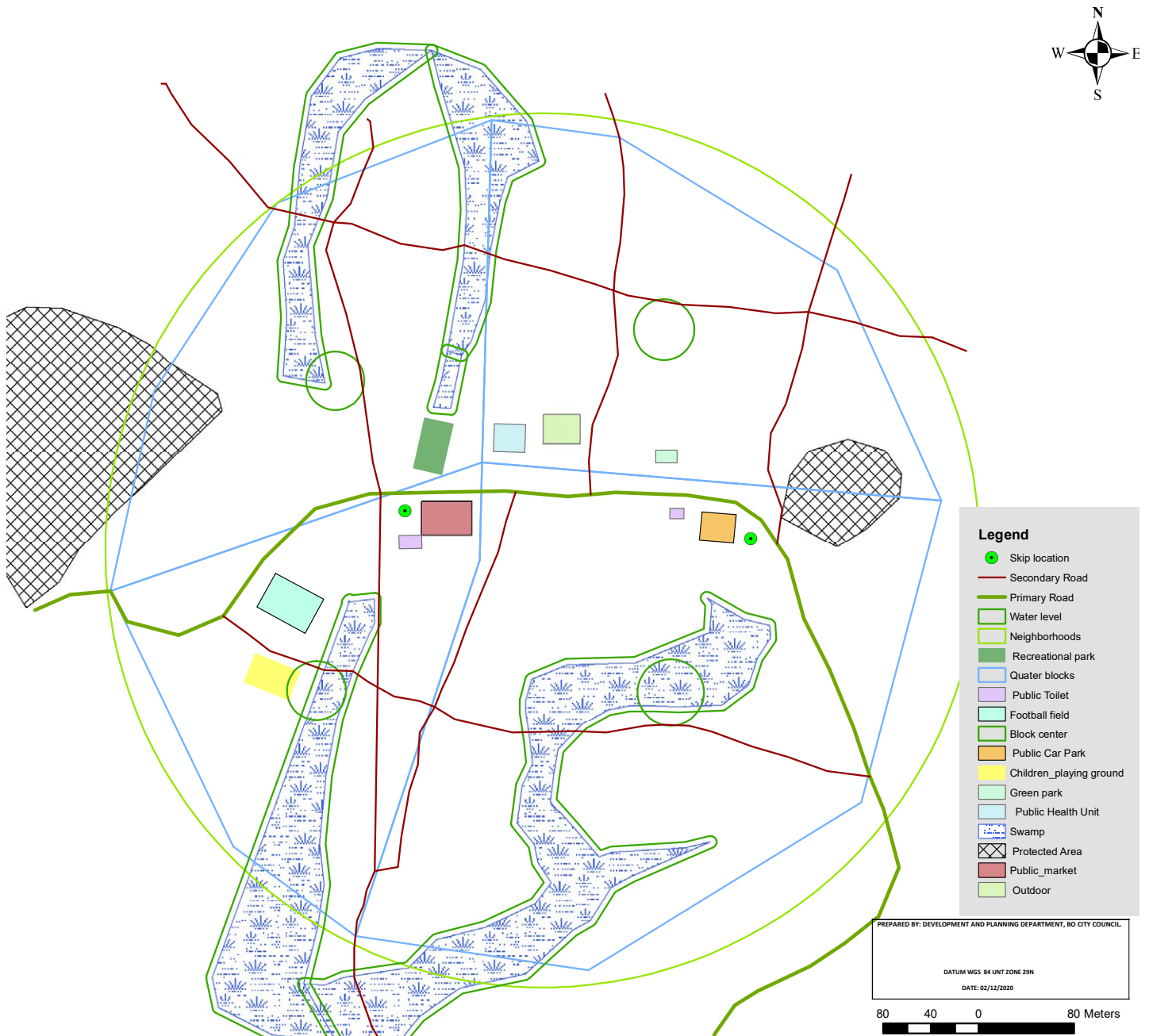
The Key Fixes Plan was presented to the Bo City Council Mayor's team. The Assistant Mayor congratulated the group and confirmed his support for the Key Fixes Plan.

With the Step 2 workshops completed, the Bo team spent some time compiling all the work and sharing the information with the community and relevant stakeholders so that they could move from participatory planning straight to implementation on the ground, with Step 3.

Bo City Council felt that they learnt three key lessons from Step 2:

1. The skills to read maps, drawing and interpret scale,
2. How to use technology to make tasks easier,
3. The importance of involving stakeholders throughout the process.





Bo's Key Fixes Plan

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Libreville, Gabon

Background

Region: **Africa**

Country: **Gabon**

In 2010, the rate of population growth of Libreville, the capital city of Gabon, was 3.02%. Alongside plans for the development of Angondjé, a new urban extension on the northern edge of Libreville, The King's Foundation (at the time known as The Prince's Foundation for Building Community) were invited to lead a collaborative masterplanning and neighbourhood development project for Akanda. The area of Akanda was already identified as part of a strategic plan, and represented the largest single growth opportunity in Gabon, with a proposed population of 80,000 - 90,000 people.





Akanda is on the northern edge of the Libreville urban area, bounded by a buffer zone that provides a transition between the city and Parc National d'Akanda. The National Park covers 54,000 hectares and includes most of the bay of Mondah. Akanda is a Ramsar site, and one of the most important sites in Central Africa for migratory birds from Europe. It contains mangroves, mudflats, coastal water and patches of moist coastal forest.

L'Agence Nationale des Grands Travaux (ANGT) is the national agency responsible for implementing the national infrastructure plan for development in Gabon. The King's Foundation worked with ANGT to develop a masterplan, not only to plan for growth at the local level, but as a demonstration of the national vision for Gabon, as an emerging economy putting into practice sustainable development; diversifying the economy beyond mineral extraction to attract

investment around responsible forestry, agriculture and tourism. Therefore, it was essential that the proposed plan recognised the beauty of Akanda and its surrounding area, comprising of creeks, rivers, forests and nature reserves forming Gabon's 'Emerald Arc', as well as a spectacular coastline.

This project preceded the development of the Rapid Planning Toolkit process, however, it provided a foundational case study which led to the creation of the Toolkit methodology.

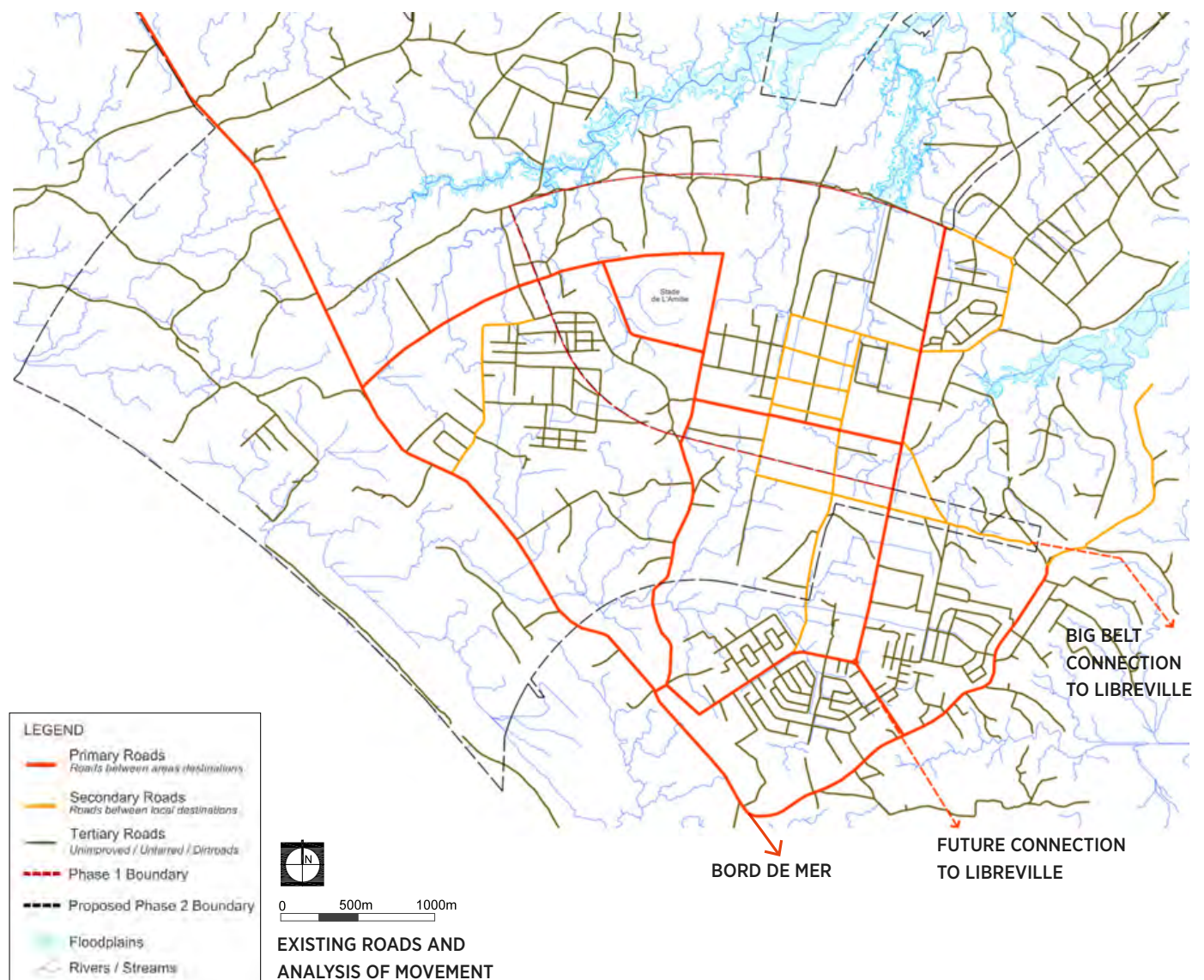
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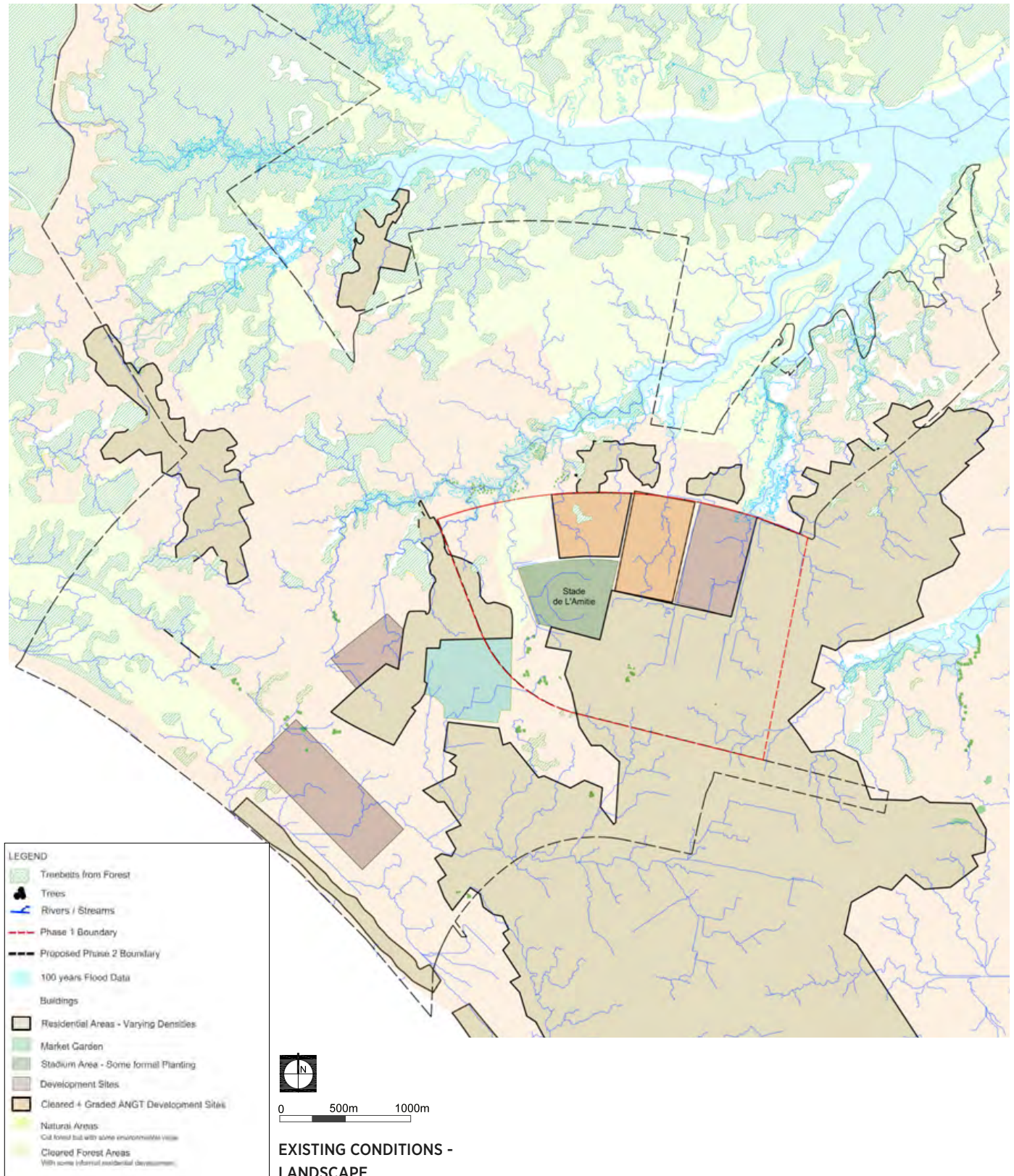
Step 2A Equivalent - Preliminary Analysis

Preliminary site analysis was conducted through a series of scoping and design workshops, site visits and discussions with ANGT, building a detailed picture of the constraints within which the Masterplan would be defined. Spatial maps were produced detailing existing land uses, road networks, and the environmental context with an analysis of green and blue networks that included a hydraulic model to predict flooding by modelling rainfall at a range of extreme events.

Existing Routes



Existing Landscape



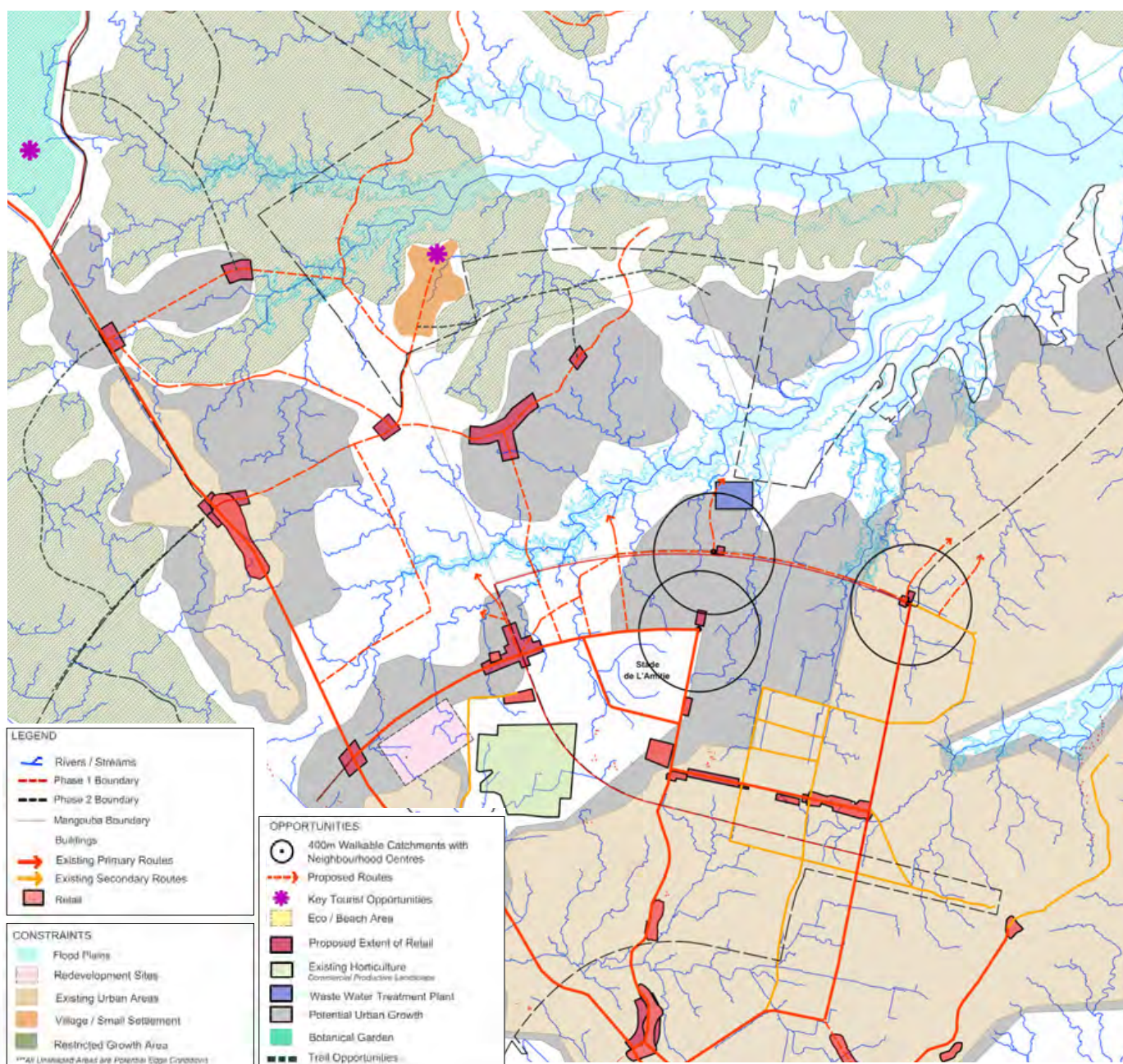
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Step 2C Equivalent - Illustrative Masterplan

In this particular case study, the growth area of Akanda had already been identified and allocated for growth. Therefore, the activities of Step 2B, to identify growth areas, were not conducted in this process. The following maps shows the layers of plans that form the illustrative masterplan for Akanda.

Development Constraints Plan



Green and Blue Infrastructure Plan

The masterplan for Akanda has been designed around a landscape of creeks, rivers and marshes, where the development of housing and commerce must be allowed to work with these natural systems, carefully sited to preserve ecological function.

Green corridors threaded throughout the site will provide sheltered areas for walking, cycling and relaxing as well as space for natural systems to handle rainwater flow and infiltration.



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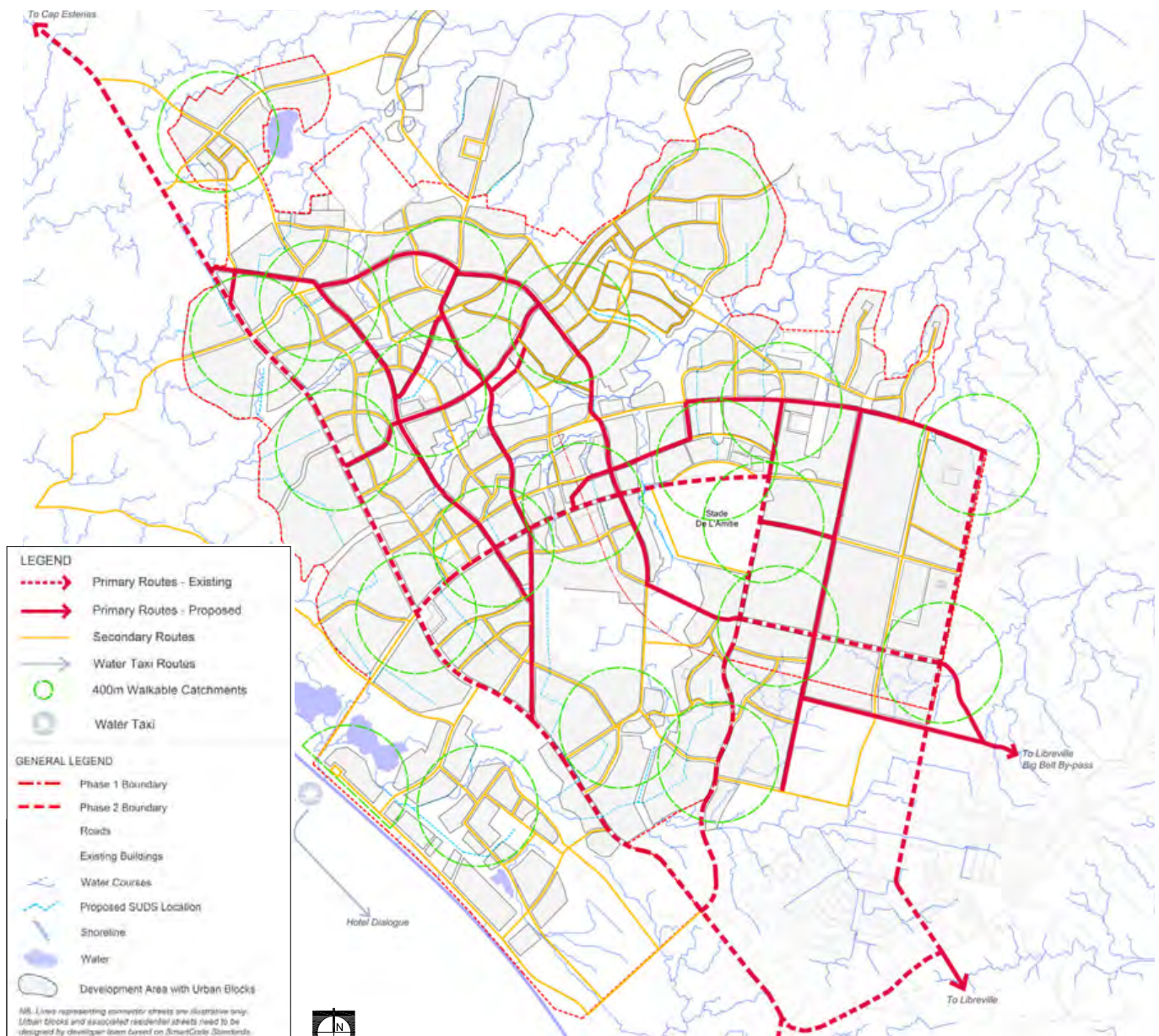
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Step 2C Equivalent - Illustrative Masterplan

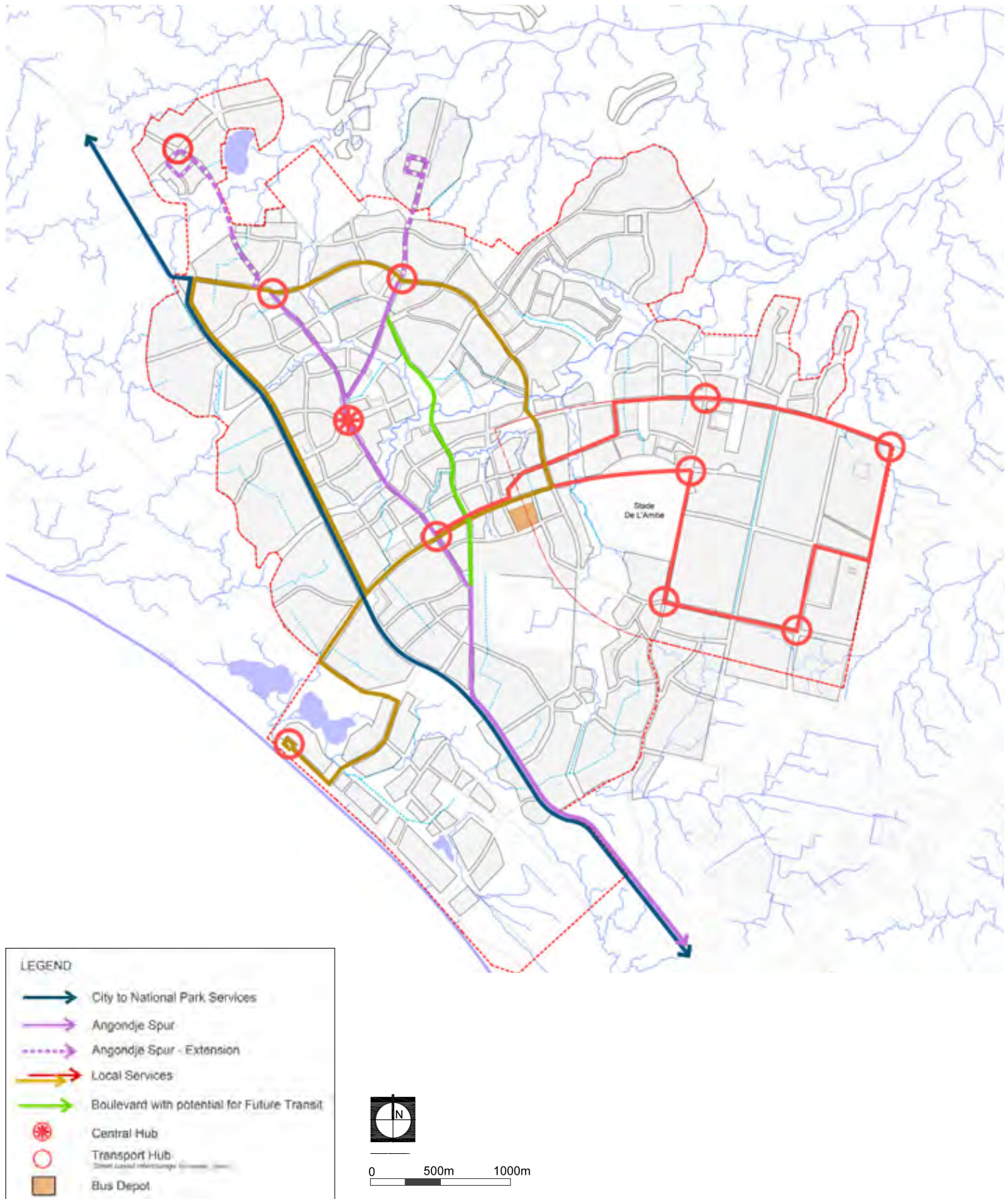
Movement Plan

The centres of each neighbourhood are directly linked through a strategic road network that acts not only as a key movement corridor for people, but also for utilities and water. A connected street network provides the economic opportunity to locate businesses within a walkable distance of residents

– generating the city's high streets and integrating communities through universal accessibility. Public transport networks were also planned, so that dedicated bus lanes could be incorporated into the proposal.



Public Transport Plan



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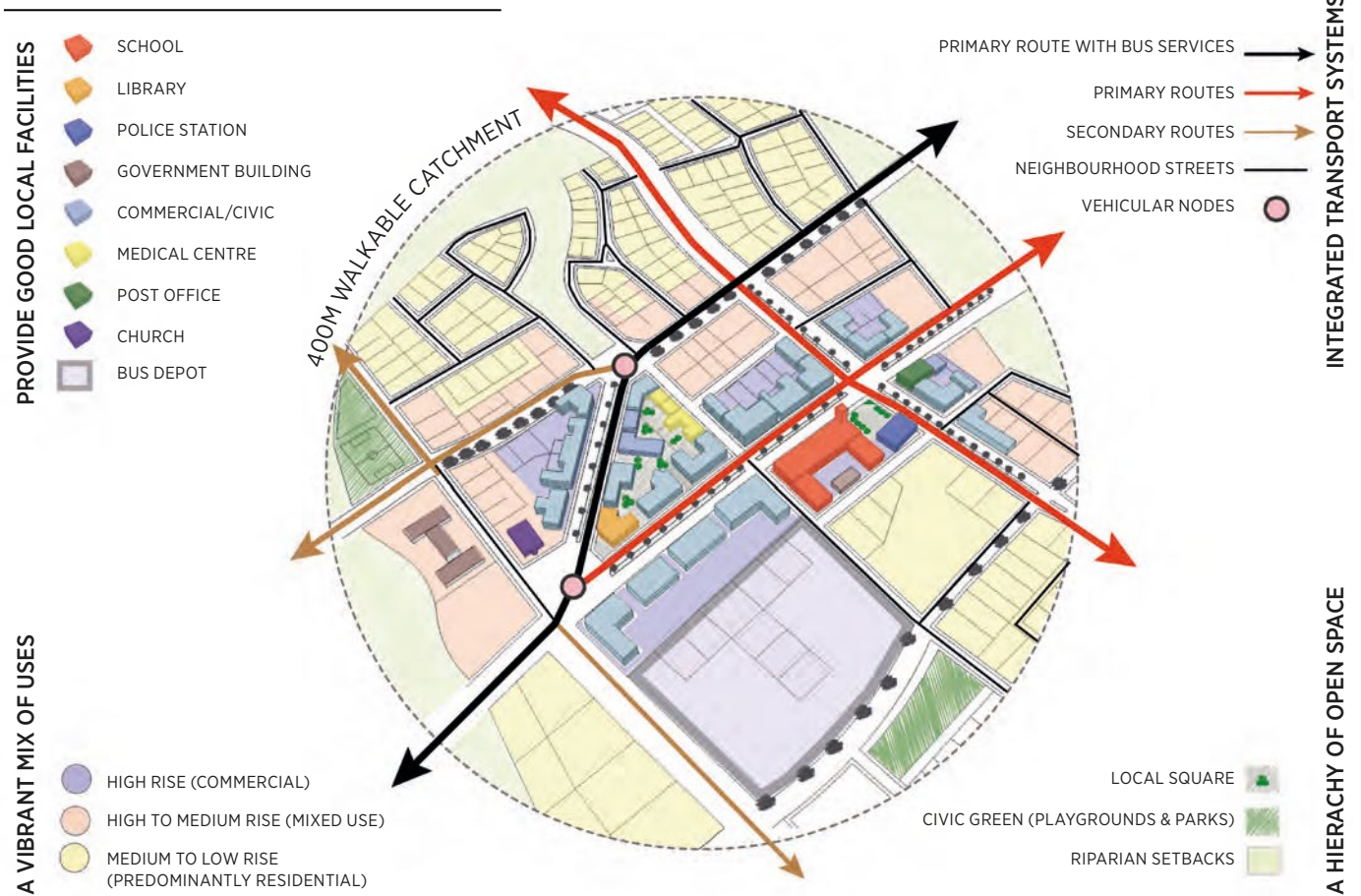
Step 2C Equivalent - Illustrative Masterplan

Neighbourhood Centres

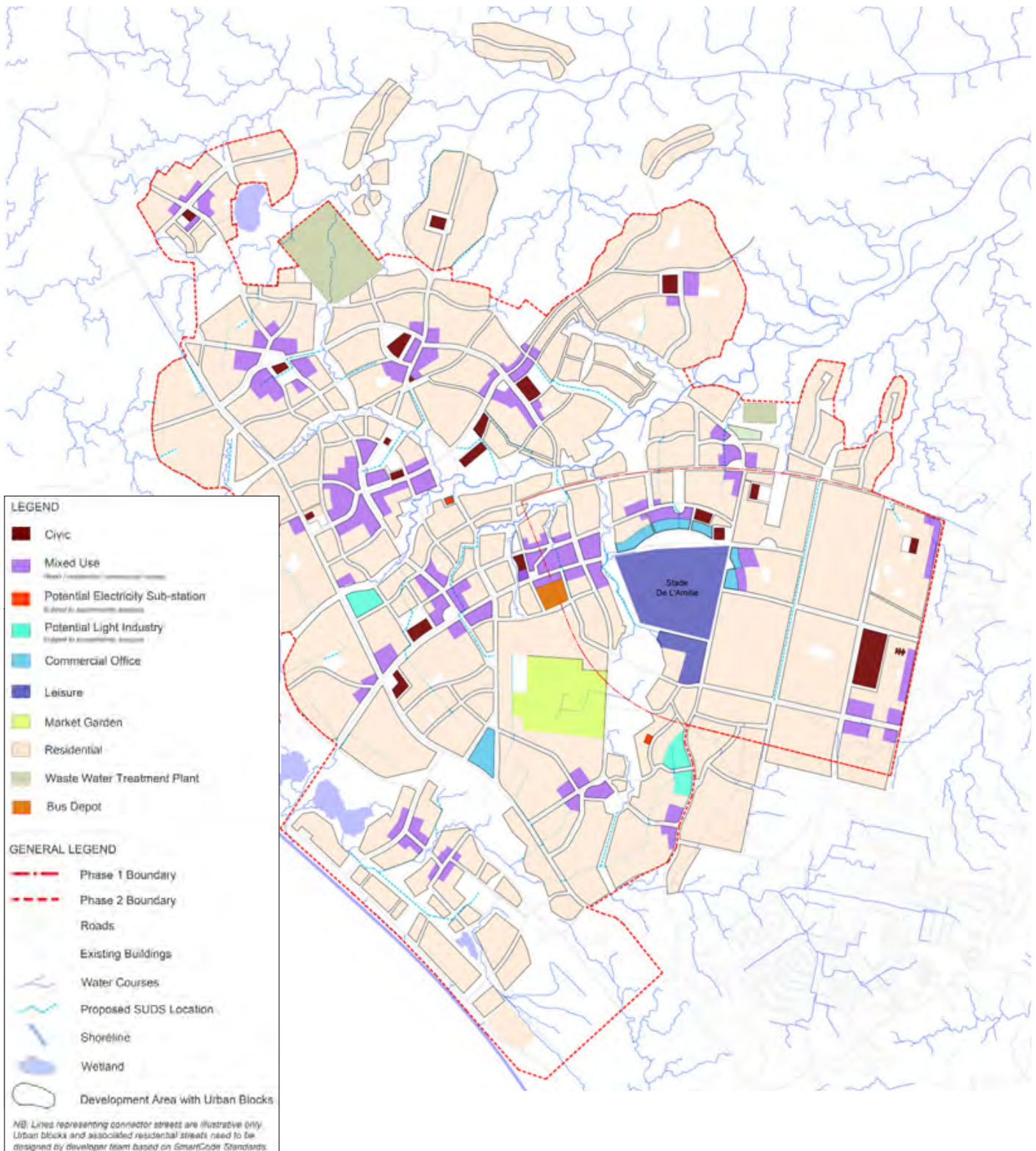
The Akanda Masterplan was designed as a series of walkable communities. These range from more rural hamlets (2500 - 3000 people) to others more urban in character including quarters (4500 – 6000 people) and the Centre Ville (6000 – 7000 people). At the heart of each of these communities is a civic facility – a school or a community centre as well as shops

and facilities such as a church or mosque- which everyone in the community can walk to, promoting social and civic interaction. These centres also include civic space that acts as a gathering place for the community, and a forum for markets, events and leisure.

MODEL WALKABLE NEIGHBOURHOOD



Land Use Plan



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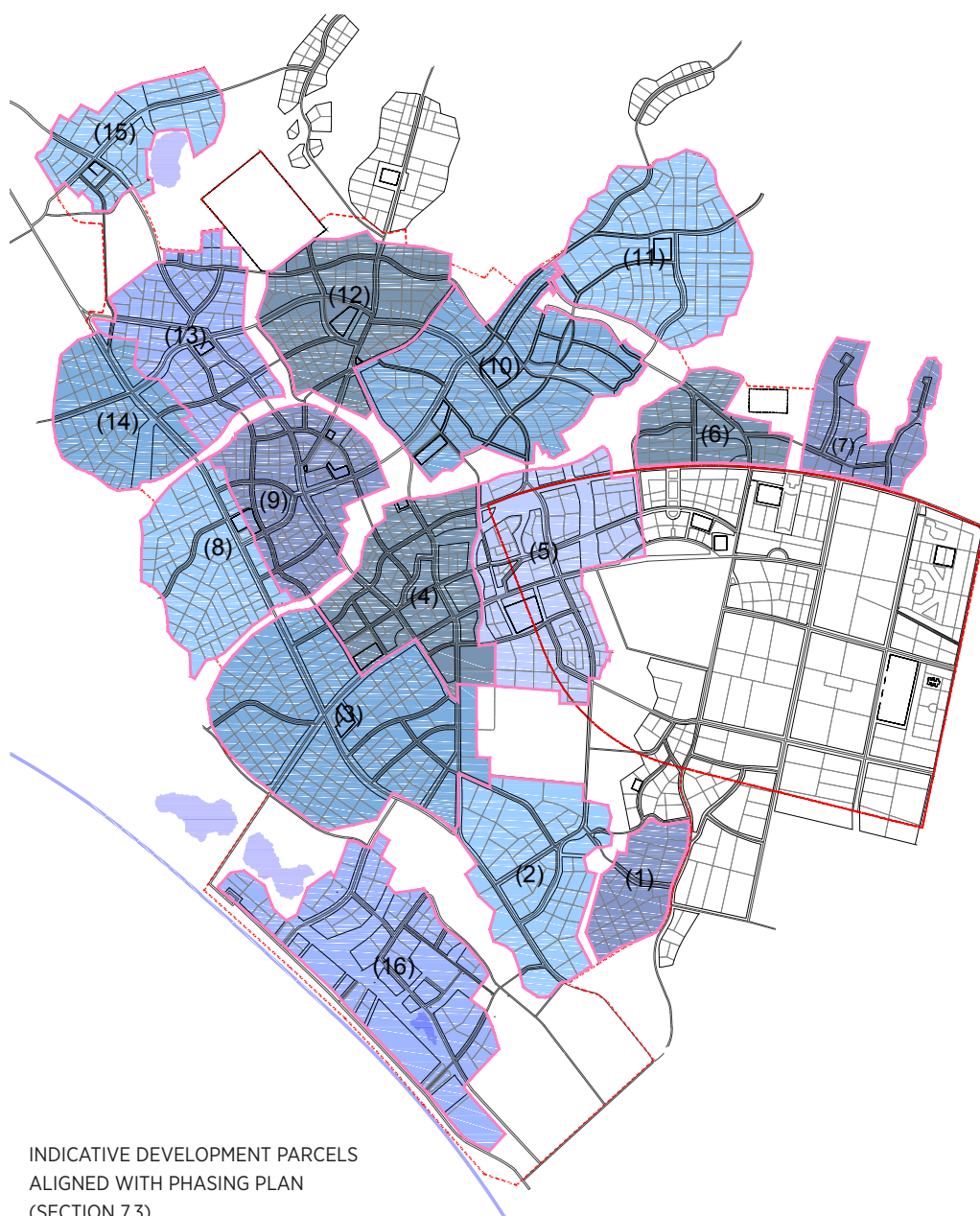
for Urban Expansion

Step 2C Equivalent - Illustrative Masterplan

Phasing Plan

A first phase of three neighbourhoods was identified, focused on the new stadium, the Stade de l'Amitié, constructed as part of the joint hosting of the Africa Cup of Nations.

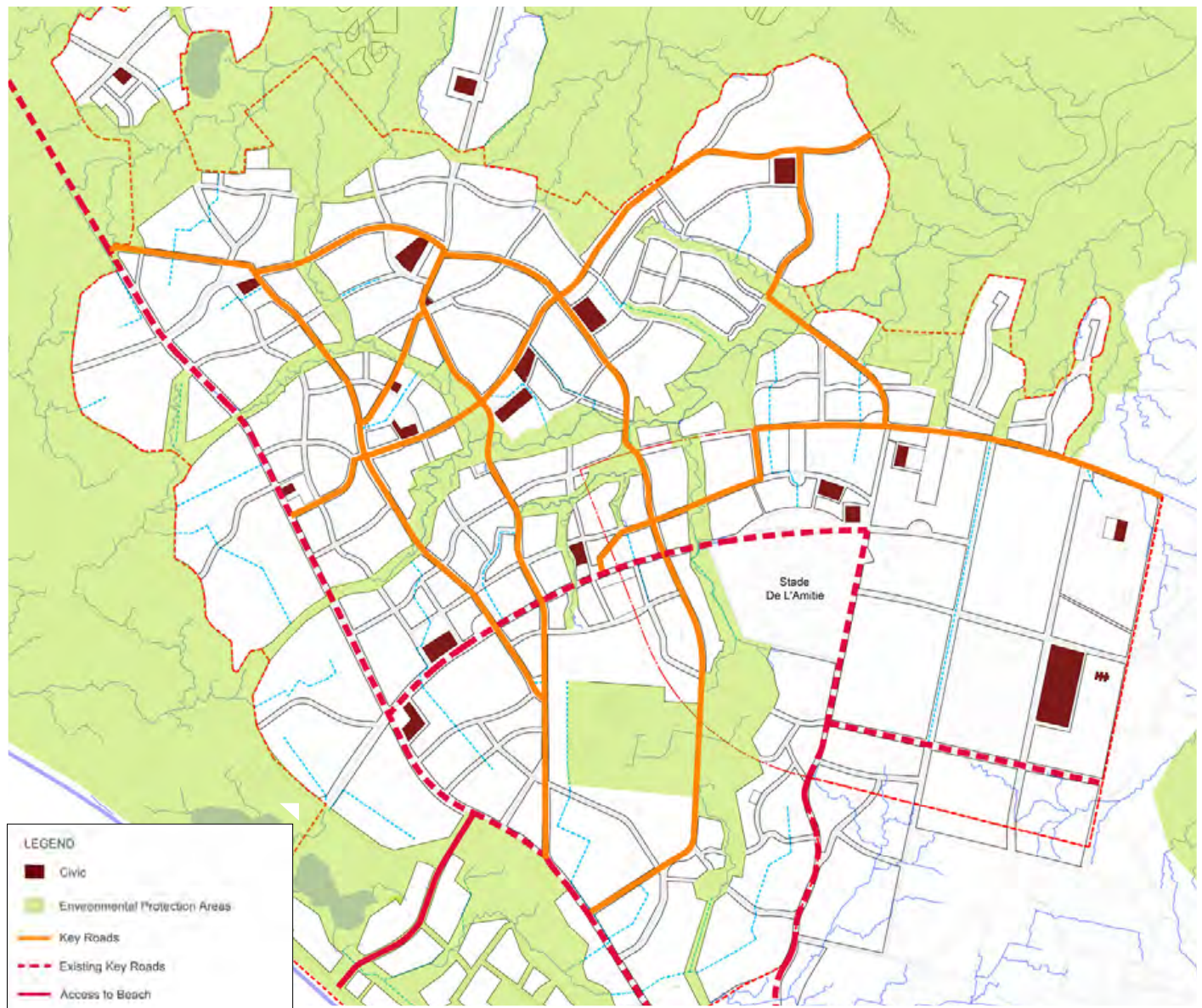
The stadium would act as the key focal point which the main commercial uses and neighbourhood areas circled around, linked by a key east-west route that traversed all the way to the coast.



Key Fixes Plan

A Key Fixes plan was created to:

- Preserve the dedicated lane corridors for all primary routes, of primary importance is the north-south backbone route;
- Preserve the rights-of-way or dedicated land for key civic buildings including schools;
- Preserve rights-of-way for beach access;
- Begin to implement transport infrastructure, including the relevant street design where appropriate to ensure independent lanes;
- Set out and preserve land for green infrastructure as shown on the environmental protection plan;
- In line with the phasing considerations, identify development parcels, to facilitate land assembly for each parcel and to establish and stake out development areas on site.



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