

Khorog City Master Plan

KHOROG, TAJIKISTAN

The city of Khorog is the administrative centre of the Gorno-Badakhshan autonomous region and the second largest city in Tajikistan. The city suffers from the lack of a land-use plan and is in need of a clearly defined city development plan. In 2007 AKTC prepared a 'Development Control Report' that outlined the development history of Khorog and characterized the hazardous and isolated mountain environment that severely restricts safe land supply and makes servicing a challenge. The report recognized a general lack of local planning methodology and human resource capacity to guide Khorog in the many needed areas of urban services reform, and recommended more orderly controlled growth as a goal with a minimum of disruption to cultural and community norms.

In mid 2009 a planning team was engaged to develop a Master Plan in coordination with the local and national government authorities and with AKDN agencies operating in the city. The planning team proposed a phased pattern of modest growth synchronized with services, sensitive to impacts on individuals while recognizing the need for affordability. Khorog is located in a seismically hazardous corridor, thus there is a need to review future design while allowing time for the construction industry to mature. Approval processes that raise safety standards in this context become all the more paramount.

The Master Plan proposes a set of guidelines and recommendations to address the future growth of the city by defining development patterns that allow the city to expand in a controlled manner while meeting the needs of its citizens. The AKTC commissioned planning team is currently completing a development model that focuses on defining guidelines on city planning and building codes; understanding and guiding the spatial city patterns over the next twenty years; and identifying key areas of intervention, infrastructure requirements and opportunistic areas of economic improvement.

The Master Plan goes into further detail, identifying city-wide impact recommendations that include improving city infrastructure; updating building codes; emphasizing energy efficiency and earthquake-proof building design; developing a life-safety strategy in the event of a natural disaster; increasing the city's self-sufficiency in food needs through community green spaces; and creating an institutional city building and planning unit and properly trained staff.



The town of Khorog is situated on the Gunt River, 2100 metres above sea level in the heart of the Pamir Mountains near the border with Afghanistan.

Opposite page:

Above, the axonometric view is a detail from the Khorog Master Plan.

Below, a view of the Park's contiguity with the river.

Preceding pages:

Children enjoying the Park equipment amongst the poplar trees that are changing colour with the autumn.



- 1 Hospital Entry Square Improvements
- 2 Main Building of Existing Hospital
- 3 Future Mixed-Use Building
- 4 Path Improvements
- 5 Proposed Sculpture Garden
- 6 Public Square Improvements
- 7 Facade Improvements to Existing Pump Building
- 8 Proposed Park and Children's Play Area
- 9 Pedestrian Bridge Improvements

Project Scope/Objectives

To stem the tide of unregulated, inefficient urban sprawl in Khorog, AKTC is developing a Strategic Master Plan with the aim of sharing best practices on city planning ideas and methodologies with the Government of Tajikistan. The programme seeks to establish a set of design and planning principles that will serve as the foundation for collaborative efforts, and to provide technical services for planning. Work on building and land-control design and management, which recognize the vulnerable nature of the region and the limits of sustainable growth, is also underway.

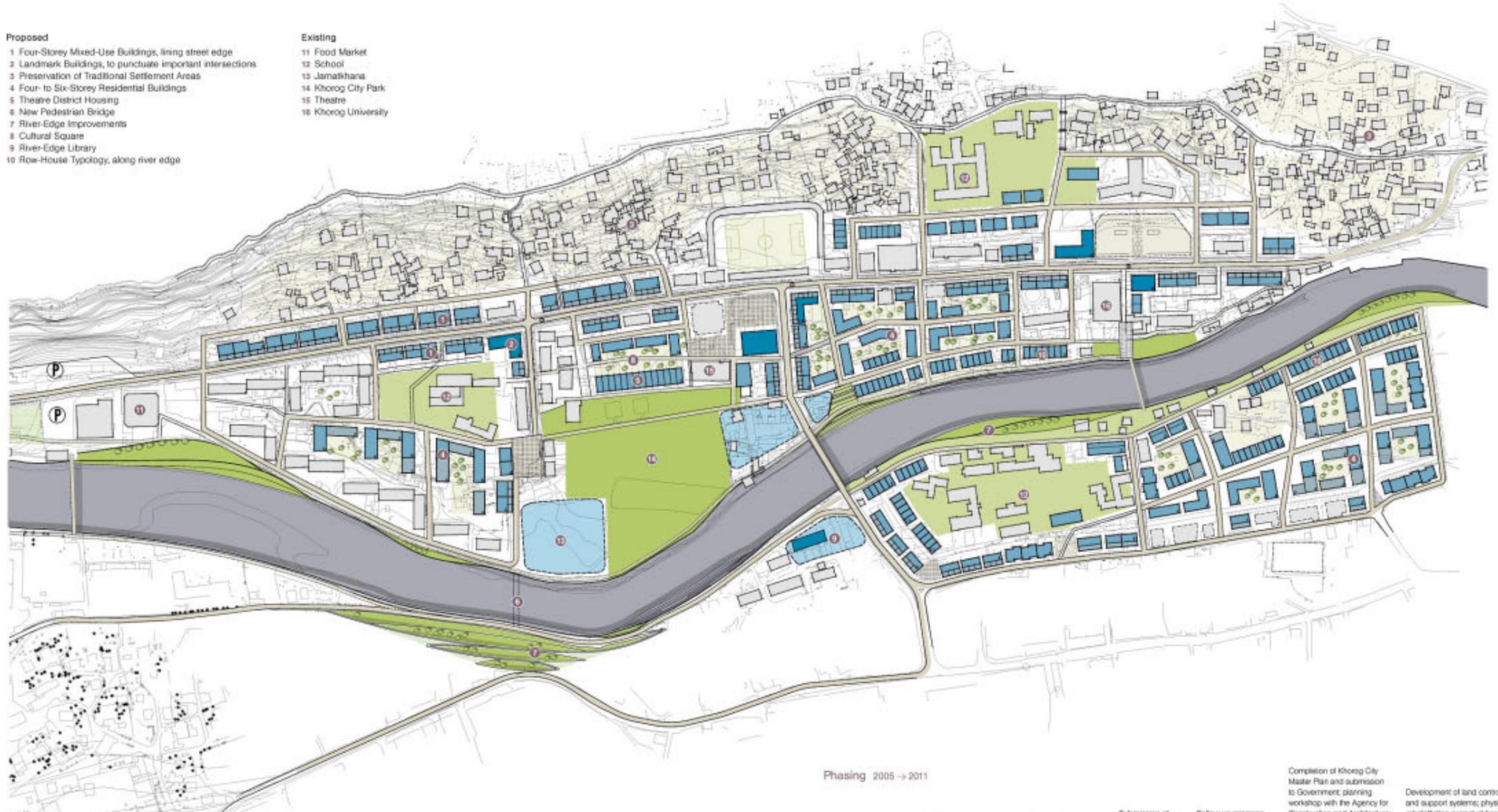


Proposed

- 1 Four-Storey Mixed-Use Buildings, lining street edge
- 2 Landmark Buildings, to punctuate important intersections
- 3 Preservation of Traditional Settlement Areas
- 4 Four- to Six-Storey Residential Buildings
- 5 Theatre District Housing
- 6 New Pedestrian Bridge
- 7 River-Edge Improvements
- 8 Cultural Square
- 9 River-Edge Library
- 10 Row-House Typology, along river edge

Existing

- 11 Food Market
- 12 School
- 13 Jamatkhana
- 14 Khorog City Park
- 15 Theatre
- 16 Khorog University



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