

Foster + Partners



Icolo e Bengo Aerotropolis

English

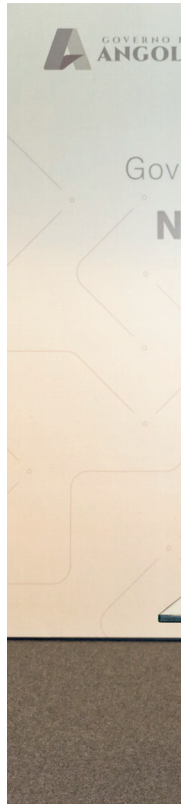


GOVERNO DE
ANGOLA

mintrans.gov.ao
Ministério dos Transportes

Introduction

In early 2023, the Angolan Ministry of Transport approached Foster+Partners with their Vision for a new urban metropolis, an “Aerotropolis,” to be constructed around the recently completed Dr. Antonio Agostinho Neto International Airport. The aspiration was to develop a new urban centre which complements the existing city of Luanda while becoming a leading transit, business, and entertainment/leisure hub, attracting investment and creating employment for the growing population – a “Future Angola” which would position the country as a key regional and international leader.



THE PARTNERSHIP SIGNING CEREMONY & LAUNCH WORKSHOP

Governo de Angola, Ministério dos Transportes & Foster + Partners

NEW LUANDA AIRPORT CITY MASTERPLAN

19.06.2024
LONDON, UK

Icolo e Bengo Aerotropolis

The Icolo e Bengo Aerotropolis reimagines urban living with how the urbanity to the north of the site blends seamlessly with the natural wilderness of the Quiçama National Park to the South.

This new urban development will expand Angola's international outreach, attracting world travellers and new business opportunities, embracing the Country hospitality, heritage, identity and investing in its human capital.

The Aerotropolis will empower future generations of Angolans, providing access to qualified education, offer new and diversified job opportunities and create attractive mixed-use communities.





The site is located in the Icolo e Bengo province, 38 kilometres from central Luanda. The Catete Road serves as the primary transport axis, connecting northwest to Luanda and southeast to Catete.

To the south, the Cuanza River forms a natural boundary with Quiçama National Park, playing a significant role in the site's geography.

General site information:

- Luanda city center
- Town
- ⬢ 15 mins walk
- National park
- City connections

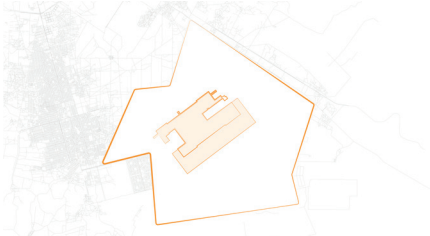
Where urban meets nature



The site for the proposed ICB Aerotropolis is defined by the recently completed Dr. António Agostinho Neto - Angola International Airport and forms a clear divisive line of the elevated plateau which dominates the site. It also reflects the duality within the site and how it forms the confluence of where the urbanity of Luanda City and its surrounding suburbs meet the nature and the diverse ecology and ecosystems of the Quiçama National Park just to the south period.

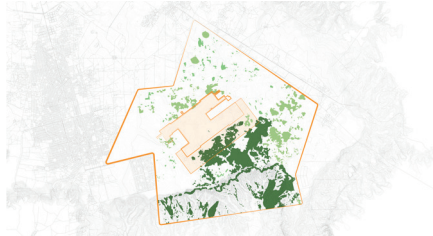


Principles of design development, step by step



1. Existing Condition

Airport, airport city and future runway expansion area.



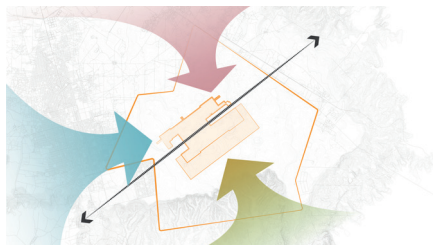
2. Identifying existing vegetation cover and habitats

Existing vegetation more prominent on the southeastern part of the site.



3. Duality

There's a visible distinction between the urban and the natural.



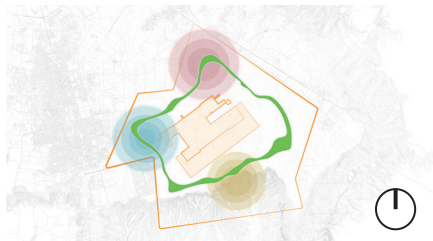
4. Acknowledging and integrating the surroundings

Letting the pre-existing context bleed into the site.



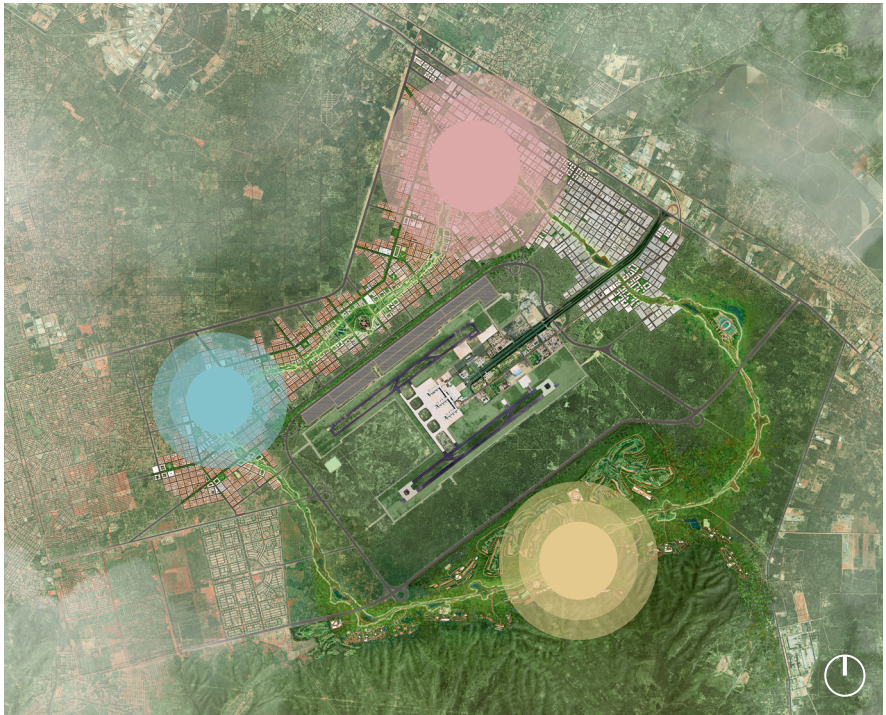
5. Anchoring

The surrounding assets inform anchor placement.



6. Green Loop

Urban and Natural route connecting the entire masterplan.



The masterplan illustrates a new sustainable way of living which minimises energy consumption by incorporating passive design in its architecture, sets out how nature can be a way of unifying how a city develops and functions and proposes the use of renewable energy to power this development with the intention of creating a legacy for future generations. The Green Loop connects and unites the various districts and key centres of the masterplan with the aim of bringing the community together.

- Business, civic and culture
- Research and Innovation
- Tourism hospitality and sports

Connecting activities by a Green Loop

The introduction of the Green Loop within the masterplan is seen as the key element to unite the site, bringing the urban realm and nature together. It creates an amazing amenity which brings the various diverse communities of the ICB Aerotropolis together.





Primarily seen as a destination for all residents and visitors to the city to go for recreation, exercise and wellbeing, the Green Loop has the added benefit of connecting the various centres, nodes of activities and communities envisioned to inhabit the masterplan together. Weaving its way through the masterplan, it acts as a device to help orientate yourself within the wider city and through the introduction of a public tram or bus service and a network of cycle paths, provides a safe environment within which residents can travel.

New Commercial, Civic and Cultural Gateway

The new commercial and civic centre is located on the North of the Aerotropolis with direct connections to Luanda city centre. It is the only area of the masterplan that can have high-rise buildings and ideal for businesses to grow and thrive.

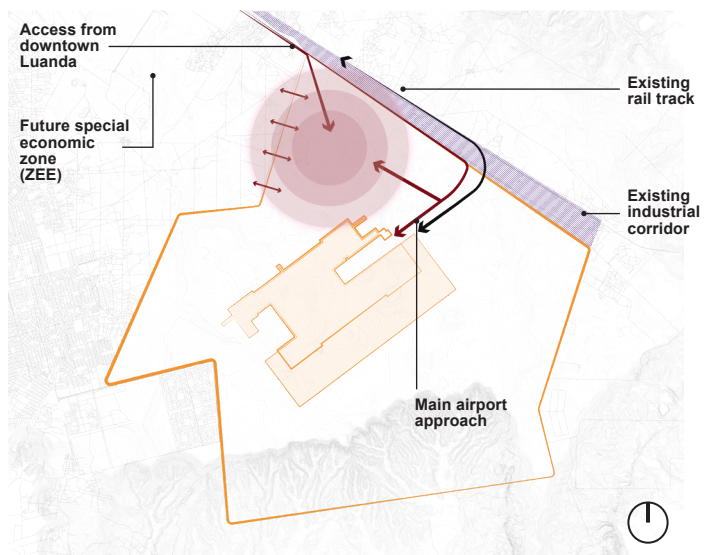
Ingredients

- Office spaces
- Corporate headquarters
- Conferences, meeting and event spaces
- Financial services
- Technology and innovation hubs
- Administrative service through the relocation of civic buildings

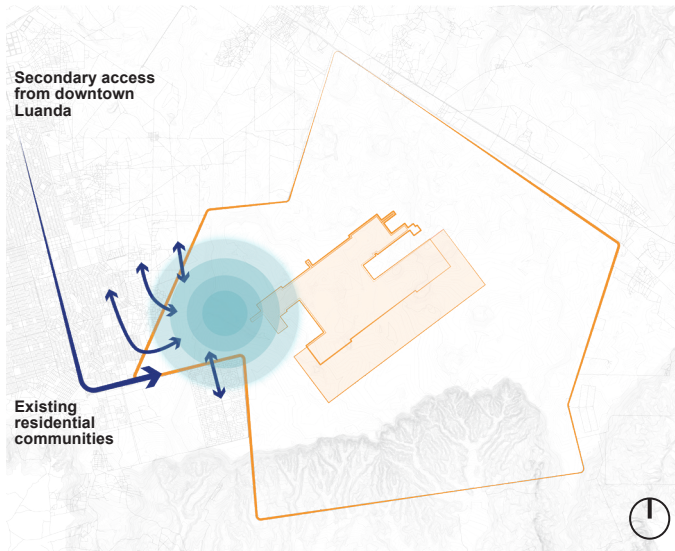
Why here?

- Easy access from downtown Luanda
- Excellent transport links to airport
- Adjacent to the new economic zone
- Gateway to the site
- Proximity to the well-established industrial corridor





● Business, civic and culture



● Research and Innovation



Research and Innovation Hub: empowering communities

The new Research and Innovation Hub is located on the West of the Aerotropolis and connects with the existing urban fabric and local communities. It has the potential to become the next African Educational Hub connecting with private and academic professionals from around the world.

Ingredients

- Higher education and training centres
- Vocational centres
- Laboratories
- Technology and data centres
- Innovation and incubation hubs
- Specialised equipment and resources
- Amenities for researchers
- Exhibition and public outreach centres
- Cultural centre

Why here?

- Easy access to airport for international researchers and experts
- Logistics and supply chain efficiency
- Attraction of investment through partnerships with special economic zone
- Tap into local talent pool and empower local communities
- Reduced commute time for local workforce



A new gateway for international tourists to Luanda and Quiçama National Park

The new Hospitality centre is located on the South of the Aerotropolis and directly connected to the Cuanza River basin and Quiçama National Park. The proximity to a highly ecological value area provides an exciting opportunity for Eco tourism and connection with the local nature.

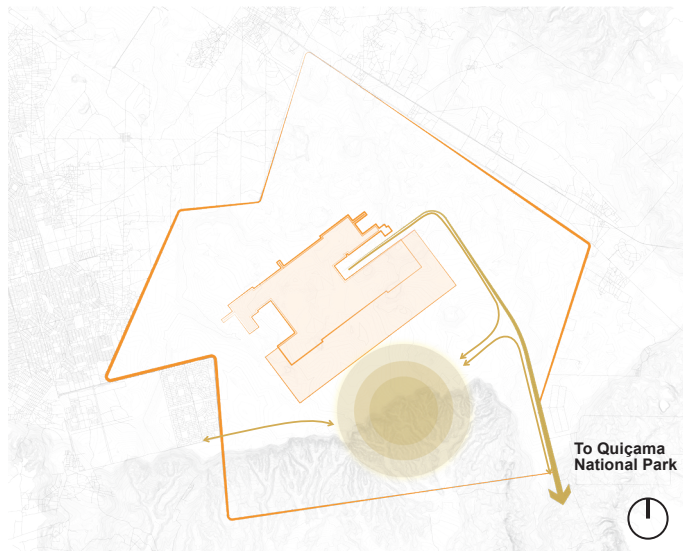
Ingredients

- Range of hospitality offering: boutique hotels, eco-lodges, luxury tents
- Recreational activities: guided Quiçama tours
- Sports and recreation
- Wellness and relaxation
- Cultural experiences: local cuisine, art and music events, wildlife photography workshops
- Events and conferences' facilities

Why here?

- Excellent connection to airport (less than 5' drive)
- Ecotourism potential due to proximity to national park
- Boosting local tourism
- Opportunity for cultural exchange and job creation for local communities
- Retention of existing green and creation of a hospitality experience immersed in nature

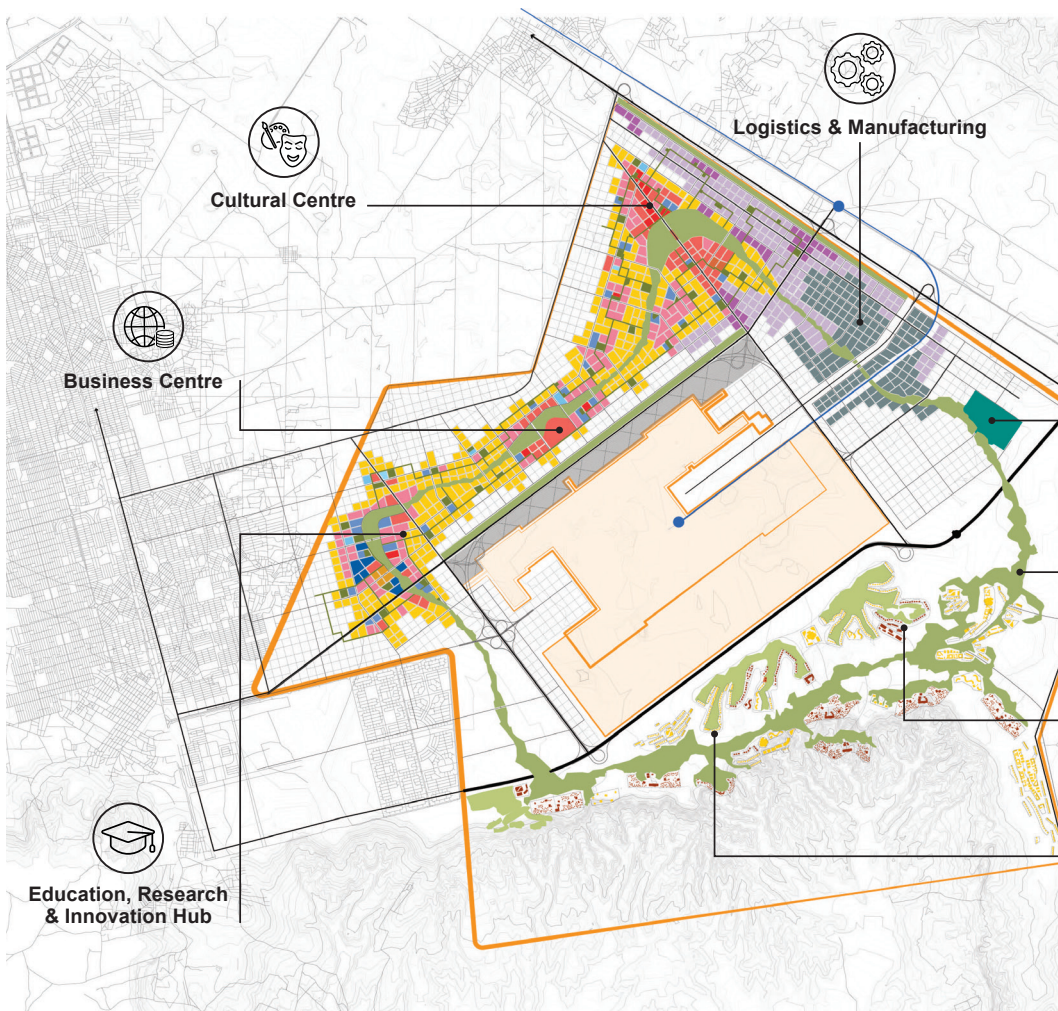




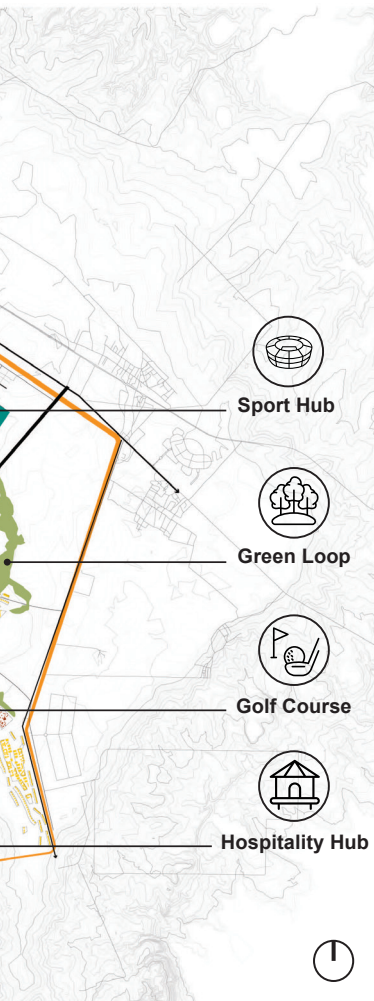
● Tourism hospitality and sports

Brief Area Distribution

The Foster+Partners consultant team conducted an economical study to project the potential future growth of the ICB Aerotropolis with a 2050 year vision. The Outline Development Strategy aims to contribute an evidence-based, economics-driven analysis to inform the formulation of the ICB Aerotropolis Vision Masterplan.



- 0.5% Clinics (29,400 m²)
- 1% Hospitals (143,000 m²)
- 2% Offices (362,100 m²)
- 2% Institutional (377,200 m²)
- 3% Schools (433,900 m²)
- 4.5% Hospitality (721,200 m²)
- 5% Retail (874,300 m²)
- 8% Culture (1,257,300 m²)
- 9% Logistics (1,458,400 m²)
- 16% Manufacturing (2,569,600 m²)
- 49% Residential (8,009,600 m²)



Some of the key objectives included examining policy context, socio-economic data, industry identification for greatest economic potential, among others. The land use diagram on the left is the result of such analysis and potential vision for 2050 based on the concept of three major clusters Business, civic and culture; Research and innovation; and Tourism, sports and recreation.

Sustainable masterplan vision

Key project objectives & goals

Financial Sustainability – Futureproofing and retaining asset value rely on the masterplan's robustness and resilience, responding and adapting to future climatic, demographic, economic, social and technological changes.

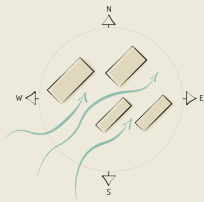
Resilient – Reduce dependence on unreliable utility infrastructure by maximizing operational autonomy from external utility networks. This involves aligning the technical infrastructure with the phased development of the masterplan.

Resource Efficient – Efficiency begins with minimizing demand for energy, water, and materials. Incorporating local materials, sustainable supply chains, and low-carbon options into urban design is crucial. Embracing circular economy principles and maximizing reuse are embedded in the project.

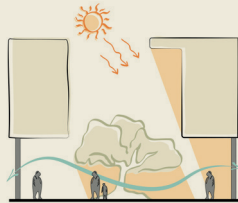
People First – The masterplan prioritizes people, creating quality spaces for all that reflect ICB Aerotropolis's human-centered design. Investing in the local workforce, especially the youth, is critical for job creation and skill development over the phased development timeline.

Carbon – Achieving net-zero carbon is a necessity. The masterplan aims to generate most, if not all, of its power needs on-site through renewable energy sources, reducing dependency on the electrical grid.

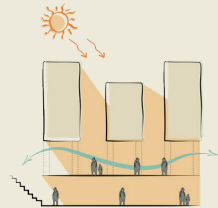
Environmental design strategies



1. Orientation of Masterplan



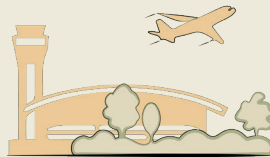
2. Transitional Spaces



3. Urban Porosity



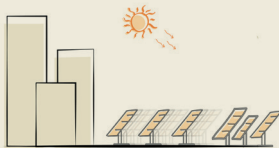
**4. Biodiversity
& Local Ecology**



**5. Responding to the
Challenges of the Airport**



6. Mobility



7. Energy Generation



**8. Water Management
& Flood Risk Mitigation**



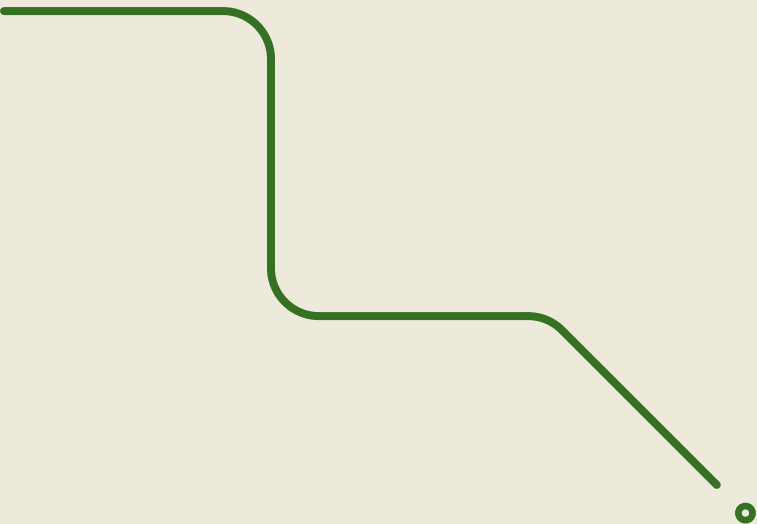
**9. Materials
& Waste Management**

New ICB Aerotropolis for 2050





The Icolo e Bengo Aerotropolis could become a global gateway to Southern Africa rooted in climate resiliency, harmonic design with nature, and local economic opportunities that celebrates Angola's prosperous future.



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