

## The city Tafilelt Tajdite à Beni-Isguen

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**Address 1 - street** : 047131 TAFILELTE - GHARDAIA , Algérie

**Gross density** : 33.93 logt/ha

**Population** : 5 700 hab

**Number of jobs** : 470 emplois

**Starting year of the project** : 1997

**Delivery year of the project** : 2015

**Key words** : sustainable cities, climate adaptation, local materials,



22.5 ha



49 000 000 €

### ID CARD

A very special human experience by its approaches: social,  
urban and ecological.



# PRESENTATION

## Project's designation :

Ksar Nouvelle Tafilalet : "la cité Tafilalet Tajdite " - 1050 tenements – city of Beni-Isguen – Ghardaïa-Algérie

## The project is based on:

- the contribution of traditional social institutions
- the proposal of a rational environment of the habitat.
- The human involvement - especially in its cultural dimension - in the implementation of his home.
- The conscious interpretation of the old architectural heritage
- The mandatory implantation in a rocky environment to preserve the ecosystem of the oasis which is very fragile.

## numerical values:

Project: Construction of the new city "Tafilalet"

- Sponsor: Amidoul fondation.
- total area: 22.5 Ha.
- residential area: 175000 m<sup>2</sup>
- Number of housing: 1050 homes.
- Start Date: March 13, 1997.
- Location: Beni Isguen -Ghardaïa -Algeria
- Natural site: Rocky ground with a slope: 12 to 15%
- Climate: Climate Sahara

## Programme

- Housing
- Offices
- Businesses and services
- Public facilities and infrastructure
- Public spaces
- Green spaces

## Project progress

- Management phase
- Delivery phase
- Operational phase

## Procedure type

- Urban développement permit
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## Prescriptions and zoning

- Protected area
- Heritage protection area
- Natural protection area
- Particular conventions

## Key points

- Governance
- Quality of life
- Economic development
- Mobility
- Resources
- Biodiversity
- Energy /Climate

## Data reliability

Self-declared

## TERRITORY

### Type of territory



M'Zab valley is a universal heritage, classified by UNESCO (1982), with its ksourien planning (pyramid shape) and its Oasis hardly formed in an arid environment. Since about two decades Algeria has a deep housing crisis across the country, due to population growth. Moreover, the Mzab is a region in southern Algeria which has a Muslim population practicing Ibadi sect in general. One that refers strictly to the holy book, the Qur'an, and the Sunnah, as is also characterized as much by the tolerant appearance dictated by God by solidarity between people. Add to this a number of social practices by Ibadites Mzab and social organization of pyramidal type that fall under all of the precepts of Islam. Thus, a set of families (different surnames) gathers in a large family, "Achira". They find themselves in a "Arch" and within the religious structure, known as "El Halquat Azaba" that guide spiritually, directs and advises socially.

### Climate zone

[BWk] Mid-latitude Dry Arid (Desert)

## KEY FIGURES

### Green areas, roofs included

Green areas, roofs included : 50 000 m<sup>2</sup>

### Public spaces area

Public spaces area : 20 000 m<sup>2</sup>

### Office floor area

Office floor area : 1 100 m<sup>2</sup>

### Commercial floor area

Commercial floor area : 10 135 m<sup>2</sup>

### Public facilities floor area

Public facilities floor area : 5 000 m<sup>2</sup>

### Housing floor area

Housing floor area : 175 000 m<sup>2</sup>

### Number of residential units

Number of residential units : 1 050

## Number of social housing units

Number of social housing units : 1 050

## Green spaces /inhabitant

8.77

## Public spaces/inhabitant

3.51

## Total investment costs (before tax)

Total investment costs (before tax) : 49 000 000 € HT

## Total of subsidies

Total of subsidies : 5 000 000 € HT

# GOVERNANCE

## Project holder

Name : Amidoul foundation

Type : Private company

General description :

a group of intellectuals, architects and scientists from the Ksar ( "castle" in Arabic) of Beni Isguen, came together and created the Amidoul Foundation to fight against the crisis of local housing. At that time, thousands of people living in slums scattered around the valley Mزاب because there were too few houses, which cost often a lot. While the government launched an unprecedented housing program, using the revenue generated by the oil to build dormitory towns around the country, the Amidoul Foundation purchased a rocky hill in order to turn it into a friendly city the environment, providing housing for low-income people.

## Project management

Description :

The support elements for the mastery of the project:

Mastering the project size and complexity requires a deep analysis of current practices on construction sites, and a different approach, which is based on seven components namely:

- Work series (≠ monotony)> studied standardization of construction elements (structural module, carpentry, design spaces ..)
- Optimal use of local materials (stone / plaster / lime ....)
- Rationality in managing human and financial resources
- Rotation of the work teams /
- Bulk purchasing, distributed loads, production equipment rental ...
- Increase joint ownership and common elements.
- Introduction of subordinate workshops:  
U. plaster / wood joinery U. / U. metalwork / U. beams / U. hollow body.
- continuous motivation of the human frame by:
  - bonuses .
  - The diverse qualification.
  - Participation in the decisions of the site.
- active and harmonious coordination of the social action and that of construction.
- Continuous improvement of construction processes, As well as housing design

## Project stakeholders



Fondation Amidoule

## SOLUTIONS

- Urban project governance
- Citizen participation

Company :

## QUALITY OF LIFE

### Net density

-0.05

### Culture and heritage

Facing the national crisis in architecture and urban planning, a peculiar experience in Mزاب Valley deserves to be studied, it is a new city, called the Ksar Tafiilelt, conducted south of Beni -Isguen. Its initiators, gathered around a non-profit association "Amidou" relied for the success of the project on the development of the heritage material and immaterial heritage of ancient ksour Mزاب alongside research on the bioclimatic architecture, while adapting to the conveniences of modern life. Tafiilelt of designers and process the reinterpretation of urban and architectural principles of traditional houses Mozabites given real meaning to the concept of cooperation and mutual assistance through the touiza, redefining the know-how and the reinterpretation of symbolic elements the ancient ksour, by involving the traditional social institutions. Tafiilelt thus a new city which is in a social context, ecological and economic heritage, worthy of the current sustainable development values

### Social diversity

The new Ksar complies with the requirements of sustainable development and is a fine example of bioclimatic building, assimilating educational architecture and ecological principles, with the objective of responding to a request of young people and contribute to the fight against the housing crisis, supported , for his part, Moussa Amara, engineer Amidoul member of the foundation. This new urban center, built with local materials, has incorporated the standards of responsible water management, wastewater recycling and recovery of household waste through the appropriate channels, he said. For its flexibility and humanistic approach, the experience can be generalized Tafiilelt, provided there is good will, the spirit of sacrifice and volunteerism, believe the responsible Amidoul foundation. The Ksar is in an environmental sense and sustainable development, creating a balance between man and his environment and in order to live better by drawing on some traditional customs that allowed oasis in general and especially those of Mزاب to survive in a hostile and harsh environment, they said. Launched in 1997, this new Ksar, which extends on a rocky site of an area of 22 hectares, has 1050 homes and is designed for a better quality of life, based on the conscious interpretation of ancient architectural heritage and preservation of the environment.

## SOLUTIONS

- Promotion of cultural/ historical identity
- Urban densification
- Proximity services
- Security
- Air quality
- Noise exposure



## ECONOMIC DEVELOPMENT

### % of public spaces



% of commercial area

5

## SOLUTIONS

- Circular economy

## TRANSPORT

## SOLUTIONS

- Collaborative transportation
- Parking management

## RESOURCES

### Water management

A natural wastewater recovery station was completed, water is destined to water the surrounding orchards



### Waste management

Recovery and recycling of waste. recovery of palm wood for millwork. Selective sorting at source

## SOLUTIONS

Wooden door of recycled palm

Description :

- Water management
  - Soil management
  - Waste management
  - Citizen-awareness
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- Water management
  - Soil management
  - Waste management
  - Citizen-awareness



## BIODIVERSITY

### Biodiversity and natural areas

functional Zoo Location: Kasr Device Tafilelt Tajdit, Beni Isguen, Ghardaia Project idea: Create a park in the rocky area of intoxicating Ksar Tafilelt. ● leisure component: Creation of green spaces for families and different social strata (Green area, Extended water). ● Climatic and ecological component: Creation of ecological reflex. (Training Centre, workshops). ● In economic terms: Rationalize expenditure of urban planning. (Treatment plant wastewater, Solar Station). ● Scientific Component: Introduction of special scientific practices to the desert area. (Conference Room, Science Lab). ● cultural component: Bring citizens to reflect on their ecological environment. (Zoo animal and plant species in desert areas).

### SOLUTIONS

- Management of natural areas
- Environmental charter



## ENERGY/CLIMATE

### SOLUTIONS

- Climate adaptation
- Renewable energies
- Urban Lighting
- Low-carbon materials/ infrastructure

## BUILDINGS

### Link to Buildings of the area in Construction21 database

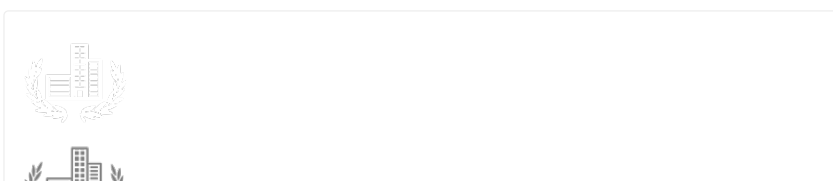
Link to Buildings of the area in Construction21 database :

## Contest

### Reasons for participating in the competition(s)

Catégorie city

### Building candidate in the category





Grand Prix Ville Durable

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