

**EU Support Project to Freetown City Council
and Urban Planning Authorities
Project No. FED/2010/250-190**

**The Urban Planning Project
2011-2014**

FREETOWN STRUCTURE PLAN

Presentation at Tuesday 7th April, 2014

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URBAN PLANNING PROJECT

European Union Support to The Freetown City Council and
Urban Planning Authorities Project No: FED/2010/250-190
FCC, Bi-centenary House, 17 Wallace Johnson Street Tel 076821156



**Ministry of Lands
Country Planning
& the Environment**

**The Freetown City
Council**

EU Support Project
to Freetown City Council
and Urban Planning Authorities
Project No. FED/2010/250-190

The Urban Planning Project 2011-2014

Project Overview



Key Figures

Project Period

FCC & MLCPE 44 months (2011-14)

GOPA-CES Consultants 36 months (2011-14)

Technical Assistance

11 key experts

12 other experts

8 junior expert trainees

in total 3500 man-days

Component 1

**Setting up of a GIS for knowledge mapping
analysis of the urban and non-urban area**

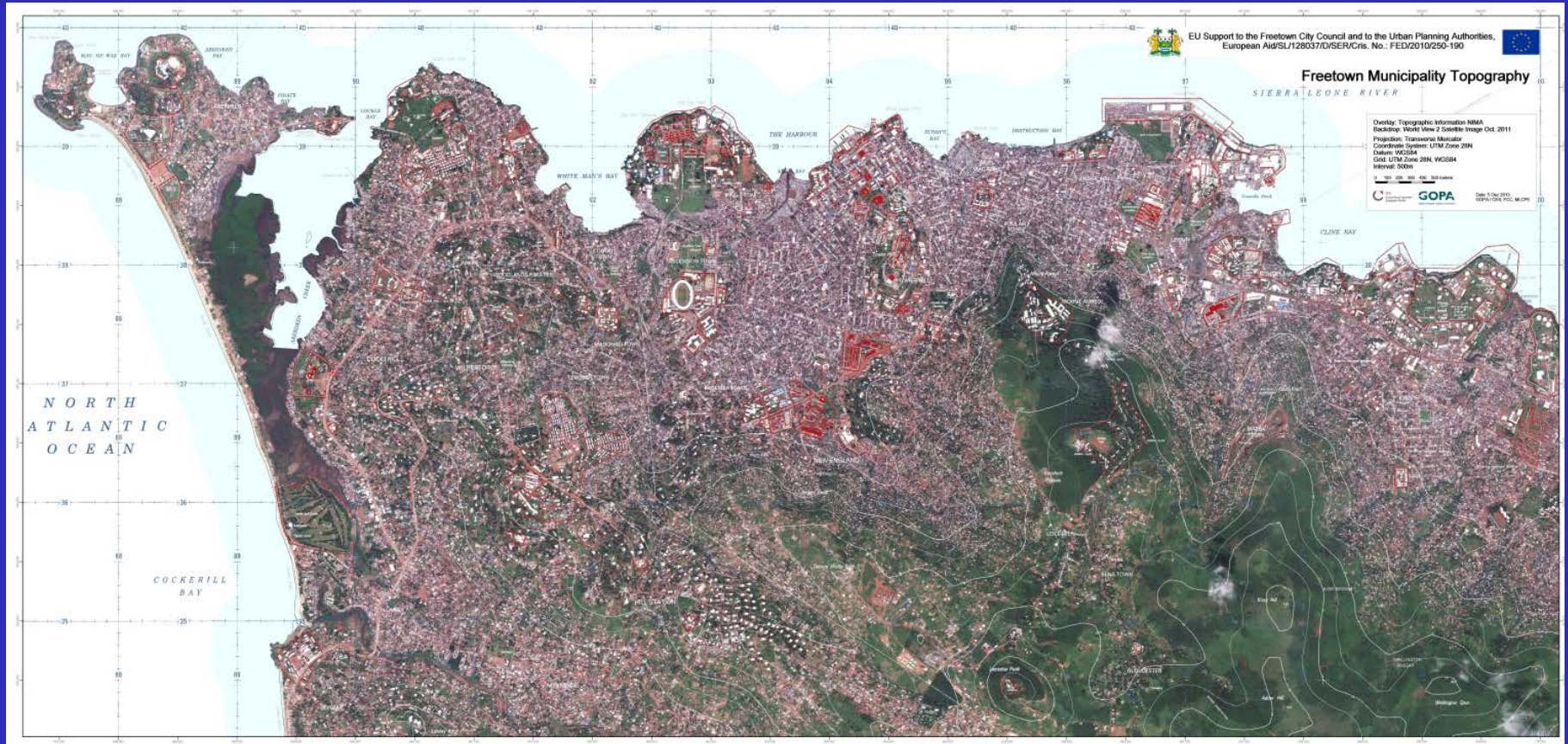
Component 2

**Capacity building of municipal officers on sector issues
concerned by urban planning**

Component 3

**Capacity building of the institutions at the local
and central level on urban planning and review
of the urban planning legislative framework**

Overview of Freetown



Why the Structural Plan?

The 2004 Local Govt. Act, The Role of the Freetown City Council (FCC) in Urban Planning

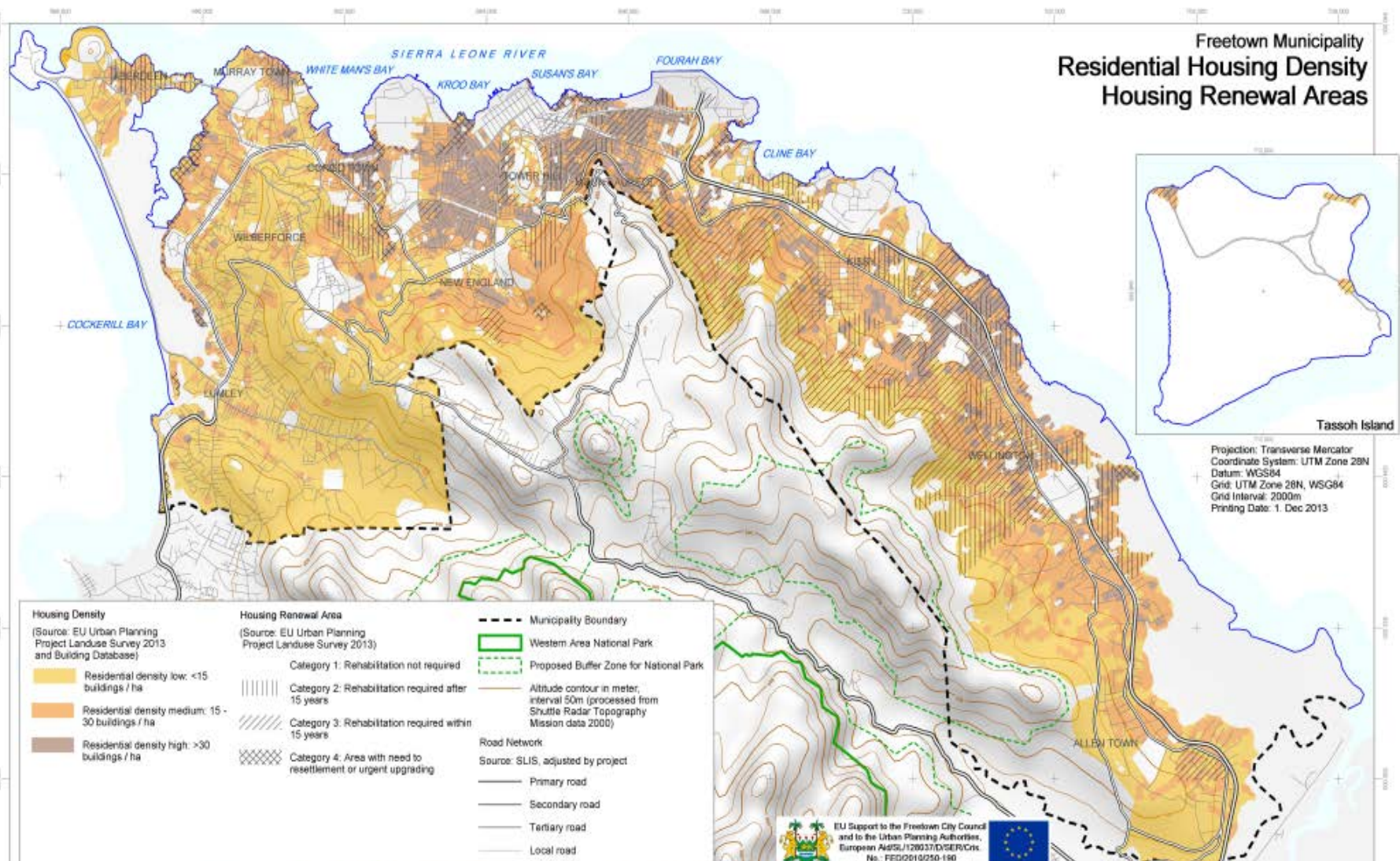
- The 2004 Local Government Act gives authority for local/Urban Planning to the City and Districts Councils.
- National and Regional land use planning Authority is retained by the MLCPE which should prepare policies and guidelines for land use planning nation-wide.
- The FCC thus has to build up a strong Urban Planning Unit with planners and building inspectors. This Urban Planning Unit will be part of the FCC Development Planning Department.

FCC Administrative Area

The FCC administrative area is in all 70 sqkm = 7000ha including Tassoh Island (7.6sqkm = 760ha)

Freetown Housing

47sqkm of the area is occupied by low, medium and high density residential, commercial and industrial areas.



Low Density Neighbourhood: less than 15 houses per Hectare



Medium Density Neighbourhood: 15 -50 Houses per Hectare



High Density Neighbourhood: 50 and above Houses per Hectare.

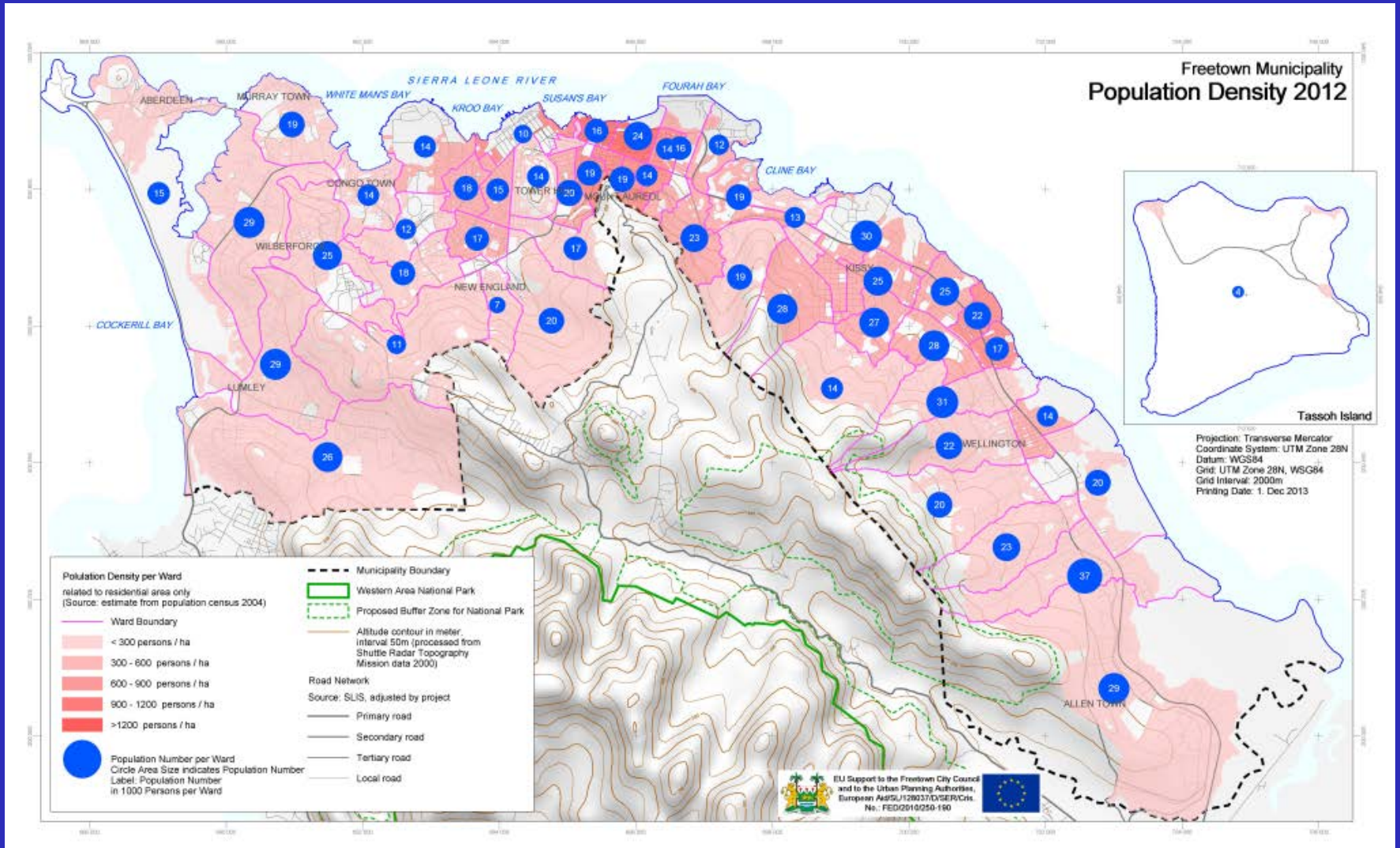


Freetown Housing

General condition:

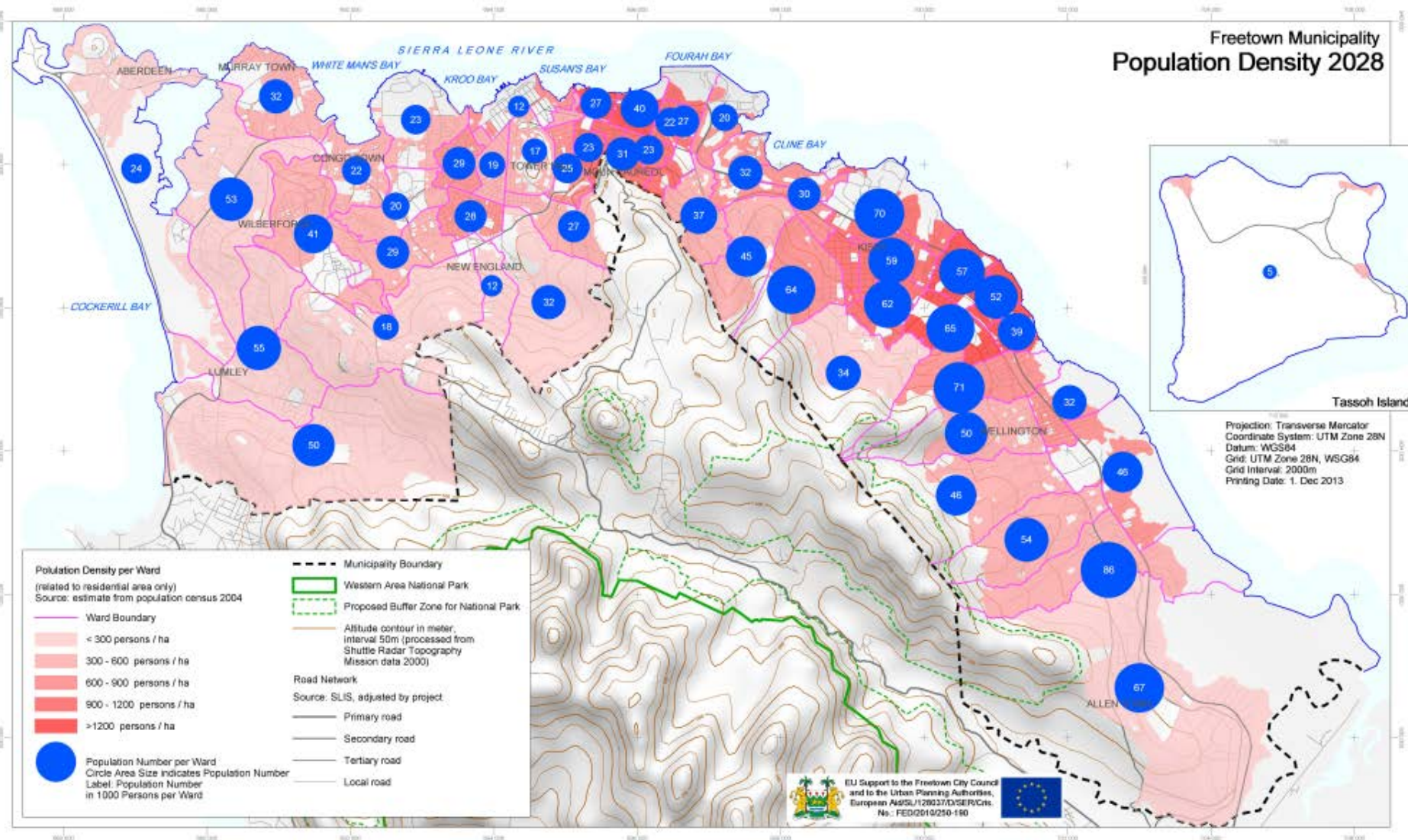
- **Poor quality: C.I.S walls and roofs.**
- **Poor services and facilities: water electricity, sewerage, sanitary, communication.**
- **Overcrowding: Average occupancy rate is 12.5 persons. In 20 % of the households more than 10 persons sleep in one room.**
- **Building density varies considerably across the city ranging from 1 to 145 houses per ha (average = 17 houses / ha).**

The Population in 2012 is estimated to be 998,000 citizens. With estimated growth rates ranging between 3% to 5% in the different wards.



The Future Freetown Population

The Freetown Population is estimated to nearly double within the next 15 years (2028) and grow to 1,912,000 inhabitants

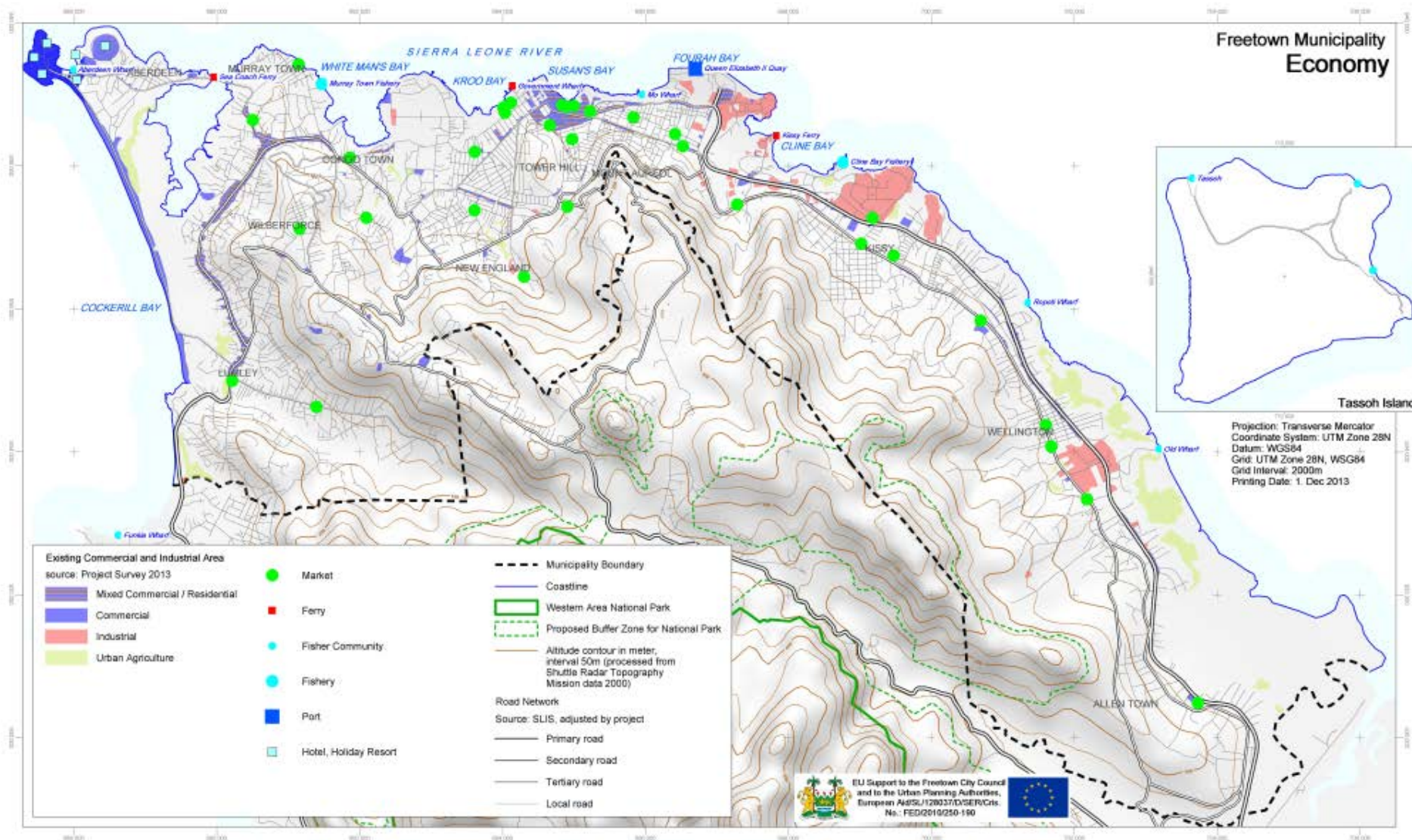


The Freetown Economy

The centre of Freetown is the main commercial area with banking, insurance and ancillary services.

- Commerce is dominated by the informal economy which includes numerous street traders.
- 29 permanent markets (9 East, 12 Central, 8 West) with a total area of 17 ha.
- Commercial activities are developing in both the western and eastern parts of city.
- Industrial units consist mainly of micro enterprises and is located in the periphery of the city. Heavy industries are basically absent. Current size of industrial area is 150 ha.
- Industrial activities currently provide 89,000 jobs in Freetown. The Hospitality sector is also a significant factor in the Freetown economy.

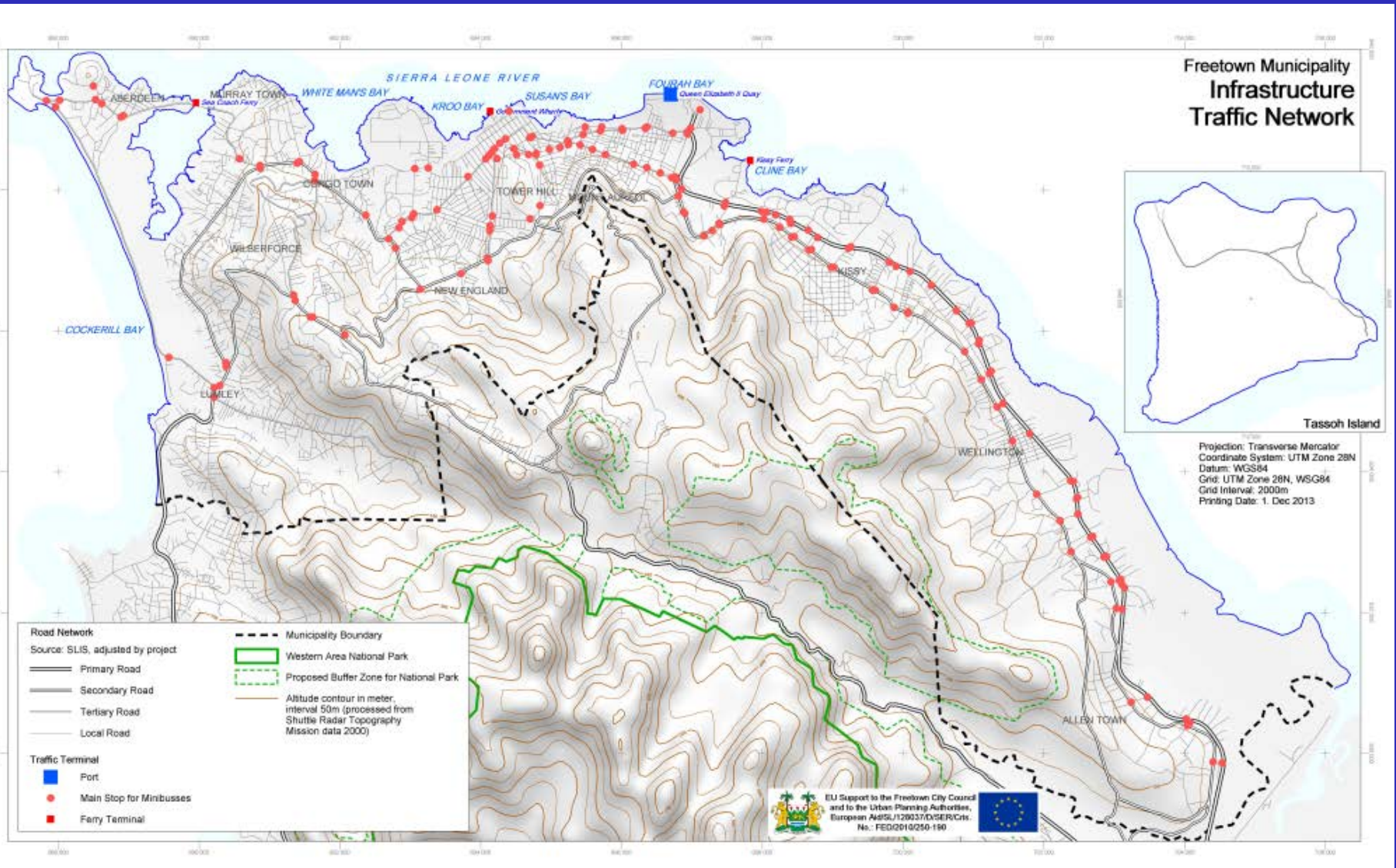
The Freetown Economy



Freetown Traffic and Transport Challenges

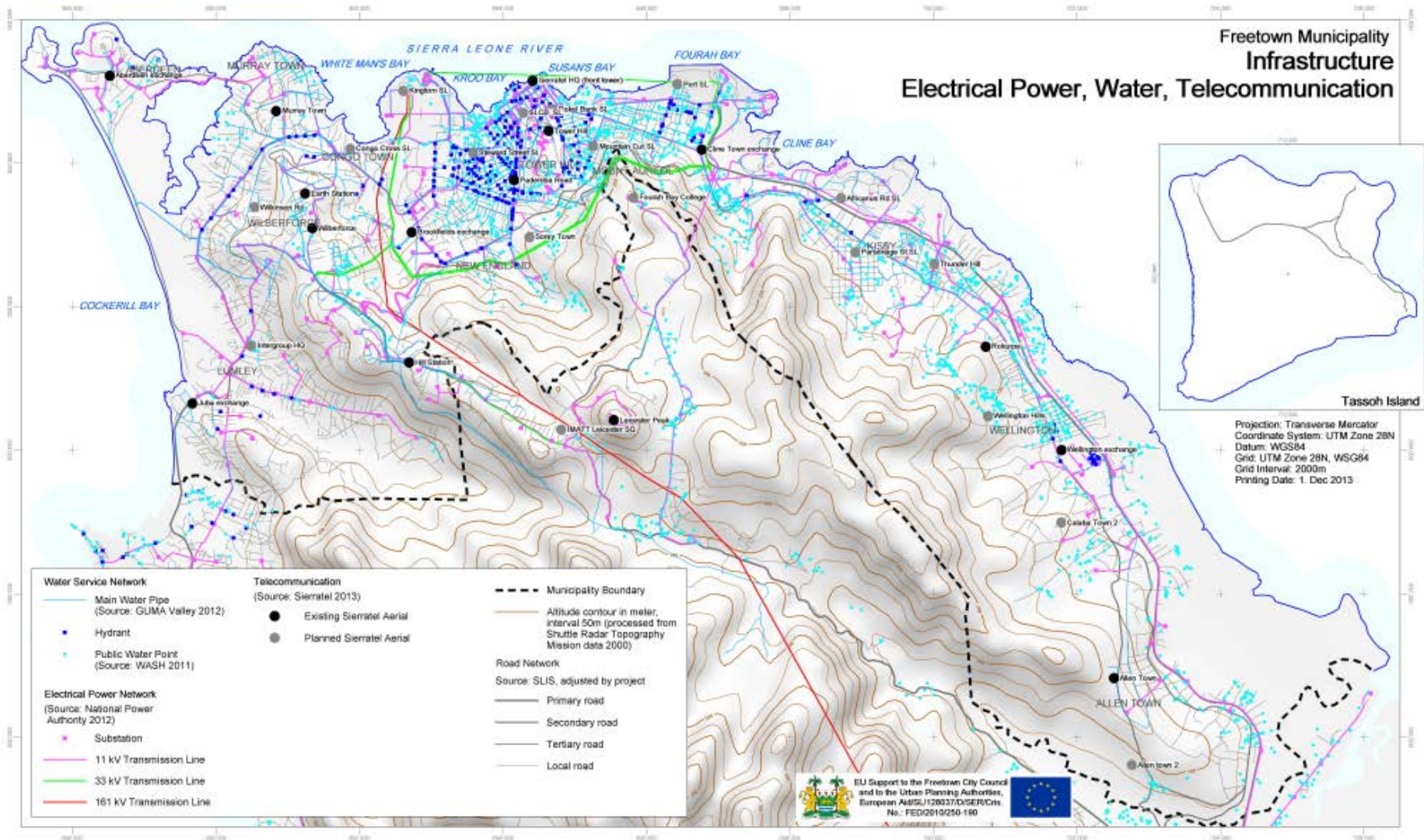
- Congestion due to:
 - Slow Movement;
 - Obstruction/ street trading /pedestrian movement / non-motorised vehicles.
- Poor traffic management: parking.
- Poor physical road condition.
- Poor public transport system.

Freetown Traffic and Transport Challenges

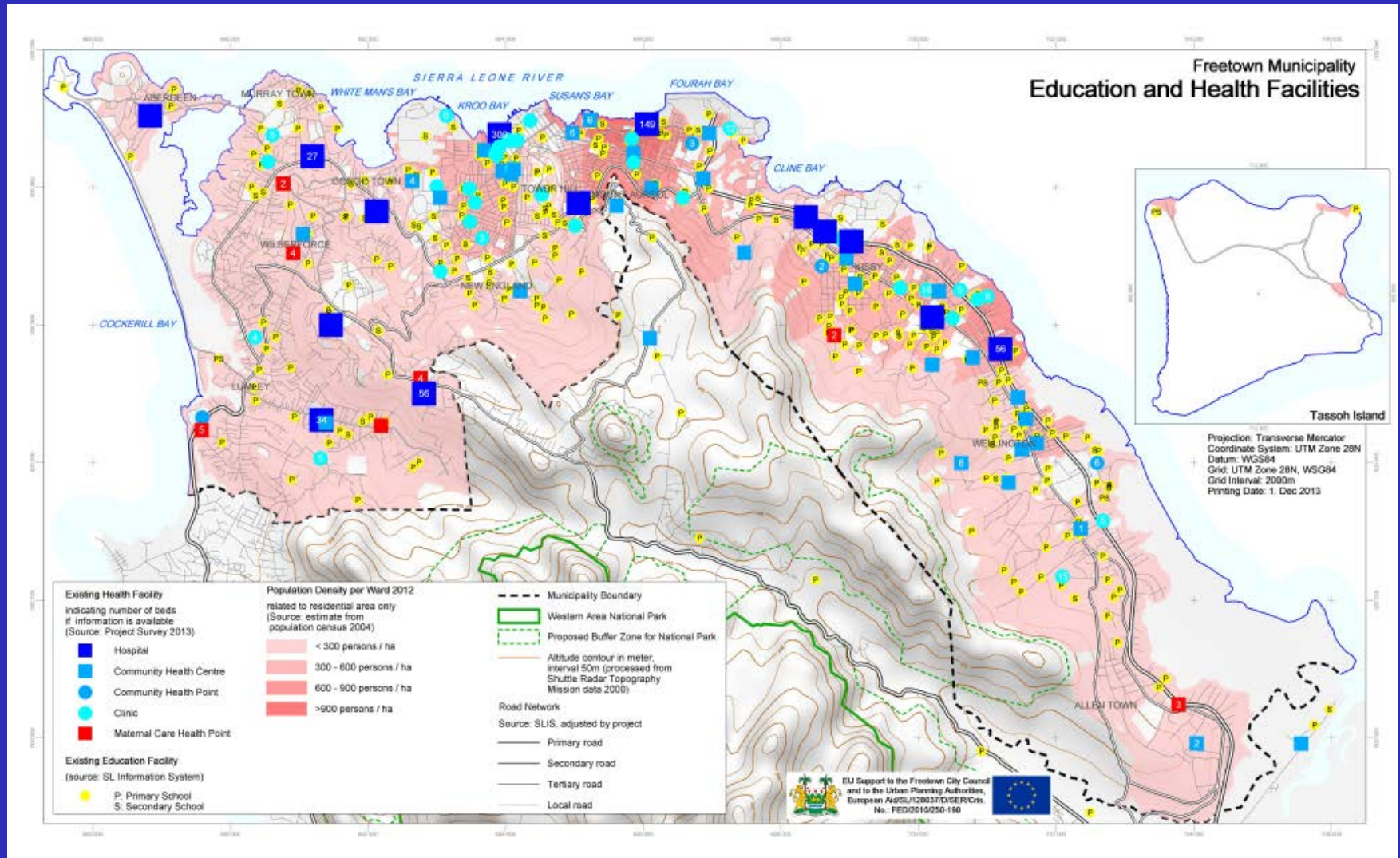


Infrastructure

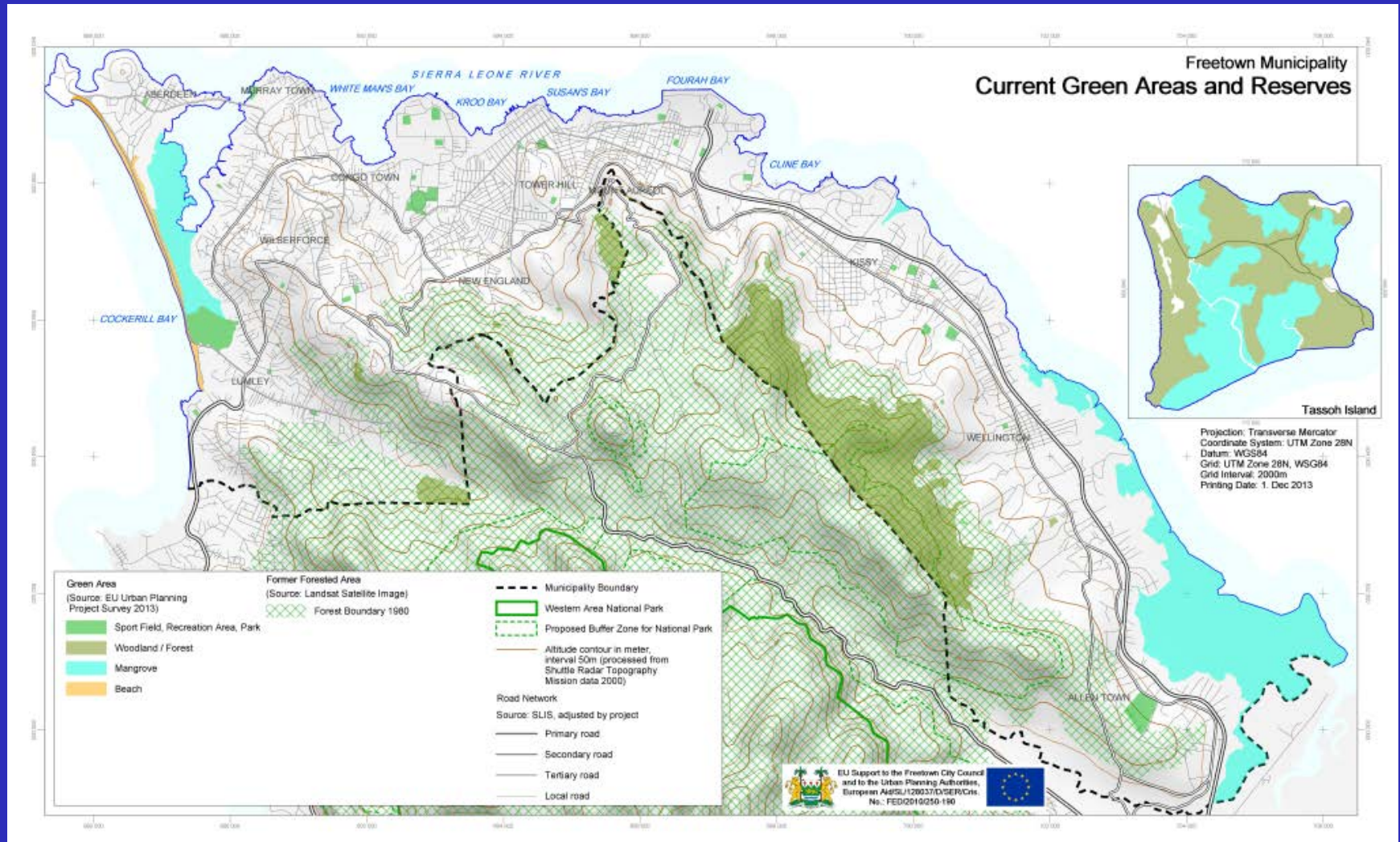
Freetown Municipality Infrastructure Electrical Power, Water, Telecommunication



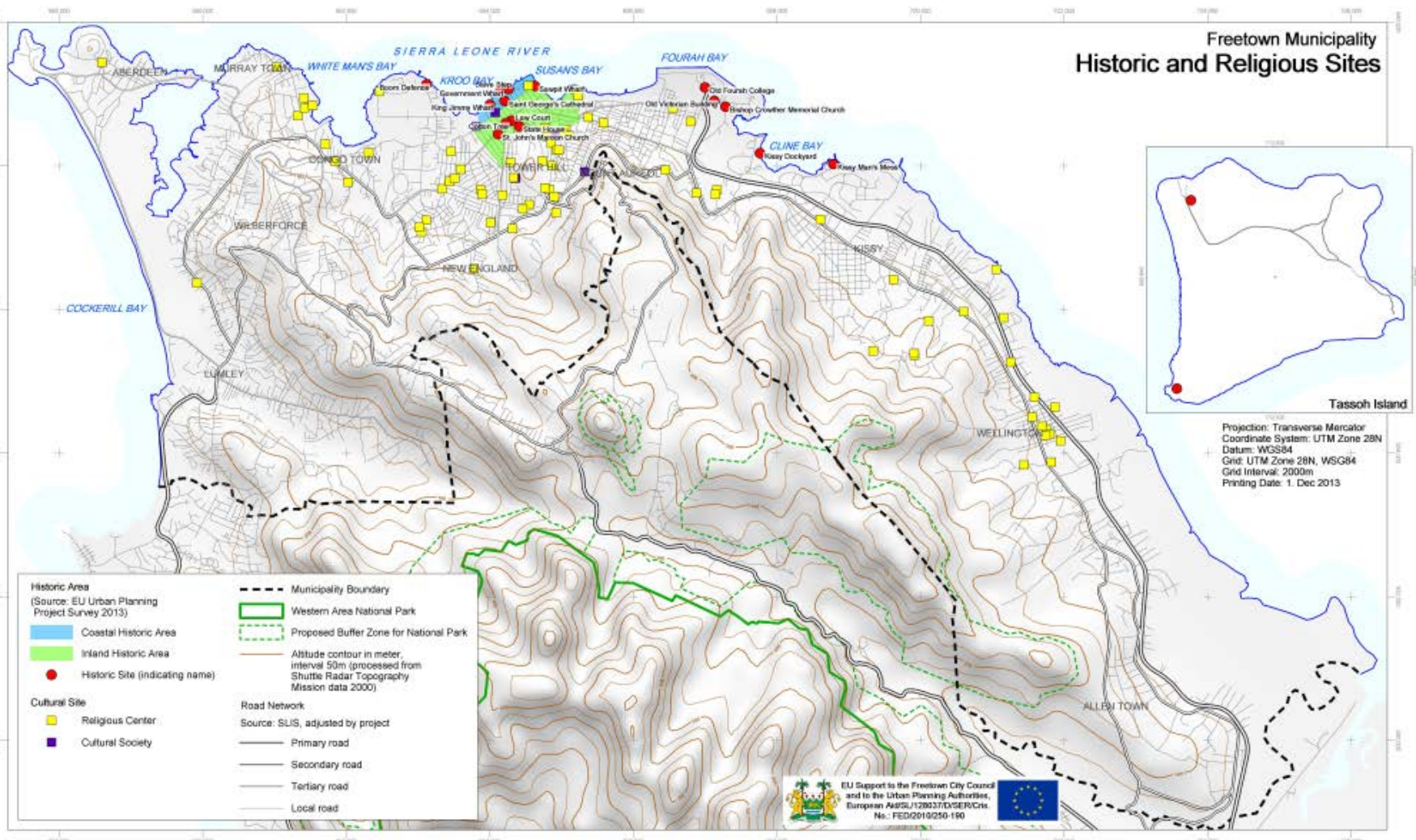
Education and Health Facilities



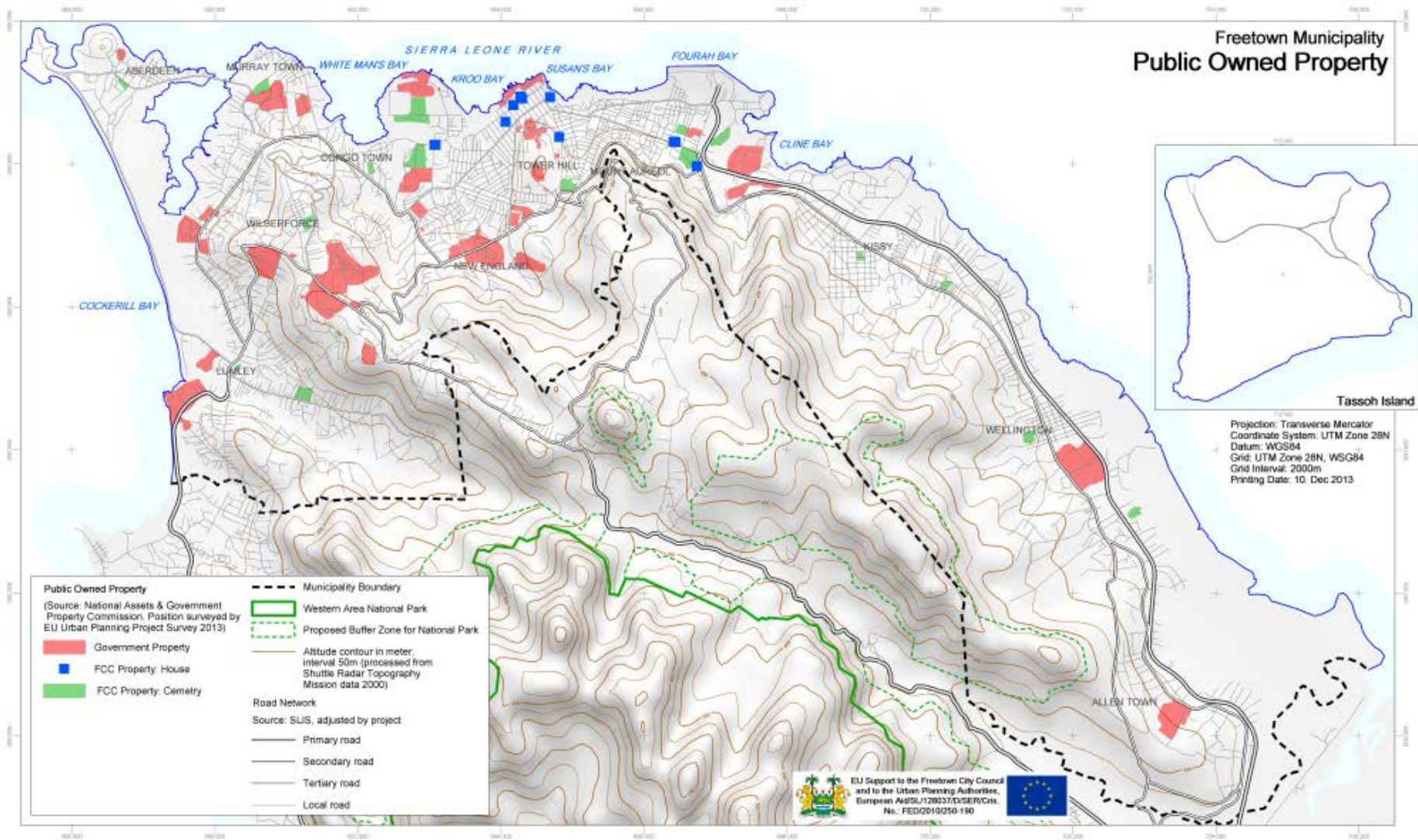
Current Green areas and reserves



Historic and Religious sites



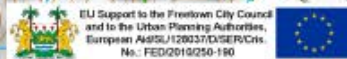
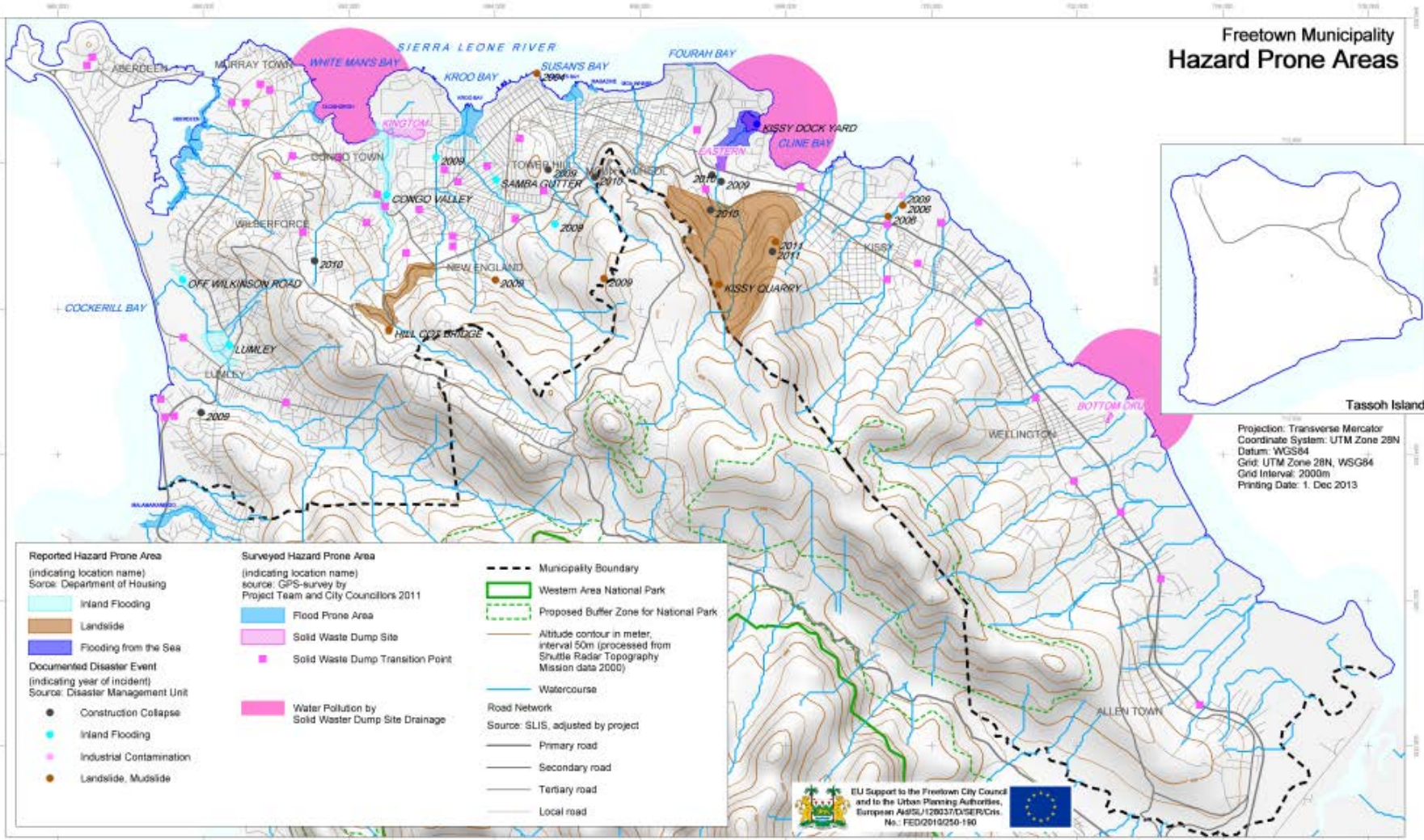
Public owned property



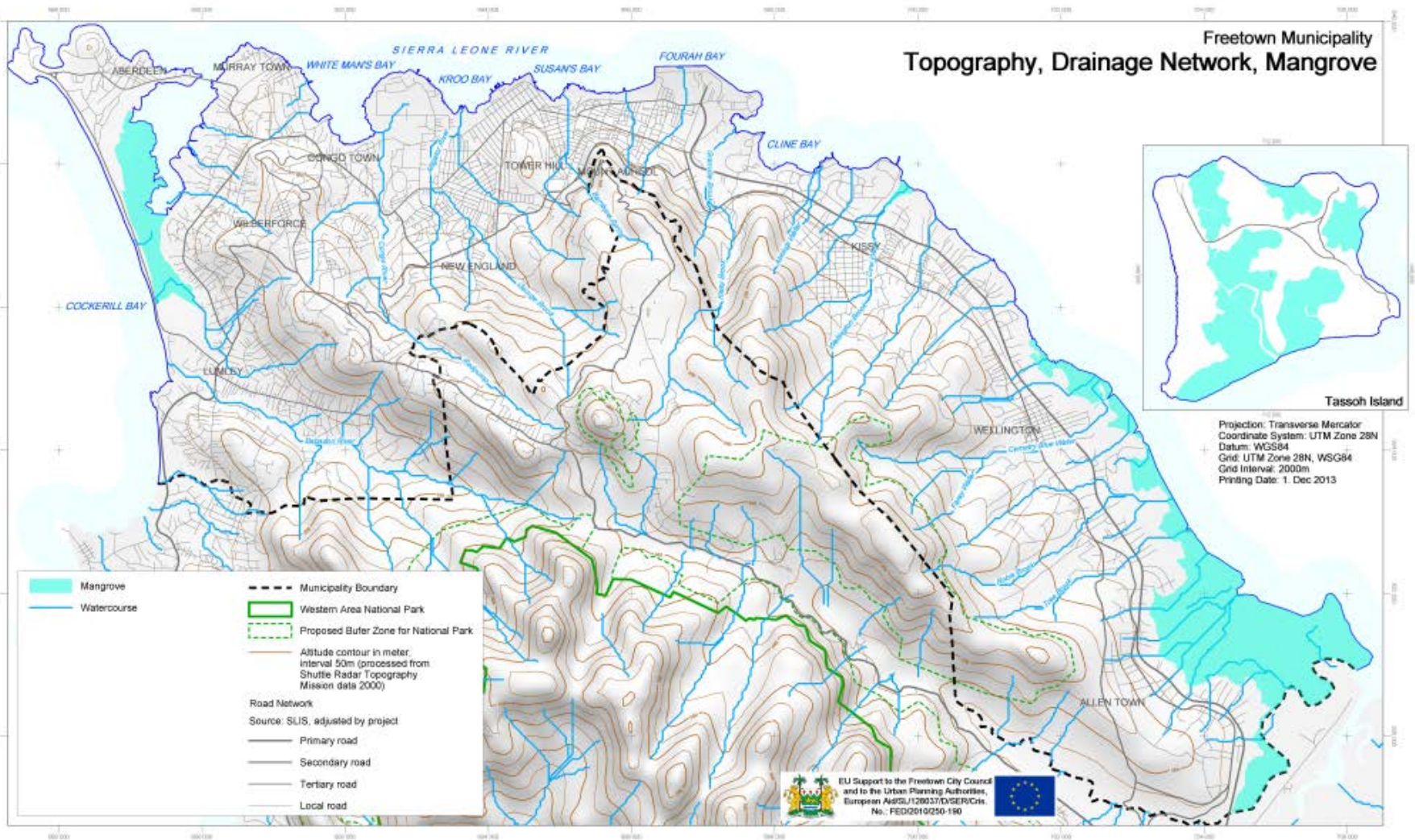
Freetown Solid Waste Challenges

- **Poor administration/ management structure.**
- **Inefficient collection and disposal system.**
- **Poor dumpsite management.**

Freetown Solid Waste Challenges

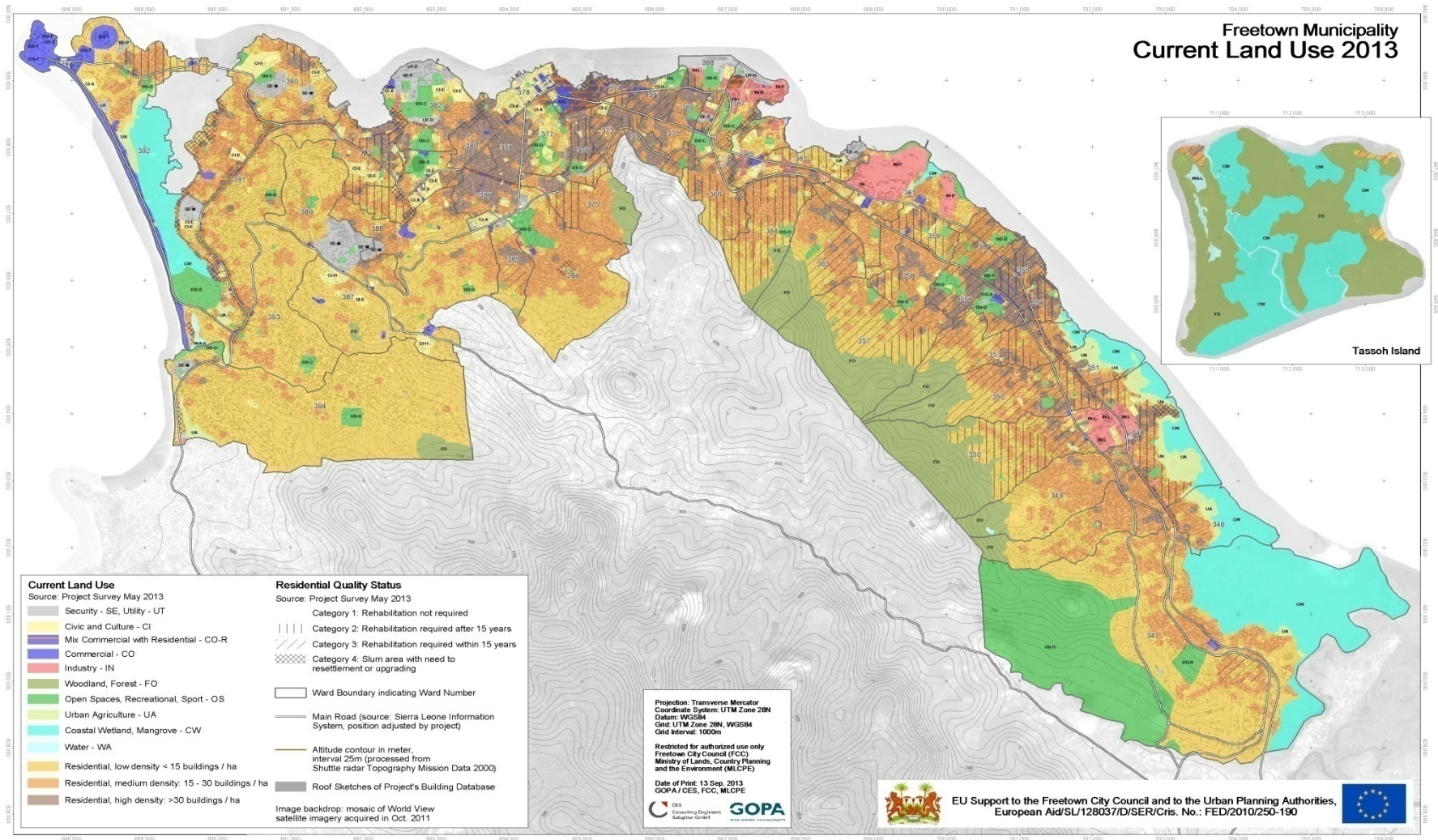


Topography, Drainage Network, Mangrove



Freetown Land Use 2013

Freetown Municipality Current Land Use 2013



The Freetown Structure Plan

- **The Freetown Structure Plan is thus being prepared with a view to**
 - **improve land use efficiency,**
 - **enhance the functionality of the city and**
 - **improve the capacity of the city to accommodate the potential growth and the increased demands on services and facilities.**

Freetown Structure Plan Strategy

- In order to accommodate the projected population and to provide appropriate services and facilities to enhance the functioning of the city, the structure plan adopted a **three-pronged strategy** none of which is mutually exclusive of the other:
 1. Improved Urban Management.
 2. Intensification of use, Increase in Density.
 3. Incremental Urban Renewal.
- This strategy was applied in the **12 sub-service centers** identified.

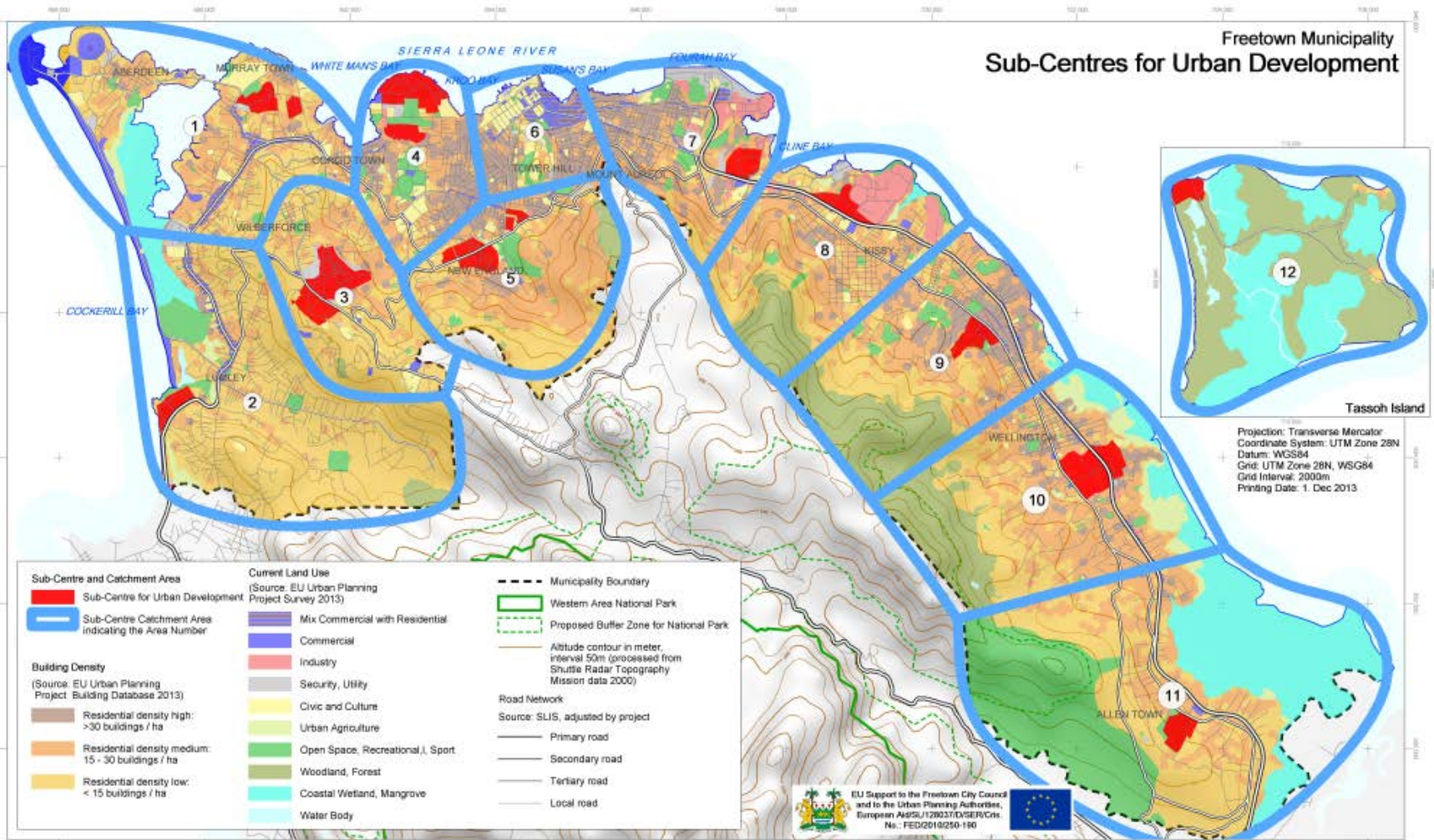
Sub-Service Centers

The following factors have been considered in identifying the 12 sub-centers:

- Location.
- Situation Analysis.
- Size / area covered (catchment) and population
- Distance to the centre for the local population
- Available locations / land for new development / urban renewal
- Location near main road infrastructure
- Infrastructure: roads / bridges, jetties.
- Additional data having been collected on existing facilities such as schools, vocational centers, employment/business, health facilities, recreation, community centers, church/ mosque, cemeteries.

Sub-Service Centers

Freetown Municipality Sub-Centres for Urban Development



Sub-Service Centers

Sub centres have been identified in:

- Aberdeen/Murray Town.
- Lumley/Malama.
- Wilberforce/Hill Station.
- Kingtom/Brookfield.
- New England.
- City Centre.
- Fourah Bay/Cline Town.
- Kissy Mess Mess.
- Kissy Grassfield/Congo Water.
- Wellington/Pamuronko.
- Allen Town.
- Tassoh Island.

Freetown Structure plan 2013-2014

Our Achievements so far

Component 1

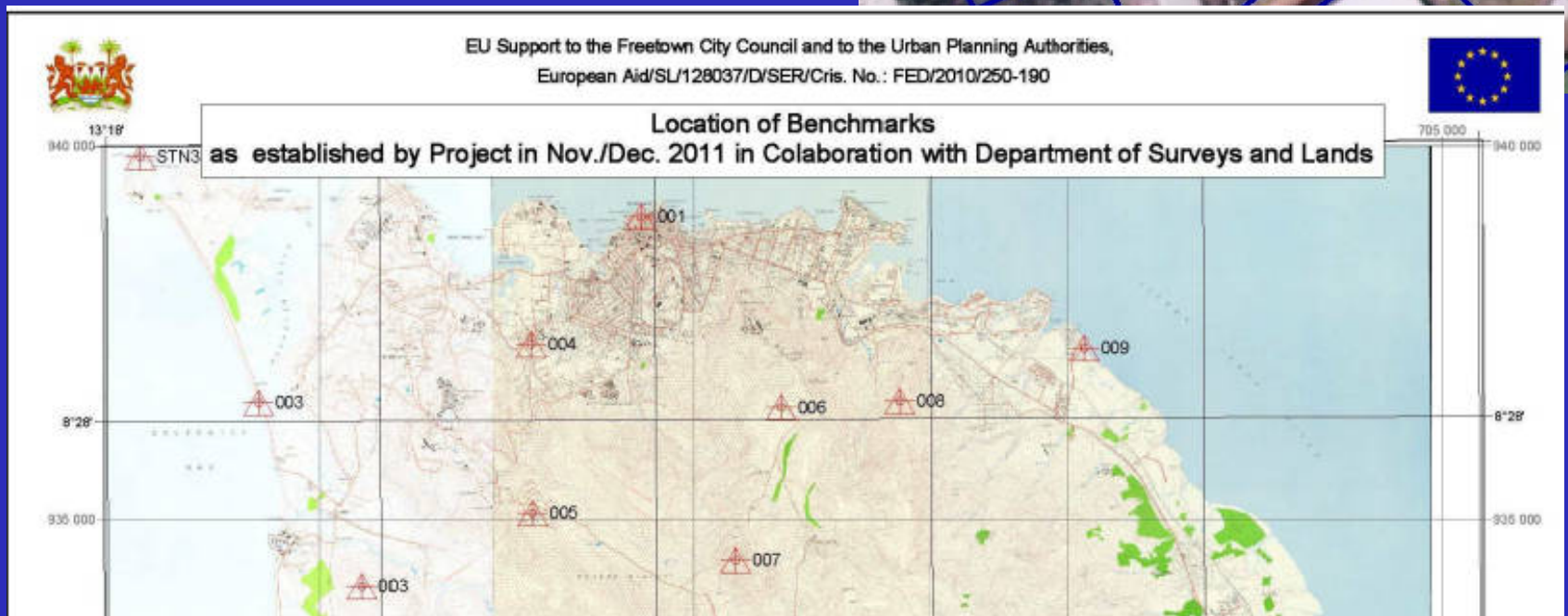
Setting up of a GIS for knowledge mapping analysis of the urban and non-urban area

Plot Survey

New Benchmark System established

25 surveyors trained in modern surveying methods


1600 plots surveyed (out of a total of 85,000)



Component 1 cont.

Building Survey

- 8 staff trained in GIS application
- 15 staff trained in enumeration
- 85,500 buildings entered in the GIS data base (complete)
- 50,000 buildings visited by enumerators and attributes collected
- 34,833 buildings quality checked in the data base



No. Index Map/Field Form: **B6_20 / R / 1** Date: **14.11.2013** Enumerator: **Bessie Falomo**

Survey Code	Street No.	Roof No.	House No. New	House No. Old	House Letter	House Type	House Age	No. Floors	No. Service BLDG's	Material	BLDG Condition
B6_20/1/1	1	1	51	22	F	FM	5	1	-	MA	2
B6_20/1/2	1	2	-	22	E	FM	5	1	-	MA	2
B6_20/1/3	2	3	-	50	-	FM	-1	1	-	RC	0
B6_20/1/4	2	4	-	50	-	FM	5	1	-	MA	1
/5											
/6											
/7											
/8											
/9											
/10											
/11											
/12											
/13											
/14											

SECTION: **Robis**

Street No.	Street Name	Street No.	Street Name
1	Taylor Street		
2	Condon Lane		

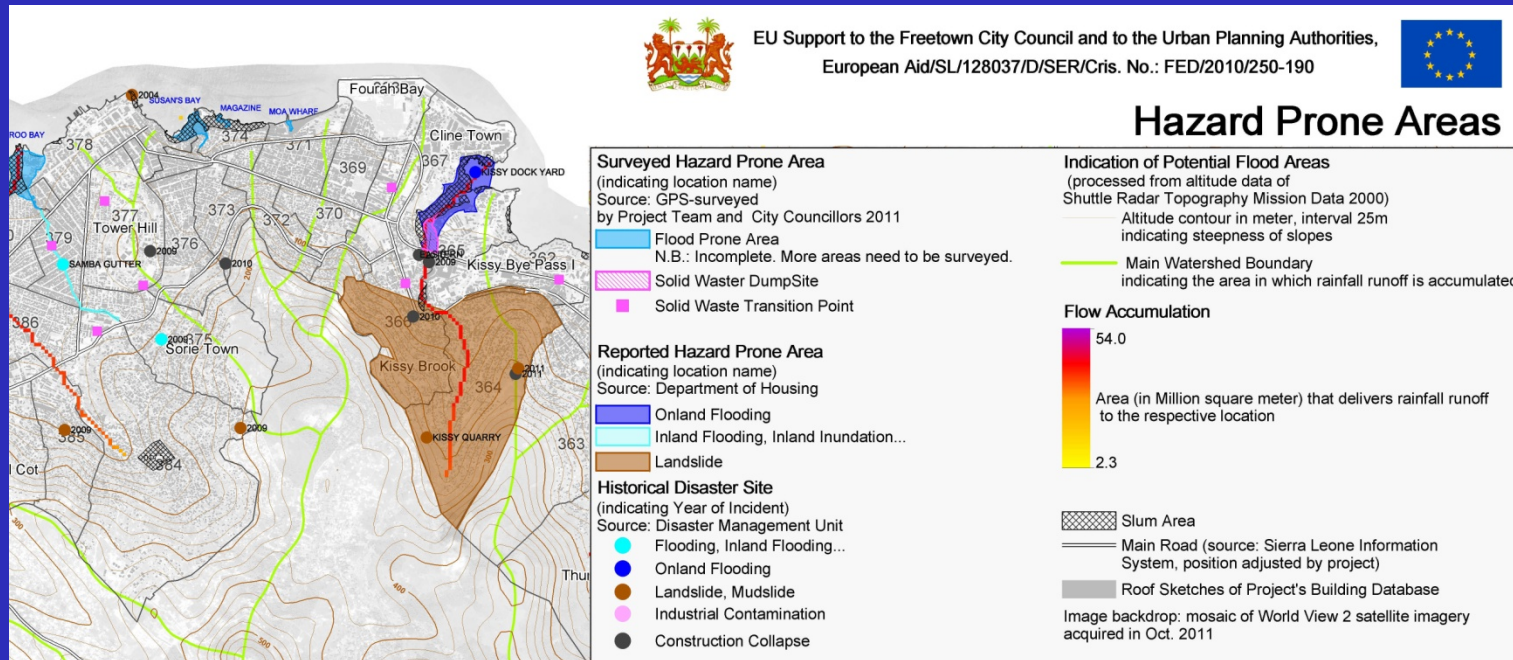
House Type: FM Family House, DFP Duplex Family House, SFL Single Family Residential, SFLK Single Family Mixed, BLD Barwick, COC Commercial, IND Industrial, PCB Pub (Bldg (-R, R, R)), OTH Other Type of Building
 House Age: 1 Unfinished, 0 None, 9 Old, 31 Colonial, 22 Iron
 Building Material: W Wood, C23 Castigated Metal Sheets, BC Traditional Concrete, MA Masonry Walls, LP Lint, W Wall



Component 1 cont.

Risk zones and disaster mitigation

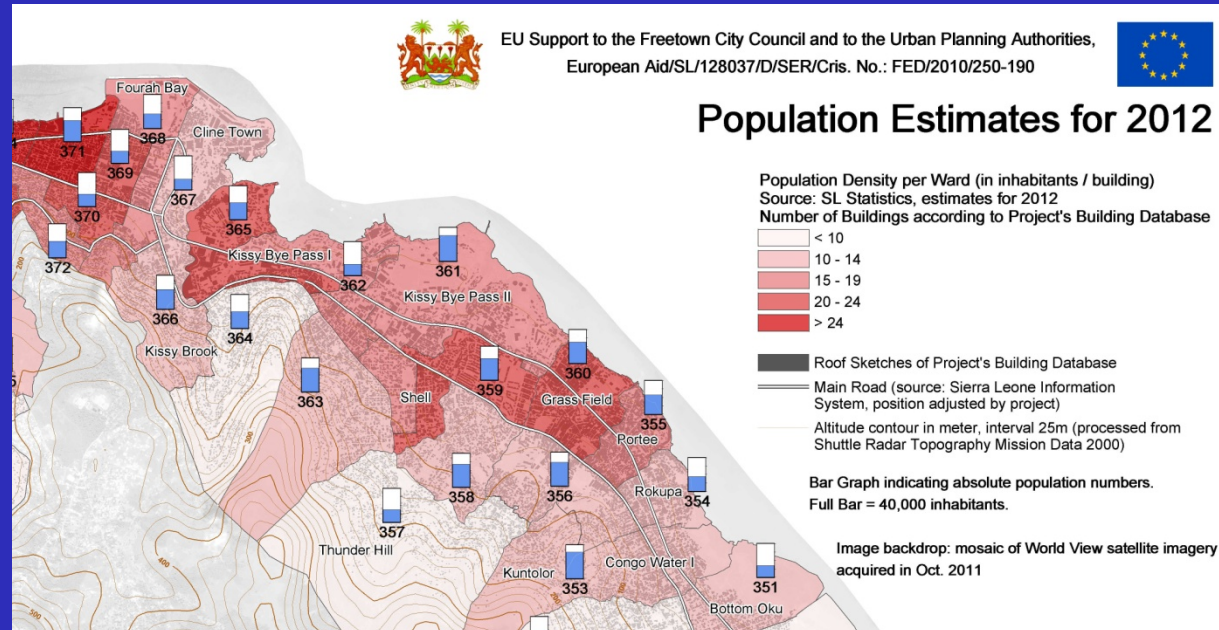
- Environmental situation of Peninsula assessed
- Risk areas in Freetown Area assessed



Component 1 cont.

Support of Urban Planning

- Numerous maps compiled used for Urban Planning



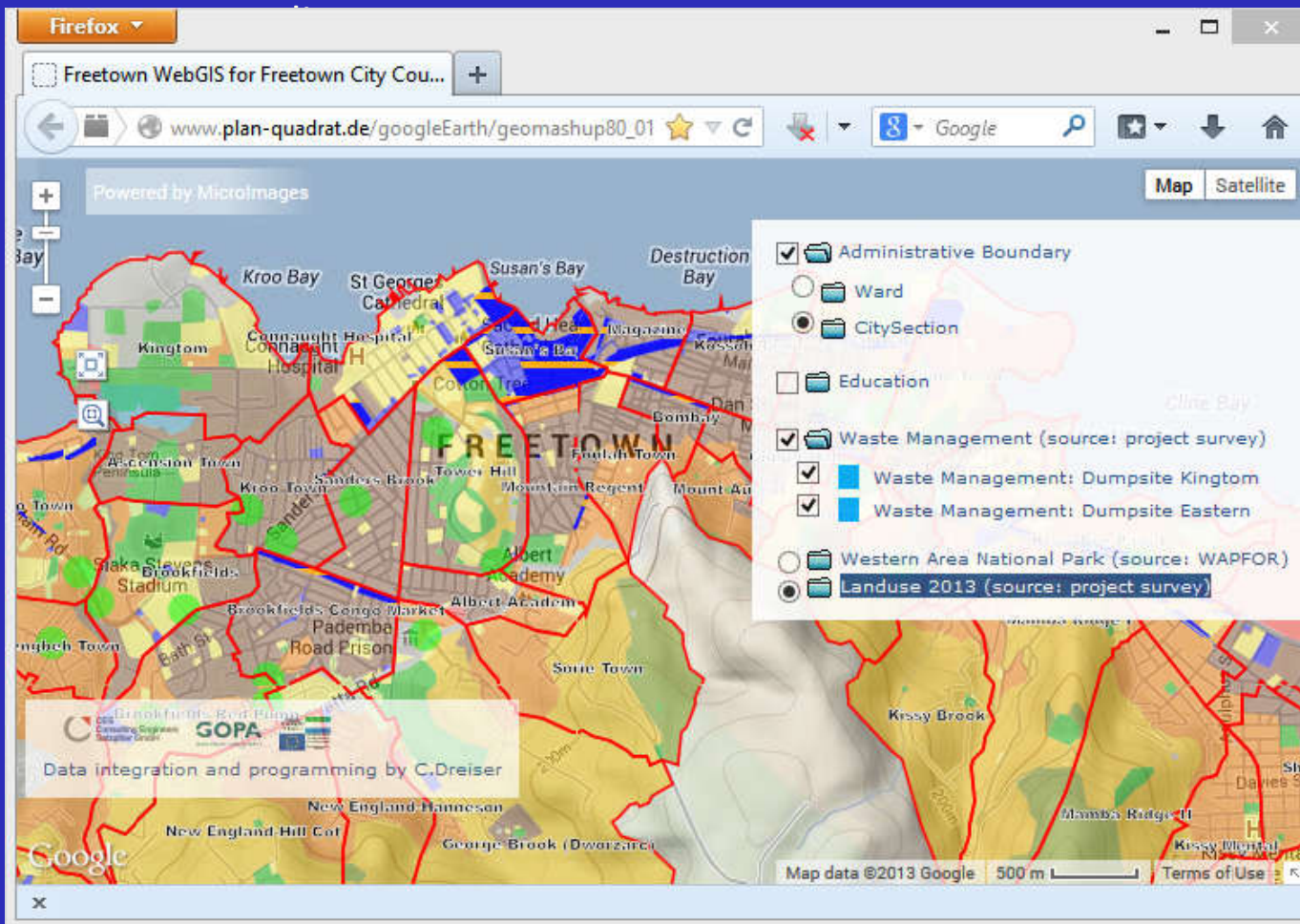
Institutional GIS coordination

- Involvement of important stakeholders in information sharing including:
- MLG, NPA, GUMA, SIERRATEL, (SLRA), SL Statistics, SLIS, (ICF), and the SPU, Njala and Fourah Bay Universities and others – and 6 other Local Government Development Planning Directors

Component 1 cont.

WebGIS

- WebGIS application programmed to publish planning information



Component 2

Capacity building of municipal officers on sector issues
concerned by urban planning

Revised Urban Planning Law and Land Use Plan System

Policy document submitted to the Law Reform Commission

Definition of main Development Goals in the National Spatial Development Plan

Draft version completed

Component 2 cont.

Support to Urban Planning Departments in Local Councils

- Report recommending structure, working procedures and staff for the Local Government Urban Planning and Development Control Units
- Urban Planning Experiences gained from Ghana, Kenya and Tanzania
- 38 Professionals introduced to Urban Planning and Development Control



Component 3

Capacity building of the institutions at the local and central level on urban planning and review of the urban planning legislative framework

Support to the establishment of a
FCC Urban Planning Department

Draft version of Organisation Manual completed

Training of the FCC Finance Management Staff

- 35 FCC staff trained for 40 days.
- Draft FCC Revenue Enhancement Plan completed
- Guidelines for the preparation of the Final Plan completed



Component 3 cont.

Support to establishment of a FCC Housing Policy

- 16 FCC staff introduced to housing and social housing issues
- Draft document completed on a FCC Housing Policy and Strategy
- High level FCC, MLCPE, SPU, and SALHOC decision makers and staff trained in urban planning and housing policy experiences from Ghana, Kenya, Tanzania and UN Habitat.
- Draft Manual completed on the resettlement of a residential area exposed to natural disaster risk
- Proposal for the scheme and house design of a dense resettlement area as part of urban renewal



Component 3 cont.

Support to solve FCC Land Tenure Challenges

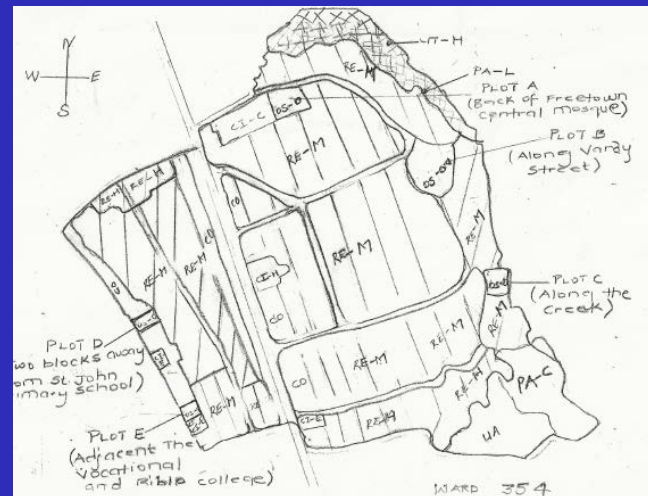
- 25 planning staff introduced to general land tenure problems
- 10 FCC Staff and decision makers introduced to land tenure issues and challenges in FCC area
- Draft document on FCC's possibilities and options to obtain and require state land for future urban renovation and development



Component 3 cont.

Support to the preparation of the Freetown Structure Plan 2013 – 2028

- Training of 8 young professionals in preparing of a Structure Plan
- Introduction of Structure Planning to FCC Councilors and Head of Departments
- Draft Structure Plan 2013 -28 in preparation for the future physical development of the FCC administrative area according to the Local Government Act



Structure plan 2013-2014

