

**IUCN
Pakistan**

**World Summit on Sustainable Development,
Johannesburg 2002 [RIO + 10]**

**Proceedings of the Workshop on
“Shrinking Land – Expanding Cities”
Aiwan-e-Iqbal, Lahore**

March 5 2002

Contents

Contents	1
1. Introduction	2
<i>1.1 Objectives of the WSSD Consultation</i>	<i>2</i>
2. Participants	2
3. Summary of the Workshop Proceedings.....	3
<i>3.1 Main Presentation</i>	<i>3</i>
<i>3.2 Scope of Discussion.....</i>	<i>4</i>
<i>3.2.1 Questions on the main Presentation.....</i>	<i>4</i>
<i>3.2.2 Achievements of the Past.....</i>	<i>4</i>
<i>3.2.3 Lessons from the Past.....</i>	<i>5</i>
<i>3.2.4 The Way Ahead</i>	<i>6</i>
4. Conclusion	7
<i>Workshop Agenda- Annex I.....</i>	<i>8</i>
<i>List of Participants - Annex II.....</i>	<i>9</i>
<i>Presentation on Land Management - Annex III.....</i>	<i>11</i>

**World Summit on Sustainable Development
Proceedings of the Workshop on
“Shrinking Land – Expanding Cities”
Lahore, March 5, 2002**

1. Introduction

The World Summit on Sustainable Development (WSSD) will be held in Johannesburg, South Africa from August 24 - September 4, 2002. The main purpose of this convention is to assess main policies, which emerged from the United Nations Conference on Environment and Development (UNCED), in 1992. The Government of Pakistan, through the Ministry of Environment (MoE), is also gearing up to participate in WSSD in accordance with the guidelines provided by the Commission on Sustainable Development (CSD). Its efforts are mainly focused on preparation of Country assessment Report (CAR), primarily based on findings of National Conservation Strategy (NCS) mid term review (MTR) and secondary research studies on Pakistan's progress on Rio Conventions. In order to support the WSSD preparatory process at MoE, IUCN has committed to hold public consultations in collaboration with UNDP. A total of ten workshops will take place. Each of these workshops will focus upon a specific theme coherent to the location of the workshop. The specific themes have emerged from the South Asia and Asia Pacific regional roundtables. Three of these workshops have already been conducted. The theme of discussion for third Workshop was based upon the issue of Land Management, titled “Shrinking Land – Expanding Cities. The Workshop was held in Lahore and was organized by IUCN with collaboration of District Office, Environment, City District Government, Lahore.

1.1 Objectives of the WSSD Consultations

The main objectives for holding the consultative workshops are:

- To bring together key stakeholders from government, civil society and private sector on one platform to discuss key issues with regards to sustainable development in Pakistan;
- To contribute towards preparation of Pakistan's CAR;
- To carve out a prospectus for updating the NCS from the overall consultation synthesis report.

This report presents the proceedings of the third workshop and major ideas emerging from the discussion.

2. Participants

The Workshop on land Management was attended by representatives from all relevant government departments such as Communications and Works Department, NESPAK, Planning and Development Department and Lahore Development Authority. Although, the government sector dominated the Workshop, other participants from diverse origins attended the seminar including non-government organisations, academia and media. Some of the names include WWF-P, University of Engineering and Technology (UET), Lahore College for Women, Kinnard College for Women, The Friday Times, The Nation and The News (See Annex I - List of Participants).

3. Summary of the Workshop Proceedings

The workshop began with inaugural address by Maj. (Ret.) Tariq Shafi Chak, District Coordination Officer (DCO) Lahore. This was followed by a brief presentation by Mr. Gul Najam Jamy (Head, Policy and Constituency Development, IUCNP Country Office, Karachi) on the historical background of WSSD and what it meant for Pakistan. Next was the main presentation conducted by Prof. Kausar Bashir Ahmad (Director, Pakistan Academy of Rural and Urban Studies, Karachi), which highlighted the issue of "Mega Cities" existing in the contemporary Third World. The presentation thoroughly examined this phenomenon to provide its link with sustainable development. In particular, the major constraints imposed by large cities on land were also identified. To conclude the Workshop, Mian Amer Mehmood (Zila Nazim, Lahore) provided his remarks on the subject. The detailed agenda of the workshop is attached as Annex II.

3.1 Main Presentation

The presentation forming the basis of subsequent discussions gave an insight into the phenomenon of "Mega Cities," becoming an evident feature of contemporary Less Developed Countries (LDCs). In a Worldwide study on twenty-three Mega Cities; sixteen were located in the Third World nations including Pakistan, with an urban growth rate increasing from 17% in 1947 to 40% in 1998. This process of continuous population growth within large cities is placing an ever-increasing pressure on land resources, creating competition and conflicts and resulting in sub-optimal use of both land and land resources. The adverse effects of the continued growth process combined with shrinking of land are stated as follows:

1. Rural to urban process has reached small towns as well as large cities;
2. The number of squatter settlements have increased tremendously;
3. Most cities are growing without existence of an adequate Master plan;
4. Waste water is not channelled and untreated;
5. Inner cities face stagnation; and
6. Public transport is being controlled by informal sector.

Furthermore, the main obstacles facing policy makers with regards to achievement of sustainable economic growth¹ consists of prevailing sense of hopelessness, isolation among different segments of the community, counterproductive incentives and resistance to change.

Dr. K. B. Ahmad referred to the case study on Karachi, which experienced huge influx of population from India during partition period (1947-51). In addition since 1981, population of Karachi has risen from 5.4 million to 10 million in 1998. Such high rate of population coupled with absence of a sound Master Plan and overall mismanagement by the planner has caused havoc in the city. Projects such as The 'Greater Karachi Resettlement Plan,' to create satellite towns for the bottom half of the social strata were not only poorly planned but have managed to create a distinct divide between the rich and the poor, eventually leading to creation of "self-imposed ghettos" for the rich and the poor.

Consequently, in order to make the rural to urban process successful and achieve sustainable economic growth, a number of challenges must be tackled. These include re-allocation of existing resources to benefit the poor, attainment of sustainable economic growth without compromising environment, innovations in the urban infrastructure to serve the entire city population and finally, a decrease in time lag between ideas and their implementation. Finally, the presentation highlighted that with implementation of a new devolution plan, certain considerations have to be taken into account. Among which, the need to exercise policies which directly benefit the poor were prioritised. Even more, formulation of a proper planning mechanism for each and every town, with 'socially responsive mode of evolving' was stressed. In specific, it was pointed out that the devolution plan also needed to address the Cantonment areas, which directly affect the physical development pattern of the cities.

¹ The presentation derived the meaning of the term 'sustainability' from "Brut land Commission's Report." In which, it is defined as ".....meeting the needs of the present without compromising the ability of future generations to meet their own needs."

To summarize the presentation, Mr. K. B. Ahmad asserted that the phenomenon of shrinking land is an outcome of ad hoc policies purely to satisfy self-interest and achieve short-term gains. Whereas, the resultant 'expanding cities' issue is the ultimate problem we face, which requires concrete measures. A detailed version of the presentation is attached as Annex III.

Following the presentation on Land Management, detailed discussion took place among the participants.

3.2 Scope of Discussion

Mr. K. B. Nasir (Chief, Public Planning Health and Environment, Planning and development Department, GoPunjab) moderated the discussion on behalf of DCO Lahore. To commence the debate, Mr. Gul Najam Jammy (Head, Policy and Constituency Development, IUCNP) requested the forum to centre their discussion on the three question listed below.

- i. What were the major achievements for Pakistan with regards to the incorporation of environmental conservation concerns and stakes in sustainable development projects, over the past decade?
- ii. What were the failures?
- iii. What could be done in the future to minimise such failures and promote the awareness and inadequate consideration of environmental issues in sustainable development interventions in Pakistan?

Likewise, this workshop account has also been split into the above three discussion areas identified by the facilitator.

3.2.1 Questions on the Main Presentation

The participants believed that circulation of the presentation paper to all members of the forum prior to the Workshop could have initiated a more productive debate, as it would have allowed members to fully comprehend the complexities of the topic in hand. As a result, the recommendations, which surfaced from the Workshop could have been more precise.

3.2.2 Achievements of the Past

- Largely the discussion session concentrated on highlighting the weaknesses of the past decade. Nevertheless, several achievements were also mentioned. The participants noted that issues related to Shrinking Land are being addressed to some extent in large cities. For instance, in Karachi, the topic of illegal buildings has evoked much debate among key stakeholders. Furthermore, a number of steps have been taken to curb this problem. Organisations like Karachi Building Control Authority (KBCA) recently accused 260 buildings to have been built illegally. The Sindh Cabinet approved this allegation. As a result, the famous Glass Tower in Karachi had to demolish a certain number of floors to comply with the standard regulation. Other similar cases are also being trailed in courts. However, much still needs to be done to give adequate attention to Land Management issues in Pakistan.
- Moreover, a number of projects and programmes were also initiated in the past to promote Land Management in Pakistan and achieve sustainable development. The Orangi Pilot Project (OPP) working in collaboration with projects like 'Khuda Ki Basti' succeeded in solving the problem of sanitation in katchi abbadis (urban slums) and developing new housing schemes to help the poor.
- Similarly, other unique experiments were carried out in NWFP. The Sarhad Provincial Conservation Strategy (SPCS) initiated by IUCN, led to the formation of multi-stakeholder provincial roundtables for a number of sectors. These roundtable members were made into

permanent bodies with specific terms of Reference (ToRs). The bodies met on a regular basis to openly discuss issues facing the public. Consequently, a system of accountability was developed to hold individuals responsible for their actions.

- All members attending the Workshop realised the significance of the recently implemented Devolution Plan to effectively solve the problems of the local areas by the local people. It was noted that large cities were prioritised for development over small towns and rural areas leading to a distinct divide between standards of living. This led to migration of the rural population to large cities, in search for better livelihoods. The Devolution Plan was envisaged to bridge this gap between the rural and urban areas and to sustain balanced development, ensuring that the rural population no longer needs to migrate to cities.

3.2.3 Lessons from the Past

- As mentioned earlier, lessons learned by Pakistan on the way to sustainable development remained centre point of discussion. Overall, participants criticised lack of attention to Land Management issues by the policy processes. The need to ensure that future policy advocacy would take these failures into account was emphasised.
- The constant upheavals experienced by the Pakistani political system have created a number of problems for Pakistan. An unstable democratic system with continuously changing policy framework, has managed to generate loopholes in the policies. This in turn, has permitted misuse of power and exploitation of resources at all levels of society including government, non-government, private sector, groups and individuals. For instance, Lahore Development Authority (LDA) has recently announced legalisation of commercial property provided sufficient funds are provided to LDA.
- Dr. Kamran J. Cheema (Head, Environmental Science, Lahore College for Women) mentioned that the policy framework has adopted a feudalistic and non-integrated attitude rather than a bottom-up demand driven approach. As a result, the requirements of the bottom half of the society namely, the low-income rural population are being neglected. The participants observed a tendency in recent policies to advocate short-term answers rather than providing long term sustainable solutions.
- Failures in implementation of policies were considered to be the root cause for mismanagement of land. Mr. K. B. Nasir argued that policies are being implemented in letter and not in spirit. Mr. Mohammad Saeed Manzoor from National Engineering Services Pakistan (NESPAK) explained to the forum that policies do exist in Pakistan; however, failures are incurred due to inadequate implementation process. He presented the example of 1965 Master Plan for Lahore, which clearly recommended proper flood management studies to be carried out for North-suburban area of Lahore called Chatra. However, over the years no such study has been conducted. Moreover, the flood plain of River Ravi said to be approximately 25,000 ft wide is constantly obstructed by livestock passing and bathing in the water. By reducing the width of the river from such blockage, will lead to destruction of property and human lives during floods.
- Similarly, any form of construction in the Cantonment area is restricted by law. Yet, the growth of the emerging housing societies in the area is unchecked. Solid waste and sewage being dumped by the river Ravi remains unchecked.
- Even if plans did enter the implementation stage, lack of research in the planning process provided no solutions. Projects like “Mera Ghar Scheme” to provide housing to low income households failed because insufficient studies were conducted on income range, location and low cost housing. As a result, the technology applied to build low income residence was identical to the technology utilised for Defence area houses, making the latter accommodation far too expensive for the poor to afford.

-
- Several participants mentioned other challenges regarding planning. Among which, Mr. S. H. Zaidi, (University of Engineering and Technology) highlighted the example of Allama Iqbal Town and George Town, which were initially developed to provide housing to low income households. However, high prices of the houses meant that the housing scheme catered for the rich. Even more, if plots were allotted to the low income-earning households, the families in order to generate funds sold these plots at a higher price. In some cases, the same plot was sold 28 times.
 - Another challenge, pointed to lack of sufficient and consistent Town planning in Pakistan. As a result, the rise of slums referred as 'Katchi Abbadis is a central problem facing Mega Cities. These slums lack the basic infrastructure including water sanitation, sewage system and many other necessities and therefore, further exacerbate environment degradation. Moreover, in the last few years a large number of private housing schemes have emerged, which are small-scale and do not provide high order public facilities such as schools, hospitals, roads and sewage treatment plants.
 - Ambiguity exists around the role of the government, whether it should act as a service provider or a facilitator. Consequently, no sense of ownership exists. Mr. Hamad Naqi (Director, Environmental Protection Unit, WWF-P) brought into attention of the forum that large amounts of agricultural land is being developed into urban areas to become part of large cities, with absence of any studies declaring them to be residential areas Prof. K. B. Ahmad argued that in Karachi in 1970s, miles long buffer zones had been constructed between the New Karachi settlement and Karachi. However, Karachi Development Authority (KDA) later on converted the green belt into a residential area.
 - The lack of ownership at community level remains an issue. Absence of community participation in projects has resulted in failed public sector projects on rural water supply and sanitation. The community does not feel involved in the project and do not see a reason to sustain the activities initiated by the projects.
 - An important point noted during the discussion was on the question of affordability of land. With population anticipated to double in size by 2025, coupled with low levels of income and high prices for land means that general public and housing scheme builders cannot afford to buy new land instead they prefer to build on existing houses, leading to high-rise buildings.

3.2.4 The Way Ahead

- It was commonly expressed by the participants in the Workshop that planning should become mandatory to curtail growth of large cities and to ensure that cities grow in an organised manner. The participants recommended that Town Planning should be enacted at federal level and thereafter, carried out and replicated by all planners in each province. Moreover, Town Planners should adopt an integrated approach for planning to make sure all segments of the population are actively involved in the implementation process. As a result, the needs of each faction of society would be taken into consideration, allowing a sense of partnership and consensus to develop among the key stakeholders, and the informal sector can be guided by the overall master Plan by the federal government.
- Instead of focusing on the Western methods of development and modernization, stress was placed on the need to address the exact needs of the Pakistani population, which mostly constitutes of poor rural population. Consequently, a demand driven bottom-up approach to development should be applied. The participants emphasised a need to initiate projects and programmes, which encourage community participation.
- Participants from civil society argued that violation of laws occurs due to lack of ownership by the community. Thus, community participation in decision-making regarding implementation of various projects and development schemes would ensure community's accountability towards the project leading to sustainable solutions for limited land resources. Furthermore,

government sector should encourage local level initiatives. Prof. Dr. S. Shahib-ul-Hassan Zaidi from UET mentioned that Master Plans should be developed at District and Tehsil levels to fully comprehend and meet the needs of the people.

- It was noted that community oriented projects could only work through mass mobilisation of the community. For this purpose, vast media awareness campaigns combined with local and family level initiatives such as education from the local religious leaders, teachers, parents and community elders on the adverse effects of environmental degradation and the value of an environmentally friendly atmosphere were suggested.
- The participants noted that the underlying cause for rural to urban migration is poverty. The status of the poor rural class could be improved by providing job opportunities and initiating a development process. This in turn, should increase their standard of living and reduce the need to migrate to large cities. With regards to the urban poor, Prof. Dr. Shahib-ul-Hassan Zaidi (UET) recommended a replication of successful programmes like OPP across the country to improve the condition existing slums and katchi abbadis. Simultaneously, initiatives such as Khuda Ki Basti' could provide new housing schemes for the poor.
- The forum stressed the need for policy formation with embedded environmental considerations to solve the issue of shrinking land. Specific policies to keep check on rural to urban migration, and industrialization were suggested. Mr. Hamad Naqi Khan (WWF-P) mentioned that Environment Impact Assessments (EIAs) should be initiated for all new housing schemes. Furthermore, green belts and buffer zones should become compulsory for a certain percentage of the city area.
- Moreover, proper implementation of rules and regulations with penalties for violators was considered the key to success. Participants suggested NCS to be fully exploited and used as a guideline, instead of devising new action plans. The problem of vacant plots could be addressed through strict rules, which forbids existing owners of plots to buy more property.
- Mr. Rizwan Azeem (Director Architecture, Housing and Physical planning Dept. Punjab) raised a unique point about Pakistan being a nation of deep historical sense and continuity of traditions. Hence, the solutions to the haphazard urbanization and city expansion should be found from our social, culture and traditional ways of city management and development principles. The concept of 'old mohallahs' was suggested as an example of good town planning, which could be adopted even today with slight modifications.
- Another solution suggested that development of new towns like University Towns or satellite Towns near large cities, providing all the basic amenities could drastically reduce the pressure of large population on Mega cities. Mr. Rizwan Azeem (Director Architecture, Housing and Physical planning Dept. Punjab) quoted Allama Iqbal to reiterate this point.

4. Conclusion

To conclude the Workshop, a brief speech was presented by Dr. Aslam Chaudhry (UNDESA) to explain the preparatory process for WSSD at country, regional and global level. This was followed by remarks from the chief guest Mian Amir Mehmood (Zila Nazim, Lahore). The chief guest fully supported the outcomes of the Workshop and further reiterated certainty and implementation problems of policy processes. The lack of resources was considered the real cause of poor implementation procedures. To elaborate this point, Mian Amir Mehmood brought into the attention of the forum that only 50-75% of both solid waste and sewage is being collected. So, the issue of treatment of such waste becomes secondary. He further stressed the need for balanced approach to development that incorporates all segments of the society.

‘Shrinking Land – Expanding Cities’
Provincial Consultative Workshop
for the
World Summit on Sustainable Development
On Tuesday, 5th March at PARD, Peshawar

Workshop Programme (1030-0135)

1. Recitation from the Holy Quran
2. Welcome and Introduction of the Participants
3. Inaugural Address by Maj. (Ret.) Tariq Shafi Chak, DCO Lahore, GoPunjab
4. Introduction to the WSSD Process by Mr. Gul Najam Jamy, Head, Policy and Constituency Development, IUCN Country Office Karachi
5. Presentation by the Keynote Speaker, Prof. Kausar Bashir
6. Discussion – Moderated by Mr. K. B. Nasir, Chief, Public Planning Health and Environment, Planning and Development Department, GoPunjab
7. Concluding Remarks by the Chief Guest, Mian Amir Mehmood, Zila Nazim, Lahore, GoPunjab
8. Vote of Thanks
9. Lunch and Departure

Annex II

List of Participants
WSSD Public Consultations
Shrinking Land – Expanding Cities
March 5, 2002, Lahore

No.	Name	Designation	Organization and Address	Phone
1	Mian Amir Mehmood	District Nazim	City Government Lahore	9210605
2	Maj @ Tariq Shafi Chak	DCO Lahore	City Government Lahore	9211003
3	Mr. Anwar Hussain Mujahid	Chief Engineer	National Engineering Services Pakistan (NESPAK)	5160314
4	Mr. M. P Aftab	Vice President	NESPAK	5163574 5169415
5	Mr. Ilyas Malik	GM Architecture & Planning	NESPAK	5163785
6	Muhammed Saeed Manzoor	Chief Planner Architecture & Planning	NESPAK	5160500 (Ext 587)
7	Dr. S. Shabih Zaidi	Chairman City & Regional Planning Deptt.	University of Engineering and Technology (UET)	6829203
8	Mr K B Nasir	Chief Public Planning Health and Environment	Planning and Development Deptt.	9210469
9	Mr. Ilyas Ahmed Malik	Director Planning	LDA	9211068
10	Mr. Ilyas Khan Lashari	Team Leader National Drainage Program	Gulberg II	7577222
11	Ms Zahra Ashraf	Director/ Chief Architect	C&W Deptt.	9212156
12	Mr. Mumtaz Ahmed Awan	EDO Agriculture	Lahore City Government	5420023
13	Mr. Jawad Hassan	Advocate	Hassan & Hassan	6360300
14	Mr. Hammad Naqi Khan	Director EPU	WWF Pak	5862360
15	Dr. Kamran J. Cheema	Head of Environmental Sciences	Lahore College for Women	9203091
16	Mr. Shazia Tarrer	Lecturer in Zoology/ En-Sc	Lahore College for Woman	//
17	Dr. Amir Johri	Technical Officer	World Health Organization (WHO)	9201896
18	Mr. Bashir Ahmed	Education Officer	Lahore City Government	9210460
19	Dr. Nikhat Khan	Head of Environmental Sciences	Kinnard College, Lahore	7569536
20	Dr. Saleema Bashir	Assistant Head	Kinnard College	//

21	Mr. Rizwan Azeem	Director Architecture	Housing & Physical Planning	7214288
22	Mr. Javed Afzal	NESPAK	NESPAK	5160500 Ext 527
23	Dr. Iqbal	Medical Superintendent	Shalimar Hospital	
24	Mr. Waheed Butt	District Officer, Planning and Commercialization	Lahore City Government	9211012
25	Mr. Khalid Farooq	Dean of Academics	National Group of Colleges	5755801
26	Sh Farid Ahmed	Officer Conduction/ Staff Officer	DCO Office, Lahore	9211008
27	Ms. Wasim Fatima	Reporter/ Feature	APP	9201566
28	Mr. Hamid Ali	Reporter	The News	6367480-5
29	Mr. Ilayz Khan	Reporter	The Jang	//
30	Mr. Raza Kharal	Reporter	The Nation	111222007
31	Mr. Waqar Gillani	Reporter	The Friday Times	5878624/ 0300-8413984
32	Miss. Amna Haq	Student En Sc	Lahore College for Woman	
33	Miss Afia Hussain	//	//	
34	Saima Saif	//	//	
35	Sadia Ashraf	//	//	
36	Mr. Asif Yasin	Student City & Regional Planning	UET Lahore	
37	Mr. Sami ullah	//	//	
38	Mr. Danish Riaz	//	//	
39	Mr Gul Najam Jamy	Head, Policy & Research	IUCN Pak	021-5861543
40	Dr Aslam Chaudhry	Technical Adviser	UNDESA	
41	Prof. Kausar Bashir Ahmed			
42	Ms. Atifah Pervaz		IUCN Pak	
43	Muhammed Tahir	District Officer, Environment	City Government Lahore	7323937
44	Mr. Tariq Zaman Khan	Deputy District Officer, Ent	//	7323937 0300- 8409226

SHRINKING LAND – EXPANDING CITIES

SUSTAINABILITY

At the outset we may address the issue of sustainability of larger cities or for that matter all our upcoming urban centres, today.

The phenomena of large cities in the developing world is on the upward stride. The large urban centres; offspring of the industrial revolution; nurtured by the blessings of technology and invigorated through communication networks with natural causes of increasing population and resultant urban versus rural matrix – the urban scenario was never so complex and confusing through the human history and eras of progress. Yet the fact remains that cities have always been resilient. Whenever the cities failed, the related civilizations and cultures also became obscured – otherwise cities continued to grow. The failures of the cities, if any, have been due to external factors while invariably, the strength that the cities have gained, resulted through their internal growth mechanism. That is how in spite of adverse factors, the developing world has a maximum number of mega-cities with their visible sign of sustainability.

But what does this term ‘Sustainability’ entails, which seems a key word and a core issue. The best definition I have come across is from Brundtland Commission’s Report: It is defined as “.....meeting the needs of the present without compromising the ability of future generations to meet their own needs.” And this goal can be achieved with proper resource use and waste management as two key elements among a host of other guidelines.

1. CHALLENGES

Rapid transformation is taking place in ‘ordinary’ cities turning them into Mega-cities and from a predominantly rural to a predominantly urban world, which today is to cross 50% mark. However, a new trend of Urbanization is picking up too. In the developed countries, the trend towards decentralization is on the increase while developing nations face the reverse process. A worldwide study of 23 old Mega-cities (out of which 16 happen to be in the developing world) laid down four important parameters, if we are to create liveable cities in the 21st century. At the conceptual level, there really are the CHALLENGES we must encounter.

1. Re-allocation of existing resources to the advantage of the urban poor.
2. Sustained growth without jeopardizing the environment.
3. Innovations in urban infrastructure to serve the entire city population, and
4. Decrease in the time lag between ideas and implementation.

However, there are five major obstacles to the creative leap; to a new order that makes the realization of sustainability ‘an uphill task’:

1. Prevailing sense of hopelessness and despair.
2. Outmoded assumptions for planning.
3. Isolation among sectors, disciplines and cities.
4. Counterproductive incentives.
5. Resistance to change.

While many of these challenges are facing us in our country and the region, the 'inner healing process and corrective measures' are also at work. The Old Assumptions are being transformed into New Visions.

- Cities considered as a problem are becoming a source of advancement and economic growth.
- Migrate and squatters considered as a drain on economy are proving as a resource of the informal sector with drive to build the city of the future.
- Waste was something to discard, now a resource for urban development.
- Solutions were considered to come from the top only. The most creative solution now rises from the bottom up.
- The formal sector used to be the sole generator of resources; that all has changed to the informal sector.
- The concept that cities shall ever keep growing has changed. With increased communication and technology, the process is reversible.

2. OUR SCENARIO

With this global perspective, it is revealing to check the scenario we face in Pakistan. While one may always get solace by some of our creative and well known innovative strategies to arrest the decay of our habitat such as "Khuda Ki Bustee" from Hyderabad or Orangi Pilot Project in Karachi and its replicable models in Punjab and Sindh – still the overall matter of sustainable cities need our keen attention. For example, even after 5 decades of ups and downs, the largest city of Pakistan clamours for an appropriately workable city plan. There is dire need to examine and understand the urban fabric of our towns, small cities and the only Mega-city.

Once such a planning is accomplished the biggest hurdle of all is due to discretionary' powers exercised by those in charge of the implementing agencies. Their one decision or action can jeopardize the whole chain of healthy trends. In fact, decision-making and its truthful implementation is the key issue of our urban development. Pakistan is fast becoming an urban country. Its urban population growth rate has increased from 17% in 1947 to more than 40% in the year 1998. Urban centres have also increased from 67 in 1947 to over 500 at present.

This continued growth and shrinking of land has risen to pertinent issues that should be our serious concern.

1. Internal migration is proving outdated. Instead, 'Rurbanisation' is reaching to smaller towns.
2. Higher urbanisation leads to greater number of squatter settlements.
3. Our most cities are growing without reference to administratively valid and technically appropriate Master Plans.
4. Waste water is unchannelled without treatment facilities (industrial in chemical affluent).
5. Resource bases of the local bodies are eroded.
6. Inner cities face stagnation.
7. Public transport is controlled by informal sector.
8. Decision makers have to respect the following:

- Findings by researchers and institutions need careful attention by decision makers.
- Researchers published need their attention.
- Information must be freely available.

3. CASE STUDY

The most relevant case study that we may take up here is that of our only Mega-city of Karachi. It happens to be a living workshop where all issues of land tenure, management, eviction, expanding urban area and shortage of services as well as the only city where most encroachments have been on the state land etc.

There was a sudden upsurge in the population of Karachi by at least 600,000 souls during 1947-51 rights after the partition took place. In 1958, the capital was shifted to Islamabad designed by C.A. Doxiadis. The same Doxiadis also created satellite settlements for the lower economic strata of Karachi, terming it the Greater Karachi Settlement Plan. Thus the poorer sections of the community were thrown miles away from the city while affluent or those better off were accommodated in plots nearer to the centre. This has resulted in a sharp division between the rich and the poor. Poor were faced to commute to the centre, that was slowly overtaken by transport problems, finally degenerating into chaotic fragmentation of the city centre. With it also the demise of socio-cultural life of the city centre was complete.

The next great turmoil in the social and physical milieu of the city relates to the period of 1981-98 when the population rose from 5.4 to 10 million. In the absence of any rational or sound planning for the city, 'Laissez Faire' has been the norm giving rise to mismanagement, various types of mafia, corruption and chaos. On the other hand, parallel happenings such as 'newly-riche' returning from the Middle East, a third generation in the new country and breakdown of state control over the city, has played havoc with the sense and sanity of the growth pattern of the city.

It is not only the poor but also the rich, who live in their self-imposed ghettos. Their solution is total due to need for them to live 'self-contained' with own devices to generate electricity, rely on private supply sources for water and employ private security agencies for protection. They rely on their separate (high coast oriented) means of entertainment, foreign franchise chains for food, clothing; fashion and even education and health set-up; Result is that there is no more an enlightened and philanthropic elite interested in this city. The inevitable result of this is an obvious break down of civic services and the agencies.

On the other hand, the complexion of even so called squatters settlements has undergone a kind of transformation. These are now inhabited even by the while collar workers. This is due to the fact that in the intervening period, these localities, taking cue from the elite neighbourhoods, have managed to acquire needed facilities and infrastructure by all means, fair or foul. Clinics and privately run schools area common feature in these areas. Pressure groups are formed to politicise issues of civic services and amenities. Mostly they get away with it and the locality attracts even people from the middle strata of the society.

Thus a new social order and sea of change has settled in Karachi's low and middle-income neighbourhoods. Curiously, all this is happening on the sidelines of dwindling land resources and with the expanding process of the cities in Pakistan, more so in Karachi which is obviously accepted as a yardstick for future. With the new devolution plan settling down in place lot of ripples are being formed. The plan has been thoroughly debated at different for a. In context of expanding cities, there are at least five important considerations that have a consensus of professionals and end-users.

1. Need to carefully assess ground realities and learn from past mistakes.
2. Need for electoral reforms to ensure continuity of process and placement of the local government within the constitutional framework.
3. Need for open information and meaningful citizen participation.
4. Need to make it work for the larger benefit of the society, particularly the deprived cross-section of communities.
5. Need for specialized programmes and backup research at the academic institutions, so as to develop professional support to this process.

There are also some basic critical point that the devolution plan must address in earnest. For example, how it is that the Cantonment areas remain outside the ambit of the new3 administrative framework. This has a direct bearing on physical development pattern of the cities with reference to the land management building byelaws and zoning regulations. Secondly, different nomenclatures and the police force also remains an independent entity. It is another grave matter of concern that we do not have any town and country planning law that may provide legal cover to some of the earlier initiatives.

FINALLY,

In order to sustain the ongoing initiatives to arrest the set up of our cities, we could concentrate on an agenda comprised of the following:

1. In addition to province-wise local government Ordinances, an elaborate legislative cover is needed for the country.
 2. Views on multi-disciplinary basis are vital to achieve growth and sustenance for future of our cities.
 3. Proper Master Planning for even smaller towns should be our priority: Land is to be transparently registered, recorded and monitored. This can bring about a great deal of change in the overall development process.
 4. Planning has to adopt a 'Socially Responsive' mode of evolving policies and patterns of growth.
- Phenomena of shrinking land is the outcome of our follies and policies that are adopted for vested interests and short-term gains.
 - The resultant expanding cities phenomena is the ultimate problem we face.
 - We have to take concrete measures for we know what the remedies are.
 - Nation-wide public consultation on the World Summit on Sustainable Development.
 - SHRINKING LAND – EXPANDING CITIES.
 - NEED – Preparation of an overall Strategic Framework for Sustainable Development in Pakistan, for the next 20 -25 years.

SHRINKING LAND – EXPANDING CITIES

- Laws or Policies. Anomaly on dicotomy/conflicting bye -laws of various agencies/Non-approval of T.P. Bye -laws SBCO/Non-implementation of Cantt. Boards.
- New Role of City Governments. Transition period issues/pressures by vested interest group (KBCA now excluded from Devolution Plan)/inundated with complex issues/Marginalization due to new experience/Need support to sustain.
- City Master Plan. Even smaller towns/policy guidelines.
- Urban Land Management. Use of Resources/Waste Management Transparency/publish lease dates/Equitable development of smaller cities or towns – Rurbanisation.
- Environmental Health. Healthy city, Karachi/Re-cycling/Gul Bahao/Transportation – KCR, Niby pass, inner city markets, Mandis/ opp. KKB.
- Land Tenure Issues. Lease rights, KKB/Eviction-Lyari Expressway/Lease renewal dates.
- Land Record Management Issues. Use of GIS/Transparent record Management.
- Developers, Land Use Groups.
- Link to other cities.

C;mydoc;myk;shrinking land

Presentation on ‘Shrinking Land – Expanding cities

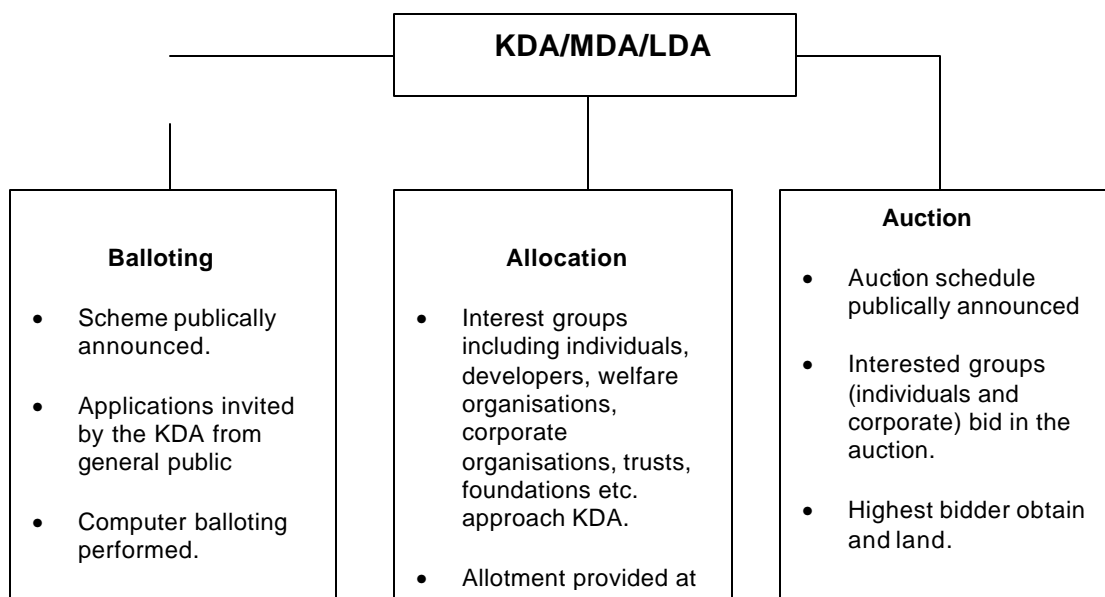
By: Prof. Kausar Bashir Ahmad

LAND HOLDINGS IN KARACHI

No.	Sector	Percentage of land owned/controlled
1.	Public	86.74
2.	Formal Private	6.50
3.	Informal Private	3.05
4.	Cooperative	3.70

Source: KDA, 1988

INTRODUCTION OF LAND INTO THE MARKET BY THE PUBLIC SECTOR



PLAYERS IN LAND DEVELOPMENT

A. ACQUISITION AND MANAGEMENT

No.	Player	Function	Remarks
1.	ABAD/formal private developers and builders	Purchase land from the market, develop property and sell it.	Strong trade union. Have a firm bearing on building and zoning regulations, byelaws and building trade.
2.	Architects, planners and engineers	Provide professional services to the individual clients/builders and developers.	Work according to the desire of the clients. Have not been successful in changing the attitudes of the market/educating the clients. Often bypass laws for petty gains for the clients/self benefit.
3.	Estate agents, brokers, consultants	Facilitate sale, purchase and rent of land and property.	Act as agents for property exchange. Catalytical in property speculation.
4.	Building product manufacturers.	Supply the building materials to the market.	Adjust according to local market conditions.
5.	Building contractors	Execute building contracts for development authorities, municipalities and other agencies.	Strong interest group, main layer in inflating development costs. Often used/act as a vehicle of corruption.

3. INFORMAL PRIVATE (at the receiving end)

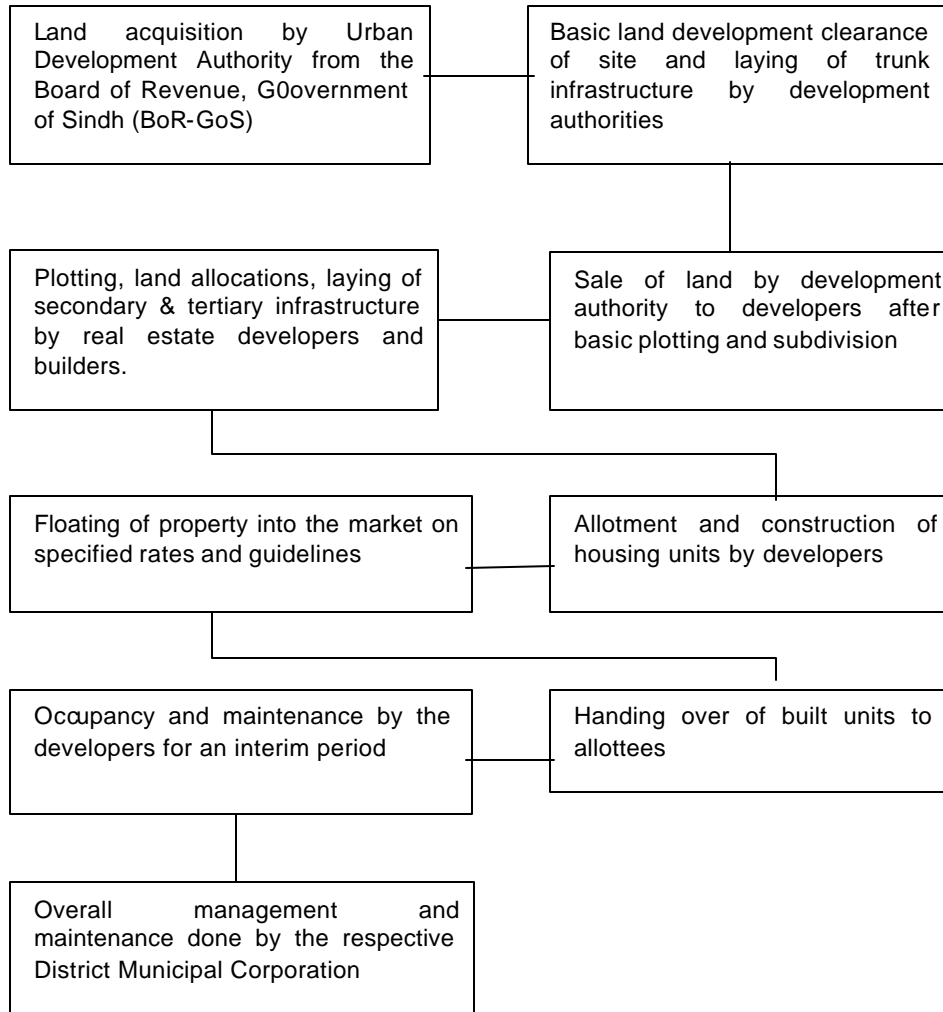
No.	Player	Function	Remarks
1.	Registered cooperative societies	Purchase land from the market and allot to the members after subdivision. Also responsible for internal development.	Vital in the pasty for land development for middle and upper middle income housing.
2.	Trusts and welfare organisation.	Purchase land from the market and allot to the members.	Vital in land development for middle and upper middle income housing.

PLAYERS IN LAND DEVELOPMENT, ACQUISITION AND MANAGEMENT

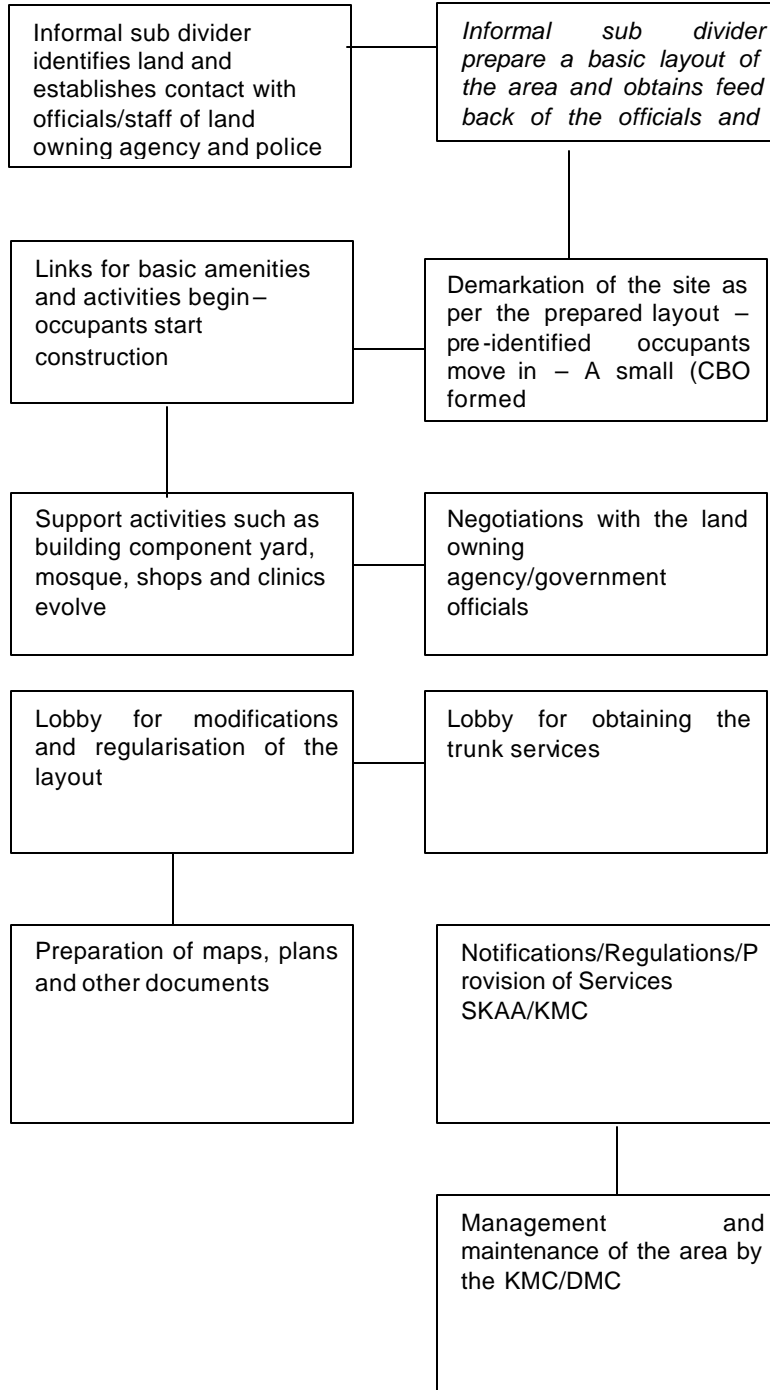
No.	Player	Function	Remarks
1.	Board of Revenue – Government of Sindh (BoR-GoS)	Owns major chunks of land on behalf of GoS. It allots/sells land to development authorities.	Major land disbursing institution in Sindh/Karachi. Also issues short-term leases. Land reserves are shrinking.
2.	Development authorities Karachi, Lyari and Malir Development Authorities (KDA, MDA and LDA)	Planning Land Development Allotment Auction Balloting Subdividing	Facing difficulties in sustenance due to shrinking land reserves, high development costs and dependence on upper tiers of government.
3.	Municipalities (Karachi Metropolitan Corporation) KMC District Municipal Corporation, DMC-East, DMC-West, DMC-Central, DMC-Malir, DMC-South	Land and area management Regularization of informal settlements. General maintenance and upkeep.	Owns large chunks of land and property in the inner city. However, unable to benefit from the enhanced lease charges. Little input in land use planning. Most significant actor in land use management.
4.	Building control (Karachi Building Control Authority) KBCA.	Building and town -planning control in Karachi Metropolitan Area.	Faces maximum political pressure for violation and modification of building rules. Accused for corruption and malpractice.
5.	Pakistan Railways (PR)	Owns and manages railway lands.	Squatters/informal settlements have developed along its right of way.
6.	Infrastructure and utilities	Provide water, gas, electricity, telephone and other amenities.	
	KESC	Produce/supply/manage	KESC staff is crucial in extending illegal power lines to informal sector (and even in planned settlements).
	KWSB	Water and Sanitation	Constructs/lays water mains and secondary sewers. Deficient in extending its services to the informal areas.
	SSGC	Gas	Provides gas connections. Satisfactory level of service according to people's perception.
	PTCL	Telephone	Provides telephone connections. Relatively satisfactory level of service according to people's perception.
7.	Special purpose agencies SITE, KPT, PQA, Steel Mills.	Obtain Bulk land from BoR-GoS or KDA. Allot/sell/auction land to the specific categories of buyers.	Mostly own high price commercial and industrial land in the city. PQA owns the expanding industrial belt along the eastern corridor.
8.	Land registration department.	Grant land title to individual/joint/institutional property holders as per law.	Long, tedious and cumbersome procedure with many malpractices. Revision needed in the rates and cadres of property.

9.	Law enforcement agencies.	Support the public sector departments in land/property management.	Prone to misuse by the high political offices. Help in evictions and bulldozing.
10.	Federal and provincial departments.	Own land and property for institutional and other use.	Own high price land in the city centre and vicinities. Many sites owned by GoP deem a properly planned urban renewal before densification.
11.	Defence Housing Authority (DHA).	Planning Land development Allotment Auction Balloting Subdividing	Most important supplier of formal land to the market. High value land market activity.
12.	Cantonment Board	Same functions as KMC/DMCs in the land owned by Defence Housing Authority/other Defence estates.	Oldest agency to manage organized development in Karachi. Have their own byelaws and regulations.
13.	House Building Finance Corporation (HBFC)	Housing loans to individuals	Provide loans only to titled property/land owners. High compound mark up rate. Not viable for small housing

LAND DEVELOPMENT AND MANAGEMENT CYCLE
FORMAL PRIVATE SECTOR



**LAND DEVELOPMENT AND MANAGEMENT CYCLE
INFORMAL PRIVATE SECTOR**



LAND DEVELOPMENT AND MANAGEMENT CYCLE COOPERATIVE SECTOR

