

AL QUSAIR
ACTION PLAN FOR THE REVITALIZATION OF THE OLDER URBAN FABRIC

Zone A

- Servicing the zone with adequate infrastructure (water supply, sanitary sewerage and drainage)
- Recording the tenure and occupancy status of parcels and buildings with priority given to documenting the ownership of all vacant, abandoned, and dilapidated buildings
- Paving a network of pedestrian pathways to enhance circulation and facilitate solid waste management within the historic center
- Installing street lighting
- Landscaping public open spaces
- Encouraging the development of tourist activities along the corniche
- Developing a public beach on the sandy shoreline to the south of the historic district
- Extending the corniche to the south to connect to the Marsa Alam and Qift roads
- Grading and landscaping a parking area for tourist buses and other vehicles at the intersection of the access road with the commercial street leading to the citadel and the historic core
- Improving the wharf, dock, and Jetty to accommodate passenger and cruise vessels operating in the Red Sea region

Additional actions related to the historic core Zone A1

- Designating Zone A1 as a Historic District
- Enacting development regulations and design guidelines for the Historic District adapted to the characteristics of the region (climatic, socio-cultural, economic, architectural, and crafts traditions)
- Installing street lighting adapted to the character of the district
- Expanding the protection zone around the citadel to a depth of 15 meters
- Acquiring by eminent domain buildings adjoining the citadel walls as necessary to protect the monument and open up and upgrade the pedestrian pathway around the citadel
- Documenting on a priority basis the tenure and occupancy status of all parcels and buildings fronting on the proposed tourist circuit linking the citadel to the corniche and the wharf as well as properties fronting on the pathways branching off this link to a depth of 15 meters
- Encouraging the development of traditional crafts along the major roads in the historic district
- Prohibiting workshops using machinery and chemicals or producing noise and noxious wastes from locating in the historic district
- Working with the Association for the Preservation of Qusair's Cultural Heritage to restore, preserve, adaptively reuse, and return to community use when indicated

- historic buildings not listed as monuments by the Supreme Council for Antiquities (e.g. the Quarantine building, the old mosque, the old police station, etc)
- Working with the Association for the Preservation of Qusair's Cultural Heritage to assemble and train a specialized team capable of assisting property owners and residents with technical and administrative matters related to the rehabilitation of buildings and premises
 - Working with the Association for the Preservation of Qusair's Cultural Heritage to set up a fund for extending small home improvement grants and assisted loans to owners wishing to rehabilitate their properties

Zone B

- Paving roadbeds and providing street lighting along the primary and secondary street networks
- Extending the infrastructure networks to cover currently unserved areas and completing the utility lines
- Concluding ongoing negotiations with the military authorities regarding the relocation of the two existing barracks to more appropriate locations outside of the consolidated urban fabric in order to develop this underused central site
- Preparing a plan for the reuse of the site as a mixed use development including a range of commercial and service activities, a bank branch office, a public services center with a post and telecommunications office, and a municipal annex
- Landscaping the public open spaces articulating the different components of the commercial and service center as well as sites which are part of the open space system

Additional actions related to the area north of Zone B

- Relocating the old cemetery to an appropriate location beyond the boundaries of the urbanized area
- Completing the loop around the consolidated urban fabric
- Designing the intersection of the loop with the road linking with the planned urban extension to the north to provide a northern gateway to the historic city

Zone C

- Rerouting the planned regional highway to Qift along the northern edge of the Wadi. This alignment diverts the through traffic away from the cornice
- Designing the intersection with the Qift and Marsa Alam highways to provide a southern gateway to the historic city
- Servicing the zone with adequate infrastructure (water supply, sanitary sewerage and drainage)
- Documenting the tenure of vacant parcels within the zone
- Encouraging infill housing projects allowing for commercial uses in the ground floor of properties abutting major roads

Zone D

- Documenting the tenure and occupancy status of the different land parcels and structures within the zone
- Regularizing land tenure in the informal areas
- Servicing the zone with adequate infrastructure (water supply, sanitary sewerage and drainage)
- Completing the loop around the consolidated urban fabric
- Paving the primary road network

Zone E

- Regularizing the unplanned, informal settlement to define the alignments of vehicular roads and pedestrian pathways
- Relocating the households currently living in hazardous areas along the slopes of the “khour”. Families can receive building plots or resettlement accommodations in the proposed infill housing sites
- Developing an open space designated as “Red Sea desert park” on the non-buildable “khour” depression (labeled Zone E1). The park should be designed to display the Red Sea desert landscape and include exhibits showing local flora and fauna as well as a small museum interpreting the geology and morphology of this unique environment and its different ecosystems. The park is conceived to be a low maintenance regional amenity which could attract domestic as well as foreign visitors
- Exploring opportunities for public-private partnerships to develop the Red Sea desert park

Zone F

- Servicing the zone with adequate infrastructure (water supply, sanitary sewerage and drainage)
- Completing the loop around the consolidated urban fabric
- Designing the intersection of the loop road with the Qift highway to provide a southern gateway to the city
- Documenting the tenure of vacant parcels within the zone
- Allocating publicly-owned vacant land for housing projects adapted to the environmental conditions and socio-cultural patterns, following typologies suited to the topography of this zone (e.g. terraced housing)
- Improving the concrete embankment along the edge of the Wadi to enhance its visual appearance