

URBAN GROWTH DYNAMICS OF ISLAMABAD

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Reimagining the Urban Growth Dynamics of Islamabad

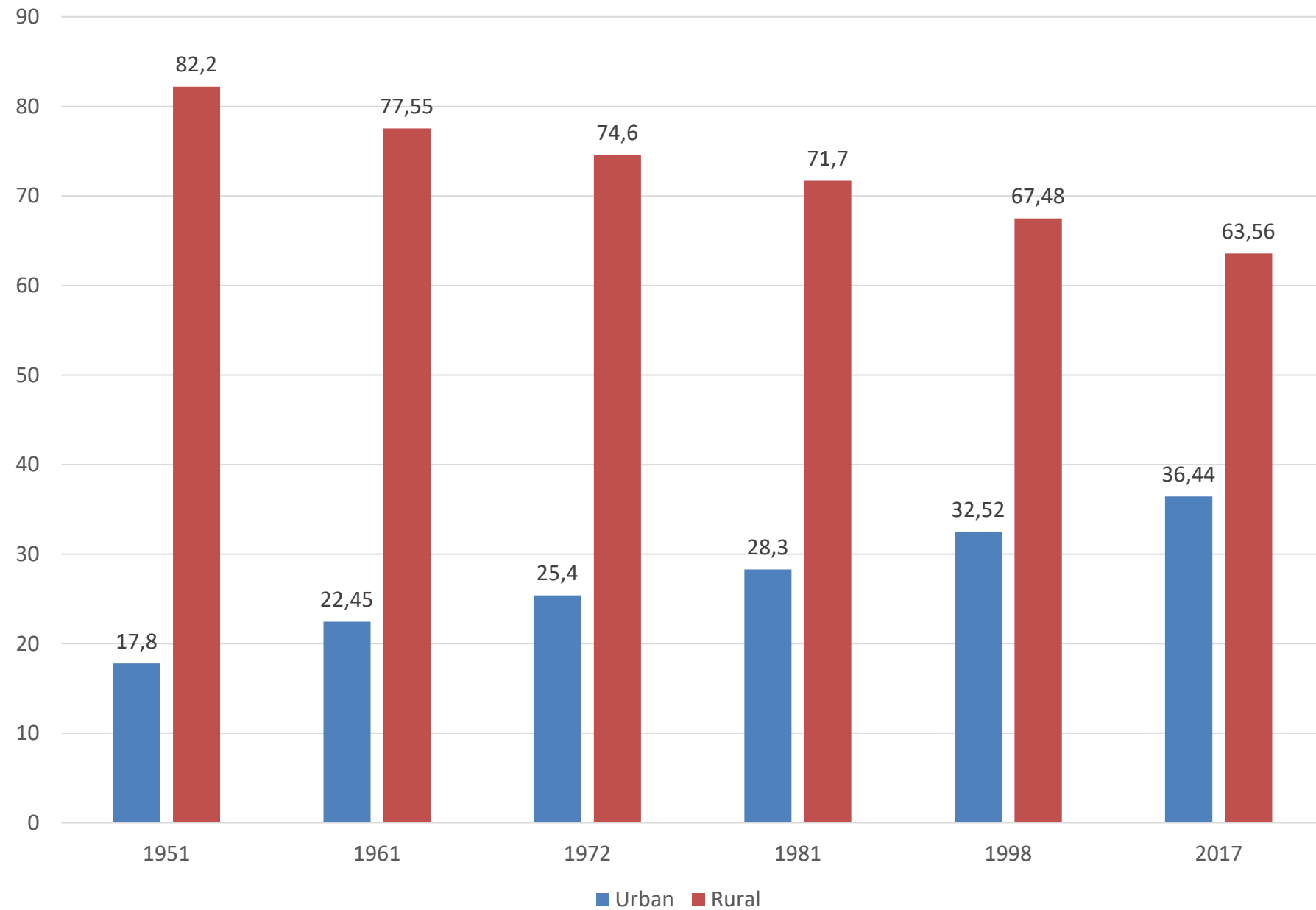
Pakistan is fifth populous country with a rapid urban growth of over 3.5%. Most of urban population is living in unplanned cities. Islamabad was planned as capital city in 1960. The sustainable and green urban development and resilience attracted population from all over the country. The neighboring cities of Islamabad are growing in disorganized and haphazard manner. Construction of new airport has exacerbated amorphous urban sprawl on the periphery. It is expected that by the invasion of neighboring cities, this conurbation will be transformed into a megalopolis. We will discuss the urban challenges posed to the capital city by the urban sprawl.

GLOBAL URBANIZATION TRENDS

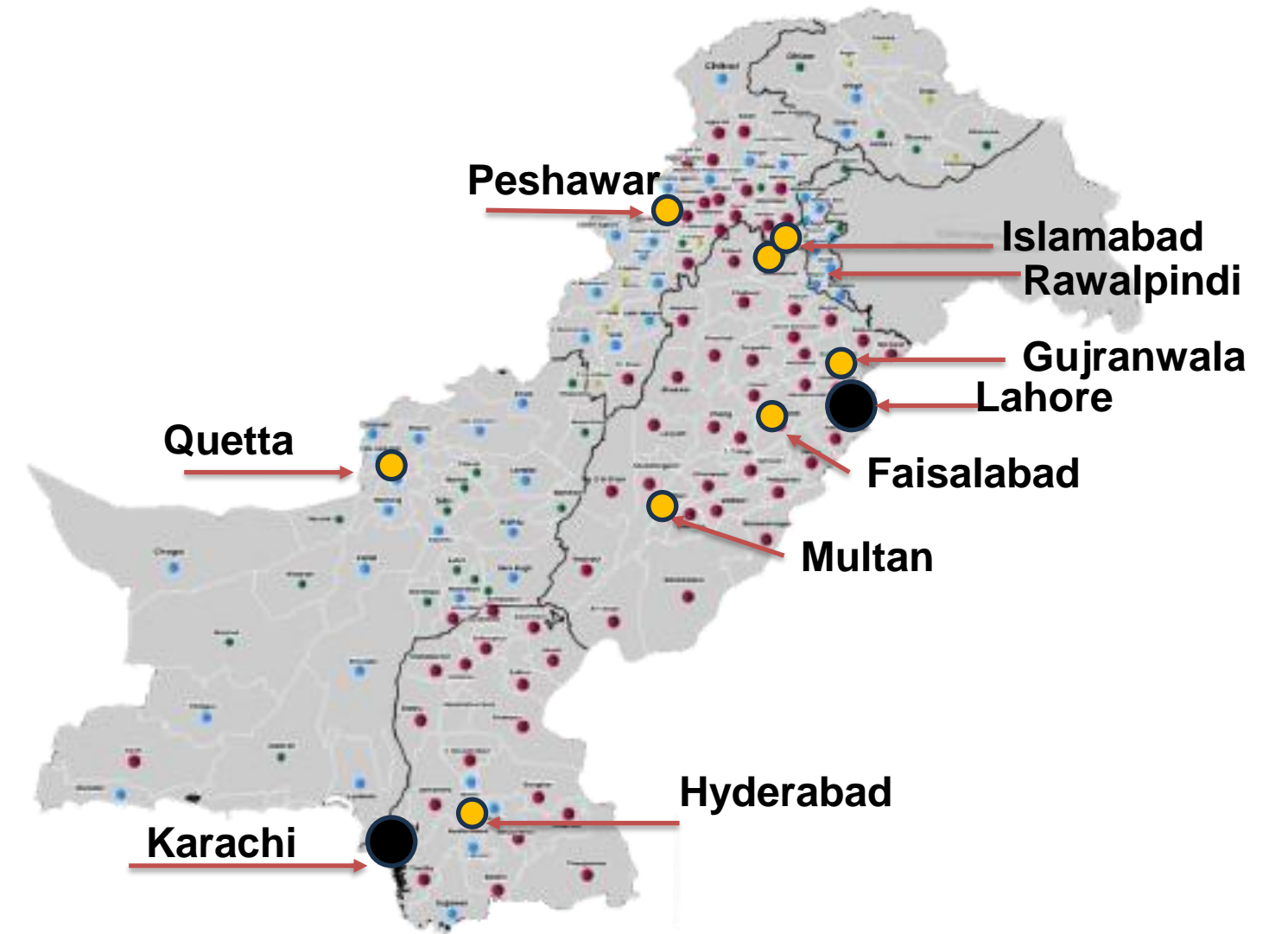
- Rapid urbanization has surrendered the world in 20th century and after 1950 its pace became faster. The cities expanded at an alarming rate and big cities converted into mega cities.
- In 1950 there were only two mega cities in the world which became 10 in 1990 and 28 in 2014.
- Earlier mega cities were situated in developed countries but now majority of the mega cities exist in less developed countries which shows that urbanization process in developing countries is more rapid than the developed world.
- According to UN World Urbanization Prospects report 2018 55% of the world's population would rise to 68 % by the year 2050.
- 2.5 billion people will add to urban areas by 2050.
- 90% of this addition would take place just in Africa and South Asia.
- Some cities have experienced population decline in recent years. Most of these are located in the low-fertility countries of Asia and Europe where overall population sizes are stagnant or declining.
- Some cities in Japan and the Republic of Korea (for example, Nagasaki and Busan) have experienced population decline between 2000 and 2018.
- Several cities in countries of Eastern Europe, such as Poland, Romania, the Russian Federation and Ukraine, have lost population since 2000.

POPULATION TRENDS PAKISTAN

Urbanization trends in Pakistan (1951-2017)



Urban population has grown up to 36.4%



Total Cities :624

Mega Cities 02 (10 million or above)

Metropolitan cities 08 (Above one million)

Medium Sized Cities 87 (Below one million)

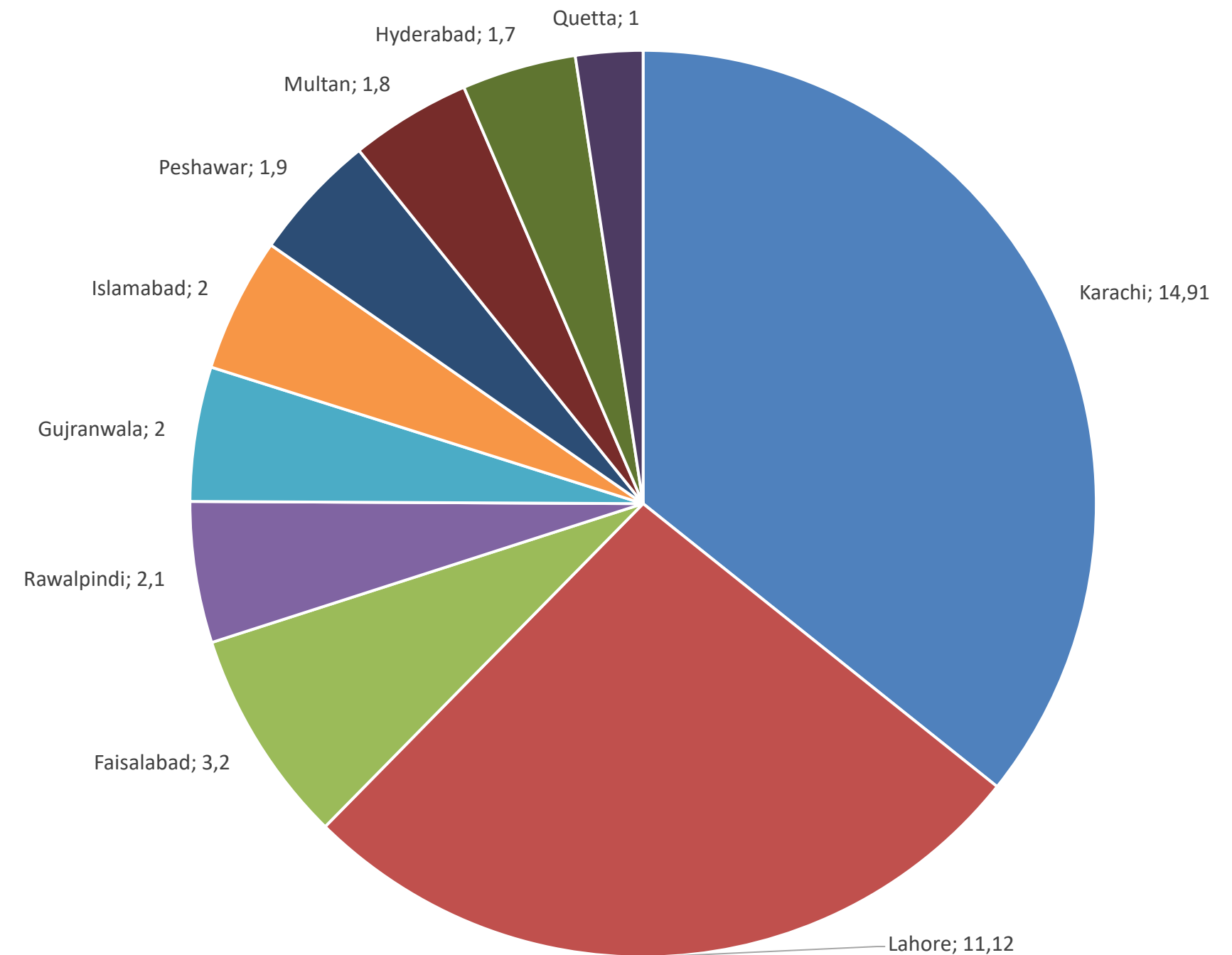
Small Towns 527 (Below 100,000)



POPULATION TRENDS PAKISTAN

S. No.	Name of the City	Population in Millions		
		1981	1998	2017
1	Karachi	5.208	9.339	14.910
2	Lahore	2.953	5.143	11.126
3	Faisalabad	1.104	2.009	3.203
4	Rawalpindi	0.795	1.410	2.098
5	Gujranwala	0.601	1.043	2.027
6	ICT Islamabad	0.340	0.805	2.000
7	Peshawar	0.566	0.988	1.970
8	Multan	0.732	1.197	1.871
9	Hyderabad	0.752	1.167	1.732
10	Quetta	0.286	0.566	1.001
	TOTAL	12.977	23.667	41.938

Population of major ten cities (2017)



In 2017, Total Urban Population of Pakistan was 75.67 million and 42 million living in ten major cities which is 56% of Total urban Population of the country.

PLANNING SYSTEM IN PAKISTAN

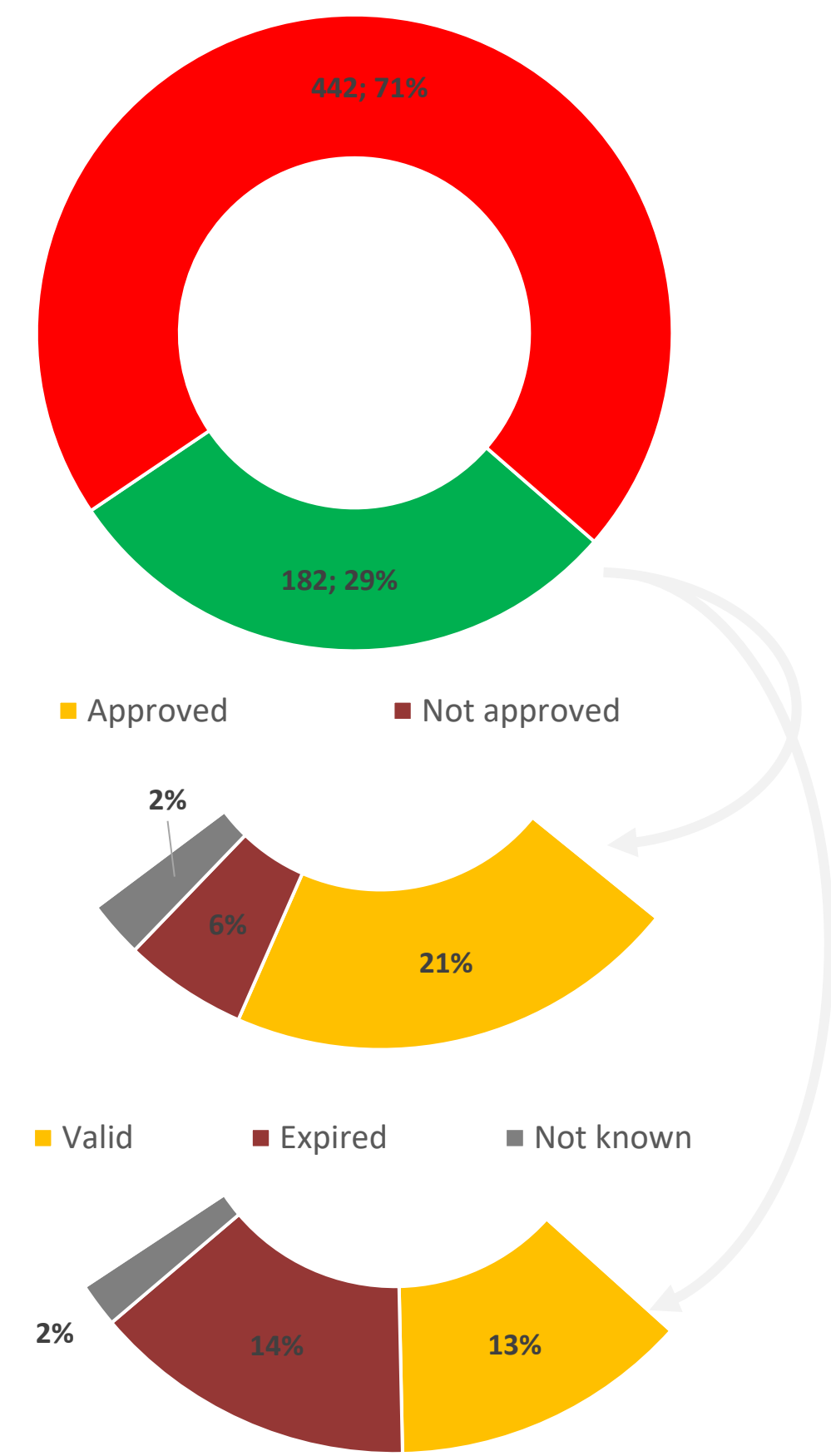
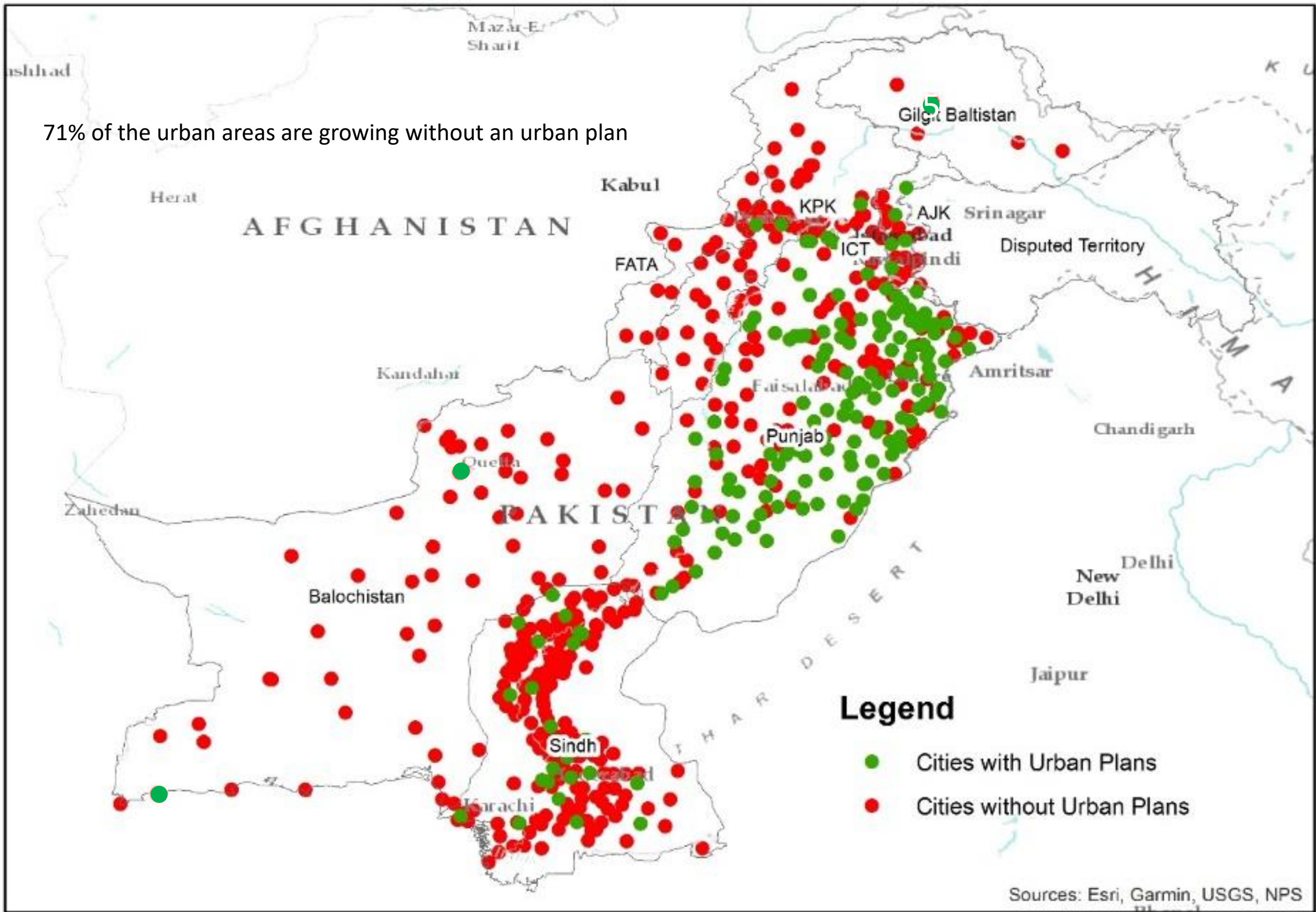
DEPARTMENTS

- Ministry of Planning, Development and Special Initiatives at national Level
- Provincial Housing and Urban Development Departments
- Provincial Local Government and Rural Development Departments
- Development Authorities in Major Cities
- Metropolitan/Municipal Corporations
- Union Councils

STATUTES

- National Reference Manual
- Provincial Local Government Ordinance
- Development of Cities Act
- Local Zoning Regulations
- Local Housing Schemes Regulations
- Local Building Control Regulations

STATUS OF URBAN PLANS IN VARIOUS CITIES

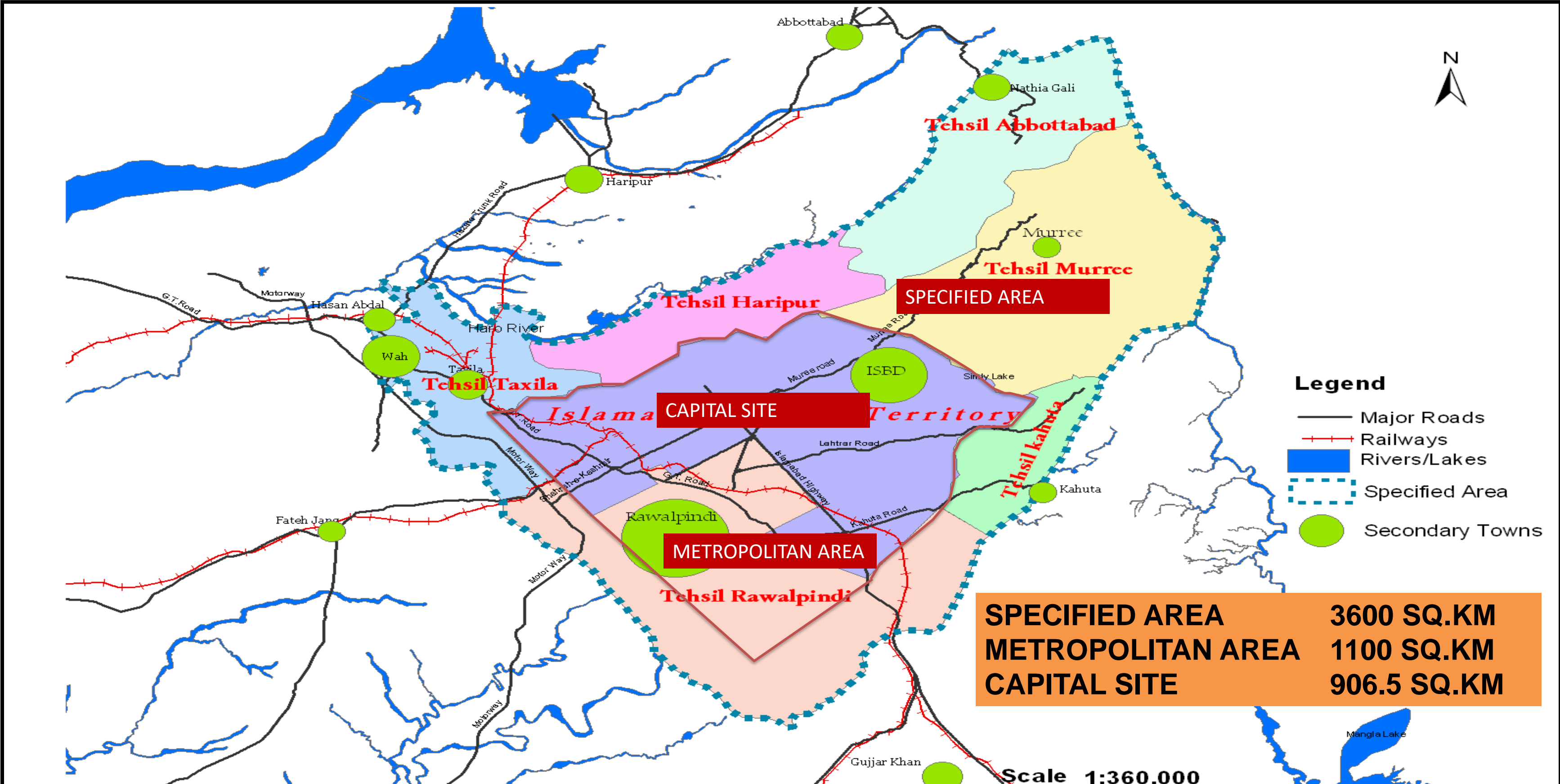


ISLAMABAD MASTER PLAN

- Federal Capital Commission was established to prepare a Master Plan for new Capital.
- Doxiadis Associates a (Greek Architect/Planner) were appointed as consultants of this Commission.
- The Federal Cabinet in its meeting held on 24-02-1960 approved the name of the new Capital as Islamabad
- The Master Plan was approved by the Federal Cabinet on 26-10-1960.
- Capital Development Authority was established for Planning and Development of Islamabad.

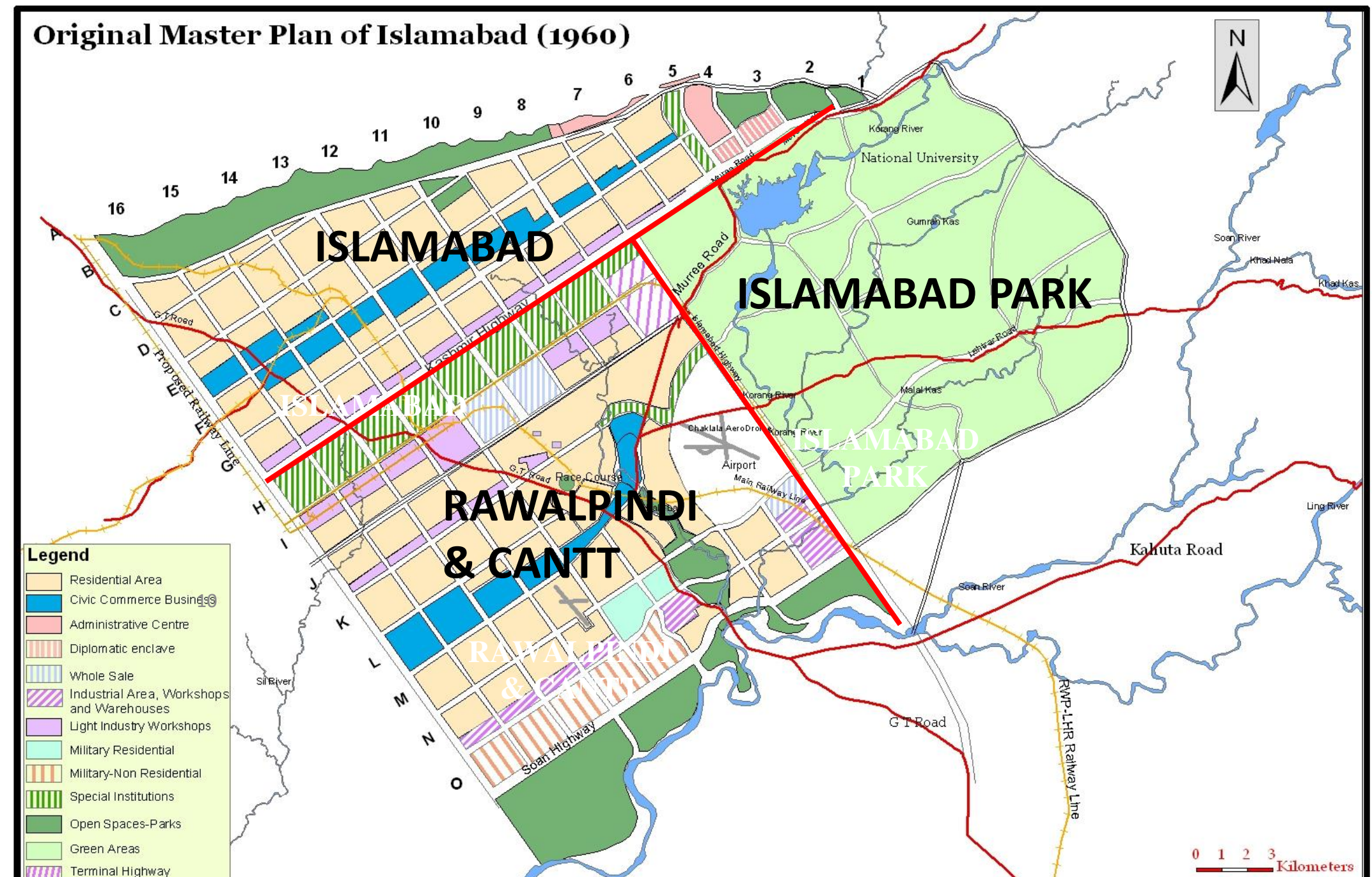


SPECIFIED AREA ISLAMABAD



MASTER PLAN METROPOLITAN AREA

- Three Parts Islamabad, Rawalpindi & Islamabad Park
- Grid iron Pattern
- Dynapolis
- Walkable Residential Communities
- Commercial Centres (Blue Area, Markaz, Shopping Centres)
- Public Buildings and Admin Sector
- Institutional Area/Mauve area
- Industrial Area

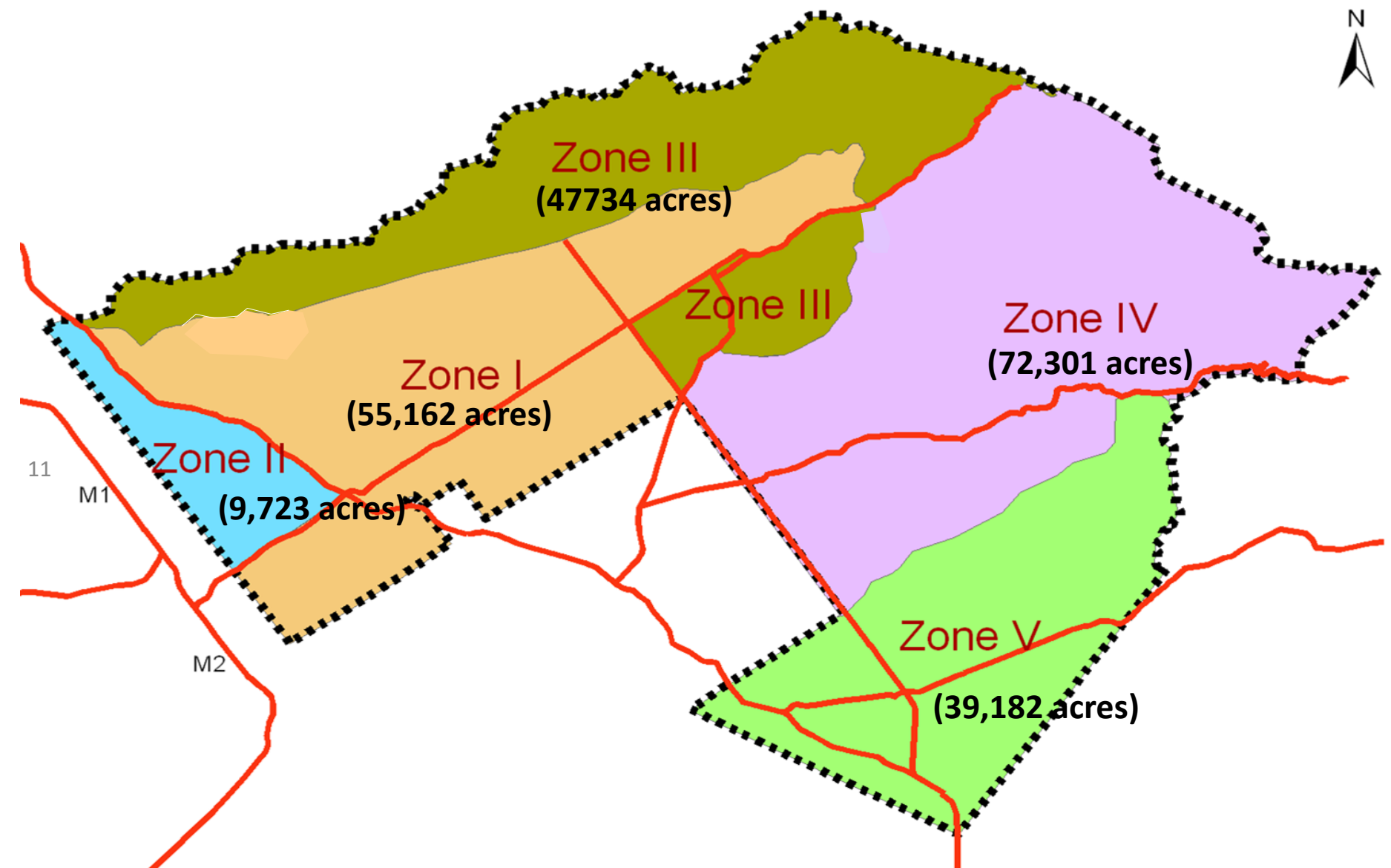


ICT ZONING REGULATIONS 1992

In 1992, the Islamabad Capital Territory (ICT) Zoning Regulations were promulgated and the entire ICT was divided into Five Zones.

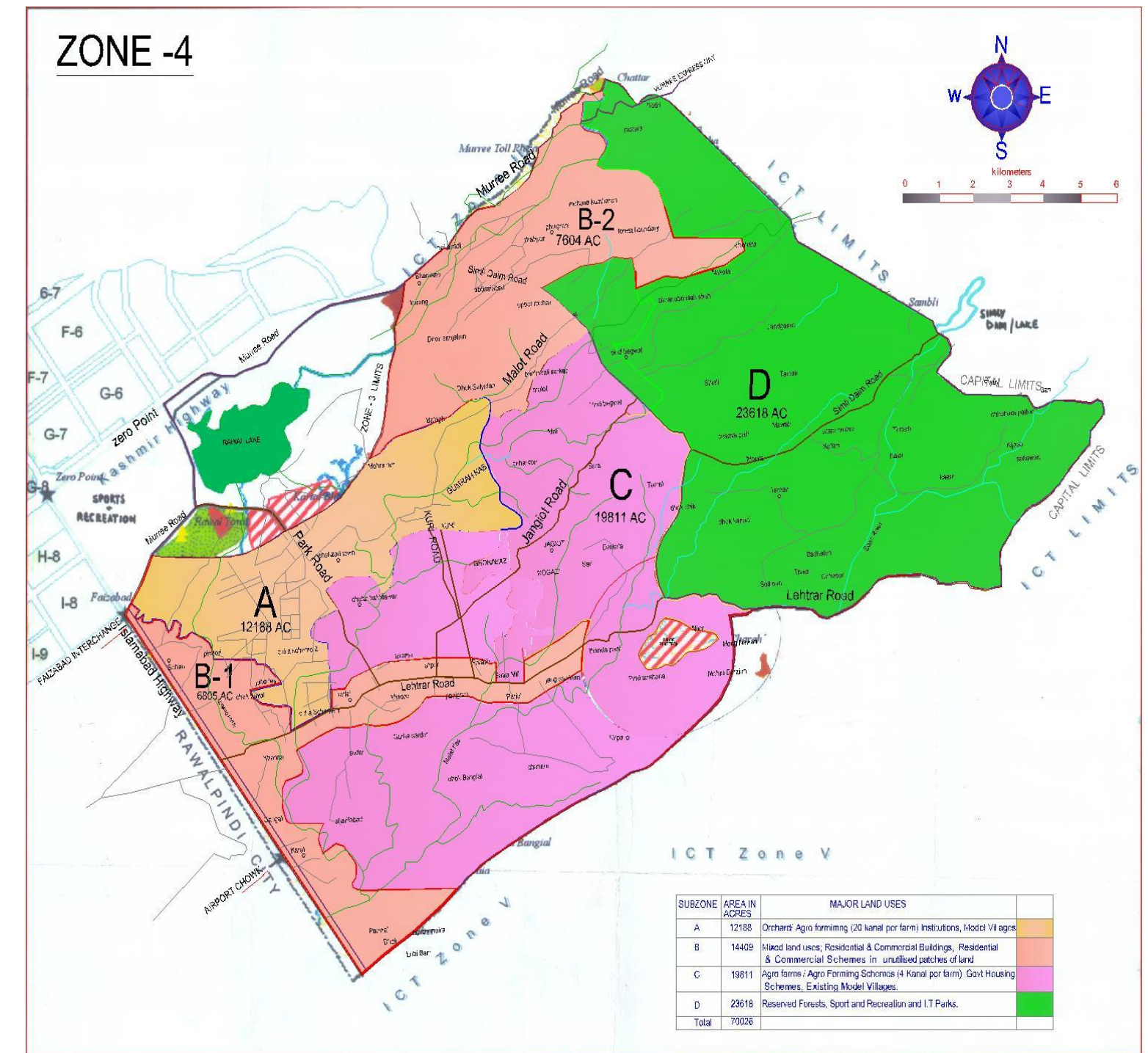
Zone	Area (Sq.Km)	Development Strategies
1	223.3	CDA's urban schemes
2	39	Private housing schemes on Sectoral Pattern
3	193.2	Preservation and conservation Area
4	292.5	Sports, recreation leisure, institutions, farming, model villages,
5	158.5	Private housing schemes

ICT Zonal Distribution, 1992



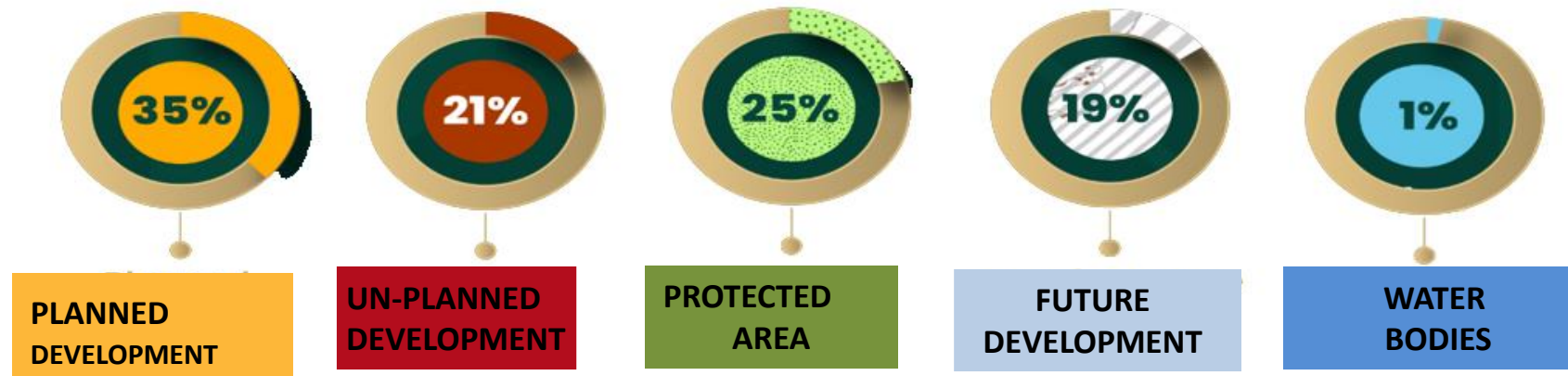
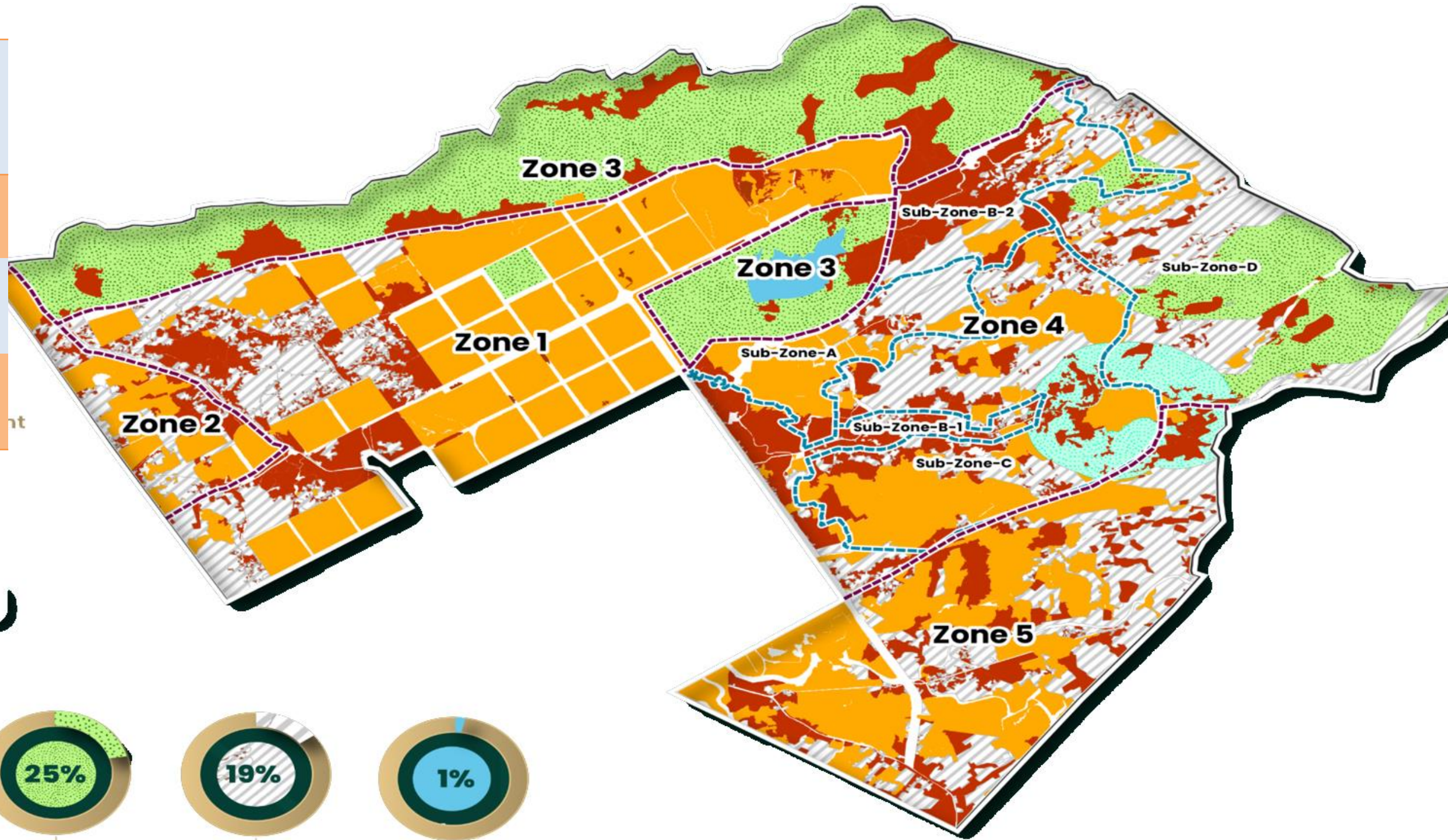
SUB ZONING OF ZONE-4

Sub zone	Area acres	Land Use
A	12,188	<ul style="list-style-type: none"> Agro farming/ Orchard Schemes Institutions ,Model Villages and Public Housing Schemes. [Row housing, apartments]
B	12,941	<ul style="list-style-type: none"> Mixed land use, Residential & commercial housing schemes (Public & Private); Apartments, Institutions and regulated expansion of existing Villages
C	21,279	<ul style="list-style-type: none"> Agro farming/ Country Housing /Orchard Schemes Institutions, IT Parks Public sector Housing Schemes, Village Up gradation and Regulated expansion of villages.
D	23,618	<ul style="list-style-type: none"> Agro farming/ Orchard Schemes Reserved Forests, Nature conservation projects, Sports and Recreational zones (Hotel, cultural centers, theater, playground & parks) Golf Courses, Polo Ground, Country Club ,Water Sports, Swimming pools, Gliding & jogging tracks

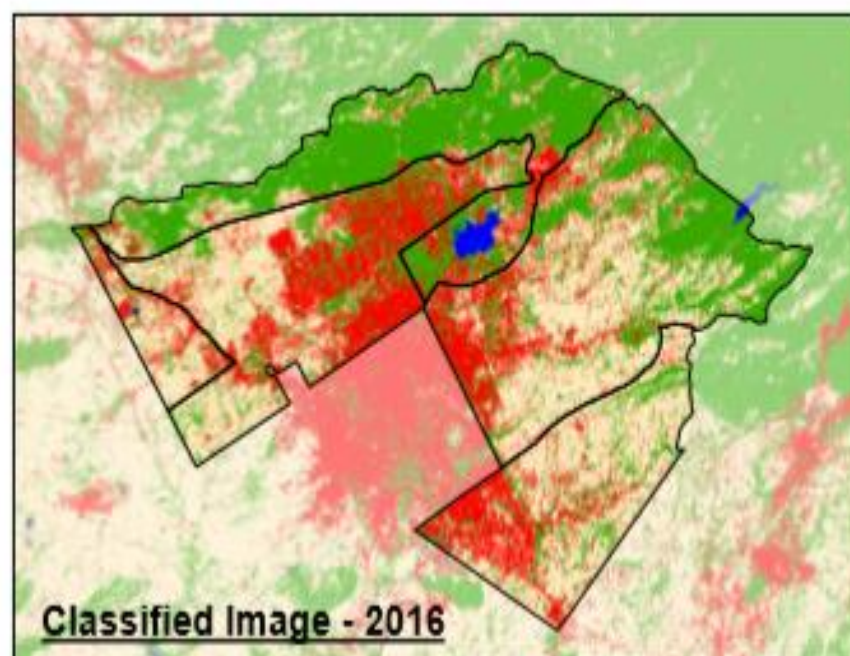
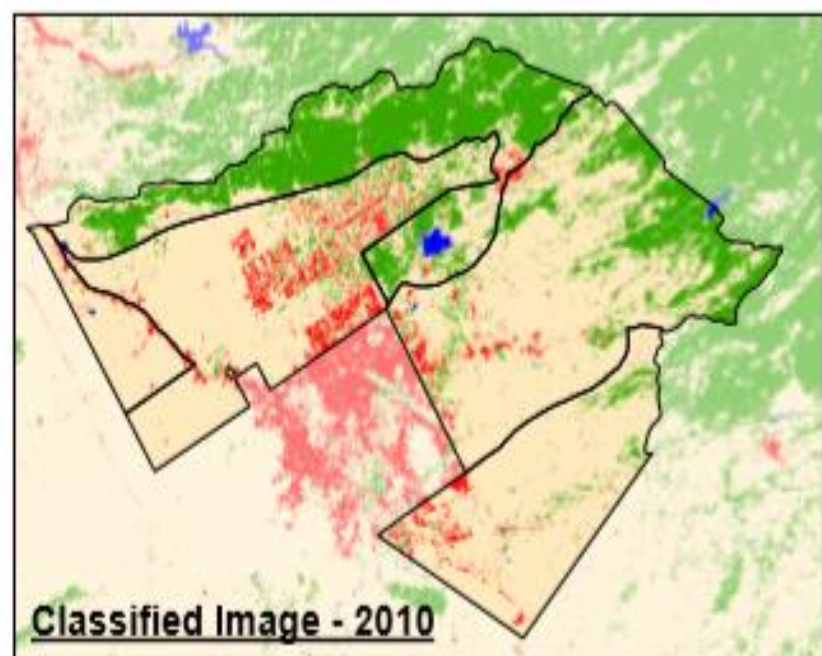
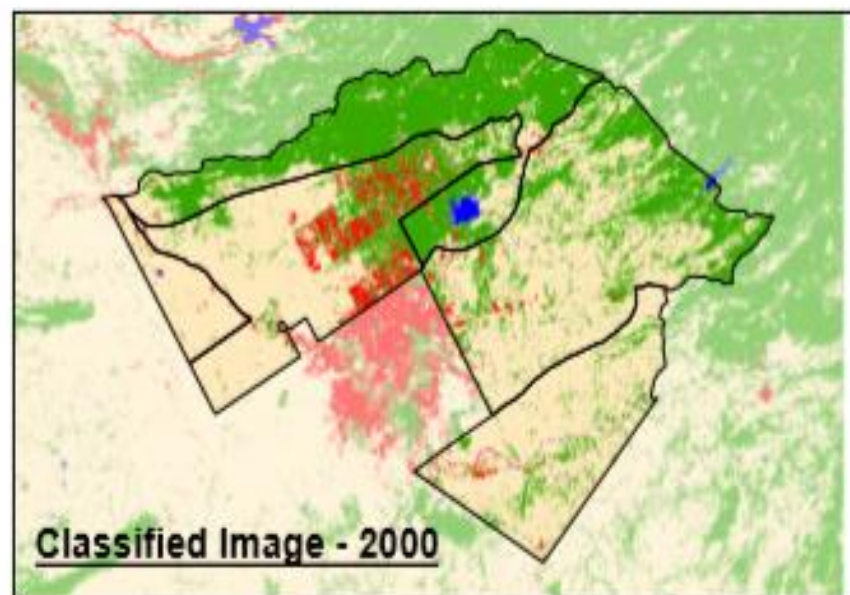
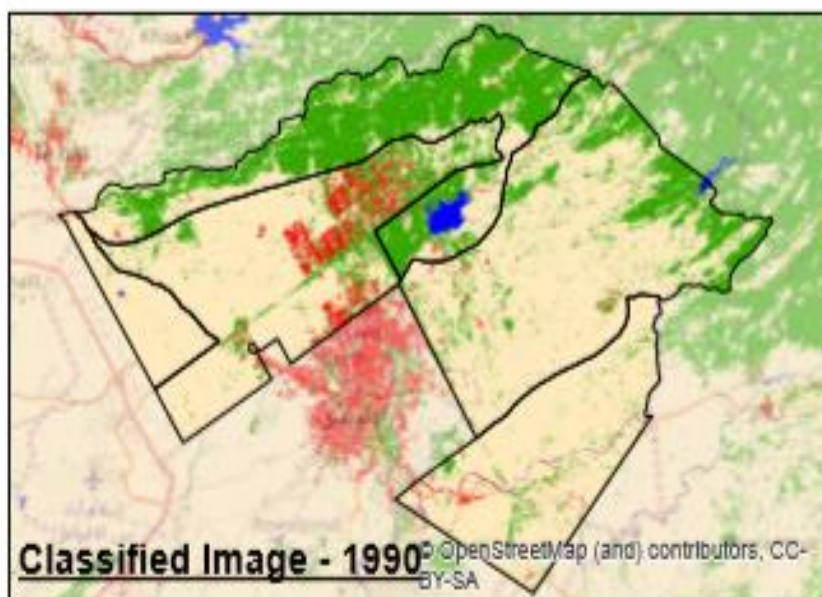


DEVELOPMENT STATUS IN ISLAMABAD

Year	Population	Growth Rate	Density (Persons per Km)
1998	805,000	5.19	889
2017	2,001,579	4.91	2207
2023	2,363,863	2.80	2607



URBAN SPRAWL IN ISLAMABAD



Scale: 1:673,486

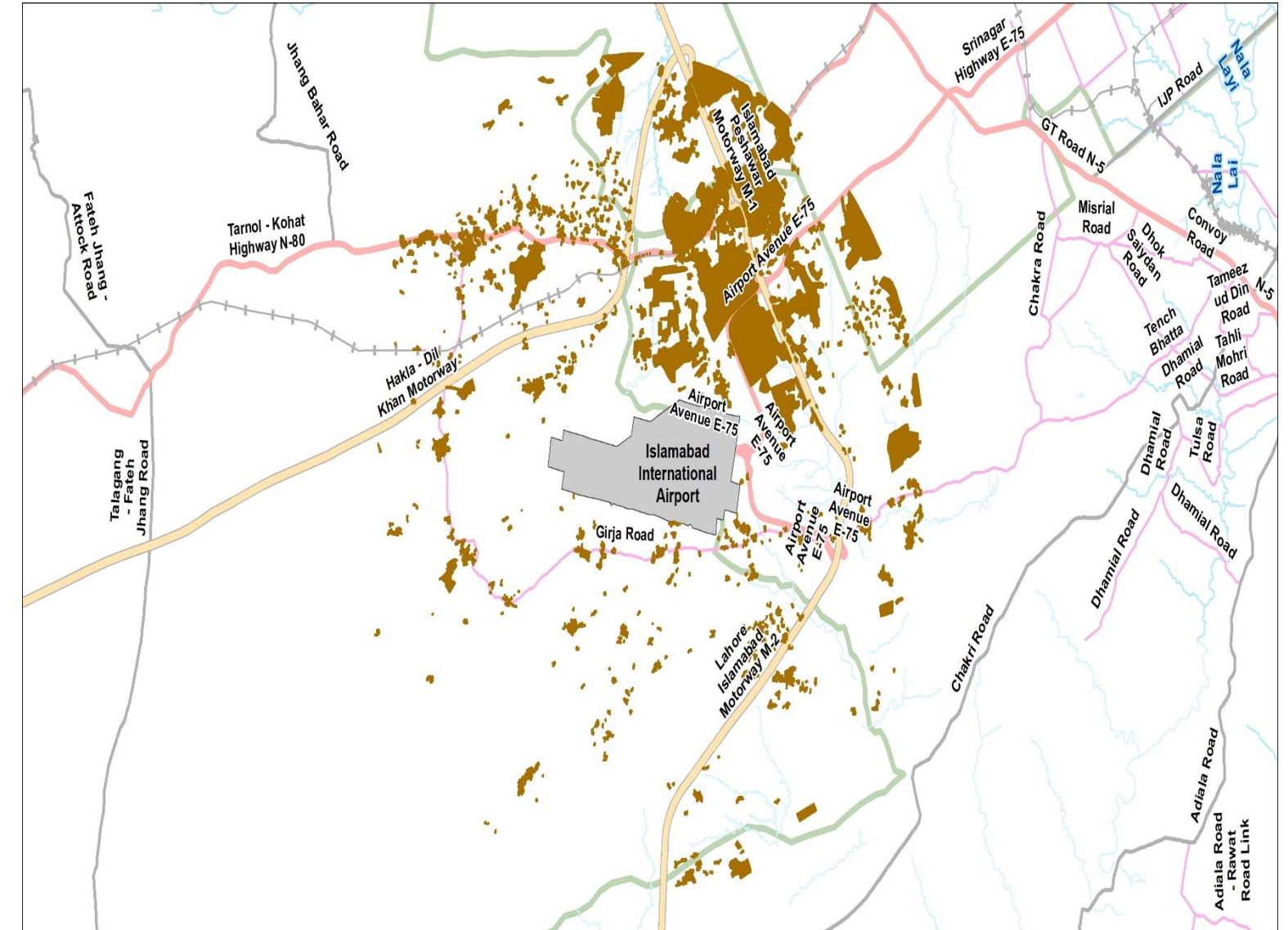
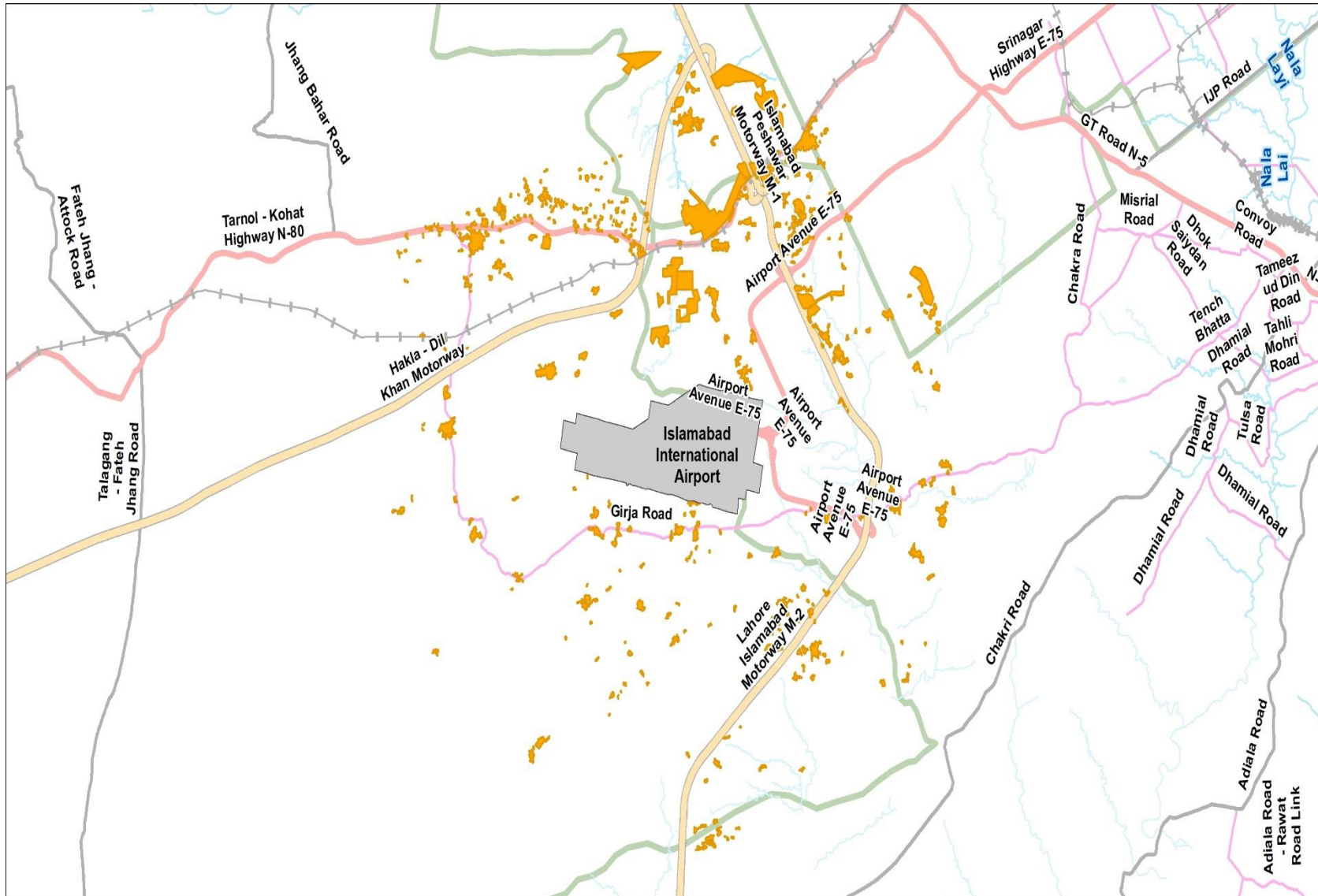
Class	Area in Percentages (%)			
	1990	2000	2010	2016
Permanent vegetation	24.27	34.35	36.199	38.15
Urban Area	03.70	3.84	7.125	15.144
Bare Soil	71.42	61.34	56.2	46.26
Water	0.60	0.46	0.45	0.44

Source: Pak EPA 2019

URBANIZATION AROUND ISLAMABAD

S. No.	Name of the City	Population in Millions					
		1998			2017		
		Urban	Rural	Total	Urban	Rural	Total
1	Rawalpindi	1.409	0.517	1.927	2.098	1.158	3.256
2	Attock	0.117	0.144	0.261	0.212	0.223	0.435
3	Fatehjang	0.026	0.128	0.214	0.067	0.259	0.326
4	Hasanabdal	0.038	0.097	0.135	0.064	0.153	0.217
5	Taxila	0.271	0.100	0.371	0.501	0.176	0.677
6	Murree	0.021	0.155	0.176	0.157	0.076	0.233
7	Gujarkhan	0.067	0.427	0.494	0.112	0.566	0.678
8	Abbottabad	0.126	0.502	0.628	0.245	0.737	0.982
	Total	2.075	2.070	4.206	3.455	3.348	6.804

URBAN SPRAWL AROUND NEW ISLAMABAD AIRPORT



Buitup Area 2010 = 2481 Acre

Buitup Area 2023 = 9642 Acre

Growth in Buitup Area 2010 to 2023 = 7161 Acre

CAUSES OF SPRAWL

1. Segregation of Rawalpindi from Islamabad Master Plan
2. Non implementation of Rawalpindi Master Plan
3. No regional development plan of Specified area
4. Establishment of multiple jurisdictions in Islamabad (Local Govt., MCI, CDA)
5. Inconclusive review of the Master Plan
6. Multiple changes in the Master Plan without any study
7. Overlapping Boundaries

ISSUES AND CHALLENGES

1. Poor sector development
2. Unregulated development in Zone 3, 4 & 5
3. Issues of Slums & squatter settlements
4. Poor Public transport system
5. Water shortage
6. Regulatory issues – MCI, CDA & Rawalpindi
7. Poor Solid Waste Management System

RECOMMENDATIONS

1. Develop a national spatial planning policy, connecting institutions and infrastructure to guide local planning authorities and decision
2. The overlapping and parallel jurisdictions of various bodies within the domain of the city or metropolitan governments have created fragmentation, it should be resolved.
3. Building capacities of governments to finance urbanization will contribute to make cities sustainable, inclusive, and socially just and economically successful.
4. Review of Master Plan
5. Preparation of a joint Regional Plan by involving all urban local councils in the region

RECOMMENDATIONS

6. Preparation of detailed development plan for Zone 3, 4 & 5
7. Urban Regeneration of old planned sectors
8. Upgradation of Slums and Squatter Settlements
9. Integrated Mass Transit System
10. Construction of Water Reservoirs and Waste Water Recycling
11. Construction of Sanitary Landfill Site

THANK YOU

