

## URBAN RENEAL

Urban renewal is a program of land redevelopment often used to address urban decay in cities. Urban renewal is the clearing out of blighted areas in inner cities to clear out slums and create opportunities for higher class housing, businesses, and more. A primary purpose of urban renewal is to restore economic viability to a given area by attracting external private and public investment and by encouraging business start-ups and survival. Modern attempts at renewal began in the late 19th century in developed nations, and experienced an intense phase in the late 1940s under the rubric of reconstruction. The process has had a major impact on many urban landscapes and has played an important role in the history and demographics of cities around the world.

Urban renewal is a process where privately owned properties within a designated renewal area are purchased or taken by eminent domain by a municipal redevelopment authority, razed and then re-conveyed to selected developers who devote them to other uses. With the decision and authority of a governing municipality, re-arranging land use, function and ownership features of a socially, economically or structurally decayed part of a certain city. With public (municipal) decision and authority, modifying the ownership, land use plan and functions of economically and structurally disabled part of a city, such as slum zones or brown fields, for the purpose of obtaining a desired, well organized neighbourhood. Many cities link the revitalization of the central business district and gentrification of residential neighbourhoods to earlier urban renewal programs. The goal of urban renewal evolved into a policy based less on destruction and more on renovation and investment, and today is an integral part of many local governments, often combined with small and big business incentives.

Urban renewal provides the following tools:

- First it allows for the use of tax increment financing (explained below) to finance improvement projects.
- Second, it allows for special powers to buy and assemble sites for development or redevelopment, if that is desired.

- And third, it allows for special flexibility in working with private parties to complete development projects. For a municipality to use urban renewal it must establish an urban renewal agency and it must adopt an urban renewal plan.

## SCOPES OF URBAN RENEAL

Obtaining a better living environment that is / includes;

- Safe and Secure
- Higher Quality
- More Greenery
- Energy Efficient, Sustainable
- Better Architectural Features
- More Functional Properties
- Increase in Value of Properties
- Wholesome Approach

## LIMITATION

- Seizing of property-Someone's property might be seized in an improper manner causing him or her problems.
- No proper planning-Sometimes the plans are not properly made causing more harm than benefit.
- Expensive – It may turn out to be very expensive and pay off not that worth it.

## **New Towns**

New towns by definition are completely designed and constructed urban complexes and the common notion is that all the towns in history have had organic growth and that the new towns have had a relatively short history, starting after the ugliness of industrial revolution became pronounced and unbearable. By definition, a town, to qualify as one, needs to be of a certain size, followed by the requirement that a majority of its workforce need to be in non-primary activities.

**"New towns"** mean all towns built on a site without any urban concentrations, towns which are large enough to have an independent existence; in other words, self-contained towns with commercial, educational, social and cultural institutions that satisfy all the needs of families and individuals alike; above all, the towns must have a sufficient number of industrial enterprises to create a wide labour market. Entirely new towns, deliberately created by an act of will on the part of individuals or groups for a given purpose and in accordance with a carefully devised plan, bearing in mind the need for economic and demographic balance. The term new community was coined a few decades ago in the United States as a result of this country's unique socio-economic and political conditions. It describes a new type of settlement similar, but not identical, to a new town. The American Institute of planners (AIP) envisions the new community as:

**"a settlement entailing prices and rents, an internal transportation system as well as convenient access to other communities and metropolitan areas, community facilities, services and amenities and an effective local government. Such settlements could range from small towns of 25,000 populations to very large cities with a population of a million or more".**

In another definition new communities can be defined as: Large-scale developments under single or unified management, following a fairly precise, inclusive plan for different types of housing, commercial and cultural facilities, and amenities sufficient to serve the residents of the community. They may provide land for industry, offer other types of employment opportunities, and may eventually achieve a considerable measure of self-sufficiency. With few exceptions, new communities under development today are

within commuting distance of existing employment centers.

Planners have viewed new towns as laboratories that can contribute to their experiences from older cities and can afford a chance to break away from conventional development thinking and to try alternative arrangements. Since they are developed literally from ground up, new towns are pioneers in technological innovation, social management, governmental and administrative structures, and urban planning and design. Thus definition of new towns varies from country to country and from region to region.

### **Definitions of Town/City and Urban Agglomeration as adopted in Census of India, 2001**

**Statutory Towns:** All places with a municipality, corporation, Cantonment board or notified town area committee, etc. so declared by a state law.

**Census Towns:** Places which satisfy the following criteria:

- i) A minimum population of 5000;
- ii) At least 75 percent of male working population engaged in non agricultural pursuits; and
- iii) A density of population of at least 400 persons per sq. km.

### **Urban Agglomeration:**

Urban agglomeration is a continuous urban spread constituting a town and its adjoining urban outgrowths (OGs), or two or more physical contiguous towns together and any adjoining urban outgrowths of such towns. Examples of Outgrowth are railway colonies, university campuses, port area, military camps etc. that may have come up near a statutory town or city but within the revenue limits of a village or villages contiguous to the town or city. For Census of India, 2001, it was decided that the core town or at least one of the constituent towns of an urban agglomeration should necessarily be a statutory town and the total population of all the constituents should not be less than 20,000 (as per

1991 Census). With these two basic criteria having been met, the following are the possible different situations in which urban agglomerations could be constituted.

- i) A city or town with one or more contiguous outgrowths;
- ii) Two or more adjoining towns with or without their outgrowths;
- iii) A city and one or more adjoining towns with their outgrowths all of which form a continuous spread.

### **Definition of Town and country planning in the United Kingdom**

Town and Country Planning is the land use planning system by which the British government seeks to maintain a balance between economic development and environmental quality in the United Kingdom. The essential framework for the system was set in the Town and Country Planning Act 1947, with a critical addition in 1955 of green belts, which were introduced via a Government Circular.

**Development Control or Planning Control** is the element of the United Kingdom's system of Town and Country Planning through which local government regulates land use and new building. It relies on the "plan-led system" whereby Development Plans are formed and the public consulted. Subsequent development requires Planning permission, which will be granted or refused with reference to the Development Plan as a material consideration.

**A green belt or greenbelt** is a policy or land use designation used in land use planning to retain areas of largely undeveloped, wild, or agricultural land surrounding or neighbouring urban areas.

**The purpose of town planning** is to regulate the usage and construction of land. When a plan is drawn up it includes plans of where for example residential areas, workplaces, park and garden areas and traffic will be placed in the city. Town planning is divided into different planning levels. The more general plan directs how the more precise levels can be planned.

The Master plan is the overall scheme over land usage and traffic arrangements. The plan covers the whole city and directs planning on the more detailed level. The Master plan can also be drawn up to direct land usage and construction in a certain area on the level of the Local plan.

The Local plans examine the whole city more precisely than the Master plan. The Local plan contains planned locations for functions like living, work and recreation. The Local plan will later direct the more detailed plan for the area, the detailed plan level, which usually is carried out in zones.

At the Detailed plan level, changes made in the plan, creates the preconditions for construction. The plan regulates for what purpose a certain piece of land can be used and how much can be built on it. The regulations also consider the height of buildings, the width of streets and other matters that will affect on the structure and the townscape of the area. Construction can start when the plan has been approved by the town council and has reached legal validity. The planning process usually lasts at least a year, but can also take several years. Transportation and traffic planning, is a part of land-use planning, includes all modes of transportation: public transport, vehicular traffic, parking, as well as cycling and pedestrian networks.

### **What do town planners do?**

The modern profession of town planning mainly arose in response to the urban problems caused by rapid industrialisation from the late 19th century. The rapid growth of towns ‘shook contemporary habits and concepts’. Social reformers recognised the need for corrective intervention to deal with the growth forces unleashed by modernisation.

Pioneering professionals often worked first in another built environment area like architecture, surveying, engineering or landscape architecture. Planning was a chance to exercise a distinctive overall spatial and social vision that drew on specialised inputs. Town planners could either design entirely new urban areas (such as suburbs and garden cities), or develop ways to reform and reorder existing ones to provide plenty of space and light, clean water and adequate drainage (through urban renewal).

Early town plans concentrated on securing adequate provision for key urban needs such as: Housing, Commercial and industrial uses, Railways and roadways, Water, sewerage and energy supply, Open space and recreational areas. Each element of a well-planned urban environment would work alone and as part of the whole. A town plan also had to be affordable, and to fit the designated site. The vision of what the town or city could become was critical. The drawings produced were as important as the vision itself.

Planning today retains its commitment to ideal urban environments, but has to work within challenging political contexts. The task of reconciling competing development and environmental goals in the interests of ‘sustainability’ usually falls to the planning function in government. Much attention is now directed at better managing existing cities than creating completely new ones.

## **URBAN SOCIOLOGY**

### **Family:**

Unit of society with particular context, surviving on each other. Unit of people living in the one dwelling unit (dwelling unit is a house where a single family lives. Nuclear family, joint family).

### **Migration:**

It reflects movement of people from one place to another for any reason (income, economic, security, natural calamities, etc.).

**Public Utilities**, business operations that provide essential services to the public—for example, electricity, gas, water supply, sewage disposal, and telecommunications. Utilities are an essential part of the infrastructure of modern developed countries, which require highly integrated networks of distribution or coordination for many essential services, such as the national grid for electricity suppliers. Many operate under favorable cost regimes whereby the unit cost of service to a customer falls as the network grows. However, the existence of these networks often gives public utilities a natural monopoly of provision of service within their area.

## **URBAN TRANSPORTATION**

**Street:** It is a path where the pedestrian and vehicular traffic flows.

**Road**, public way, usually maintained by governmental authority, for the passage of vehicles, people, or animals. Roads in cities or towns are also called streets, lanes, avenues, or boulevards. Roads that connect populated areas to one another are often called motorways or highways.

### **Highway:**

Highway is a major road where pedestrian movement is discouraged and vehicular traffic is allowed. These are connecting different cities or industries.

### **Motorway:**

Motorway is same as highway where motorized vehicles are allowed to flow with a certain speed limit.

**Transport**, conveyance of people or property from one place to another. Modern commercial transport includes all the means and facilities used in the movement of people or property, and all services involved in the receipt, delivery, and handling of such property. The commercial transport of people is classified as passenger service and that of property as freight service. Transport is one of the largest industries in the world.

**Public Transport**, conveyance of large numbers of passengers, whether in the town or country, by vehicle, usually in return for payment of a fixed fare.

**Mass Transit:** It is an urban transportation mode which addresses the needs of major urban transit/movement of people especially the movement of people from suburbs to city centre and vice versa. Example: Karachi Mass Transit/Circular Railway or Urban Railway System of Bombay.

## **URBAN LANDSCAPE**

**Park:** It is an open space with natural and man-made landscape.

**Street Park:**

Basically the street parks are developed from the classical planning of Greeks and Romans. The street park can be termed as open spaces located at the corners of an intersection or at the end of street.

**Locality Park:**

It is designed and developed at the level of a neighbourhood. For example Aziz Bhatti Park in Gulshan or Jahangir Park in Saddar.

**Urban Park:**

The Park developed at the city level both by scale and nature, having majority of as Urban Park i.e. Hyde Park and Kingston Park in London. In New York there is central park which combines the Manhattan with other spaces. The Urban Park provides a relief a breathing space for the people living in the city.

**National Parks:**

It is common term used in geography. It is a park provided at the regional level. It is a large landscape unit at a regional scale with a focus on conservation of the national landscape, floors, and fauna natural and wild life. For example, Kheerthar National Park in Sindh which is more than 23000 hectares of land.

**National Parks** and Nature Reserves, areas selected by governments or private organizations for special protection against damage or degradation. They are chosen for their outstanding natural beauty, as areas of scientific interest, or as forming part of a country's cultural heritage, and often also to provide facilities for public recreation.

**Hard Landscape:** The artificial/manmade landscape can be termed as hard landscape.

**Soft Landscape:** The natural landscape can be termed as soft landscape.

**Townscape:**

It is a system of appropriate livable settlements. There are both residential and working spaces existing in each city with exclusive right of use. Simultaneously there are some open spaces of common use which are collectively used and managed with no exclusive right of space use. The system of management, maintenance and utilization of all these spaces in an appropriate way can be termed as townscape. A townscape always faces the pressure of population increase and utilization of its spaces.

## **URBAN CONSERVATION**

**Urban Conservation:** It means protection of built environment. The term conservation cannot be understood in isolation until and unless one must define a parameter for it. For example, an architectural conservation, area conservations or urban conservation.

**Conservation**, means sustainable use of natural resources, such as soils, water, plants, animals, and minerals. In economic terms, the natural resources of any area constitute its basic capital, and wasteful use of those resources constitutes an economic loss. From the aesthetic and moral viewpoint, conservation also includes the maintenance of national parks, wilderness areas, historic sites, and wildlife. In certain cases, conservation may imply the protection of a natural environment from any human economic activity.

**Preservation:**

It means provision of safe guard from any kind of harm. The term preservation gives a definite meaning of a process.

**Restoration:**

It means rebuilding towards originality. There is again controversy in this term. It is also associated to entire field of studies. For example what kind of restoration is required? There are some 1st grade monuments where one cannot change any thing to modify it. Where as in 2nd Grade monuments/buildings one can do some modifications.

**Redevelopment:**

It means re-bring to its visible state. It is again another controversial term. In redevelopment one has to recapture the sprit of space, in addition maintain the morphology of the area and its physical density.

**Rehabilitation:**

It means reestablish to former state. In rehabilitation an object/space should be established in such a way that it gets a formal status. Therefore at first it needs restoration through which the object will get its former sate. This can also be termed as empirical stage of an object.

**Renovation:**

It means renew or to make it as if new. In the context of conservation the term renovation leads us towards renewing the function and no change in spatial quality is allowed. This term directly related to buildings. Where as in urban context the term urban renewal will be used.

**Rejuvenation:**

It means to make young with respect to specific period. In rejuvenation we revive the object to same layout and function as it was at the time of its youth.

**Revitalization:**

It means modification. It is very specific term which reflects the changes in the object with respect to some specific needs of that object. The revitalization also takes place to reuse that object in current context to suit the existing conditions, needs and demands.

**Restitution:**

Basically the restitution means to restore. The term restitution is mainly related to the development of different options for revival in present time conditions. In original terms it is an option development exercise.

**Animation:**

It means enliven or make it alive. This term leads us to a situation in which at first it is assumed that an object or place has lost its functions, characteristics and spirit. So a new function and sprit is introduced in it/or in computer graphics terms make it a live scene.

**Adaptive Reuse:**

It means make the object suitable for reuse. This term is mainly applicable to redundant things or objects which are in dilapidated condition or became obsolete and they needs to be sued again for some historical or emotional reasons. Where no drastic changes are required because it would be very vital when used the objects practically.

**Urban Renewal**, the rehabilitation of decaying urban areas, usually funded by government finance and directed according to town planning policies. Urban renewal has been criticized because of the often-accompanying process of gentrification, whereby the stock of affordable housing is considerably shrunk, and essential facilities such as inexpensive food shops may disappear. Urban renewal may, therefore, result in a displacement of the urban poor.

## URBAN ECONOMICS

**Urban Economics:** There are two types of economics Capitalist Economy and Socialist Economy.

**Socialist Economy:** In socialist economy state works for people and people work for state.

**Capitalist Economy:**

In capitalist economy private entrepreneurs works for people to mobilize the whole economy i.e. chemical, textile industry etc. In urban economics three things are important i.e. capital, goods and labour. The free movement of these three elements denotes free market economy.

**Employment:** Effort to earn livelihood.

**Production**, in economics, manufacture and processing of goods or merchandise, including their design, treatment at various stages, and finance contributed by banks. As the means by which wealth is created by human labour, it is regarded by some as the fundamental economic process. Various economic laws, price data, and available resources are among the aspects of production that must be considered by both private and governmental producers. The inputs or resources used in production are known as the factors of production.

**Factors of Production**, inputs used in the production process. These are conventionally defined as land, labour, and capital (investment in machinery, for example), but enterprise or entrepreneurship is often listed as a fourth factor of production. The relative availability of the various factors of production in a country (its “factor endowment”) is an important influence on investment and international trade. In order to be successful, a business needs to achieve as good a mix as possible of the factors of production. The desirable mix will change from time to time and will depend on such things as the need to expand, the availability of skilled labour or

experienced and enterprising managers, and new technology, as well as, of course, the market price for the different factors of production.

**Money**, any medium of exchange that is widely accepted in payment for goods and services and in settlement of debts. Money also serves as a standard of value for measuring the relative economic worth of different goods and services. The number of units of money required to buy a commodity is the price of the commodity. The monetary unit chosen as a measure of value need not, however, be used widely, or even at all, as a medium of exchange. During the colonial period in North America, for example, Spanish currency was an important medium of exchange, while the British pound sterling served as the standard of value.

**Prices**, in economics are the value of things measured in terms of what the buyers in a market will give in exchange for them.

**Prices** are usually measured in money—indeed, money's effectiveness as a medium for expressing prices is the main reason for its existence—but in barter systems prices could be expressed in other commodities with their own value, so that prices of all commodities were mutually determining without the intervening medium of money. Prices are the fundamental mechanism of adjustment of supply and demand, for any commodity in a free market economy should eventually find the level at which production and consumption are balanced: this equilibrium price will be the compromise reached between what the producers can afford to charge and what the consumers are prepared to pay. Prices will therefore decide what and how much is produced, how it is produced, and who can buy it. Questions of price are therefore crucial to economics, particularly microeconomics, and the subject of intensive study.

### **Market:**

Theoretically the market can be defined as a place where transactions take place. These transactions can be both physical and shadow. However, practically the market is generally known as a place where sell, purchase and storage take place.

**Market Forces**, underlying influences on the operation of the economy. They boil down to supply and demand, which determine price and the allocation of resources. In a pure free market economy, market forces are unrestrained. However, in all countries, governments to a greater or lesser degree restrict the operation of the free market and therefore distort (even negate) the effect of market forces through economic policy. In the former communist countries the system of central planning left no room for market forces to operate. In other parts of the world governments have often, for different reasons, sought to override market forces through such actions as the granting of subsidies to firms or services that (it is judged) could not survive in a free market, or the imposition of tariffs or quotas on imports. Increasingly, however, countries are moving towards a position where market forces are allowed to operate more and more freely. A market revolution is taking place in the former communist nations, but changes have also taken place all over the world—from South America to Southern Africa.

**An open market** in which market forces are allowed to operate freely is at the heart of the single market programme of the European Union. However, the principle has never been applied to farming in the EU, which is governed by the Common Agricultural Policy under which prices for

agricultural produce are guaranteed, thus encouraging overproduction. Market forces vary from market to market and derive their power from the individuals who make up a market and on whose lives they have enormous influence. They are determined by such factors as wealth, consumer taste, regulation, and taxation. Stringent safety requirements may push up the cost (and therefore the price) of a potentially desirable product beyond that which a sufficient number of consumers can afford (or are willing) to pay. Tax differentials on alcoholic drinks have encouraged thousands of Britons to make day trips to France in order to stock up with beer and wine.

**Supply and Demand**, in economics, basic factors determining prices. According to the theory, or law, of supply and demand, the market prices of commodities and services are determined by the relationship of supply to demand. Theoretically, when supply exceeds demand, sellers must lower prices to stimulate sales; conversely, when demand exceeds supply, buyers bid prices up as they compete to buy goods. The terms supply and demand do not mean the amount of goods and services actually sold and bought; in any sale the amount sold is equal to the amount bought, and such supply and demand, therefore, always equalizes. In economic theory, supply is the amount available for sale or the amount that sellers are willing to sell at a specified price, and demand, sometimes called effective demand, is the amount purchasers are willing to buy at a specified price.

**The theory of supply and demand** takes into consideration the influence on prices of such factors as an increase or decrease in the cost of production, but regards that influence as an indirect one, because it affects prices only by causing a change in supply, demand, or both. Other factors indirectly affecting prices include changes in consumption habits (for example, a shift from natural silk to artificial silk fabrics) and the restrictive practices of monopolies, trusts, and cartels. In the view of many economists, the multiplicity of such indirect factors is so great that the terms supply and demand are inclusive categories of economic forces affecting prices, rather than precise, primary causal factors.

**The price-determining mechanism** of supply and demand is operative only in economic systems in which competition is largely unfettered. Recourse, in recent times, to governmental regulation of the economy has tended to restrict the scope of the operation of the supply-and-demand mechanism. It was greatly restricted in many countries by the temporary governmental price regulations and rationing during World War II. Under Communist systems the planned economy is controlled by the state, the supply-and-demand mechanism being overridden. However, in recent years there has been a remarkable trend towards the reintroduction of market forces in many former planned economies.

**Commodity, the economic term with two meanings:** in economic theory it is a tangible good or service that is the result of a production process; in general terms it is a primary product (or raw material) that is grown, such as coffee, tea, rubber, or cotton, or an extracted mineral resource, such as gold, copper, or tin; it may also be something that is (in effect) reared, such as wool. Here we concern ourselves only with the second meaning.

Countries that are rich in commodities or natural resources have the advantage over others that are not so well endowed in that their economies are (up to a point) less dependent on the

ingenuity and effort of their inhabitants. They are, however, dependent on the market for commodities, which determines price. Experience has shown that commodity prices are more vulnerable to dramatic price shifts than are manufactured goods. In the past two decades many commodities, including oil, tin, copper, and coffee, have been subject to huge price fluctuations that were often not foreseen or prepared for by both producers and consumers. Some of these price increases were to a large extent the result of natural conditions that have resulted in crop failures or crop surpluses. Other price shifts have resulted from one or other of a combination of politics and changing markets.

Because, on balance, consumers and producers have tended to be in favour of more stable commodity prices, attempts have been made to achieve commodity price stability through agreements that have involved export and/or production quotas; intervention in the market by buying a commodity when the price is falling (which helps slow or reverse the fall) and storing it until the price has recovered; and long-term contracts between suppliers and purchasers. None of these have worked consistently well, and there have been some serious failures, notably the dramatic collapse of the tin agreement in the mid-1980s. Increasingly, international organizations such as the International Monetary Fund (IMF) have been using other ways to help those developing countries whose commodity exports are crucial sources of foreign exchange earnings.

There are a number of commodity markets in the world, most of which concern themselves primarily with rights of ownership rather than physical possession. A “spot” price for a commodity is the current price. A “future” price is one agreed for transfer of ownership of a specified quantity of the commodity on a specific date in the future (perhaps a month, perhaps a year). The futures market allows buyers to know in advance what they are going to have to pay for a commodity and protects them from unforeseen fluctuations in the spot price. It also offers speculators opportunities to profit from price fluctuations they have foreseen (or have been prepared to gamble on) but which the market has not. Suppose you judge that the spot price will be 5 per cent higher in 30 days' time than the current (30-day) future price for a commodity, you will (if your judgment is correct) make a 5 per cent profit (less commission costs) by buying at the future price and selling the commodity on the spot market in 30 days' time. However, if the spot price has fallen below the future price you paid, you will have incurred a loss.

### **Goods:**

Goods are the commodities, which are produced through a process. These are products which has some determined value. Goods are all tangible tings which human being requires/desires.

### **Services:**

Services are the counter part of goods. All the work done for others known as services. The services cannot be quantified in a materialistic way.

### **Resources:**

Resources are the input required to deliver goods and services. The resources can be tangible and intangible such as Natural resources, Capital Resources, and Technological Resources.

**Poverty**, is the economic condition in which people lack sufficient income to obtain certain minimal levels of health services, food, housing, clothing, and education generally recognized as

necessary to ensure an adequate standard of living. What is considered adequate, however, depends on the average standard of living in a particular society.

**Relative poverty** is that experienced by those whose income falls considerably below the average for their particular society. Absolute poverty is that experienced by those who do not have enough food to remain healthy. However, estimating poverty on an income basis may not measure essential elements that also contribute to a healthy life. People without access to education or health services should be considered poor even if they have adequate food.

**Scarcity:**

It means fewer resources. It is the limitations of the amount of resources available to individuals and societies to produce goods and services.

**Free Good:**

Goods which are available in such abundance that they are able to full fill any quantum of choice i.e. air, sun light, wind, snow. Land cannot be a free good.

**Economic Goods:**

Opposite to free goods. Economic goods are those which generate revenue. The economic goods emerge from scarcity. They are produced to fulfill certain proportion of scarcity i.e. 15 million households in Pakistan and each requires T.V., clothes.

**Difference b/w free goods & economic goods:**

We always have access to free goods through natural behaviour without any hindrance where as in economic goods we have one practical hindrance i.e. we pay the price. So it leads to cost.

**Cost:**

Cost is the value of opportunity in making choices. What is value of opportunity? It is the capacity to fulfill choices and cost is the function of it i.e. you can make highways or you can make missiles. Therefore cost again depends on the availability of resources.

**Absolute Cost:**

It is the input required for production such as, capital, human resource, and technology. In theory it works. But in practice it would not. Because one cannot measure the human factor and its cost. Therefore non-human mechanism of production is the absolute cost.

**Opportunity Cost:**

It is related to both individuals and societies. It is the value placed on opportunities and choosing to scarce goods i.e. time has certain value it is a scarce good utilize your fee hours and get benefit. If you would not get benefit means you loose and pay the opportunity cost. It's the choice available to you. For example national parks most people use it most not, they pay the price for non-utilization.

**Accounting Cost:**

It is a calculated cost. It is the direct definite cost reflected in monitory terms. All costs are convertible to accounting cost. It can be applied on both tangible and non-tangible costs.

**Margin:**

Margin can be understood as a profit line. It is the difference b/w cost and benefit in any given situation. In terms of net benefit it is profit.

**Marginal Analysis:**

In any mechanism of production how the margining is carried out. In Marginal Analysis it is calculated that, how much maximization and minimizing of cost and benefit is possible.

Marginal Analysis suggested that, how the optimum benefits can be obtained while doing an activity.

**Prices:**

These are opportunity cost/market value of a product. It does not give certain value but give idea how to maximize opportunity.

**Market:** It is the Hypothetical arrangement b/w buyer and seller. How market operates? It operates through barter (exchange of goods or commodities).

**Money:** It is generally accepted medium of exchange or transaction.

**Currency:** Currency is the representation of money.

**Inflation:**

It is the sustained degradation of money against the increase of prices and reduction in purchasing power of money i.e. in Pakistan inflation rate increased up to 26 percent from last 12 percent due to devaluation of money in Pakistan.

**Microeconomics:**

Individual/Personal/Small enterprises. Behaviour of individual units regarding goods production i.e. Panwala, Dal chawal wala.

**Macroeconomics:**

It is the study of economy as a whole scale is flexible policy making of govt. or international agencies affect the whole region.

**Economic Growth:**

Higher production of a society or sustained increase in productive capacity means economic growth i.e. more goods, more services and human resources.

**Economic System:**

The economic system means to determine what, how and for whom the goods and services to be produced. There are three major economic systems i.e. **(i)** Traditional economic system **(ii)** Command society economic system; and **(iii)** Market economic system.

**Traditional Economic System:**

It is a tribal/jarga, system where the customs, habits and rituals are the determinant forces of the economic system. This system is unaccountable.

### **Command Society Economic System:**

In command society a central authority decides about the production of goods and services. The example of command society is Monarchy, Dictatorship and Communists where a party leads and makes decisions about every thing.

### **Market Society:**

People on their own interest decide about the economy system. In this system a balance and accountability is evident for consumers and producers.

## **URBAN HOUSING**

### **Shelter:**

It is one of the three basic necessities for human survival with minimum requirement (what each human need? i.e. food, clothes and shelter)

**Housing**, is a permanent shelter for human habitation. Because shelter is necessary to everyone, the problem of providing adequate housing has long been a concern, not only of individuals but of governments as well. Thus, the history of housing is inseparable from the social, economic, and political development of humankind.

### **History of Housing:**

From the beginning of civilization, attention has been paid to the form, placement, and provision of human habitation. The earliest building codes, specifying structural integrity in housing construction, are found in the Code of the 18th-century BC Babylonian King Hammurabi. Town planning activities during the Greek and Roman empires centered almost exclusively on the appropriate placement of urban housing from the perspectives of defense and water supply. These same concerns continued throughout the middle Ages. In 13th-century Europe, the city became a centre of trade, and its walls provided a safe haven from nomadic warriors and looters. People could find shelter for themselves and their flocks, herds, and harvests while the open country was being overrun by enemies of superior force. Demand for urban housing increased. For centuries this demand was filled by unplanned additions to, and subdivisions of, existing structures. Where climate permitted, squatting (occupying without title or payment of rent) became commonplace, but provided only temporary shelter.

**By the 19th century**, with the Industrial Revolution, people were moving to cities in unprecedented numbers. Workers lived in sheds, railway yards, and factory cellars, typically without sanitation facilities or water supply.

**In the post-industrial society of the 20th century**, housing in developing nations and poor parts of developed countries continues to be of insufficient quality and does not meet the demand of some parts of the population. Vacant, abandoned inner-city housing exists alongside structures that are usable but overcrowded and buildings that are structurally reclaimable but are functionally obsolete.

**At present**, there is both a demand for housing and a supply of reusable structures that are going unclaimed. This situation is a good example of the complex role housing plays in society. Its

primary function was to serve the need for shelter, security, and privacy, but housing must now offer other advantages:

- (1) location, including proximity to the workplace, shopping, businesses, schools, and other homes;
- (2) environment, for example, the quality of the neighbourhood, including public safety and aesthetics; and
- (3) investment potential, or the degree to which home ownership may affect capital accumulation.

### **Housing Policy:**

Housing programmes in the United States and in Western European nations share many similarities. All these countries have initiated public housing, urban renewal, and new-town programmes. However, public intervention in Europe began sooner and has been more extensive than in the United States. Great Britain, for example, embarked on public-housing development in the late 19th century. Labourers' dwelling acts, authorizing local governments to construct public housing, were enacted as early as the mid-19th century, more than 75 years before comparable US housing legislation was passed. Urban-renewal demolition activities were empowered during the same period, almost a century before equivalent American activity. Massive public-housing programmes were started after each of the world wars. By the 1970s, approximately one-third of Britain's housing was publicly subsidized, compared with only 1 to 2 per cent in the United States. Great Britain has also constructed several new community developments that are in contrast to the fledgling and largely unsuccessful new-town ventures in the United States.

**Housing policies in other Western European nations** are similar to those in Britain. For instance, extensive provision and regulation of housing exists, taking the form of subsidies for slum demolition and rental housing assistance. Germany, France, the Netherlands, and other nations provide low- or no-interest housing loans. The development of new-towns is also encouraged or subsidized; indeed, more than ten have been built on the outskirts of Paris.

**The problems of housing** in Canada, both public and private, have been treated with considerable imagination and effectiveness. Federal funds for housing have been directed almost entirely at people with lower incomes. The government provides assistance to the provinces and municipalities and to individuals, to be used for neighbourhood improvement, the purchase of homes, the rehabilitation of residential housing, and the development of new communities. At the same time, the private sector has channelled a high volume of financial support into the mortgage market.

**Housing in the former Union of Soviet Socialist Republics (USSR)** and in Eastern European nations was almost exclusively characterized by government regulations and provisions. These countries pioneered the production and installation of massive prefabricated housing units in urban areas. Housing units, usually of pre-cast concrete, were manufactured in factories and then transported to the housing site, where they were assembled into large, multifamily complexes. The former USSR was also a pioneer in developing new towns, which were frequently located around massive industrial or power-generating facilities. One example was the town of Bratsk, near the Bratsk hydroelectric plant in Siberia.

**Housing in economically developing countries** is typically inferior in quality and space to that found in economically developed nations. Government efforts to upgrade housing conditions are evolving slowly, however. In the 1950s, slum demolition was effected on a large scale in many cities, such as Manila in the Philippines and Baghdad in Iraq. In the 1960s, new-town development, such as Brasília in Brazil, became commonplace. These strategies often proved ineffective; demolition was not usually accompanied by replacement housing, and the new towns sometimes proved to be islands in a sea of slums. In the 1970s, some developing nations turned to self-help housing. Families were given plots of land and building materials to construct or improve their own shelter. This housing approach is commonly referred to as a “sites-and-services” programme; so far it has been implemented on a large scale in India and many South American countries. Numerous organizations assist housing development and the upgrading of housing standards. These include the International Bank for Reconstruction and Development, the United Nations Commission on Human Settlements, and the US Agency for International Development.

**Future Trends Housing** is a critical component in the social and economic fabric of all nations. No country is yet satisfied that adequate housing has been delivered to the various economic groups that make up its populace. Thus, most nations, in one form or another, continue to claim a housing problem.

**As the 1990s** began, the West generally was facing a critical shortage of affordable housing for low- and middle-income wage earners, as well as for the poor, and the numbers of homeless people were rising, especially in the cities. Higher home prices plus a reduction in low-income housing led to greater demand for rented accommodation, which resulted in higher rents and fewer available rental units. In addition, different types of housing are required to meet the needs of people with disabilities, as well as of the elderly and of people living alone. A variety of solutions have been suggested, including rehabilitating public housing, organizing public-private partnerships, issuing housing vouchers, granting public funds to non-profit-making developers, amending zoning restrictions, promoting tenant management of public housing, improving mortgage-guarantee programmes, and encouraging companies to provide housing assistance programmes for their employees.

**Each country also faces its own specific problems.** Great Britain and much of Western Europe must grapple with suburbanization and the decentralization of cities, while in the former USSR and in Eastern Europe, demand for more private dwelling space has increased. In developing nations, raw housing demand is still largely unmet, with the result that many of the population find themselves forced to live in shanty towns, settlements in which the houses are very poorly equipped to deal with basic human needs. Shanty towns have very little in the way of infrastructure; they are usually without water, sanitation, electricity, or roads. The houses are usually built by the residents themselves, made from whatever materials have come to hand, and constructed often on land where no building rights exist, or on land illegally squatted.

**Household:** Nos. of kitchen is the determinant of household in Pakistan.

**Public Sector:**

The activities and initiatives of state decide on account of people. State is ‘Mumliquat-e-Khudadad’.

**Private Sector:**

Individual or group of individuals working within the framework of state for free enterprise or for earning surplus.

**Private Sector**, part of the economy that is not owned or controlled by the state. It includes personal and corporate private enterprise, including what are known as public companies (those in which there is a market for members of the public to buy shares). After World War II, in many countries governments organized a shift from the private sector to the public sector. The countries that fell under the influence of the Union of Soviet Socialist Republics adopted centrally planned economies with maximum state control. In the United Kingdom, the Labour government elected in 1945 firmly believed in the principle of common ownership, and that it was better for the public sector to run certain “essential” industries and services. Its extensive programme of nationalization included taking control of the Bank of England, the coal industry, most hospitals, transport, and the gas, electricity, and iron and steel industries. Since the 1980s, as a result of the policy of privatization championed by Margaret Thatcher, there has been a big shift in economic activity away from the public sector in the United Kingdom as many large state-owned companies have been sold to the private sector. Many other countries have also been following the trend by reducing the public sector in favour of the private sector, including, most notably, the former Communist countries of Eastern Europe and what was the Soviet Union, where there always was a small private sector even if it was not officially acknowledged. Even in current Communist states such as China and Vietnam, there has been a remarkable shift in emphasis towards private enterprise. Many African countries, which followed socialist economic principles, are now too encouraging growth of a private sector.

**Cooperative Sector:**

One basic difference between private and cooperative sector is, ‘to get the basic need of people or some specific group identify need and gather around it.

**Informal Sector:**

Develops around basic needs within the framework of Government rules and regulations. Where government fails to provide goods and services the informal sector operates parallel, i.e. water supply, tanker mafia, housing (squatter) lands grabber etc.

**Labor Housing/Colonies:**

It reflects in the historic development of Industrialization in 1880s. When mass influx of people come in the city with no facility available to them. So they occupied the available plots and no place left for housing expansion. At that time revolution took place by labour and they had 3 demands. Food, clothes and shelter. So; on that basis the industrialists accepted their demands and provided them labour colonies.

**Social Housing:**

This concept developed in the west and their main application is also seen in the west. In social housing, the houses are provided by government to destitute, disabled, worriers, widows and old

people they may be groups or individuals who can not survived on their own, (then the concept of welfare state emerged, in UK and France in 1880s) and state become responsible for their housing needs. If we look into the housing policy document of Pakistan and other developing countries this concept is very much alive but not actually.

### **Rental Housing:**

This concept mainly developed in France where state established the housing stock so that earning could be done and shelter should be provided to shelter less. It is commonly used term refers to provision of housing to people with a contract between owner and tenant. It is different from normal kind of housing. In developing countries only few countries has this facility but in developed western countries this concept is very popular.

### **Housing Finance:**

What do we mean by finance? It is the system through which the housing process is monetarily supported. Housing is the process with number of steps. The financial aspect of housing is a first step. The laid is the first commodity. So, the land and finance is the both equitable entities. In Sindh we find that state cannot participate in housing finance because state owns a large amount of land and it got the value and it has certain kind of financial aspect added to it i.e. KDA started a housing project the first thing is set of terms and conditions with respect to financial aspect that how much money will be rotated/revolved. There are three stages of housing finance:

- (i) Acquisition of land,
- (ii) House building (it takes time because financial institutions given the loans i.e. HBFC) and
- (iii) Infrastructure, it is distributed in components with different institutions that provide these facilities i.e. water, gas, electricity, telephone, etc. This is the very set system of housing finance. There are also alternatives for housing finance i.e. from open market lands, materials, credit.

### **Housing Construction:**

It is the over all process through which the settlement develops and sustains. The actors involved in it are land grabbers, developers, interest groups and state.

### **Subdivision:**

It has various meanings but division of land is appropriate for housing and landuse. These are the dimensions assigned by developers for land use pattern of the settlements.

### **Lease:**

It is the contractual mode of ownership tied up with time frame i.e. in Karachi it is 99 years. In Punjab it is one year ‘Yaksala Pata’.

### **Freehold Land:**

It is the most common pattern of land ownership. It is the land owned by one person and then inherited.

### **Trusts hold Land:**

It is the ownership acquired by the Government of Pakistan. After independence government established an Evacuee (eviction) property trust. They make charter that who ever left the land in India can make claims and get the trust property here in Pakistan.

**Demarcation:**

It has two angles (point of views) Settlement itself and at city level process of demarcation. At the plot or unit of house, marked on site according to the reference taken on site. It is the process of verifying housing unit boundaries. All the right of ownership develops on the basis of demarcation.

**Land Acquisition:**

Land is the basic commodity in the process of development of any settlement. Now, the government can acquire the land, private owners acquire the land, informal owners acquire the land. A public sector example in this regard is acquisition of Landhi Korangi Area, which was a rural land. During 1958 Greater Karachi resettlement plan govt. gave notice to the owners to come and sell their land.

**Land Appropriation:**

The available land is the first appropriation mechanism used by illegal subdivides.

**Eviction:**

It is the process through which illegal or undesired settlements are bulldozed or removed from the (scene) area.

**Type of Houses (property unit):** In housing census we measure the housing in these three categories, katcha, semi pucca and pucca.

- (i) **Katcha house** can be considered with no roof, no foundation walls and no permanent structure.
- (ii) **Semi pucca house** can be considered with no permanent foundation where as walls and roof structures are permanent.
- (iii) **Pucca house** can be considered with permanent foundation, walls and roof.

**Housing Policy:**

It is a Federal Document made by EUAD i.e. Environment and Urban Affairs Division according to National Housing Policy. It describes the housing stock, demand and supply level at national scale.

**Land Grabbing:** It is the illegal occupation of land under the umbrella of various institutions.

# Urban Renewal

- **Urban Renewal (UR)** refers to demolishing buildings in a certain area and rebuilding on it again in environmentally more suitable standards and better buildings.
  - UR projects will represent areas containing unsafe buildings, for the purposes of earthquakes, and by employing certain methods new and safer buildings will be provided to the inhabitants.
- **Revitalization** refers to upgrading of buildings, land uses and/or clients in order to recover devastated urban quarters. Old uses might be kept or new uses can be appointed to old buildings. The word revitalization in fact bears its meaning: bringing back to life derelict urban areas. Old factories might be converted into lofts (residences) as it is the case in many places in Paris.
- **Rehabilitation** refers to bringing existing buildings to present day standards and thus making them suitable to live and work in: providing heating and cooling systems, installing lifts to upper floors of high buildings, bringing water and sewerage piping to represent some of such initiatives.
- **Transformation** is a more vague definition than the former. The word directly refers to changing from one shape to

# Urban Renewal

- **Transformation** is a more vague definition than the former. The word directly refers to changing from one shape to another, from one land use to other uses. The way the Turkish Government is employing the term is perhaps better defined by this word.
- **Facelifting** is a method of renewing the make-up of buildings. The intervention to buildings is made in renewing plaster, painting of facades, and adding ornaments to what people see the most from the street. As such, it does not represent a very meaningful action, but rather some beautification. However, **the main problem in general is with other issues which leave buildings derelict: the weaknesses of the local economy, an ageing resident population with insufficient incomes, an insufficiency of infrastructure and services, to name a few.** In UR, these form core issues to fight for and not simply the physical look of buildings.
- **Gentrification** is a term frequently used for residential areas, although it may refer to any urban land use. The term refers to all those interventions which help upgrade the living standards in an urban quarter. Often government or private investment brings in wealthier residents or commerce thus help renovate premises. It is argued and criticized that this process pushes out poorer local occupants and causes out-migration and therefore is not welcome.

# Replanning

## Objective

- To provide suitable means to control future growth
- To provide healthy environment for economic and social welfare
- Proper land use
- Correct mistakes and precautions
- Suggest long term plan
- Data
  - Building & Infra data classified in 3 categories
  - Sound condition
  - Deteriorating
  - Dilapidated condition
- Density, LU, communication, industry, parks, play grounds, open spaces, public utility

## **What is Urban Renewal?**

(Adopted from "An Overview of Urban Renewal" Tashman Johnson LLC, April, 2005)

### **What Is Urban Renewal?**

The purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped. These areas can have old deteriorated buildings and bad streets and utilities or the areas can lack streets and utilities altogether.

Urban renewal provides the following tools:

- First it allows for the use of tax increment financing (explained below) to finance improvement projects.
- Second, it allows for special powers to buy and assemble sites for development or redevelopment, if that is desired.
- And third, it allows for special flexibility in working with private parties to complete development projects.

For a municipality to use urban renewal it must establish an urban renewal agency and it must adopt an urban renewal plan.

### **What is an Urban Renewal Agency?**

Urban renewal agencies are created by state law (ORS Chapter 457) but are specifically "activated" by the governing body. The agencies are separate legal bodies from the governing body, but in most cases the urban renewal agency board is composed of members of the governing body.

### **What are Urban Renewal Plans?**

To undertake urban renewal projects with tax increment financing, the projects must be authorized in an Urban Renewal Plan. The plan applies to a specific geographic area of the city, which is called the Urban Renewal Area.

### **What Can Happen Under an Urban Renewal Plan?**

Urban renewal agencies can do certain projects or activities under an adopted urban renewal plan. These activities include:

1. Construction or improvement of streets, utilities and other public uses.  
The most common type of urban renewal project is infrastructure development, including streets and utilities. Urban renewal also commonly funds parks, plazas and pedestrian facilities. These urban renewal projects are aimed at making areas attractive and ready for private investment.
2. Rehabilitation or conservation of existing buildings  
An urban renewal agency can assist in rehab projects of any type (residential, commercial, industrial), typically through loans and grants to private property owners.
3. Acquisition and improvement of property (The Committee has recommended that the Agency have no condemnation authority)

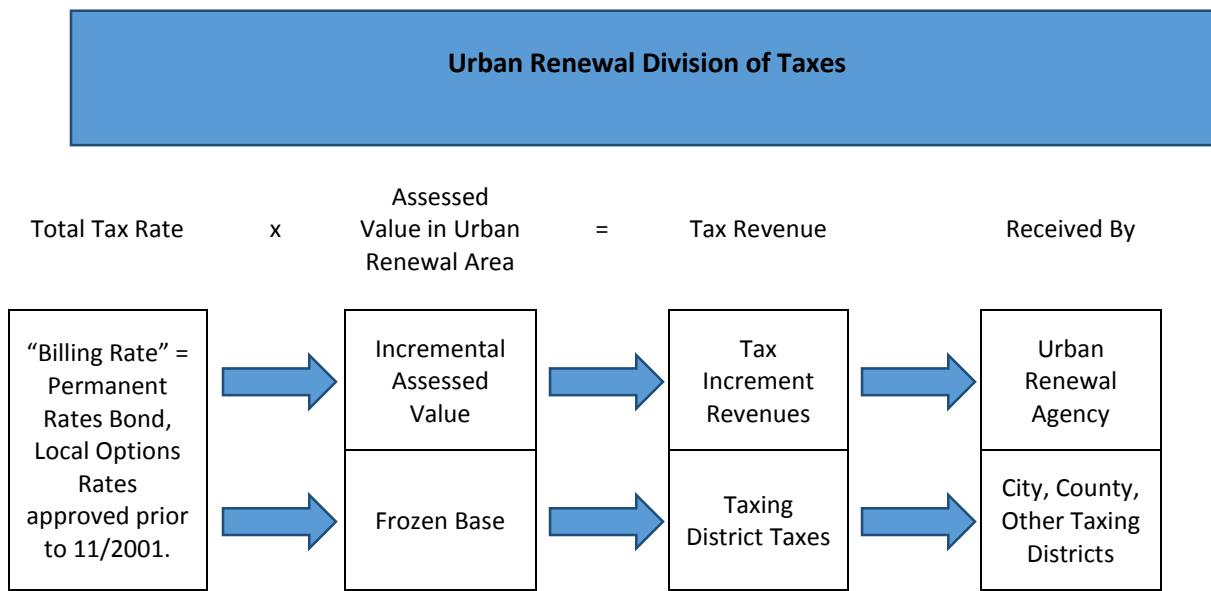
An urban renewal agency can acquire property, typically for re-sale for private or a combination of public/private development. The agency has the power of eminent domain (condemnation) for redevelopment purposes. The agency must identify properties to be acquired in the urban renewal plan. Properties must be acquired at fair market value. Once acquired, urban renewal agencies can clear and improve the properties prior to resale or lease. Any persons or businesses displaced by agency property acquisition are entitled to relocation assistance, which makes the process more fair and acceptable to the community.

#### 4. Re-sale or lease of property

An urban renewal agency can sell or lease property it owns for redevelopment. The agency can legally sell for less than fair market value. Property can be sold for its "fair re-use value" which is the value for a specified use required in the urban renewal plan. This allows property to be reduced in price to make particularly desirable development projects financially feasible.

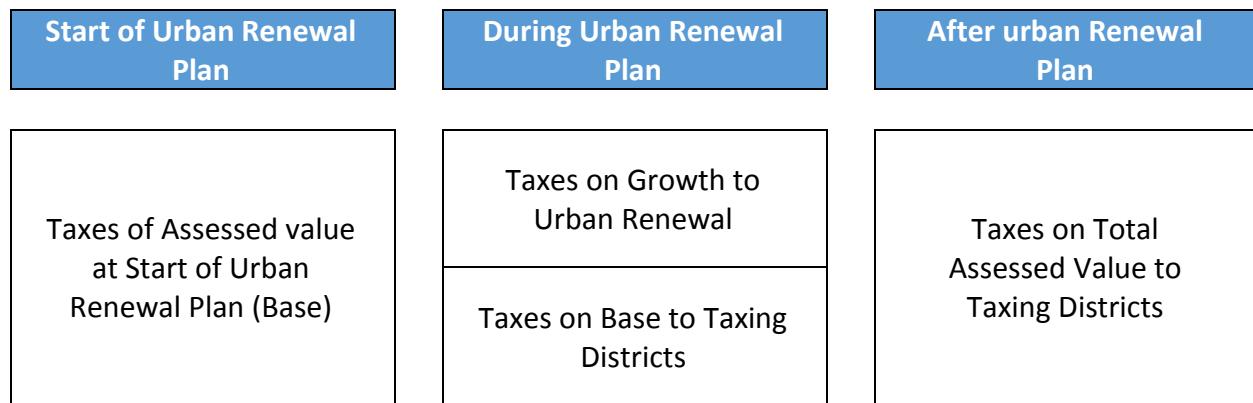
#### **How are Urban Renewal Plans Financed?**

Urban renewal is unique in that it can be funded by tax increment revenues. Tax increment revenues are the amount of property taxes generated by the *increase* in total assessed values in the urban renewal area from the time the urban renewal area is first established. The assessed value of an urban renewal area at the time the plan is adopted is called the *frozen base*. Growth above the base is called the *increment*. The diagram below shows how this works for urban renewal plans adopted after Measure 50.



Though the *amount* of tax increment revenue is determined by the growth inside the urban renewal area, for the purpose of complying with Measure 5 property tax limits, the taxes are actually raised from all property within the city. The normal taxes paid by each property owner in the city are divided, so that taxing districts and the urban renewal agency get their proper share.

Over time the urban renewal plan helps create growth in assessed values. After the plan is completed, the taxing districts revenues are higher than they would have been without an urban renewal plan. This is shown in the diagram below:



### **What's Contained in an Urban Renewal Plan and Report?**

#### **1. Urban Renewal Plan Contents**

An urban renewal plan is required to contain, among other things:

- A description of each urban renewal project to be undertaken
- A map and legal description of the urban renewal area.
- An explanation of how the plan relates to local objectives, such as relevant objectives of the comprehensive plan, target area plans and other public policy statements.
- If the plan calls for the use of tax increment financing, a limit on the maximum amount of indebtedness to be issued to carry out the plan.
- A description of what types of changes to the plan are to be considered substantial amendments. Substantial amendments must be adopted using the same process as the adoption of the original plan. The following amendments must be considered substantial: (1) expanding the urban renewal area by more than one percent; and (2) increasing the maximum amount of indebtedness that may be issued.

#### **2. Urban Renewal Report Contents**

The urban renewal report must contain detailed information on conditions within the urban renewal area, the schedule for urban renewal projects, and the impacts on affected taxing districts.

# Urban Renewal

## **URBAN RENEWAL – definition**

- Local policies and strategies designed **to deal with urban decline, decay or transformation** are termed as urban renewal.
- It is a comprehensive and integrated vision and action which leads to the resolution of urban problems and which **seeks to bring about a lasting improvement in the economic, physical, social and environmental conditions of an area** that has been subject to change'
- With the decision and authority of a governing municipality, **re-arranging** land use, function and ownership features of a socially, economically or structurally decayed part of a certain city .
- such as slum zones or brown fields, for the purpose of obtaining a desired, well organized neighbourhood.

# UNDERSTANDING URBAN RENEWAL

The term Urban renewal **means rebirth or regeneration of a city or a part of it which has been plagued by the ills of urbanization**

- The planning concept originated in England and America in 1930's
- Decayed parts of the city were demolished and rebuilt.
- **Initially referred to slum clearance and housing but has gradually evolved into a multidimensional concept.**
- These programs were thrust upon the city and its people and were criticized and halted on opposition by organized community movements.
- The urban renewal programs taken up later, involved greater participation of the communities.



# WHY URBAN RENEWAL?

The triggers:-

- Effective functioning of Administrative towns
  - ( state HQ, District HQ)
- To accommodate an event of magnitude.
  - (Asian games, Common Wealth Games in Delhi, Tri Centenary Celebrations of consecration of the Guru Granth Sahib at Nanded)
- Necessity due to natural /man-made calamity
  - (Earthquake in Bhuj, Plague in Surat)
- Obsolescence of land uses
  - (Shifting of manufacturing industries )
- Market driven change of land use
  - (Commercialization of Girgaum,Parel areas of Mumbai)
- To conserve historic monuments/ environment.
  - ( Areas around the Taj Mahal precinct )
- Lack of modern facilities



# WHERE URBAN RENEWAL IS REQUIRED?

Urban renewal is required for

- Dilapidating, **ageing parts of the city**, not providing the city its full potential and becoming a health hazard
- In built form it consists of **old area of the city, congested** area around transit points, illegal settlements needing redevelopment
- In terms of **infrastructure** - measures for efficient and smooth movement of traffic, improvement of transportation network, provision /improvement of utilities.



## BASIC CONCEPT

- Urban Renewal programs are generally undertaken by public authorities or by local governments.
- **The emphasis is on those parts which have fallen below current standards of public acceptability.** These are commonly to be found in:
  - The residential parts of the inner city
  - The central business district itself.
- Indicators for **residential parts of inner cities** are:
  - inadequate housing,
  - environmental degradation,
  - presence of non-conforming uses.
- Indicators for **central business district** are:
  - traffic problems,
  - congestion,
  - dilapidated buildings.

## **TOOLS / APPROACHES**

- **SLUM CLEARANCE:** Demolition of dilapidated dwellings located in a slum
- **REDEVELOPMENT:** The **demolition** of an existing building and its replacement by a new building
- **REHABILITATION :** The **repair** and improvement of existing structurally sound property
- **HOUSING IMPROVEMENT :** Improvements of dwellings by **provision** of essential basic amenities
- **CONSERVATION :** To retain intact or **unchanged**.
- **ENVIRONMENTAL IMPROVEMENTS :** Main emphasis is to improve environmental conditions
- **ECONOMIC RENEWAL :** Improvement of economic conditions of dwellers

# URBAN RENEWAL PROJECTS

- Following Projects fall under Urban Renewal:
  - Redevelopment projects
  - Economic development strategies
  - Housing loans and other financial tools
  - Streetscape improvements
  - Transportation enhancement
  - Historic preservation projects
  - Parks and open spaces

# Urban Renewal Typologies : Urban Centers

- Definition:
  - CBD
  - Secondary nodes
  - Commercial/retail focus
  - Some residential activity
  - Cultural and civic assets
  - Strong transportation hubs
  - Concentration of public and private infrastructure investment
- Why focus on Urban Centers?
  - Contribution to national GDP
  - Contribution to local government revenue
  - Image roles and civic pride

# **Urban Renewal Typologies : Urban Centers**

- Context
  - Poor planning decisions, economic restructuring, changing demographic profiles, political transition
  - Historical urban centers vs township centers
- Policy objective:
  - Restore confidence of market participants in underlying property market
  - Diversify local economy
  - Maintain local government rates base
  - Support integration (transportation hubs and residential components)
  - Locate within broader economic development frameworks (city and region)
- Intervention strategies:
  - Property-led intervention strategies linked to the diversification of the economy
  - Flagship and prestige projects
  - Supply-side land interventions
  - Urban management clusters
  - Crime initiatives
  - Transportation and retail hubs
  - Tax incentives and rates arrangements

# Urban Renewal Typologies : Informal Settlements

- Definition:
  - Illegal, unplanned and insecure
  - Limited access to engineering services
  - Hazardous residential environment
  - High levels of poverty and social stress
- Why focus on informal settlements?
  - Informal settlements are growing
  - Poor or hazardous location creates problems
  - Substantial no. of people live in informal settlements
  - Residents of informal settlements constitute a substantial labour force

# **Urban Renewal Typologies : Informal Settlements**

- Context
  - Extreme poverty and exclusion
  - Historical development and illegality impacts on relationship to the state and access to amenities
  - Decline through neglect?
  - Reinforcing poor location?
- Policy Objectives:
  - International: Promoting health and safety, promoting economic development and reducing social and economic inequality
  - South Africa: SIPP Programme - Promoting institutional reform, shifting government spending priorities, whilst delivering concrete benefits
  - Project selection based on basic needs frameworks, political symbolism, security considerations etc.

# Urban Renewal Typologies : Informal Settlements

## ■ Interventions:

- Focus on **normalization of physical environment**: Infrastructure, housing and social amenities
- Focus on **illegality** i.e. tenure, regularization of businesses, review of bye-laws, public trading markets
- Focus on **informality** i.e. incremental housing, household production
- Focus on **empowerment**: housing and business credit, information and advice centers, welfare referral systems, skills development, business support and linkages, education system and literacy
- Focus on **public safety**: policing, disaster management, emergency services
- Focus on building **local government capacity** and relationship: Restore and establish service relationships, normalize rating and service payments, etc.

# Urban Renewal Typologies : Exclusion Areas

- Definition
  - Residential areas fallen into decay
  - Inner city and peripheral locations
  - Good underlying engineering infrastructure but poor quality housing environment
  - Poor quality social amenities and poor standards of social service
  - Severe social problems including gangsterism, high crime rates and domestic violence
  - Often high numbers of immigrants
- Why focus on exclusion areas?
  - Manifestations of social and economic inequality
  - Becomes sources of social and political tension
  - Hold back the development of the city
  - Loss of revenue to local government
  - Potential to spread to neighboring areas

# Urban Renewal Typologies : Exclusion Areas

## ■ Context:

- Exclusion by design (Orange Farm, Mitchell's Plain)
- Exclusion through decline (Inner city areas)
- Long-term prospects for areas excluded by design??

## ■ Policy Objective:

- Promote integration (physical, economic, social, institutional, cultural)
- Emphasis on individual empowerment and mobility and households/community social support
- Locate to human development indices and other measures of exclusion

## ■ Intervention Strategy:

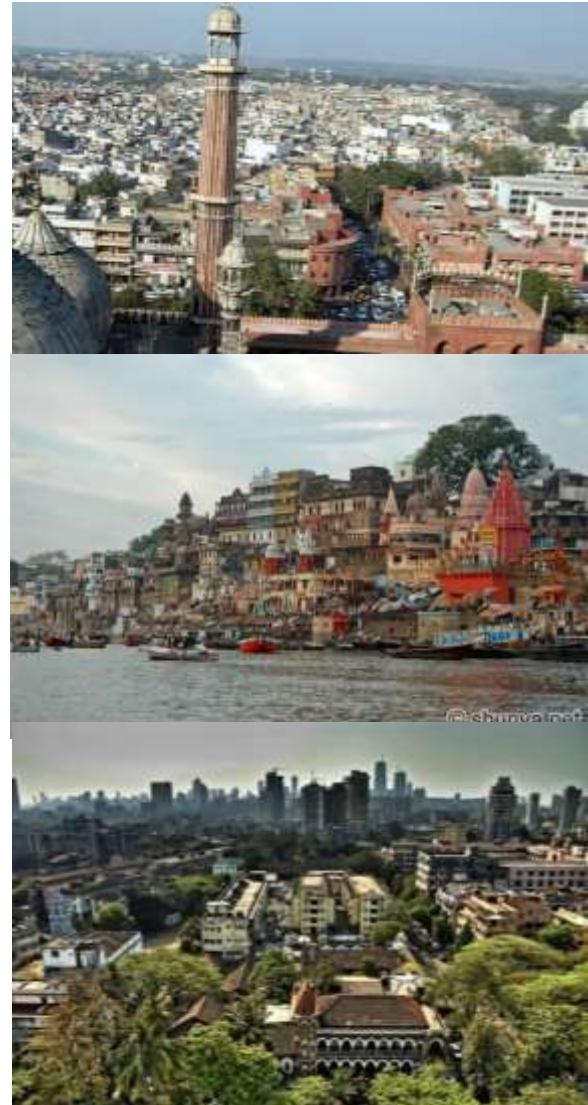
- *Physical*: Focus on residential environment, mobility and streetscapes
- *Economic*: Workspaces and individual empowerment (especially training)
- *Social*: Some new infrastructure but mainly social services focus, particularly social crime prevention
- *Institutional*: Community-level institution building

# Benefits

- Drives urban productivity
  - Eg:
    - Creating mixed use development projects in CBD
    - Creating regional hubs just outside of city limits to reduce residential and commercial pressure on inner city area.
- Creates employment opportunities
- Attracts increased investments
  - Intensifying use of land
  - Densification of area can create new market for business
- Enhance housing affordability
  - Brings key workers closer proximity to employment opportunities
- Capitalize on existing infrastructure
  - Improvement of existing infrastructure saves cost of new expensive infrastructure
- Increases tourism revenue
  - Improved infrastructure and services.

# INDIAN CONTEXT

- Indian cities have a history that dates back to centuries
- In the last century cities faced a major unprecedented force of urbanization which ripped them
- They have grown exponentially
- Their administration has not been able cope up with rapid urbanization
- The age old infrastructure is weakened and decayed leading to degeneration of the core areas in the city.
- Cities which have survived centuries are now at critical stage.
- Concept of Urban Renewal – To provide life to the dying city.



# People First

A District-based and  
Public Participatory Approach  
to Urban Renewal

# Urban Renewal Strategy

February 2011



Development Bureau



## **PREFACE**

Section 20 of the Urban Renewal Authority Ordinance (Chapter 563) requires the Secretary for Development to consult the public before finalising the urban renewal strategy. In line with the Hong Kong Special Administrative Region Government's emphasis on public engagement in recent years, the Development Bureau carried out an extensive 3-stage public consultation between July 2008 and June 2010 to review the strategy, during which over 2,400 public opinions/comments were received. A revised Urban Renewal Strategy drawn up on the basis of the broad consensus reached during the extensive public engagement was published in draft for public consultation between 13 October 2010 and 13 December 2010 pursuant to the requirement in the Urban Renewal Authority Ordinance. Over 70 written submissions were received. This new urban renewal strategy has been prepared taking into account the comments received.

The Urban Renewal Strategy (URS) is a government strategy the implementation of which should be undertaken by the Urban Renewal Authority (URA) and the other stakeholders/participants. The new URS has been issued to the URA. When preparing its draft corporate plan, the URA has to follow the guidelines set out in this document.

# **Urban Renewal Strategy**

## **Tackling the problem of urban decay**

- Introduction
- 1 Hong Kong's building stock is ageing rapidly. There are at present about 4,000 buildings aged 50 years or above in Hong Kong. The number will increase by 500 a year over the next decade. Despite efforts of the Government, dedicated agencies like the Urban Renewal Authority (URA) and the Hong Kong Housing Society (HKHS), Owners' Corporations and relevant professional bodies, the conditions of Hong Kong's old buildings remain unsatisfactory, posing threats to public safety.
- 2 To address the problem of urban decay and to improve the living conditions of residents in dilapidated urban areas, the Urban Renewal Authority Ordinance (Chapter 563) (URAO) was enacted in July 2000. The Ordinance provides a new institutional framework for carrying out urban renewal. The URA was established on 1 May 2001.
- URS as a government strategy
- 3 The Urban Renewal Strategy (URS) is a government strategy. Under this strategy, urban renewal is not a "slash and burn" process. A comprehensive and holistic approach should be adopted to rejuvenate older

## **Objectives of urban renewal**

urban areas by way of redevelopment, rehabilitation, revitalisation and heritage preservation (the 4R business strategy).

- 4      Implementation of URS should be undertaken by the URA, as well as all the other stakeholders/participants so as to achieve a better balance and coordination among the 4Rs. These will include related government bureaux and departments, relevant District Councils (DCs), the HKHS, the private sector (property owners, developers), individual owners, professionals and non-governmental organisations (NGOs). The URS will guide the URA in its preparation of draft corporate plans.

5      The main objectives of urban renewal are –

- (a) restructuring and replanning of concerned urban areas;
- (b) designing more effective and environmentally-friendly local transport and road networks within the concerned urban areas;
- (c) rationalising land uses within the concerned urban areas;
- (d) redeveloping dilapidated buildings into new buildings of modern standard and environmentally-friendly design;

- (e) promoting sustainable development in the urban areas;
- (f) promoting the timely maintenance and rehabilitation of buildings in need of repair;
- (g) preserving buildings, sites and structures of historical, cultural or architectural value;
- (h) preserving as far as practicable local characteristics;
- (i) preserving as far as practicable the social networks of the local community;
- (j) providing purpose-built housing for groups with special needs, such as the elderly and the disabled;
- (k) providing more open space and community/welfare facilities; and
- (l) enhancing the townscape with attractive landscape and urban design.

6 The key principles underlying the Government's approach to urban renewal are –

- (a) owners whose properties are acquired or resumed for the implementation of redevelopment projects should be offered fair and reasonable compensation;

- (b) tenants affected by redevelopment projects should be provided with proper rehousing;
- (c) the community at large should benefit from urban renewal; and
- (d) residents affected by redevelopment projects should be given an opportunity to express their views on the projects.

“People First,  
District-based,  
Public Participatory”  
approach

7

A “people first, district-based, public participatory” approach should be adopted to carry out urban renewal. The Government has to balance the interests and needs of all sectors of the community without sacrificing the lawful rights of any particular group. The aim is to reduce the number of inadequately housed people. While improving the quality of life of residents in the urban areas remains a primary goal, the vision of urban renewal should embrace the concepts of sustainable development and building a quality city (including appropriate development intensity, land use planning, urban design, greening, local culture, heritage preservation and harbour beautification, etc.) and be forward-looking to support the development of Hong Kong in the long run.

- District Urban  
Renewal Forum
- 8 A new advisory platform, District Urban Renewal Forum (DURF), will be set up to strengthen urban renewal planning at the district level. DURF will advise the Government on district-based urban renewal initiatives from a holistic and integrated perspective, including advice on regeneration and redevelopment areas, preservation targets, and implementation models. In the process, DURF will conduct broad-based public engagement activities and various planning and related studies, including social impact assessments.
  - 9 DURF will be appointed by the Government, with chairmanship by a professional familiar with urban renewal issues and membership drawn from DC/Area Committee members, professionals, established NGOs and business associations in the district and representatives of the URA and relevant government departments. The Planning Department will provide secretariat and professional support to DURF.
  - 10 DURF will be able to tap resources from an Urban Renewal Trust Fund to be set up for commissioning various studies and conducting public engagement activities. It will interact with the relevant DCs through ad hoc meetings or collaborative efforts.

## **Role of the URA**

- |                                 |    |   |
|---------------------------------|----|---|
| Introduction                    | 11 | The URA is tasked to adopt “Redevelopment” and “Rehabilitation” as its core businesses under the URS comprising redevelopment, rehabilitation, heritage preservation and revitalisation.  |
| Accountability and transparency | 12 | The URA must be accountable and responsive to the needs of the community. The URA Board should be accountable, open and transparent.  |
|                                 | 13 | To increase its public accountability and transparency, the URA will continue to issue guidelines on the declaration of interests to its Board Members. The URA Board will consider opening its meetings to the public as far as practicable. The URA will continue with the set up of an independent audit team.   |
|                                 | 14 | Reflecting a comprehensive and holistic district-based approach, the URA will move away from the previous concept of target areas and support DURFs to be set up in old urban areas. DURF will be piloted in one or two districts before full implementation and in the meantime, URA will continue with urban renewal projects that have been initiated or those which require due attention in the light of building and living |

		conditions and in response to requests from the local community.
Redevelopment	15	The URA will undertake redevelopment projects making reference to the recommendations of DURF and taking account of building conditions surveys, and its manpower and financial position. As stipulated in the URAO, the URA will seek the approval of the Financial Secretary (FS) before any redevelopment proposal is to be included in its corporate plan and business plan.
	16	<p>Responding to owners' aspirations, redevelopment will take more diverse forms with URA as "implementer" or "facilitator" subject to their respective framework –</p> <ul style="list-style-type: none"> <li>(a) URA may initiate a redevelopment project on its own (URA as "implementer");</li> <li>(b) URA may respond to a joint approach from building owners to initiate redevelopment of their lot(s)/building(s) (URA as "implementer"); and</li> <li>(c) URA may provide assistance to owners as consultant to help them assemble titles for owner-initiated redevelopment (URA as "facilitator").</li> </ul>

- 17 In URA-implemented redevelopment projects, the URA should consider the following factors when determining the priority of individual redevelopment projects to be implemented –
- (a) whether the proposed project area is old and dilapidated and requires urgent redevelopment as identified by building conditions surveys and DURF;
  - (b) whether the buildings lack basic sanitation facilities or they are exposed to potential fire risks due to the lack of proper management and maintenance;
  - (c) whether the living conditions of the residents in the proposed project area are satisfactory;
  - (d) whether the proposed project will improve the area by replanning and restructuring;
  - (e) whether the proposed project area will achieve a better utilisation of land after redevelopment; and
  - (f) whether the rehabilitation of buildings in the proposed project area is a practicable and viable option.

The land assembly process, compensation and rehousing policies contained in the URS will apply to URA-implemented projects.

- 18 In URA-facilitated redevelopment projects, the URA may provide consultation service to owners of owner-initiated redevelopment provided that the sites are also identified by DURF for redevelopment and in light of building conditions surveys. These projects will be taken forward under the prevailing market mechanism and if applicable, other relevant legislation such as the Land (Compulsory Sale for Redevelopment) Ordinance. No acquisition, compensation, rehousing or resumption actions on the part of the URA will be involved in URA-facilitated redevelopment projects.
- Rehabilitation**
- 19 Proper maintenance of buildings is an essential aspect of the regeneration of older urban areas. The rehabilitation of buildings improves the built environment and reduces the need or urgency for redevelopment. It is also in line with the Government's policy of sustainable development.
- 20 The URA will promote rehabilitation of buildings in need of repair as one of its core businesses and provide technical and financial assistance to owners in order to promote proper maintenance of buildings. The URA's rehabilitation strategy will include the setting up of building resource centres in old urban areas

providing one-stop service to owners; dedicated teams to help owners in Owners' Corporation formation and provision of technical and financial assistance to owners in need. For property owners affected by land acquisition for URA's projects, URA will continue to operate a maintenance costs reimbursement scheme in which owners may apply for reimbursement of the costs of the remaining useful life of the works which are required by the relevant authorities, including the maintenance or repair works required by the Buildings Department (under the Buildings Ordinance (Chapter 123)), the provision or improvement of fire service installations or equipment required by the Fire Services Department (under the Fire Safety (Commercial Premises) Ordinance (Chapter 502)), and the lift works or escalator works required by the Electrical and Mechanical Services Department (under the Lifts and Escalators (Safety) Ordinance (Chapter 327)), if their properties are eventually acquired by the URA for redevelopment. The aim is to assure owners that money expended on maintenance is well spent even if the buildings are likely to be redeveloped in a few years' time.

- Heritage preservation**
- 21      Heritage preservation should be part of urban renewal, and the URA should preserve heritage buildings if such preservation forms part of its urban renewal projects. Preservation should include –
- (a) preservation and restoration of buildings, sites and structures of historical, cultural or architectural interest; and
  - (b) retention of the local colour of the community and the historical characteristics of different districts.
- The URA will only undertake self-standing heritage preservation projects which are outside its redevelopment project boundaries if there is policy support or a request from the Administration.
- 22      The URA will make reference to the Government's policy on heritage conservation in pursuing its heritage preservation efforts. Due emphasis will be given to collaborative partnership with non-profit making organisations (but private sector partners will not be precluded where such collaborative proposal is meritorious) and public access to enjoy the use of the revitalised historic buildings.

## **Land assembly process in URA-implemented redevelopment projects**

- Resumption of land      23      Under the URAO, the URA may apply to the Secretary for Development (SDEV) requesting her to recommend to the Chief Executive in Council the resumption of land required for urban renewal.
- 24      Under the URAO, there is a time limit for application for land resumption. In case of a development project, the URA has to make an application for resumption within 12 months after the project has been authorised by SDEV. In case of a development scheme, the URA has to make an application for resumption within 12 months after the plan for the scheme prepared under the Town Planning Ordinance (Chapter 131) (TPO) has been approved by the Chief Executive in Council in accordance with section 9 of that Ordinance. The purpose of this time limit is to ensure that the residents do not have to wait too long to know whether their properties will be resumed.
- Acquisition by agreement      25      Although the URA may request resumption of land for redevelopment under the URAO, it should consider acquiring land by agreement before making such a

request to SDEV. Offers of purchase should be made after a project has been approved but before the land reverts to the Government.

**Compensation to  
owners of domestic  
units**

- 26 The distinction in compensation and ex gratia payment for owner-occupiers and owners of vacant and tenanted domestic units will continue. While upholding the current distinction, the URA will adopt a compassionate approach in assessing the eligibility of owners of tenanted domestic units for ex gratia payment in exceptional circumstances such as elderly owners who rely on the rental income from their properties for a living.
- 27 The URA will offer “flat for flat” in a URA new development in-situ or in the same district or at available sites as an alternative option to cash compensation and ex gratia payment to owner-occupiers of domestic units. As this is an alternative, the amount of cash compensation and ex gratia payment offered to an owner-occupier will not be changed by his/her choice of using that amount, or part of it, to join the flat-for-flat arrangement or otherwise.

Assistance to shop operators and shop owners 28 The URA will help identify suitable premises in the district of the redevelopment projects to enable the affected shop operators to relocate and continue operation in the same district as far as practicable. Upon completion of a redevelopment project, the URA will also assist affected shop operators to lease and shop owners to purchase shop premises in the future redeveloped projects upon completion.

## **Processing of projects in URA-implemented redevelopment projects**

Planning procedures 29 Under the URAO, the URA may implement a project by way of a development project or a development scheme. The public can lodge objections to a development project under the URAO or to a development scheme under the TPO. Procedures are in place to process such objections.

30 Under sections 21 and 22 of the URAO, the URA has to prepare a draft corporate plan setting out its proposed programme of projects for the next five years and a draft business plan setting out the projects to be implemented in the next financial year. The URA is required to submit its draft corporate plan and draft

business plan to the FS for approval each year.

**Freezing surveys**

- 31 Under section 23(2) of the URAO, the date on which a project (development project or development scheme) is first published in the Government Gazette will be regarded as the commencement date of the implementation of the project. The purpose of notifying the commencement date of the implementation of the project is that the URA may make reference to the said commencement date for determining the eligibility for ex gratia allowances and rehousing in accordance with the policy of the URA.
- 32 On commencement day, the URA should conduct a freezing survey to determine eligibility for ex gratia allowances and rehousing. The survey should be completed on the same day or at most within a couple of days. It is important that a comprehensive and accurate survey is conducted to prevent and deter “imposters” from taking up residence in the project area afterwards and abusing the compensation system or the rehousing scheme and to deter unfair eviction of tenants.
- 33 In pursuance of the urban renewal objective to improve

the living conditions of residents in dilapidated buildings, the URA will aim to put in place measures to help tenants evicted or with their tenancies terminated after a freezing survey but before the URA successfully acquires the properties from their landlords, hence losing their eligibility for rehousing.

- Social impact assessments**
- 34 Early social impact assessments will be initiated and conducted by DURF before redevelopment is recommended as the preferred option. The URA will update these assessments by DURF before implementing any specific redevelopment project.
- 35 The URA will carry out social impact assessment studies as follows –
- (a) a Stage 1 social impact assessment to update any earlier social impact assessment commissioned by DURF before the publication of any proposed redevelopment project in the Government Gazette; and
  - (b) a Stage 2 social impact assessment including proposed mitigation measures after the proposed project has been published in the Government Gazette.

- 36 The main elements of the social impact assessments to be commissioned by DURF and that to be conducted by URA before the publication of the proposed project in the Government Gazette should include –
- (a) the population characteristics of the proposed project area;
  - (b) the socio-economic characteristics of the area;
  - (c) the housing conditions in the area;
  - (d) the characteristics of local business activities, including small shops and street stalls;
  - (e) the degree of overcrowding in the area;
  - (f) the availability of amenities, community and welfare facilities in the area;
  - (g) the historical background of the area;
  - (h) the cultural and local characteristics of the area;
  - (i) an initial assessment of the potential social impact of the proposed project; and
  - (j) an initial assessment of the mitigation measures required.
- 37 The main elements of the Stage 2 social impact assessment including proposed mitigation measures to be conducted after the proposed project has been published in the Government Gazette should include –

- (a) the population characteristics of the residents affected by the proposed project;
- (b) the socio-economic characteristics of the affected residents;
- (c) the rehousing needs of the affected tenants;
- (d) the relocation needs of the affected shop operators;
- (e) the housing preferences of the affected owners and tenants;
- (f) the employment status of the affected owners and tenants;
- (g) the place of work of the affected owners and tenants;
- (h) the social networks of the affected owners and tenants;
- (i) the educational needs of the children of the affected families;
- (j) the special needs of the elderly;
- (k) the special needs of the disabled;
- (l) the special needs of single-parent families, particularly those with small children;
- (m) a detailed assessment of the potential social impact of the proposed project; and

- (n) a detailed assessment of the mitigation measures required.
- 38 Most of the factual data for the Stage 2 social impact assessment should be collected as part of the freezing survey to be conducted immediately after the publication of the proposed project in the Government Gazette. The URA should submit the reports of both the Stage 1 and Stage 2 social impact assessments conducted by it to SDEV when it submits a development project under section 24 of the URAO. The URA should also submit those reports to the Town Planning Board when it submits a development scheme under section 25 of the URAO. The URA should also release the reports for public information.
- Urban Renewal Trust Fund 39 A trust fund with endowment from the URA will be set up to fund various activities to be conducted by DURF, the social service teams who are providing assistance and advice to residents affected by URA-implemented redevelopment projects and, applications from NGOs and other stakeholders involved in heritage preservation and district revitalisation initiatives in the overall urban renewal context to be considered on a case-by-case basis. The social service teams will directly report to the Board of Trustees/Committee of the trust fund. All members of the Board of

Trustees/Committee will be appointed by SDEV. The Board/Committee will maintain transparency in its monitoring of the social service teams and in its financial reporting on the trust.

## **Financial arrangements**

- 40 The long-term objective of a self-financing urban renewal programme will continue to be upheld.
- 41 The URA will continue to be supported by the Government through –
  - (a) the \$10 billion capital injection already made;
  - (b) waiver of land premia for redevelopment sites;
  - (c) waiver of land premia for rehousing sites; and
  - (d) loans from the Government.
- 42 Under section 10(4) of the URAO, the URA shall exercise due care and diligence in the handling of its finances.

## **Review**

- 43 The urban renewal strategy will be reviewed and updated from time to time. The public will be consulted on any revised urban renewal strategy in future before it is finalised for implementation.

