

MIKE SHARROCKS CONSULTANCY

Tourism Feasibility • Development Planning • Urban Design • Urban Regeneration • Environmental Appraisal

Egypt

DEVELOPER PROPOSAL FOR THE NORTH WEST GULF OF SUEZ SPECIAL ECONOMIC ZONE

For Jebel Ali Free Zone International, 2008

Jebel Ali Free Zone International (JAFZI) was invited to submit a developer proposal by the Main Development Company of the Suez Economic Zone Authority (SEZA) for a site in the industrial and resort town of Sokhna on the Red Sea coast. The SEZone site comprised some 20.4sq.kms of flat land located just to the west of Sokhna port.



JAFZI selected AECOM International Development to help prepare the submission material. Mike Sharrocks was part of the multi-disciplinary team appointed to deal with the planning and environmental elements of the proposal. This work required a review of all the land use planning, environmental and infrastructure documents, and also of the SEZA Indicative Master Plan (IMP) for the site, as part of a due diligence exercise. The IMP envisaged a mix of light industrial, warehousing and medium-tech activities to be built on the site during the next 20 years.



Mike Sharrocks prepared two concept plan options in response to the IMP that could meet JAFZI's requirements for the development of the site. Whilst one of the options made only minor changes to the IMP, the second option took a more ambitious approach and assumed the possibility of acquiring some adjoining land in order to provide a better use of the site in the long term.



Both options needed to have an integrated planning approach that ensured efficient circulation and access, as well as an attractive and well-managed environment and utility infrastructure. There would also be some facilities for residential and associated facilities included within the SEZone site. The two concept plans would need to incorporate development flexibility in order to respond to long term market conditions.

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