Sustainable Urban Development from Participative Planning Perspective

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Abstract: The sustainable urban development from participative planning perspective has in it the roots of system thinking, complexity approach, and holistic approach. These research communities have got the potential to learn from one another and develop rational participative planning approach especially from social, economic and ecological perspective of urban development. This paper presents a need to think proactively on sustainable urban development. A conceptual framework is then developed on the basis of learning from these approaches for sustainable development in the context of a city. The paper finishes with a discussion on the implications of this approach in relation to sustainable development more generally.

Key words: Praticipative planning perspective, urban development, system thinking, complexity approach, holistic approach and social sustainability.

INTRODUCTION

The system thinking, complexity and holistic approaches have something in them to make participative planning perspective as a very important phenomenon. The focus of the traditional approaches for sustainable urban development was primarily, on bureaucratic style, wherein the solution of problems was seen from supply side and participative planning perspective (PPP) was ignored. PPP is important in order to understand the lesson learnt from the system thinking, complexity and holistic approaches. To answer the complexity of socio-economic system with a large number of variables wherein many of the variables and sub-systems associated to these variables are connected, participation of the individuals and community in the development process is in fitness of things for matching the interconnections between the sub-systems. This gives rise to the dynamic behavior of urban systems.

The dynamic behavior of urban systems requires the timely feedback relationships and proactive participatory planning. A development took place when systems got ability to incorporate time as a variable in the structure of the model, in order to be able to trace the performance or behavior of the system through time. The system is an interacting and goal directed set of objects taking place in an environment. The city is a system capable of counter intuitive responses, which can be properly understood and controlled only if the interaction between the basic urban sub-systems is taken into consideration properly. Proactive participatory planning is required to see the urban system from future perspective and translate according to the desires of the people. Participative planning perspective for urban development with its roots in system theory tends to widen debate about what constitutes the system and the problem of interest. In contrast systems analysis and modeling has largely disregarded these questions. Batty (1980) argues that the tension between what is possible in systems analysis and what is demanded by a systems approach, has actually sustained the development of a systems theory in planning.

In the 1950s policy analysis and systems analysis were considered virtually synonymous – most policy people were using systems analysis in some way, which came into controversy in the late 60s and early 70s. A major systems engineering movement that spread across the world in the 1950s and 1960s also came under scrutiny, i.e., the idea that modelers and scientists always know the best. People began to realize that other kinds of expertise (e.g., the expertise of the people on the receiving end of some of these policies), were actually important.

System Thinking and Complexity Approach:
Systems thinking has moved to and entered a space that has a lot of commonalities with complexity
thinking. Systems thinking and complexity approaches suggest that everything in the universe is directly or indirectly connected with everything else. However, there are inevitable limits to understanding, and those limits are boundaries. So, the fundamental question is to explore those boundaries and then deal with those boundaries in such a manner as to allow understanding of the potentials of system thinking and complexity approach from social, economic and ecological perspectives. These critical boundaries and the values associated with them from urban development perspective need to be focused upon. It is quite important to ground these ideas in practice to give them deeper meaning.

Community development, a form of social planning that aims to improve the social and economic welfare of people and preserve natural resources for future generations, has its roots in social work, ecology; economics, urban planning, and international aid programs. Traditionally, this process has been carried out by “experts” in a top-down approach of the haves designing processes for the have nots. Whereas complexity approach to sustainable urban development views a community system more complex in nature and therefore, requires to be dealt from PPP by involving the actual stakeholders.

Spruil et al. (2001) advocate the emphasis on autonomy in the decision making of territorially organized communities, local self-reliance, direct participatory democracy, and experiential social learning. This social learning and community interaction process can be furthered, and more realistic community development efforts made possible, by a systems approach that takes into account other communities or systems with which the community is embedded and with which it is interdependent. The emphasis on autonomy has in it an attempt to optimize the utilization of resources.

The limits of optimization approaches were appreciated; but the question remained what is optimal from one perspective may, given a different value set and a different perspective, be completely unacceptable. With the inability to deal adequately with conflicting values, viewpoints, policy preferences, ideologies, power relations, etc., the limitations of some of the engineering, rational and optimization approaches began to show through. The goal of one stakeholder with the assumption of unproblematic leads to emergence of all kinds of side effects. The failure of a model was generally on the basis of comprehensiveness and the need for system analysis arose.

Then followed focused modeling for production of a model fit for purpose with the inclusion of social process. This socially-embedded modeling process was accepting the relevance of multiple rationalities while realizing different perspectives. The value of optimization approach lies in optimization techniques involving time frame, targets etc, but it is a limited domain. The real need is to develop approaches that account for conflicting values, viewpoints, policy preferences, etc.

**System Thinking, Complexity Approach and Holistic Approach:**

The systems thinking, complexity approach and holistic approach have the same set of paradigms emerged in their own perspectives with the basic scientific theories; the modeling approaches; the interpretive and social interaction approaches. System thinking, complexity approach, and holistic approach went through various phases and all of these systems talked about number of variables within the system to be considered and finally agreed on the inclusion of social, economical, ecological factors, while considering participative planning perspective it due consideration. These approaches underwent changes from their own perspective to the participative planning perspective approach, that is why the recent studies have focused on the community involvement as a key factor from stakeholder perspective.

**Sustainable Urban Development:**

Midgley and Reynolds (2004) argued that, for every paper on sustainability and management, there are at least five making claims to methodological innovation that are using the same or similar methods. Bloemhof-Rkuwaard et al., (1995); Daniel et al., (1997) consolidated initial contributions into an early discussion on the reciprocal links between the supply chain and the ‘environmental chain’. They suggest the adoption of various specific processes of the supply chain to reduce final waste emissions and negative feedback effects from damage in the environmental chain.

The social sustainability dimension has largely been absent in sustainable development contributions (Lehton,2004), with the exception of some areas investigating the health impacts of institutional operations. Most of the contributions are also somewhat narrower than the broader social sustainable development agenda in that they generally focus on elements and interactions of the product supply chain. It is asserted that sustainable urban development requires an expansive scope to deal especially with the sub-elements of social sustainability and links with the other operational environmental and economic elements. Thus, there is a need for research not only addressing the issues of products and location but also the social dimension and the
broader inter-generational context.

This study therefore focuses on PPP approach with the potential to become a broad based, dynamic, applied practice of central relevance to sustainable development. The PPP approach has wide boundaries in terms of clientele, range of methodological approaches used, and attention to multiple (and often conflicting) values. It has an interest in fostering interdisciplinary; it is concerned with the implementation, as well as the design, of planning strategies. These three generic issues are found to recur: complexity and uncertainty (regarding the unpredictability of natural and social phenomena); multiple and often conflicting values (of those involved in environmental planning); and political effects (on those not involved in planning processes).

The present work is focusing on the role of cities in terms of contemporary concerns about the need to attain sustainability. The concept of ‘a sustainable city’ has become a key idea in national and international discussions. Utopian visions of urban habitats stretching from the level of individual buildings to that of whole settlements have developed over recent decades. It is precursors for the notion of sustainable cities, as popularized in the modern architectural and urban studies literature. The clusters of buildings and an integrated human-scale transport infrastructure can enhance energy conservation and reduce environmental impact. These survive only because they are inextricably linked by human, material and communications networks to their hinterlands or ‘bioregions’. Sustainable development is certainly a desirable and, more debatably, an attainable objective in global terms. It is less obviously applicable on a smaller scale, where it is sometimes used synonymously with concepts such as urban autonomy, self-reliance or self-sufficiency. This focus highlights the benefits of urban communities as well as their dependence on neighboring bioregions.

**Proposed Sustainable Urban Development Model:**

Bear (1993) advocates the change and its acceptability in masses as a natural phenomenon. Human beings tend to develop habits or become used to the environment and at the same time continue wishing for utopia. This wish for utopia is actually their desire to lead a happy life. It is the human beings who have to make decision about their living, niche and overall ecology. The old concept of science in the service of mankind has actually so far delivered the exploiting and milking the resources at the cost of future. This needs to be seen into. Invariably, human beings desire to do good for their coming generation individually. This concept needs to be further developed from individual to whole society. So far change is not acceptable to bureaucracy or people with have and since the trend remained to deprive have nots and to develop have, all efforts of sustainable development fell a prey to affluent society. Therefore, in this proposed model, the first step is the development of utopia – concept of happy life from community perspective.

Leroy *et al.* (2009) advocated community involvement from three perspectives, participants, observers and critic with the concept of utopia. In order to finalize the solution of one problem, five discussants, five observers, five critic and then series of workshops are held to ensure the social perspective of sustainable urban development.

Beer (1993) presented icosahedron, wherein faces represent topics, vertices represent participant, and edges represent the relationship between the participants and each participant with two roles, one of participant and the other of observer also ensures PPP.

Based on the understanding from this working, the proposed model advocates the concept of happy life only from the community point of view. In the presence of computers, internet, media, the first step is identification of problems in sustainable urban development. The community attention is invited to point out all the problems that exist in urban areas. Once the data is received from all the areas of the city, a list of these problems is developed under economic, social, environmental, ecological headings. The categorization of data is made by experts. Once the problems have been highlighted, these problems under the categories are again made public through all available communication resources for validating and also inviting any other left over problem. On the basis of this feedback, the problems are further categorized and prioritized from community, niche, ecological, economic and utopia perspective. On the basis of multi criteria decision making approach, the problem which caters for all the perspectives will be given priority and similarly, rest of the problems will be ordered.

Now the task for handling the problem (identified, categorized and prioritized) can be undertaken by inviting solutions from the public, experts of system engineering, urban development, cybernetics etc. This is the phase where workshops of community representative, urban developers, all the stakeholders, individual, experts on environment, and overall ecological experts are required with their utopia available with them so as to come out with a solution of each problem after observing it from multiple perspectives. Here, the participants of the workshop may be given awareness on the basis of previous work regarding utilization of resources in the right direction while keeping the future needs in mind with a critical look, ensuring that the
resources are not exploited or milked at the future cost.

The results and findings of these workshops are made public, inviting further suggestions on the worked out plan for sustainable development. These solutions are further subjected to criticism and on the basis of data received, the solution is further categorized and the best solution is selected for designing all its details for implementation.

The implementation phase is developed on the basis of Viable System Model, where all the five systems operate with algedonic meter in order to ensure the consistent operation for the achievement of goals. This process will be cyclical and go on and on each year so as to ensure the city development process without compromising the exploitation of resources.

![Proposed sustainable city development model](image)

**Fig. 1:** Proposed sustainable city development model

**Understanding the Lahore Urban Ecosystem:**

Lahore the provincial capital of Punjab is the second largest city in Pakistan and, next to Karachi, the biggest industrial base and centre of economy and trade in central Punjab. It remained the first resistant city to foreign invaders invading from north in the past. It indicates the close geographical, social and economic connection between Karachi and Islamabad, the capital of Pakistan. It remained a city of great importance and mostly the rulers from Lahore had importance in the sub-continent.

The oldest authentic document about Lahore was written anonymously in 982 and is called Hudud-i-Alam. It was translated into English by Vladimir Fedorovich Minorsky and published in Lahore in 1927. In this document, Lahore is referred to as a small *shahr* with "impressive temples, large markets and huge orchards." It refers to "two major markets around which dwellings exist," and it also mentions "the mud walls that enclose these two dwellings to make it one." The original document is currently held in the British Museum. In independence movement, Pakistan Resolution was passed at Lahore in 1940.

For about 20 years, especially since 1990, Lahore has been developing rapidly, with an increase in population from 7.0 million in 1998 to 10.0 million in 2006, and an expansion of its built-up area from 20 square kilometres to 50 square kilometres, on which 10.0 million people are now living. Lahore is now one of the most important economic and industrial centres of Pakistan. However, because of its rapid development, Lahore faces many problems, such as the high pressure of population expansion, air pollution, a housing shortage, and the problems of sewage disposal, traffic congestion and urban environmental deterioration. These urban problems, together with the urgent demand for development, have led to acute conflicts which have plunged the agencies of urban decision-making, planning and management into a dilemma. It has been proven that the symptomatic treatment of traditional types of problem does not work well in this kind of situation,
To promote its sustainability, it is urgent that Lahore utilizes its potentialities and assuage the conflict between urban development and urban ‘diseases’ by harmonizing relationships among the components of the Lahore urban ecosystem.

**Lahore Issues:**

1. The citizens lack a voice in the planning process in the given development paradigm, their welfare and needs fail to be the real objective of the development efforts. Even when recognized in principle there is practically no public hearing/transparency in the mega city projects.

2. City planning in Lahore is increasingly dominated by a bias in favour of motor cars, entertainment controlled by multinationals, profit oriented healthcare and educational opportunities for the citizens. Diversity which gives life to the city is fast disappearing with less multi-class neighborhoods, no support for the survival of cultural activities without sponsorship of multinationals, less multi-class educational institutions and public arenas. Lack of public transport also contributes to class separation and ghettoization of areas.

3. Environmental degradation, the air, water, noise, local flora and fauna is under stress. Tree cutting, encroachment of open area, traffic etc. are not only making city living harsh but are actually life threatening. The Ravi chokes at the edge of the city and the increased hard surfacing prevents recharging of the aquifer. Local trees are being replaced by imported varieties without concern for their impact.

4. Mega-projects and their impact on the city and its inhabitants especially in the Roads and Transport sector, such as Ring Road, LRT need to be seriously evaluated for efficacy and potential damage it can cause to the city environment and living quality.

5. WASA privatization and issues of water supply/management/contamination.

6. No comprehensive and effective policy for heritage conservation. No proper listing of heritage areas...we are still living with the Special Premises Act. Most of the areas of nineteenth century and early twentieth century Lahore are disappearing rapidly....they have urban typologies, which are more relevant for preservation than individual buildings Islampura old Krishen Nagar, Purani Anarkali, Gowlmandi, Mayo Gardens etc. Evacuee trust properties are disappearing under encroachments....part of Lahore’s multi-religious historical heritage. E.g. Baoli bagh inside walled city, the baoli on Queens Road, Bhaddar Kali temple complex.

7. There is a danger of gentrification of the walled city in the face of the latest interest and financial input of the World Bank for the walled city development. The city needs to concentrate on improving things for people already there - by providing training, education and more suitable jobs.

As a densely populated area, Lahore city is a social-economic-natural complex ecosystem comprising a social subsystem, an economic subsystem and a natural subsystem. These subsystems and their components are interconnected and interact through materials, energy, population, information and capital flow in Lahore. From the viewpoint of ecological cybernetics, the relationships of the components of Lahore’s urban ecosystem make up a complex interacting network.

**Identification of Structure and Functioning:**

The identification of the structure and functioning of the Lahore urban ecosystem has focused on the geographic, biological, demographic and artificial structure; the production, living and sustaining functions and their interaction; the institutional, historical and cultural linkage and its key promoting and limiting factors.

**Regulation of Urban Relationships:**

The efforts are concentrated on probing the strategy alternatives in ecological planning, ecological engineering and ecological management to achieve sustainable development in Lahore through community involvement.

**Boundaries of Urban Eco System:**

It is difficult to define the boundary of an urban ecosystem because its functional flows are usually not confined within a specific area. In the Lahore urban ecosystem study, the boundary is determined by the different problems, processes and policies we are concerned with. So its boundary may be discontinuous in space or varied during the study period according to different research goals. Walled city area is characterized by intensive human activities, high input and output of energy, materials and information. Within this boundary, ecological problems resulting from land use and the urgent need for old-town renewal are the main ecological issues.
Structure of the Lahore Urban Ecosystem:
Lahore city is located on the lower plain of the Ravi River and the coldest month is January and the hottest month is June. Lahore used to be a region that suffered from frequent flooding. In the course of land and resource exploitation, the natural ecosystems, such as forests and wetlands, were converted to farmlands, built-up areas, transportation lines and residential sites which is strongly influenced by human activities. The ecosystems controlled or managed by human beings, such as cropland, fruit orchards and commercial forests.

The Ravi River became seasonal river, which is dried up most of the year. The ecological consequences are those aquatic ecosystems, wetlands and some habitats of wild species experience deprivation, vegetation and biodiversity are degraded, and secondary soil salinization is being speeded up.

Social Structure:
Man is an active and dominant controlling force in the urban ecosystem. In the Lahore urban ecosystem, the extremely high population pressure is the direct cause of most urban problems and a key obstacle to sustainable development. The population of Lahore is growing rapidly from urbanization.

Evaluation of the Lahore Urban Ecosystem’s Sustainability:
On the basis of above analyses of the Lahore city, it is to be seen from the following five indicators:

Production Efficiency:
Growth rate of the economy, productivity (per head GNP, profits and taxes etc.), resource-use efficiency (water, energy, main raw material and capital), waste emission and regeneration (air, sewage, solid wastes), ratio of realization of potentials.

Quality of Life:
People’s satisfaction with income, housing supply, traffic, food, education, recreation and other basic conditions and facilities, life expectancy and health.

Institutional Harmony:
Compromise between dominance of the leading industry and products and diversity of various alternative opportunities; between self-reliance and openness to the outside world; and between social regulation and possibilities for individual or sectorial creativity.

Capability of People:
The capability of decision-makers (policy appropriateness, sensitivity to information feedback, ecological responsibility), entrepreneurs (creativity and vitality) and citizens (literacy, values and attitudes)

Ecological Order:
This includes social order (social mode, security and morality), economic order (sustainable resource supply, inflation rate, unemployment etc.) and natural order (landscape, water bodies, atmosphere, biodiversity).

The objectives of the research are:
to restructure the land use rationally, to account for economic potential, to protect as many historically valuable buildings as possible, and to make full use of the Ravi river landscape resources to connect the traffic system in front of the Intercity terminals and railway station with other cities and Lahore urban city and to provide a convenient transportation system for the area and ensure that it has a quiet environment, to arrange such public buildings as residences, trading, recreation and business offices rationally, to reduce migration as much as possible, to set limitations on floor-area ratio and building density for each block, for the purpose of preserving the landscape and at the sometime the high economic benefit of land use within the area, to meet the demand for basic infrastructure, sufficient public space should be left for infrastructural land use. to keep the area in harmony with its surrounding historical landscape, through good planning, following an urban-design bidding competition, to direct the decision-making and investment correctly, by ensuring that the area development plan is feasible and in accordance with the characteristics of a market economy and land evaluation.

The Research Questions:
What urban processes and influences upon the whole city of Lahore will be produced by the planned restructuring and revaluation of the downtown area into a business and service centre, or, in other words, what influences and changes in the entire urban system must be taken into account by decision-makers, experts and
city planners to meet the goal of urban sustainability? What are the prerequisites for the sustainable urban development of the Lahore area?

**Evaluation of Suitability for Living:**

Because of the convenience in transportation, communication, shopping and recreation facilities in this area, the suitability for living concerns mainly the living space per person, environmental quality, building quality and building density. By overlaying the maps for Living Space Per Person, Environmental Impacts, Building Quality and Building Density, the map of Suitability for Living is generated. In the light of the Lahore living situation, the suitability for living is assigned to one of three classes, with class I as suitable, class II as less than suitable and class III as unsuitable. As a result, only 13.8% of the residential buildings are suitable for living, 44.2% less than suitable, and 42% unsuitable. The unsuitable buildings are mainly located in the walled city of the area. Rethinking the area’s function Because of its advantageous geographical location, the area has recently become one of the furnaces of economic development.

Up to the present, no characteristic central business town has been established in Lahore. With the rapid development of the market economy, a typical central business town will inevitably be built up at a suitable location in Lahore; it is a requirement for the free functioning of the urban economic centre. It is very attractive in the west of the area because of the landscape along the banks of the Ravi river and the architectural style. There are good conditions for the development of business and particularly the services industry in the west of the area, close to such prosperous agriculture areas as Sheikhupura & Muridke.

**Urban-design Guidelines:**

Several blocks located mostly in the centre of the area are in very good condition and are suitable for preservation; other blocks nearby require improvement of usage structure and building quality or of their environmental situation, but the unified, original urban landscape should be kept. Those blocks in respect of their usage structure and urban landscape, disturbing and in very bad condition not only offer the opportunity for new buildings in the neighbourhood - but also governed by the general urban-design principles of the Lahore area. In general, preservation should focus not only on the historical western architecture but also on the historical architecture.

**Traffic-planning Guidelines:**

To keep, to improve and to create a unified urban landscape and to meet the demands of services, businesses and residents, close attention must be paid to traffic planning. Because of its location in the bow of the Ravi river, the city area has the potential to be developed as a very attractive traffic links.

The walled city area needs a high-quality, efficient traffic link to the other parts of Lahore. Because of the area’s proximity to the central railway station, this possibility is already available. Just as important is the implementation of a convenient and quiet traffic system within the Walled city area. Generally, there should be a clear definition of each street’s function. This is preferable to extending existing roads to cover the various kinds of traffic (pedestrians-bicycles cars trucks-buses).

Any through-traffic must be avoided. The bus stops for the long-distance buses must be changed. So as not to divide the area into two parts, and depending on the evaluation of the usage and landscape situation, the roads in the northern part of the walled city area should be extended rather than the new Lahore road.

Long distance bus routes problem in road and transportation network may be solved through shortest path algorithm (Shehzad and Shah, 2009).

**Environmental Planning Guidelines:**

The evaluation of the green spaces, the population density and the building density makes it obvious that there is in fact - with the exception of one little park - no open space in the entire walled city area. With every building and new building project, green spaces and gardens should be laid down on the same site. As a planning objective for the further urban development of the walled city area in Lahore, the realization of a high-quality business and residential area was decided. This planning goal was chosen to correspond to the initial and still valid function of the area within the city of Lahore. This planning goal claims to match the most current demands of investors, In this context, the urban framework plan represents the first step within a comprehensive planning procedure and fulfils the task of defining viable and sustainable urban-planning solutions. These urban-planning principles need to be worked out in more detail, and they resulted in an urban-design sketch for the future urban planning of the walled city area. By approval of the municipality, this urban-design plan defines the urban-planning objective and represents a guideline for the further urban development for a specific area.
Financing Strategies:
In contrast to the conventional planning practice, a modern urban-planning method has to be able to carry out a comprehensive urban-planning concept and finance urban planning through its own planning benefits. The land within a defined area will be bought in its current 'undeveloped' state at a rather low price, the land will be revalued as a result of land reform and the development of technical, traffic and social infrastructure facilities, so that, when offered for sale, the now 'developed' sites can be expected to command higher prices. The difference between the initial land prices and those after the urban development project will be used to finance the necessary purchase of land, the planning and implementation work and the creation of all infrastructure facilities.

Organizational Principle:
Results and Requirements for Sustainable Development of the Area:
The general restructuring of the downtown area of Lahore has many negative effects for the entire urban system which can only be managed on the regional level. Creating urban sustainability implies restricting Lahore’s expansion in favor of establishing a proper hierarchical urban network of the existing small and middle-sized towns surrounding Lahore. Only this urban network will be able to cover all the different and significant functions for the larger region. Local decision-making and planning competence are the preconditions for sustainable urban development and having an environment, which can be provided continuously only by the municipality itself.

One must realize that the intended extension of the usable floor space will progress continuously, accompanied by a sharp decline in the special quality of the area’s typical urban landscape. As a consequence, this process will reduce the attractiveness of city area to investors. After a time, the previously increasing investment activities will decline. The current supply of infrastructure in the inner city area will be insufficient to meet the increasing and new demands of investors. Finally, this short-sighted economic development will result in an unsustainable urban development.

To achieve sustainable urban development of the walled city area, both the unique image and the special urban landscape, as well as the supply of modern infrastructure, must be assured. The most important motors for the development of the walled city into a central business district in downtown Lahore are purposeful political decisions. Through local competence in providing the preconditions for successful development and retaining the unique potential of the Walled city area, a sustainable and profitable urban development can be stimulated. In this way, not only the final results of the research project but also the co-ordination and mediation themselves will create a deep understanding of the current urban transition and a common sense of the challenges involved in guiding urban sustainability.

Connectivity:
Connectivity provides vital link to interlink human activities in tangible and intangible forms in and outside of the urban system. Any change in connectivity at the level of intercity and intra-city on account of economic prosperity coupled with technological advancement leads to the dispersal / re-organisation of population and functions in and outside of the Urban Systems and grounds to urban sprawl if not handle properly.

Functions:
Functions acts as one of the most important dynamic entity in the urban system, comprising of various types of functions, such as, Social, Economic, etc. Any change in the functions, in terms of scale or any addition-alteration in them directly affects the performance of the Urban System by attracting more population leading to Urban Sprawl if not handle properly. Performance of these parameters, which are interdependent, at the individual level or combined together leads to change in overall performance / functioning of the Urban System and resulting into urban sprawl; if the same is not addressed properly. Therefore, to evolve polices and plausible guidelines for the sustainable development of System without Urban Sprawl need to take into account all these important controlling parameters.

Transforming our Urban Space-New Community Visions:
People live in communities. When community workers become actively involved in the daily events in local communities, they can gain new visions, make new discoveries, and create new possibilities to enhance the quality of life in communities. The proposed New Community Vision initiative is based on the research and planning. Each community may be encouraged to formulate its own vision of development and devise its own plan of action with the assistance of relevant professionals. The Lahore City Government should not only assist in aspects of the planning, but also carry out physical improvement projects for specific communities.
Strategic Urban Renewal:

A city needs to be constantly revitalized to become a truly dynamic city. The city authority leads the way in revitalizing the city by providing the focus for numerous renewal plans and projects in Lahore, by promoting the redevelopment of strategic areas, and by developing the peripheries of these areas while preserving their local culture and character. The developing authorities should constantly seek to maintain a balance between development and preservation so as to achieve a gradual transformation of the urban landscape that will in turn pave the way for further redevelopment opportunities.

Recommendations for Implementation:

In a market economy, it is still necessary for the municipality to regulate the city development in the light of an appropriate city-development plan, and to implement the plan by all available means, whether administrative, economic or legislative. Before any renewal or development project is formulated, the functions of the area should be clearly understood and a framework plan should be drawn up and implemented; a competition mechanism should be introduced for urban planning, design and area development; for urban planning and design, the area should be taken as a whole system so as to avoid incompatible project construction and to guarantee the rationality of the land use; from now on, few or no residential buildings should be established along the new Lahore so that business, service and shopping facilities can be constructed in the foreseeable future, when the basic infrastructure has been perfected; basic infrastructure should be given primary consideration, to promote the appreciation of landuse price; financial investment in the infrastructure construction should be raised through many channels (World Bank loan, donations, stock issues and shareholding etc.) the land should be developed and sold step by step according to the master plan and the framework plan for the area’s development.

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