

# **Managing Urbanization in Pakistan: Challenges and Opportunities**

**Institution of Engineers Pakistan,  
Karachi**

**25 April 2015**

# ***1. Concepts and Terminologies***

- **Planning**

**Conscious actions undertaken to achieve specified set of goals and objectives**

- **Urban Planning**

**Set of procedures and actions generated to safeguard public interest in a given context; ensure efficient utilization of available resources and provide solutions for prevailing and future needs and requirements of society**

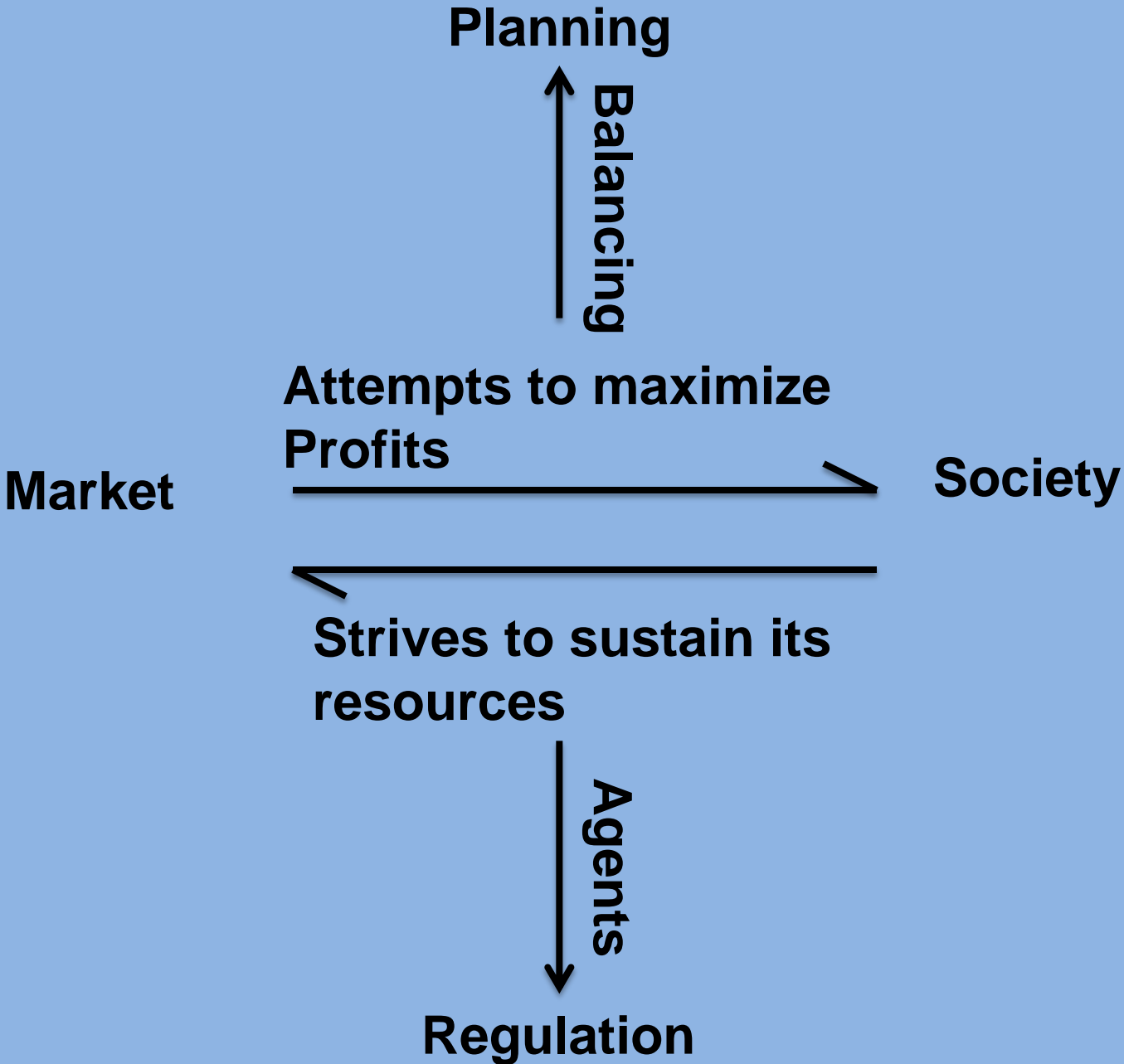
- **Urbanization**

**Process of initiation and transformation of population and space towards acquiring urban status**

***Haphazard urbanization causes environmental degradation and adversely impacts climate!***

- **Market**

**Space and / or mechanism that facilitates transactions between contracting parties .....**



## ***2. Urbanization in Pakistan – Some Characteristics***

- Pakistan is 37 percent urban – over 65 million people live in cities and towns – trend is rising**
- At provincial level, pattern of urbanization is very different**

| PROVINCE   | URBANIZATION FEATURES  |
|--|--|
| <p><b>Sindh</b></p> <hr/> <p><b>48.75%</b></p> <p><b>Urban</b></p> | <ul style="list-style-type: none"><li>• Most urban but shows concentrated urbanization</li><li>• Ribbon urbanization now expanding along highways, river banks and banks and roads</li></ul> |



| <b>PROVINCE</b>                                      | <b>URBANIZATION FEATURES</b>  |
|--|---|
| <b>Punjab</b><br><hr/> <b>31.27%</b><br><b>Urban</b> | <ul style="list-style-type: none"><li>• Combination of large, medium and small towns</li><li>• Strip and ribbon urbanization along sub urban corridors and sprawl consolidating</li></ul> |

| <b>PROVINCE</b>  | <b>URBANIZATION FEATURES</b>  |
|--|---|
| <b>Khyber<br/>Pakhtunkhwa</b> <hr/> <b>16.87%</b><br><b>Urban</b><br><b>FATA 2.70%</b><br><b>Urban</b> | <ul style="list-style-type: none"><li>• Layered urbanization around traditional settlements, dependent on topography</li><li>• Rapid and forced social dislocations</li></ul> |

| PROVINCE   | URBANIZATION FEATURES  |
|--|--|
| <p data-bbox="150 419 633 496"><b>Balochistan</b></p> <hr data-bbox="150 739 757 745"/> <p data-bbox="150 782 459 859"><b>23.90%</b></p> | <ul data-bbox="807 419 1734 1216" style="list-style-type: none"><li data-bbox="807 419 1522 739">• Geographically spread out urban settlements</li><br/><li data-bbox="807 902 1734 1216">• Threshold factors of urbanization generally scarce</li></ul> |

- **Urbanization happening more by compulsion than by social choice – it is unsustainable, climatically, socially and physically...**

**Some examples from Pakistani cities shall illustrate the characteristics of urbanization**



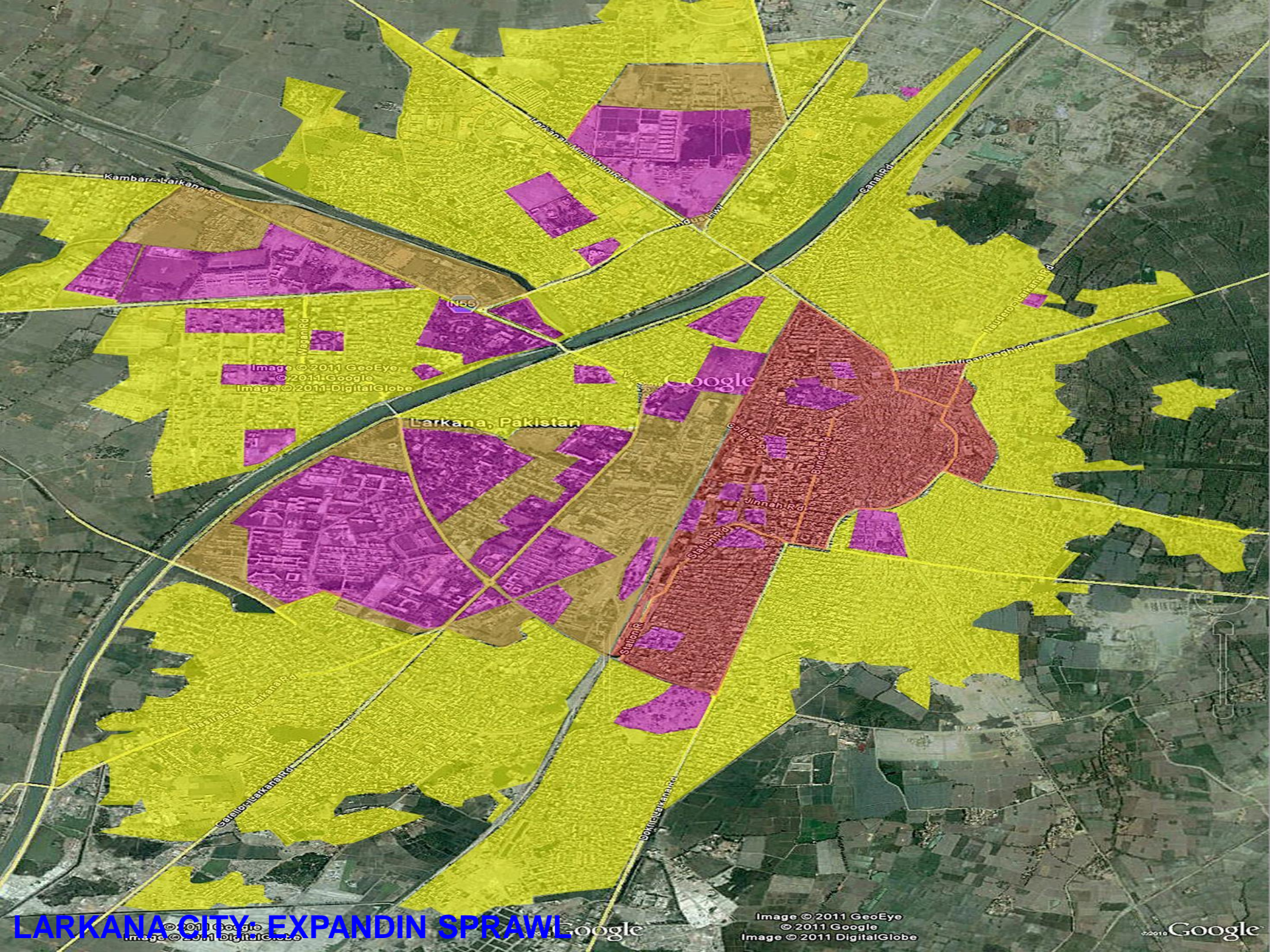


Image © 2011 GeoEye  
© 2011 Google  
Image © 2011 DigitalGlobe

Larkana, Pakistan

Google

LARKANA CITY EXPANDIN SPRAWL

Image © 2011 GeoEye  
© 2011 Google  
Image © 2011 DigitalGlobe

2010 Google





**Glimpses of uneven development**

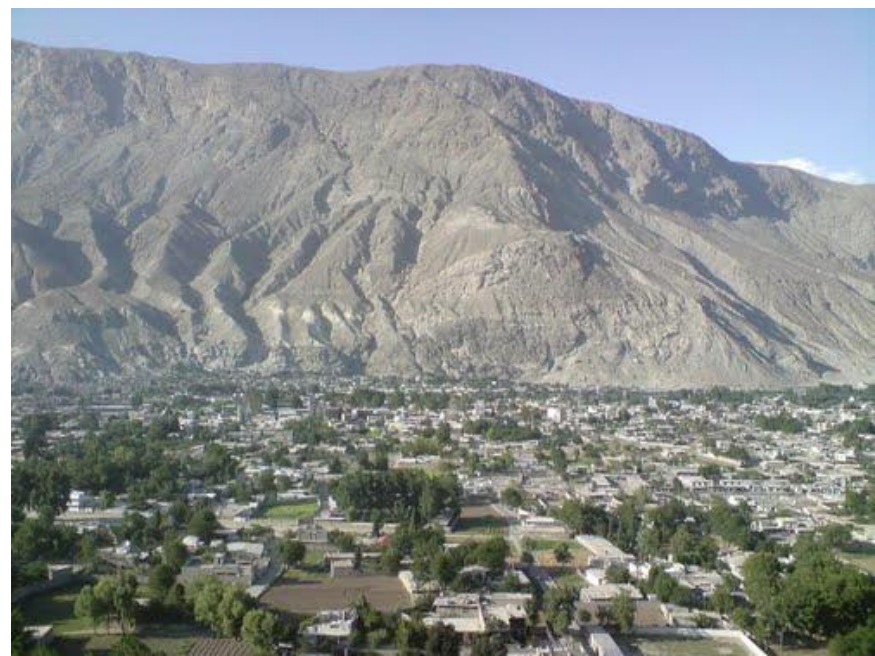


Haphazard infrastructure provisions

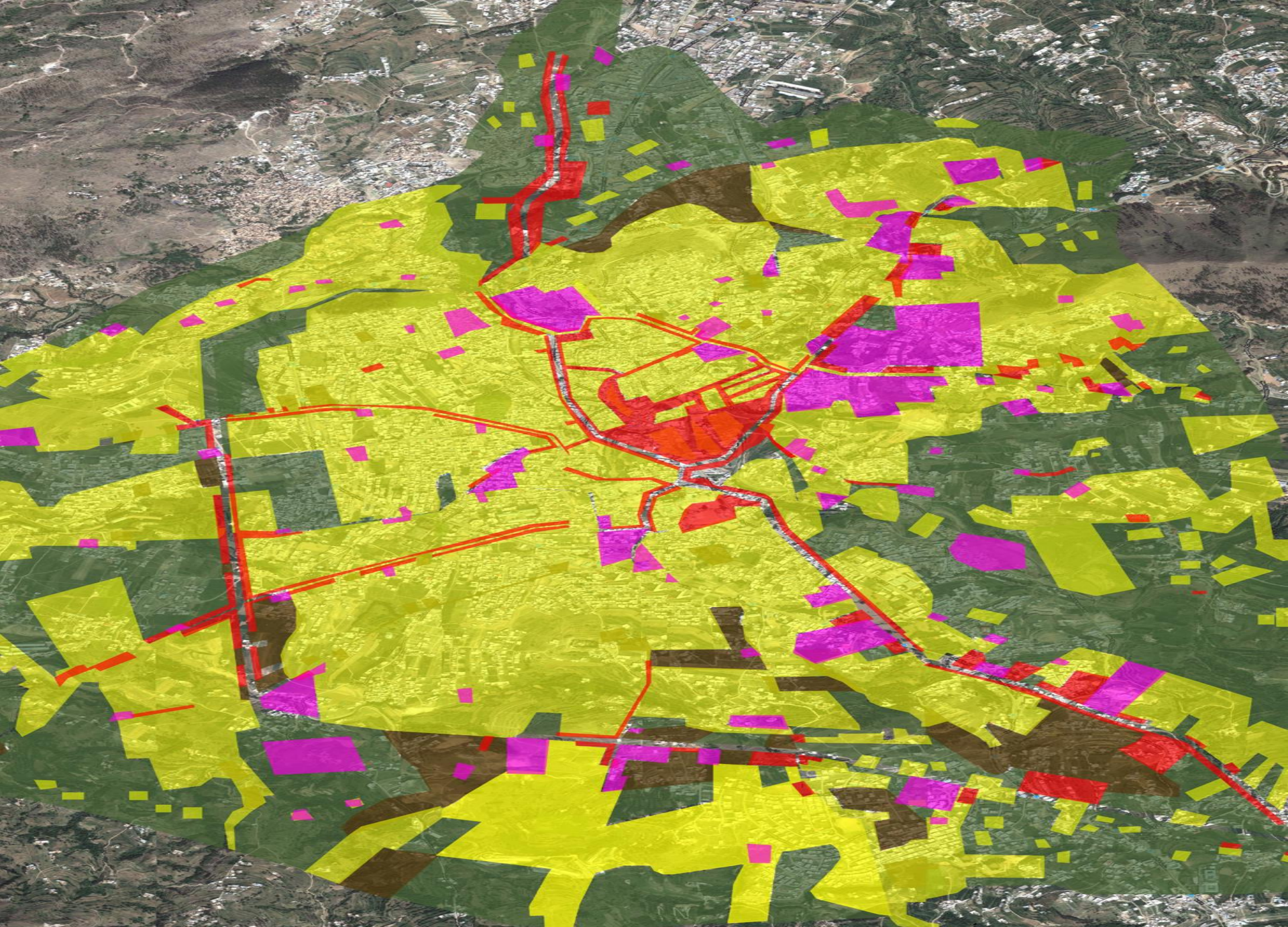












**MANSEHRA CITY – URBANIZATION EXPANDING FAST**





- **Conflicts on ownership, access to assets, settlement choices, rights to services and social relations on the rise**

# ***Key Issues***

- **Land – fundamental resource of productivity – has become a commodity and transacted as such**

- **Due to unsettled and agreed principles and weak governance, laissez faire control of land is generating conflicts – Karachi's target killings such as the tragic assassinations of Ms Perween Rahman of OPP, officials of KMC and Lyari Development Authority are examples.**



# ***Karachi: Pictures of Land Grabbing***









- **Land information situation dubious, obsolete and non transparent – Supreme court pointed short comings during February 2014 hearing**
- **Sprawling developments make urbanization expensive and non-productive.**

- **Massive investment in roads and highways developing by the state organizations has had a positive impact on regions.**
- **IT and electronic media have created a useful threshold for development**

- **Declining efficiency of Railways has affected poor, entrepreneurs and residents of remote locations**
- **Spaces and infrastructure not conducive for expansion of service sector, especially in small and medium sized cities**

- **Cost of doing business in cities in general and small and medium cities in particular is very high**
- **Lack of consensus on local government system is a core short coming**

- **‘Willingness to pay’ culture for services is grossly deficient**
- **More emphasis laid on projects and procurement – less on analysis and plans**

- **Cities do not have a potent mechanism of self revenue generation**
- **A massive and rising informal sector in cities mark the limitation of formal private and public sector in respect to enterprises**

- **Law and order is dismal due to rise and expansion of clandestine enterprises, mafias and their supporters**
- **Educated youth and women folk have a very limited space to perform and survive**



### ***3. Can urban planning bring about a positive change –***

#### ***An appraisal matrix***

| <b>Myths</b>  | <b>Realities</b>   | <b>Remarks</b>                               |
|---|--|--|
| Unplanned urbanization will automatically improve by itself | Urbanization has to be managed – otherwise it will destroy all our productive assets | Managed urbanization is a better alternative |

| <b>Myths</b>                                       | <b>Realities</b>   | <b>Remarks</b>  |
|--|--|---|
| Urban planning is a project!                       | Urban planning is a process – needs to be done on a continuous basis   | Need to institutionalize planning – not reduce it as donor funded assignments |
| Urban Planning means physical manifestations only! | Urban planning is a holistic exercise – incorporates social, political, economic and technocratic dimensions | Planning agencies must be constituted at district levels                      |

| <b>Myths</b>  | <b>Realities</b>  | <b>Remarks</b>  |
|---|---|---|
| We are a welfare state where planned provision of goods and services is possible      | We have become a distorted capitalist state where adjustment and balancing acts are needed at every level | A legal and statutory framework is required to institute planning on a pragmatic platform |
| By increasing the donor funded initiatives, planning and status of cities can improve | Scores of donor funded exercises have only added debt burden without any significant achievement          | Planning and implementation has to be locally financed                                    |

| <b>Myths</b>  | <b>Realities</b>   | <b>Remarks</b>   |
|---|--|--|
| Distributing land and resources in the name of poor can help improve their conditions | Schemes for poor ended up in non-occupancy and speculation -                   | Targeted delivery of land and resources must be adopted              |
| Planning is a technical assignment  | Planning is a mechanism to evolve rational options based on democratic choices | Consultation with stakeholders must be made part of planning process |

## ***4. Some pre-requisites***

- **Land documentation**
- **Population, housing and enterprises census**
- **Creation of urban planning agencies**
- **Training and education of planning professionals**