



Abstracts

# W17- Housing and Sustainable Urbanisation in Developing Countries

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## **Focus Cities Research Initiative: Action research in eight cities of developing countries**

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In 2005, the International Development Research Centre (IDRC) developed a new program initiative called Focus Cities Research Initiative (FCRI), which supports multi-stakeholder and gender-sensitive participatory research, capacity building, and networking that help poor communities partner with local governments to improve environmental management, enhance natural resource use, and alleviate poverty and vulnerability to natural disasters in urban areas of developing countries.

Concentrating its efforts in eight (8) different cities of four regions in the world (Latin America and the Caribbean, Sub-Saharan Africa, Asia, and the Middle East and North Africa), the FCRI program invests up to \$CAD 1,2 million in each of the eight selected cities to support sustained, in-depth research and pilot projects in target neighbourhoods to inform, validate and help refine citywide development strategies aimed at sustainable and equitable urban development.

After introducing the FCRI program, this paper presents the research projects that have been undertaken in 8 different cities of developing countries, providing an updated snapshot of the situation of every research project, and indicates possible directions and opportunities for action research in the future.

## **The face of urban poverty: Explaining the prevalence of slums in developing countries**

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One of the most enduring expressions of urban poverty in developing countries is the proliferation of slums and informal settlements. These settlements have the most deplorable living and environmental conditions within the city and are characterized by inadequate water supply, squalid conditions of environmental sanitation, overcrowded and dilapidated habitation, hazardous location, insecure tenure and vulnerability to serious health risks among many others. It is in recognition of the development challenges posed by the proliferation of slums that Target 11 of the MDGs seeks to significantly improve the lives of at least 100 million slum dwellers by the year 2020.

This paper seeks to account for variations in the prevalence of slums among developing countries using UN-HABITAT data on the global assessment of slums. Such data provides a unique opportunity to empirically relate slums to various aspects of national development. Specifically, the paper addresses the following questions. What factors apart from the rapid pace of urbanization explain inter-country differences in the prevalence of slums, given that slums to some extent reflect inequitable access to secure land tenure, capital and political influence? What is the link between urban development policy and proliferation of slums? In particular, what role does the regulatory and institutional framework governing the allocation of residential land play in the formation and proliferation of slums? What is the nature of the linkages between the incidence of slums and the macroeconomic environment? Do countries with lower levels of inequality and good governance have a lower incidence of slums? Apart from improving our understanding of the factors that drive the proliferation of slums, the answers to these questions are central to improving the lives of slum dwellers, as well as identifying the challenges that developing countries face in stemming the development of new slums and providing adequate alternatives to slum formation.

## **Can lessons be learnt from improving tenure security in informal settlements?**

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The implementation of 'Western' land administration systems (the classical approach) often failed in Subsharan Africa for several reasons. And when (partly) successful, it did not benefit the poor. Recently more attention is given to the inclusion of customary and informal tenure in land administration. This is referred to as the innovative approach, which should be able to protect those rights in a land administration programme.

Recent land policy reforms in Subsaharan Africa implemented innovative tools in order to, amongst others, improve tenure security for the poor. In addition in many cases bottom-up initiatives to improve tenure security have been undertaken. Tools are for example occupancy licenses, customary leases, certificates, etc. In this way a continuum of land tenure rights, as e.g. presented by UN-Habitat, can be distinguished and recorded.

Examples of improving tenure security in informal settlements based on literature study from e.g. Accra, Nairobi and Windhoek are described with respect to the continuum of rights. They are analyzed in a framework that separates the approaches from the cases between 'legal tools and actions' and 'land administration', and then rated for the actual effect of the approach introduced (which can even be negative). This method has already been applied to innovative tools to improve tenure security in the rural areas of Mozambique, Uganda and Zambia (Van Asperen, Zevenbergen, FIG Congress 2006).

The effectiveness of the different approaches is further discussed, focusing on the extent that they are context dependent, or that wider lessons can be drawn from them for other urban areas, even in other countries. Finally the paper touches upon questions of up scaling and the availability of necessary recourses.

## **An abstract on some contextual issues in urbanization and urban management**

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The purpose of this paper is to identify some of the contextual issues in urbanization and urban management. Some of them arise from misconception of problems and their causes and consequent prescription of inappropriate solutions. Others originate from misapplication of technical know-how to planning urban development. The paper will show the major pitfalls and suggest how to avoid them.

The scope of the paper is to articulate the divergence of Third World urbanization, major perspectives that are to be recognized by urban management activities for the promotion of development, and the pattern of Third World Urbanization as compared to Western Urbanization.

Methodology; refereed journal articles and books were selected which portrays aspects in Urban management and Urbanization. The author has reviewed many literatures on urban management to obtain different views pertaining to Urbanization pattern in the Third world.

First, the paper has drawn attention to three major perspectives that should imbue urban management activities with a better insight into the best way to promote Third World urbanization. The perspective comprises seeking solution for the pressures arising from rising expectations; the lack of revolutionary activity; and tertiary sector employment

Second, the paper has suggested that the solution of these problems lies squarely upon urban management's appropriate utilization of the planning capacity and political institutional structures in the urban areas. Planning policy should abandon catering for minority class interests in favour of planning for the majority.

Therefore, a new approach and outlook is required to solve Urbanization and Urban management problems. Towns in the Third World, particularly, in the Sub-Saharan region are faced with problems of squatters and rather spontaneous settlements. They are faced with

problems of substandard housing, inadequate social services, and poor infrastructures in all its towns and cities.

### **Strategies for sustainable urban housing development - A case of pune city, India**

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The concept of sustainable development first emerged in the context of ecological and environmental concerns relating to the impact of human activity especially in developed industrial countries on the natural world. Sustainability is about meeting the needs of both the present and the future through clear thinking and sound planning.

The Indian Housing sector has been experiencing a great boom with the allowance of 100% FDI under the automatic route for development of townships, plotted housing, built up infrastructure and construction development projects. The property market in India was always seen as a dynamic and unorganized sector. Pune (18°31' N, 73° 51'E) is a Plateau city situated near the western margin of the Deccan plateau almost 160 km south east of Mumbai by road. Pune is a quaint blend of ancient and the modern. Today, it is a home not just to pensioners, but also to students, entrepreneurs, professionals and service personnel alike. The pace of housing demand from large section of the society has resulted in attracting Private equity players and other real estate funds from abroad. It's an acceptable fact that in order to bridge the Housing demand -supply gap, the role of Private players becomes very significant. On the other hand, in order to achieve a sustainable pattern of urban housing meeting the needs of prospective consumers, it's very much essential to explore and understand the complexity associated with urban housing market and governance.

With this understanding, the study looks forward to highlight key governance and other developmental issues in a selected city. The analysis is done based on the primary and secondary source of information. Paper concludes with formulating policies and guidelines for improving the housing market efficiency and strategies for sustainable future housing development.

### **Fifty years of barriadas in Lima: Revisiting Turner and de Soto**

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Lima has a place in the urban studies because of the singularity of its barriadas, the peripheral informal settlements that first emerged in the late 1950s. Due to several reasons, the barriadas process in Lima has been more extensive, more organized and in some ways, more thought-provoking than in other cities of Latin America. In the early 1960s, barriadas inspired John F.C. Turner for an unorthodox approach for housing the poor. Before him, the rapidly growing informal neighbourhoods in developing cities were considered as slums, places of delinquency and social breakdown. Turner established that in the barriadas it was the opposite. Turner's 'self-help' approach for housing was later embraced by most international agencies involved with urban issues. Supporting and legalizing the existing informal processes, stimulating the people to build their own shelter progressively, and community participation in the neighbourhood-upgrading programs was strongly promoted.

Twenty years after, the economic processes going on in barriadas of Lima inspired Hernando De Soto for another pragmatic and unorthodox approach. The informal sector was advocated as the 'other path' for economic development. The works of De Soto have influenced the thinking about the role of property rights and the notion that formalizing informal sector activities could play a significant role in alleviating urban poverty.

Turner and de Soto's proposals have been widely implemented in Lima, in which most of its peripheral land is now legally owned by the informal land settlers. Almost fifty years after the

emergence of the first peripheral *barriadas* in Lima the question that rises is: are the assumptions of Turner and de Soto proved right in the same areas that inspired these ideas? The proposed paper will provide the main facts, views and arguments about these issues, picking up the local urban debate in Lima.

### **Comparative analysis of resources consumption in housing**

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Population growth has decreased in developing countries but the demand of housing is still high. Sustainable building strategies are necessary to decrease the environmental load of housing. Diverse strategies have been used in developed countries, but it may be necessary a different approach in developing countries. The goal of this study is to identify the trend on resources consumption in developing countries to find suitable alternatives. This paper focuses on the case of Mexico. A comparison with housing in the Netherlands and Peru is made to locate the problems and to find best practices.

Three reference houses were compared regarding resources consumption. Material and energy consumption were calculated. Water was study for the lack of information. The construction materials were classified according to their origin and recycling characteristics. Energy consumption was classified according to its origin and final use. The results were normalized per useful living area.

The consumption of materials in Mexican housing is higher than in Peruvian and Dutch housing. Most of these materials come from traditional construction processes of foundation and walls. There is a tendency towards intensive use of non-renewable materials in the three reference houses, while the share of renewable materials is minimal.

There is a tendency towards low energy consumption in Latin-American dwellings for indoor climate systems in comparison to Dutch houses. The consumption of energy electricity is comparable in all the reference houses.

The trend in resource consumption is different within countries. Latin-American countries tend to consume more materials, while the energy consumption for heating in the Netherlands is very high. These trends may be related to traditions and lifestyle. Sustainable building solutions should be therefore, specific for each country.

### **Integrated housing development programs for urban poverty alleviation and sustainable urbanization (The case of Addis Ababa)**

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This paper focuses on the significant role that integrated housing development programs play in urban poverty alleviation and sustainable urbanization especially for cities under pressure of urbanization and poor economic base by discussing the experience of Grand Integrated Low-Cost Housing Development Program in Addis Ababa.

Addis Ababa is the economic, political, and cultural capital of Ethiopia and melting pot of different nations, nationalities and several international organizations. Addis is among the least urbanized cities of the world. However, it is one of the cities where high urbanization (8% per annum) is taking place. The urban economy is weak, making it difficult for the city to accommodate the rapidly growing population and provide housing, urban services and employment opportunities. This results that 80% of the population is living in informally developed housing, often of poor conditions including street residents.

In response to these problems, the government has launched an integrated massive low cost housing program for the middle and low-income families. This program has brought a remarkable change in the image of the city, improving the way of life of city dwellers. There has been a massive supply of housing units and large number of job opportunities for huge amount

of people. It has also strengthened the informal sector by providing adequate working place, training and credit facilities and providing works in the program. In addition, it has arranged affordable modalities for all groups and brings attitude changes such as saving culture. The program also introduces slum upgrading which plays key role in the city's transformation. The paper argues that the program has potential to reduce urban poverty and facilitate sustainable urbanization. It also concludes that the program has a lot to contribute to achieve Millennium Development Goals (MDG) and Plan for Accelerated and Sustained Development to End Poverty (PASDEP) programs.

**Infrastructure provision as part of slum upgrading: The case of Kigali, Rwanda**  
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In many cities in the developing world, Africa in particular, the provision of proper infrastructure for sanitation, road access, drainage and water supply lags behind the growth of the built-up area. Much of the growth takes place in an unplanned manner and creates slum-like areas. This increasingly frustrates a sound economic and social development of the cities. Kigali, the capital city of Rwanda is no exception to this. It is characterised by a heavy presence of informal settlements that have developed into slum areas. In order to create a positive outlook for urban development, an effective way must be found to address this problem of infrastructure backlog.

This paper deals with the provision of integrated infrastructure packages in slum /unplanned areas in Kigali. It proposes an integrated infrastructure provision to replace the nightmare planning that has resulted, with a confused blend of modern houses dwarfing the mud-thatched structures interspersed across the settlement. The paper assesses the condition and implications of the different infrastructures in a pilot slum area in Kigali, analyses the characteristics and interrelationships of different infrastructures and discusses what, based on the maximum level of service that is realistically possible at the slum level, is the best infrastructure package to select.

A comparison is made between two models: 'slum upgrading' and 'slum clearance followed by reconstruction', to determine which one is more advantageous to the slum dwellers. Finally, the paper estimates the impact of different infrastructure options after improvement on the quality of life of the inhabitants (do conditions improve in such a manner that the area stops being a slum).

**Sustainable cities in the petroleum economy**  
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We are in the midst of an uncommon situation in the coastal region of Espírito Santo, Brazil ' intensifying a process of strong real-estate speculation. How to prepare for the planning of these cities in the face of diverse investments from petroleum-related activity in the second largest oilfield in Brazil? A majority of specialists project the process of petroleum exploration in the region to last from between 30 years. The breakdown in the productive cycle initially affects the working class, causing social exclusion.

As for this economic dependency, we can exemplify variables in three instances: the first, of an urban nature, interferes as much in the intense demand for property at the beginning of the creation of new businesses, generating real estate speculation, as the over-supply of real estate, with a recessive process in the market. The second variable, of an intra-urban nature along with an increase in the attraction to the city from rural areas, as well as urban growth occupying productive areas of the agricultural sector. The third variable, the interurban, situates economic dependency between cities linked through a network, and whatever crisis in the relationship between production and consumption generates losses in the regional

structure. As an example, the petroleum exploration activities since 1973 in the northern municipality of São Mateus. The evidence that there has been a negative impact on the increase in poverty levels and urban marginality are visible, as the municipality currently occupies the 24th position among the 78 municipalities in the state on the Municipality Quality Index (IQM).

In order to create a sustainable complex in the region, it is necessary to consider the preparation of an urban environment that can support the elasticity of the economy, creating conditions to aggregate the activities which maintain communities reached by the affects of progress alive.

### **Bazaar of Tabriz - A sustainable architecture and urban area in Iran**

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With the growth of population, more resource and energy is consumed and as a result environmental population increases. The energy crisis and global changes in environment caused sustainability to become the main concern of many groups. Built environment has a large impact on environmental sustainability. Sustainable Architecture and urbanism seeks to find solutions concerning the effects of human activities on environment and urban areas. Vernacular architecture has many solutions to offer to new sustainable developments because of its responsiveness to the environment and the context that it's located in. This research looks at an example of vernacular architecture in Iran. The method of this research is case study which analyzes a definite and structured urban area in Iran -Bazaar of Tabriz city- and its different spaces such as Sara, Timche and Hojre. Bazaar is a cultural, social, commercial, educational and sanitarian area which roles as a connectional and safe urban space. The first part of the paper is a review of Bazaar of Tabriz in Iran and its sustainable issues. The second part of the paper states the sustainable approach towards built environment and architectural sustainability and a combination of the case study and the sustainable architecture theory are analyzed. The paper shows that multi-functional spaces such as bazaar in urban areas can have a deep role in social, cultural, economical and environmental sustainability. This leads to coherence of architecture and urban areas that draw different parts of city together and creates a mixed use structure which helps to adaptability, flexibility of space and peoples' sense of belonging to it.

### **Measuring housing affordability: A composite approach**

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The term housing affordability has come into popular usage in the last two decades replacing housing need at the centre of debate about the provision of adequate housing for all. This is largely necessitated by the need to deal with the increasing evidence of housing crisis (housing market failures) brought about by current pro-market reforms within the housing sector in many countries. Despite its growing relevance, there is still no common consensus on how best to conceive and measure housing affordability. However, it is increasingly becoming evident that a more integrated approach to using different housing affordability measures could provide better analytical platform in housing affordability research and policy discourse.

This paper advocates for composite approach methodologies that approximate effectively the varied dimensions of housing affordability into an aggregate affordability measure. Such an approach was subsequently employed to assess the magnitude of Nigerian urban housing affordability problems. The technique modified and recombined both the shelter-poverty affordability measure and housing expenditure-to-income ratio (adjusted with housing quality) into a composite affordability index using relevant data from the Nigeria Living Standards Survey 2003-2004 (NLSS) database.

Findings indicate that the approach takes cognisance of the diverse aspects of housing affordability more than conventional housing affordability ratios. Debilitating contextual issues of poverty and poor quality housing characterising most developing countries are more readily captured and factored into the housing affordability measure. Thus, exposing the wider dimension of housing affordability problems (especially in developing countries), which are often ignored by conventional affordability measures. At a broader level, such conception of housing affordability could contribute to sharpen the current housing policy reform orientation debates to minimise situations where policy reforms options are implemented in many developing countries without their fundamental premise appearing to be thought through both in terms of import and implications.

### **The politics of local decision-making: A comparative analysis of decentralization in Kolkata and Beijing**

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There has been a lot of interest on good governance in the development literature in last 10 years. UNHabitat has included indicators to measure decentralization within its Urban Indicators Programme (UN-Habitat 2004: 50). Most of them have emphasized the need for democratic decentralization that prescribes elected local representatives presenting the interests of the citizens in the decision-making at each subsequently higher levels. But there is a body of literature that questions this assumption. They have argued that the assumption that decentralization is essential for democratization is the essence of the "local trap" (Purcell 2006).

The aims of this study are the following:

- To develop a framework to compare metropolitan decision-making in order to identify best/good principles (not practices) that are applicable in a variety of public decision-making contexts. How to draw general lessons from institutions for metropolitan decision-making that can be transferred to other cities? What are the limits of such lessons? (Ten and Cimadamore 2002) The criteria to evaluate good principles will be 1) Innovation; 2) Sustainability; 3) Positive Impact (results which improve life conditions, quality and setting of the persons, groups or communities involved); 4) Potential for replication (potential to act as models to generate initiatives in other contexts).

### **Planning in process: AORTA as a new instrument for the upgrading of informal settlements in developing countries**

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Due to their strong concentration of social, economic and ecological problems, informal settlements are of outstanding significance for the future development of urban agglomerations in developing countries. These quarters are mostly characterized by existential indigence, insufficient infrastructure and difficult living conditions. Main problems are the lack of basic supply, an inadequate hygienic situation, the missing access to education, information and medical support.

In most cases, the development of these settlements is neither being initiated nor controlled by urban planning authorities. 'Formal' approaches as for example official housing programs often fail because of their lack of adaption to the economic and social requirements of the residents. Therefore planning instruments which are flexible enough to react to unexpected changes and decision making structures which are able to integrate all participants have to be developed.

Planning interventions in informal settlements means reducing the final formulation of the plans to a minimum: an intervention that is characterized by its continuous proceedings, improving with every step and based on experience. Skills and potentials of local residents have to be supported and brought in action within the planning and construction process.

Therefore, the main focus is on developing a system to satisfy the basic needs of the residents: an elevated infrastructural element with different add-on modules which can be used in various urban situations, combining social, technical and security functions. Structuring and upgrading the open space, it will serve as a development corridor in dense urban quarters as well as in non-defined vacant sites. This urban 'AORTA' reacts in a flexible way to growing communities and can be easily expanded. Participative tests in different settlement development scenarios with an 'AORTA toolbox' generate a sustainable basis for decision making of planning authorities and residents.

### **Growth dynamics and urban management in an infant metropolis of the developing world**

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The International Aid organizations led by the World Bank have been vigorously pursuing the Neoliberal Agenda since the 1980s. The Global Urban and Local Government Strategy, 2000 of the World Bank unleashed a fresh wave of urban reforms reinstating and reinforcing the neo-urban pragmatic Neoliberal agenda. In keeping with the subject matter of the new strategy, the Government of India in its Budget 2002-03, initiated reforms and sources of funds to promote Private Sector Participation (PSP) and Public-Private Partnership (PPP) in urban/municipal infrastructure development. At the local level, access to international capital markets and attracting for FDI investments and corporate giants to the city is now topping the agenda of the Urban Local Governments.

But in the midst of all this commotion and too much happening too fast, Urban Planning has taken a complete backseat instead the fast paced developments are changing the face of the Indian city like never before. The cities are now showcasing the two extremes, one of opulence and wealth and the other of poverty and deprivation, the divide was never deeper and this is apparent in the recent spatial manifestations.

The current research is an attempt to analyze the growth dynamics and complexities of urban management taking the case of Amritsar, one of the youngest metropolitan cities of India. It will be argued that the ground realities are a stark contrast to the assumptions of the aid institutions particularly when it comes to pro-poor developments and the 'over liberalized' free market mechanisms are in no way working to the advantage of the weaker sections. In conjunction with the argument the study aims to examine the spatial growth and development of Amritsar city as affected by the post reform urban planning and management scenario in the city and how these alienate the weaker and marginalized groups.

### **Housing Reconstruction Program in post-disaster area: Two different strategies, two different results? Lessons from Aceh and Yogyakarta, Indonesia**

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Both the tsunami in Aceh and earthquake in Yogyakarta and Central Java have resulted in a massive, complex, challenging, but unprecedented housing reconstruction program for Indonesia. With a total about 500,000 housing to be reconstructed in both two areas (200,000 houses in Aceh and 300,000 houses in Yogyakarta), the government of Indonesia has been facing a difficult problem of housing reconstruction in post-disaster areas.

Two distinct strategies are being exercised by the government: the top-down approach in Aceh and the bottom-up approach in Yogyakarta and Central Java. The question is how far have these two strategies able to meet the housing needs of the community? The paper deals with this issue, it documents and evaluates government initiated housing reconstruction programs in disaster areas of Aceh and Yogyakarta. It discusses the conditions that lead to these choices of strategies with the aim to gain lessons for housing reconstruction program in disaster area. This paper argues that there is no general approach or strategy for successful housing reconstruction in post-disaster areas as it depends on the local context, political commitment and support of stakeholders.

Key words: housing, reconstruction, disaster,

### **Regulating the Hill Top Settlement at the Changu Narayan Monument Zone through continuation of cultural landscape**

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The existence of one of the oldest Vaishnav shrines on a hilltop rural setting with minimal disturbance, beautiful views of natural scenery and social harmony among diverse communities all makes the Changu Narayan Monument Zone unique in the Kathmandu Valley. Harmonious balance between man-made structure and natural ecology, integration of open and built spaces, housing composition and their spatial location based on social status and profession (Jaata), architectural composition of buildings and monuments with merging of private spaces into community place all not only support the existence of a culturally advanced society of 'Newars' but also prove the integration of visual and functional principles into social needs. Such unique features have been conserved and sustained for the last many centuries through socio-religious norms embedded into local festivals and practice, implemented by the social institution (Guthi System). Haphazard building transformation invading cultural space and destructing streetscape coupled with the demise of the 'Guthi system' resulting in negligence of social artefacts and erosion of religious beliefs and faiths have created numerous problems of loss of cultural identity, lost opportunity for socio-economic modernisation and intensification of earthquake vulnerability. Lack of a well-thought master plan and existence of ineffective building regulations has constrained the efforts of responsible agencies. As a result, the rate of destruction has continued unabated and the inhabitants have been encouraged to neglect cultural values. Development of a comprehensive conservation oriented master plan instead of a selective conservation approach, formulation of planning and design guidelines respecting the cultural landscape and enhancement of coordination and cooperation among responsible agencies and people, on one hand, and implementation of specific programs such as public education and training, more socioeconomic benefits from crafts, tourism and related activities including provision of economic incentives for appropriate uses and conservation, on the other hand, can reverse this trend.

### **Regeneration of urban areas in cities of Turkey. Case study Izmit**

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In 2005, the act was published 'transformation of urban areas' for the reproduction of urban areas where and how to plan and construct new housing for the 21st century in Turkey. The act set out the changes needed to the planning system and building regulations to regenerate sustainable urban plots into the housing areas. Since then, there have been major changes to the planning and housing production system. Urban regeneration in housing areas seeks to transform to squatter and illegal housing at regional and local levels that need sustainable design and construction. Regeneration of urban squatter or illegal established housing areas

has been the central element of urban discussions in Turkey since the 1950s, with different approaches from clearance to upgrading with the aim of decreasing the negative effects of these areas in the urbanization process of Turkish cities until the 1980s. Municipalities which have squatter or illegal established housing areas within their boundaries, use urban transformation and regeneration projects to improve their living conditions and physical built environment with the standards of a contemporary life style while transforming these areas into prestige zones of their governmental success also by using the great economic potentials of centrality on space. In this paper, first the reasons of social and physical affections will be discussed in a comparative analysis of four urban transformation projects implemented in Izmit, industrial city in Marmara Region of Turkey, based on the results of an area research. Secondly, the community component in project formations will be discussed with the help of questionnaire results trying to depict the percentage and way of community involvement in local regeneration.

### **The effects of local government policies on the urban sprawl. 'Ankara Case'**

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Urban sprawl, which is defined with the characteristics such as unlimited development towards the undeveloped areas, low density, and leapfrog development, is actually a common problem of several countries in the 21st century. Although mainly plans, programmes and market behaviour affect the urban sprawl, local government policies have also a significant influence on it in developing countries as Turkey. The '5216 Greater City Municipality Law', dated 10th July 2004, includes a new definition of urban area. The legislation defines the new boundaries of the greater city municipalities. According to the legislation: the location of the main provincial building (governor's office) being the centre; (a) for a population of less than one million the boundaries of the area with a radius of 20 km (b) for a population between one and two millions the boundaries of the area with a radius of 30 km, and (c) for a population of more than two millions the boundaries of the area with a radius of 50 km is defined as the greater city municipality boundaries. Problems due to the new municipal areas are inevitable since they are only defined with respect to the proximity relation and do not have scientific basis. The paper will discuss the urban sprawl in Ankara Case. The main objective is to investigate the influence of the new legislation on Ankara Greater City Municipality area since it changed the boundaries of city. Former rural areas (7 counties, 17 town and 282 villages) are transformed into urban areas and accordingly, Ankara Greater City Municipality area was enlarged to 780.000 hectares from 202.000 hectares. The transformation process in these new 'formal' urban areas (former rural) and municipality services provided for them are also discussed in details in the study.