

## **FOUR PRINCIPLES FOR SUSTAINABLE URBAN PLANNING**

- 1. Planning has to respect the ecology and the natural environment of the area in which the city is located.**
- 2. Land use has to be determined on the basis of social and environmental considerations and not on the basis of land value (or potential land value) alone.**
- 3. Planning must give priority to the needs of the majority population which in the case of Pakistan belongs to the lower income or lower middle income classes.**
- 4. Planning has to respect the tangible and intangible cultural heritage of human settlements and of the communities living in them.**

**Cities where these principles have not been followed are:**

- **Incapable of dealing with natural disasters (such as heavy rains)**
- **They are prone to diseases due to biodiversity related issues and pollution**
- **They are subject to crime, violence, strife and social fragmentation as the poor are pushed out of the city to unserviced slums and the rich ghettoise themselves out of fear and insecurity**
- **Their road network is clogged with vehicles**
- **They lose their sense of identity and as such of cohesion.**

**If the four principles (in many cases even if one) are applied then the following Karachi projects have all failed.**

- 1. Metrovilles**
- 2. Karachi Development Plan 2000**
- 3. Greater Karachi Sewage Plan**
- 4. Lines Area Redevelopment Project**
- 5. Karachi Urban Development Project**
- 6. Lyari Expressway**
- 7. City Government's Beach Park**
- 8. Certain options being promoted for Karachi Mass Transit**
- 9. DHA's Beach Front Development**
- 10. Diamond City**
- 11. The Draft of the Karachi Master Plan 2020**

## **REQUIRED INSTITUTIONS**

- 1. Research and its relationships with political decision making  
(independence of research, institutionalised consultations)**
- 2. Autonomous planning agencies  
(free from political interference, manned by well trained and well paid professionals) where will they come from?**
- 3. Implementation agencies  
(competency, accountability, transparency)**
- 4. O&M organisations  
(issues related to decentralisation, capacity, capability, community involvement and links with planning agencies)**
- 5. The issue of coordination**

# **TOTAL LOANS FOR PAKISTAN FOR URBAN DEVELOPMENT BETWEEN 1976 – 1996**

|           |   |                            |
|-----------|---|----------------------------|
| <b>1.</b> | <b>Total Loans</b>                        | <b>US\$ 1,472 million</b>  |
| <b>2.</b> | <b>Sindh's Share (mostly for Karachi)</b> | <b>US\$ 799.64 million</b> |
| <b>3.</b> | <b>Technical Assistance</b>               | <b>US\$ 16.95 million</b>  |

**According to IFI's own reports, all Sindh projects have either been failures or are unsustainable.**

**KWSB owes the ADB Rs 46 billion (US\$ 767.6 million). This like other loans is serviced by deductions in the Sindh development budget.**

**The case of the Korangi Waste Water Management Project.**

## **CURRENT IFI STUDIES AND POTENTIAL LOANS FOR KARACHI**

| <b><u>IFI / AGENCY</u></b> | <b><u>PROJECT</u></b>   |
|----------------------------|---|
| <b>WB/ADB</b>              | <b>Public Private Infrastructure Project</b>                                    |
| <b>JBIC</b>                | <b>Rehabilitation of Hub and Pipri Treatment Works</b>                          |
| <b>ADB</b>                 | <b>Mega City Development Project (US\$ 400 million loan)</b>                    |
| <b>JICA</b>                | <b>Water Supply and Sewage Master Plan Preparation</b>                          |
| <b>JICA</b>                | <b>Passenger Trip Study for Karachi for the Preparation of a Transport Plan</b> |
| <b>JETRO</b>               | <b>Future Development of Industry</b>   |
| <b>City Govt.</b>          | <b>Karachi Master Plan 2020</b>   |

## **COSTS OF PROJECT PREPARATIONS**

- **Karachi Development Plan 2000: Rs 470 million (US\$ 16 million)  
(Dollar value at 1992 rate)**
- **Karachi Mass Transit studies: Rs 300 million (US\$ 9 million)  
(Worked out at dollar value at different times)**
- **Solid Waste Management studies: Rs 140 million (US\$ 2.4 million)**
- **Total: US\$ 27.4 million**
- **None of the plans have been implemented nor are they likely to be in the form in which they were perceived**

## **IS THERE A RESOURCE CONSTRAINT? BHATTA PAID IN KARACHI**

- **Saddar and Lea Market encroachment** : **Rs 25 million per month**
- **Garbage recycling industry** : **Rs 220 million per year**
- **Land** : **Rs 650 million per year**
- **Buses / transport** : **Rs 780 million per year**



## REPERCUSSIONS OF NOT FOLLOWING THE FOUR URBAN PLANNING PRINCIPLES

### A. ECOLOGY RELATED

#### 1. Karachi floods

- 1.1 Encroachment on nallas
- 1.2 Encroachment on and reclamation of outfalls for elite housing
- 1.3 Lifting of retti and bajri from river beds increasing water run off
- 1.4 Destruction of recreational areas and biodiversity

#### 2. Desertification

- 2.1 Depletion of subsoil aquifer
- 2.2 Inappropriate landuse changes
- 2.3 Retti and bajri issue preventing recharge of aquifers

### B. LANDUSE RELATED

#### 1. Poor pushed out of the city

(30,000 plus houses bulldozed in the last five years not including the Lyari Expressway evictions)

##### 1.1 Social repercussions

- Health, education, recreation, family life
- Segregation of city into rich and poor areas
- Death of multi class entertainment and recreation spaces

##### 1.2 Economic repercussions

- Work for women
- Transport costs, time and stress
- Extra costs of transport and urban infrastructure for local government

##### 1.3 Vehicular movement

- Traffic congestion will not be removed unless landuse is rational
- Issues related to the old town
- Issues related to cargo and bus terminals in katchi abadis
- Moving cargo and bus terminals will not succeed in its objectives unless markets go with them
- The issue of flyovers, expressways and mass transit systems
- The issue of mixed landuse

- 1.4 Who determine landuses?  
(over 8,000 acres of land in KDA Scheme – 33 alone have been converted illegally into residential and commercial landuse)
  - Landuse has been determined by a powerful nexus of politicians-bureaucrats-developers. The new actors in this drama are the multi-nationals, the army and international finance desperately searching for investment

## C. PRIORITY FOR THE MAJORITY RELATED

### 1. Who is the majority?

1.1 72 per cent of Karachi's population is lower income or lower-middle income. They are:

- Katchi abadi dwellers
- Hawkers and informal workshop operators (link between them and the poor)
- Pedestrians and commuters
- Seasonal migrants

1.2 Over 60 per cent of Karachi's population is below the age of 25

- Social indicators of this group are different from the older groups in terms of education and married women
- Their expressed lifestyle aspirations conflict with the state culture of repression

### 2. The requirements of the lower and lower-middle income groups

#### 2.1 Social housing

- No social housing since 1987
- The large demand supply gap met by katchi abadis and densification which is considered illegal
- Problems of the upgrading of katchi abadis
- The issue of evictions
- The need for small loans for house improvements and purchase of land

#### 2.2 Employment

- No training institutions for jobs that are available (the sad state of technical and vocational training institutions)
- The end of the shagirdi system
- Support to hawkers and small businesses which are regularly bulldozed and discouraged (the case of the Solid Waste Industry)

## 2.3 Recreation

- Their distance to areas of recreation is increasing and they are being taken over by the elite for their exclusive use

## 2.4 Transport

- The light rail system being proposed will benefit a small minority of commuters and will be far too expensive for the poor to afford
- Environmental conditions for travel are not a priority with the government and adversely affect working women and hence household incomes
- Planning so far is for the automobile and not for pedestrians

## 3. Bye laws and zoning regulations

3.1 They are anti-pedestrian, anti-street, anti-dissolved space and anti-mixed landuse. Anti every thing that caters to the majority

3.2 Many of their provisions are not compatible with a conservation strategy for heritage areas

3.3 Their provisions make it difficult for people to construct homes and for developers to invest and build. These difficulties are overcome through the bribe market

## D. HERITAGE RELATED ISSUES

1. What to conserve and for whom?

2. Conservation expertise and the need for different levels of training

3. Bye laws and zoning regulations

4. Political interest and will and creation of pressure groups