

PLANNING AND ITS ASSUMPTIONS

PRESENTATION

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PLANNING AND ITS ASSUMPTIONS

All plans, zoning regulations and bye laws are based on assumptions. If the assumptions are wrong, then the plan does not work. Assumptions are wrong because

- a) The context is not researched and established.**
- b) Something unforeseen, such as an act of God or political and civic strife takes place.**

KARACHI PLANS

- **MRV Plan: 1952**
- **Greater Karachi Resettlement Plan: 1959 - 62**
- **Karachi Master Plan: 1975 - 85**
- **Karachi Coastal Management and Planning: 1988**
- **Karachi Sewerage Recycling: 1984**
- **Karachi Development Plan 2000**

ASSUMPTIONS FOR MRV PLAN 1952

- **Karachi's population by the year 2000 would be 3 million.**
- **The government of Pakistan would be able to generate funds for the implementation of the plan.**
- **There would be political stability and hence the will to implement the plan.**

ASSUMPTIONS FOR GREATER KARACHI RESETTLEMENT PLAN: 1959 - 62

- **Industrial activity would develop in the satellite towns of Landhi-Korangi and North Karachi freeing central Karachi from low income groups and environmental degradation.**
- **People would pay their instalments on housing and thus funds would revolve to produce 200,000 housing units in 20 years.**
- **Formal private sector entrepreneurs would take over the commercial facilities being provided by the satellite towns.**

ASSUMPTIONS FOR KARACHI MASTER PLAN 1975 - 85

- The plan was a practical issue and project related exercise. It glossed over institutional issues. For example, in its preface it states:
- “What lies within the scope of the Karachi Development Plan and what lies outside it is still not fully determined. The situation is very much in flux. What is regarded as a Karachi Project concern at a particular time is a reflection of governmental judgements as to where responsibility for specific aspects of planning should lie at that time. In some cases it is also a reflection of gaps in existing governmental machinery.”
- “It will always be difficult to answer unambiguously the question of where specific planning responsibilities lie. It is essential that the question be answered as precisely as possible when the Development Plan is used as a basis for detailed planning. This is obviously necessary for a sensible assignment of responsibilities.”
- Assumptions for low-income housing were that the poor could afford cost of government development and follow the procedures that were set.

(Cost of plan preparation and hardware: Rs 470 million)

ASSUMPTIONS FOR KARACHI COASTAL MANAGEMENT AND PLANNING: 1988

- **Financing for initiating beach development will be available with the KDA and after that the private sector will make investments and undertake development.**
- **Some form of institutional arrangements will be created to make the Beach Development Board an effective body with necessary legislative backing to determine the future of Karachi's coast line.**
- **The technical support and training given to the Regional and Shore Planning Unit of the KDA will be sufficient to help it monitor, develop and plan.**

ASSUMPTIONS FOR THE KARACHI SEWAGE RECYCLING PROJECT: 1984

- **The full development of augmented water supply would take place.**
- **The extensive rehabilitation of the existing sewage system of Karachi would be completed.**
- **The development and early implementation of a master plan for sewage and waste water development would take place.**
- **Rapid development of the KDA areas now earmarked for urbanisation would be completed.**
- **A stable power situation would be created.**

(Consultancy fees was US\$ 597,375 and Rs 624,000)

ASSUMPTIONS FOR KARACHI DEVELOPMENT PLAN 2000

- (The immediate objective of KDP 2000 was “to develop and implement within the KDA a new urban growth management tool, based on quantitative analysis and up to date computer technology aiming at presenting a synthetic image of the various urban sub-sectors, as they appear at the present time and projected into the future, and at monitoring performances and redirecting investments in these sub-sectors to meet the objectives set up by the government”.)
- MP&ECD of the KDA would be at the centre of an information network linking all the major institutions having responsibility for investment and operation in the various urban sectors.
- It would be responsible for maintaining a dynamic cross sectorial urban data base and for updating on a continues basis its projects.
- It would evaluate the impact of planned investment during the planning process and at the time of debate on budget allocation.
- It would use its development plan tool to point out conflicting land uses, negative and positive impact, inconsistencies in targets and assumptions between the investment proposals made by various urban institutions.

COMMENTS FROM THE EVALUATION REPORT OF KMP 2000

“The planning process developed by the project is not sustainable, once international assistance has been withdrawn because:

- 1. The proposed institutional arrangements conflict with the present structure of the provincial government.**
- 2. There are no institutional arrangements for inter agency transfer of information or data, and in most cases such data does not exist.”**
- 3. For the computer model to be used data collection and its tabulation is necessary. No financial or institutional management for this have been recommended.”**

“Planners and consultants who have been trained conventionally often do not realise that in a Third World city

- a) Development often takes place before planning and that integrating this development into the city structure calls for unconventional and innovative strategies that, to be effective, should understand local level social and economic conditions;**
- b) The informal sector is playing an increasingly important economic and political role and no city planning and management can be successful without taking this factor into consideration;**
- c) Urbanisation has caused a major social and economic revolution and the effective institutionalisation of this revolution can take place only through the involvement and accommodation of pressure groups, communities, NGOs and the informal sectors;**
- d) For institutions to be effective there has to be a bond of trust between the various actors (especially between government institutions and low income groups) in the urban development drama.**

The KMP 2000 has overlooked these realities.”

ASSUMPTIONS FOR ZONING REGULATIONS AND LAND USE

- **Standards drawn from First World regulations and experiences.**
- **Activity separation, anti-street, dissolved urban space, strict regulations.**
- **The issue of social amenities (schools, health clinics, sports facilities).**
- **The issue of industrial production and its location.**
- **The dependence of formal sector industry on informal processes.**

Urban planning strategies for addressing poverty are seldom successful on a large scale because:

- **The poor have little or no political power as compared to other interest lobbies.**
- **There is a strong developer-politician-bureaucrat nexus that opposes pro-poor policies.**
- **Planners have not been educated to understand and relate to grass root realities.**
- **Planning standards and policies are borrowed from the northern experience and are incompatible with local social and economic realities.**
- **National and international funded projects are seldom a part of a larger development programme and create more problems than solutions.**
- **Issues of capacity, capability and transparency in public and private sector institutions.**
- **Special programmes for poor settlements that do not link up with city level plans.**
- **Privatisation of physical and social sector services, BOT projects have replaced structure/mater plans.**
- **Affordability and the states financial constraints.**

REALITIES

- **Housing**
- **Drainage**
- **Solid waste**
- **Traffic and transport**
- **Storage and cargo**
- **Institutional issues**

PLANNING PROBLEMS

- **Planning is done sitting in offices and using surveys that establish conditions but not processes and actors.**
- **Standards, procedures and concepts for institutional arrangements are borrowed from other countries.**
- **Donors, with all their prejudices, have a major say in plan concepts and development.**
- **At the conceptual stage no interest groups participation is sought.**

- 1. Not more than 2 to 3 per cent of all buildings built in Pakistan are designed by architects.**
- 2. The built environment is the result of the nature of relationship between the different actors who are responsible for creating it. The more equitable this relationship, the better is the quality of the environment.**
- 3. The end product in architecture is related not only to the architect's understanding of the sociology and economics of the user's groups, but to whole range of administrative and governance issues.**
- 4. Problems related to "rehabilitation" and "conservation" of inner cities are seldom local in origin.**
- 5. In almost all cases, environmental "friendly" building are not the result of "originality" on the part of the architect, but of humility, modesty and a sympathetic appreciation of development related issues.**

- 6. Almost all projects, especially those for low income communities, are seldom used in the manner in which they are planned.**
- 7. A powerful bureaucrat-planner/developer-politician nexus makes appropriate urban development difficult, if not impossible.**
- 8. Interest groups and communities if supported by good professional advise can weaken the nexus and promote environmentally friendly and socially equitable development.**
- 9. Architectural education in Pakistan does not take into consideration the issues mentioned above and as such the architect plays almost no role in national development.**