

CONSERVATION AND ITS FOUR COMPONENTS

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CONSERVATION AND ITS FOUR COMPONENTS

- 1. The decision to conserve and the development of related legislature.**
- 2. The development of criteria for identification of areas and buildings for conservation and its application. This includes listing and documentation of buildings; renovation and preservation plans and details; and the development of local level bye-laws for the conservation plan.**
- 3. Study of the sociology and economics of the area and its inhabitants, both at the local level and in the larger context of the city, and the development of a conservation strategy that is compatible with the results of such a study.**
- 4. The operation of the programme and the creation of relevant institutions and support lobbies for it.**

THE PROCESS OF DEGRADATION

- **Before**
 - **Small cities**
 - **Elite, middle classes, wholesale and retail markets, community institutions all coexisted**
- **Colonial Period**
 - **New lifestyles**
 - **Automobiles**
 - **The affluent start moving out**
- **1958 onwards**
 - **Repercussion of the Green Revolution and Industrialisation**
 - **Expansion of international and local trade**
 - **Rapid increase in urban population**
 - **Markets and cargo terminals expand within old city pushing out other activities**
 - **Alternative space for their expansion not provided**
 - **Massive environmental degradation**
 - **Elite and middle classes leave**
 - **Institutions stop functioning**
 - **Communities that survive are under siege**
 - **Warehousing and manufacturing take over**
 - **Both cultural and physical heritage is destroyed**
 - **Infrastructure issues**

PROCESSES AND MEASURES REQUIRED FOR THE FORMULATION OF A CONSERVATION PLAN

1. Short Term: Establishment of a Conservation Cell

- **Establishment of the larger urban context with conservation objectives (support of planners required)**
- **Cost benefit analysis**
- **Public discussion and hearing**
- **Categorisation of buildings/areas according to styles, periods and sociological aspects**
- **Incentives for conservation**
- **Preparation of conservation plan and its modification after presentation to interest groups**

2. Long Term:

a) Declaration of a conservation area.

b) Establishment of planning and technical support unit to:

- **Frame conservation consistent bye-laws for the conservation areas.**
- **Develop plans for the rehabilitation of the conservation area.**
- **Analyse government proposals for Karachi and present its views on them keeping in view the larger interests of the conservation areas.**

c) Rehabilitation pilot project:

- **One or more neighbourhoods in the conservation area should be selected for the commencement of a rehabilitation project on the principles and methodologies developed by the Orangi Pilot Project. This can eventually spread to other parts of the conservation area.**