

**KARACHI 2025
A City of Dreams
Visioning for a Better Tomorrow**

by

An Arif Hasan-URC-OPP Presentation

for

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GOVERNANCE ISSUES

Shehri-02

**ALL URBAN PLANNING WILL BE GOVERNED BY
THE FOUR FOLLOWING PRINCIPLES**

- 1. Planning will respect the ecology and the natural environment of the area in which Karachi is located.**
- 2. Land use will 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 will give priority to the needs of the majority population which in the case of Karachi belongs to the lower income or lower middle income classes.**
- 4. Planning will respect the tangible and intangible cultural heritage of human settlements and of the communities living in them.**

As a result of following these principles:

- **Karachi will be able to deal with natural disasters (such as heavy rains)**
- **It will not be prone to diseases due to biodiversity related issues and pollution**
- **It will not be subject to crime, violence, strife and social fragmentation as the poor will not be pushed out of the city to unserved slums and the rich will not ghettoise themselves out of fear and insecurity**
- **The road network will not be clogged with vehicles**
- **Karachi communities will not lose their sense of identity and as such of cohesion.**

INSTITUTIONAL ISSUES

A. The Following Institutions will be Effectively Established

- 1. Research institutions and institutionalised consultations will feed into the political decision making and make it aware, informed and accountable**
- 2. Planning agencies will become autonomous and free from political interference, manned by well trained and well paid professionals. A process of producing such professionals will have been established**
- 3. Implementation agencies will be competent and accountable to formalised citizens and interest groups committees**
- 4 O&M organisations will be decentralised effectively at the union council level and will function with the support of local community organisations who will act as the bridge between elected representatives and the people.**
- 5. Cantonment Boards will be made subservient to local government agencies and their further growth will not be permitted**

B. Zoning Bye Laws and Building Regulations

- 1. The zoning bye laws and building regulations will be pro-pedestrian, pro-street, pro-dissolve a space and pro-mixed landuse**
- 2. They will promote a rational and environmentally friendly densification of the older residential and commercial areas of the city**
- 3. Conservation consistent bye laws and zoning regulations will be operative for the heritage areas of the city promoting adaptive reuse and rehabilitation**
- 4. At all beaches between the high water mark and development a space of 150 metres will be left open**
- 5. A definite physical limit will be established for the city of Karachi beyond which there will be a 20 kilometre forested buffer zone. For further development satellite towns will be established beyond the buffer zone.**

C. Local Body Elections

The nazim and naib nazims at the union council, town and district level will be elected directly and citizens' committees will oversee their performance

D. Development Projects

- 1. All development projects will be advertised and exhibited at their initial stages and public hearings will be held regarding them**
- 2. A steering committee of interest groups will oversee the projects**
- 3. Their accounts will be published every quarter**
- 4. One government officer will be in-charge of these projects from start to finish**
- 5. Every government agency will annually publish a list of its land assets, their current landuse, land value and future proposals**

FINANCIAL ISSUES

Shehri-08

1. **Development will take place by generating local resources and not by loans from IFIs or other donors**
 2. **Local consultants and construction companies will be responsible for all development work**
 3. **Banks and leasing companies will give loans for social sector programmes and projects and for development of infrastructure to make ISO 9000 certification for industries possible**
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Total Loans for Pakistan for Urban Development Between 1976 – 1996

i.	Total Loans	US\$ 1,472 million
ii.	Sindh's Share (mostly for Karachi)	US\$ 799.64 million
iii.	Technical Assistance	US\$ 16.95 million

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

<u>IFI / AGENCY</u>	<u>PROJECT</u>
WB/ADB	Public Private Infrastructure Project
JBIC	Rehabilitation of Hub and Pipri Treatment Works
ADB	Mega City Development Project (US\$ 800 million loan)
JICA	Water Supply and Sewage Master Plan Preparation
JICA	Passenger Trip Study for Karachi for the Preparation of a Transport Plan
JETRO	Future Development of Industry
City Govt.	Karachi Master Plan 2020

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**
- **A new loan of US\$ 800 million has been negotiated for the Karachi Megacity Project and a US\$ 5.33 million technical assistance is being provided for it. The technical assistance is being provided for sectors for which plans (some already approved by the government) already exist**

1. All forms of bhatta will cease to exist. Instead people will pay taxes
 2. Polytechnics and vocational schools subsidised by the local government and/or by the private sector will produce the required technicians and para-professionals for Karachi's industrial and social sectors
 3. Local commerce will flourish, supported by loans, warehousing, pollution free energy and land title
 4. Foreign investment will be encouraged but subject to rules, regulations and procedures that follow the four principles of sustainable urban development
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BHATTA PAID IN KARACHI (2003 FIGURES)

• Saddar and Lea Market encroachment	: Rs 300 million per year
• Garbage recycling industry	: Rs 220 million per year
• Land	: Rs 650 million per year
• Buses / transport	: Rs 780 million per year

Total	: Rs 1,950 million per year

TRANSPORT AND CULTURE RELATED ISSUES

(There is close link between the two as the transport related physical degradation has made cultural activity difficult)

- 1. Elevated mass transit systems will not be built through the heritage areas of the city**
- 2. The Circular Railway will be functioning and will have been extended into the suburbs of the city**
- 3. The Karachi City Government's proposal for a BRT system for Karachi will have been implemented**
- 4. At the intersections of the rail and road corridors town government office plazas will be developed in which all utility agencies, banks, passport and ID offices and courts of law will be located. They will be beautifully designed complexes**
- 5. The wholesale and manufacturing markets from the old town will have been shifted to the Northern Bypass and the National Highway**
- 6. As a result of their shifting, the heritage of the Old Town will have been converted into a place of culture and populist entertainment. The vacated spaces will have been converted into amenities for the Old Town and the Lyari residents**
- 7. Saddar will have been recreated as a multi class entertainment, recreation and shopping area with hawkers on pedestrianised streets**
- 8. Oil pipe line will have been extended to the National Highway thus preventing 25,000 tankers from entering the city every day**

9. **A metropolitan museum will be functioning in the old city and it will be compulsory for all school children to visit it**
10. **The festivals of Christmas, Devali, Easter and the urs of Ghazi Abdullah Shah, Yousuf Shah, Misri Shah, Moro and of 11 other pre-British saints will be institutionalised as official functions along with the donkey cart race, fishermen's cultural activities and folk musical events of the coastal villages of Karachi**
11. **Every town will have a cultural centre and auditorium for performing arts**
12. **At various public locations walls will be available for young artists to put up their work and publically owned studios will provide them with work space at cost and space for exhibiting and selling their work**
13. **All public transport and heavy vehicles will be on CNG.**
14. **All container traffic will be by railway from the Port to a container terminal at Pipri so that there will be no container traffic within the city**

HOUSING

Shehri-56

- 1. Existing katchi abadis will be upgraded so that there are no more evictions**
- 2. Low and lower middle income housing will be provided by a social housing foundation which will be a consortium of: i) banks and leasing companies who will provide funds; ii) local/provincial government who will provide land; and iii) a public-private partnership construction company**
- 3. High density row housing (G + 3) on 40 square metres will be developed for the lower income groups and high rise flats for white collar workers under the social housing foundation schemes**
- 4. Housing schemes will be multi class and mixed landuse will be developed for them**
- 5. Small loans to lower income groups will be providing for land purchase, laying of roof, acquiring utilities, through a process of matching grants**

SANITATION AND WATER SUPPLY

Shehri-63

- 1. Sewage and drainage proposals developed by the OPP will be implemented**
- 2. The solid waste management proposal developed for the Governor's Task Force for Improvement of Municipal Services will have been implemented and the recycling industry will have been shifted from the city centre to the landfill sites**
- 3. All parks will have small sewage treatment plants who will be using neighbourhood sewage for their maintenance**
- 4. The richer areas of Karachi will be getting their water supply from centrally operated osmosis plants and municipal water supply will be for the lower and lower middle income settlements**

YOUTH

- 1. The age group of between 15 and 24 will be 100 per cent literate with no difference in male and female literacy**
- 2. Its entertainment, recreation and cultural requirements will be catered to by state facilitation, community organisations and the private sector and by the youth themselves**
- 3. Since the majority of young people will live as nuclear families day-care centres for their children will have been established by NGOs, resident cooperatives, trade unions and the private sector**
- 4. Their housing needs will be taken care of through collective saving, bank loans and the social housing foundation**
- 5. Working women will be the norm and planning and transport will respect their special needs and those of their children**
- 6. They will be tolerant, respectful of other people's religious and political affiliations and will glorify diversity**
- 7. They will not wish to leave Karachi and go abroad**

WHAT IS REQUIRED TO MAKE THE DREAM POSSIBLE

- 1. A system of governance that has legitimacy. Which means that it has to function strictly according to law and constitution**
- 2. A legal system that can provide justice and equity to all irrespective class, creed or ethnicity**
- 3. A system of education that teaches the child to observe, express what he observes, respect diversity and think in terms of cause and effect (where will be get the teachers for this?)**
- 4. A space for interaction between politicians, planners and people (formal and informal interest groups and communities)**