

Strategic planning and sustainability: a quick outlook on the Arab world



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Porto Alegre – Metropolis 2011



The skills of Arab states to create narratives with the key words in urban planning and their ability to use rapidly the new trends in planning

A double point in the context of a high urban growth in the Arab world

- 1) the shift towards strategic planning and the questions it raises for such rentier States
- 2) the new crusade for sustainability in planning: between new experiences and alibi?



1. Strategic planning: the “conversion” of the Arab world

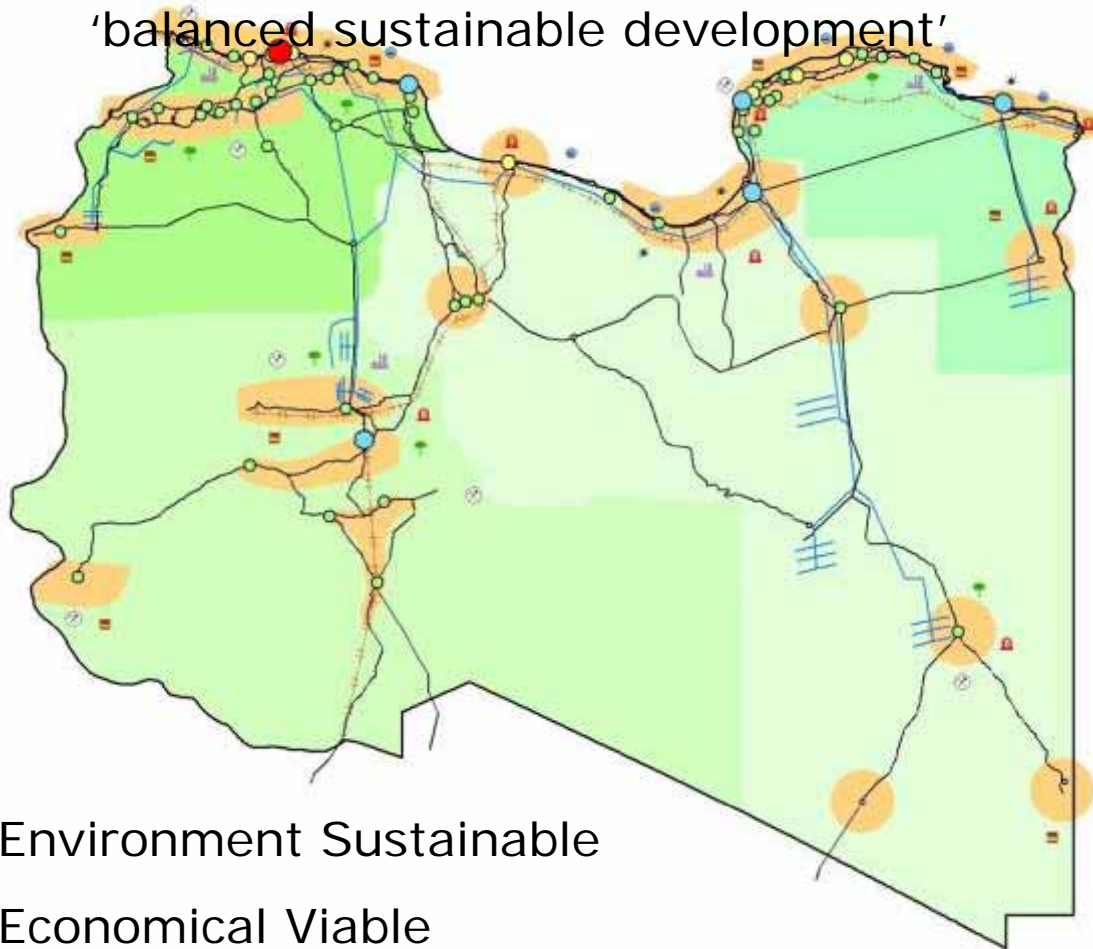
Intra-Regional UN-HABITAT Exchange on Urban Planning Methodology in Arab Countries

13 - 16/12/2010, Cairo – Egypt

- Arab cities are more adopting strategic participatory planning, introducing city visioning, mobilizing partnerships and looking beyond boundaries;
- Planning is now practiced as a governance mechanisms for civic engagement, (Greater Amman, Cairo 2050, Benghazi 2025...)

Libyan National Spatial Policy 2006-2030

'balanced sustainable development'



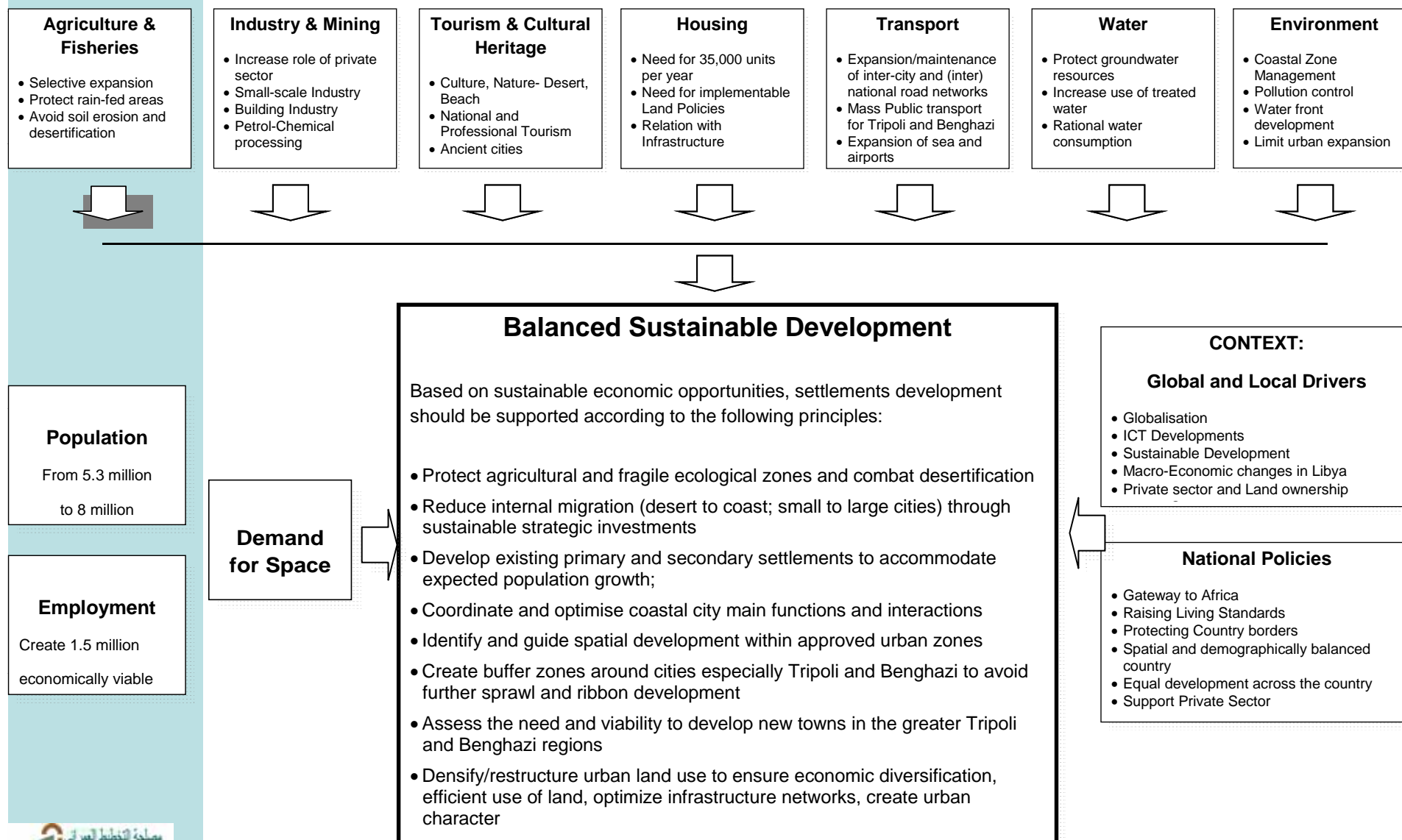
- Environment Sustainable
- Economical Viable
- Spatial Balanced Development

Source:



National Spatial Policy 2006-2030 for Libya

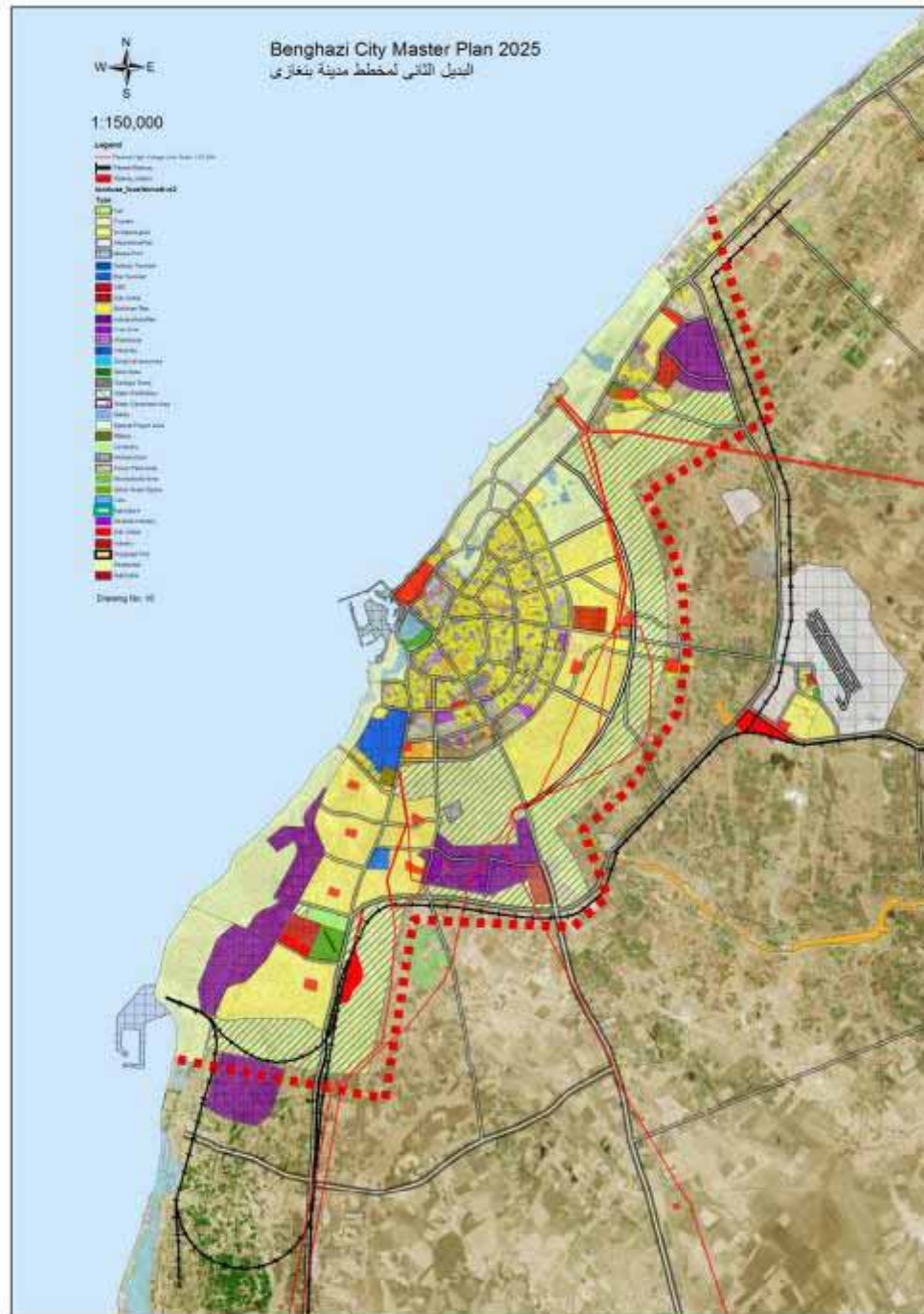
"Balanced Sustainable Development"



Participation in Libya

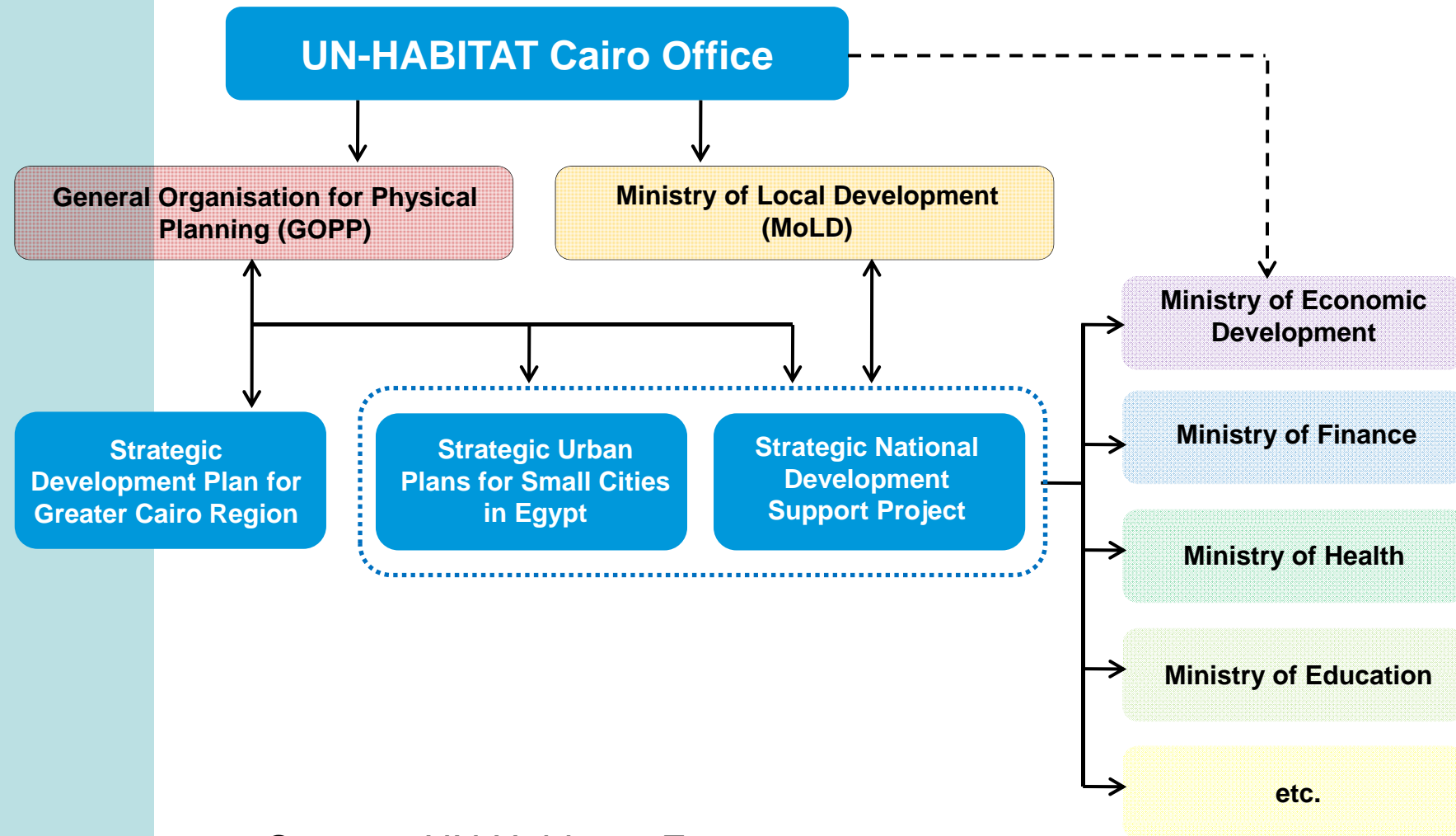


Source : Unit Planning
Authority, Libya, 2010



Benghazi city master plan 2025

EGYPT: Project Activities of UN Habitat and Counterparts (2006-2013)



Source : UN Habitat – Egypt, 2010

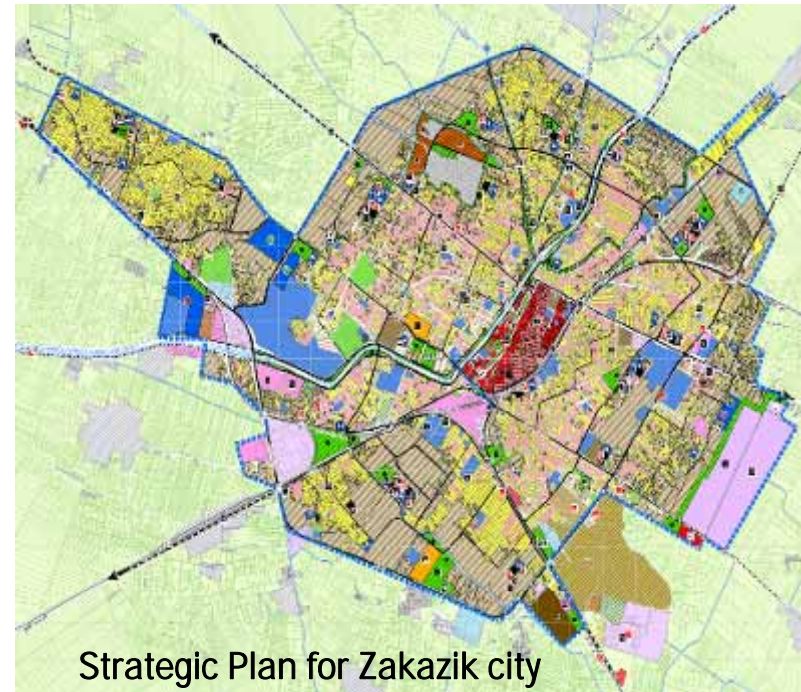
Small Cities strategic planning in Egypt

This program aims to prepare strategic plans for 228 cities within three year. GOPP prepared guidelines as reference for preparing these strategic plans and detailed plans as well to serve as blueprints for future actions.

- The aim is to increase the capacities of the cities to host the additional five million inhabitants expected by the year 2027.

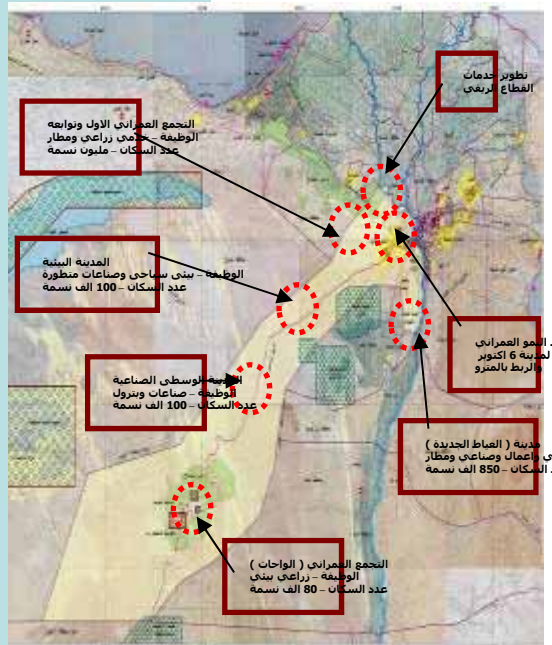
These strategic plans are prepared using a participatory planning approach to define :

- The new city limits and boundaries
- Proposed land uses and zoning
- Regulations for new developments

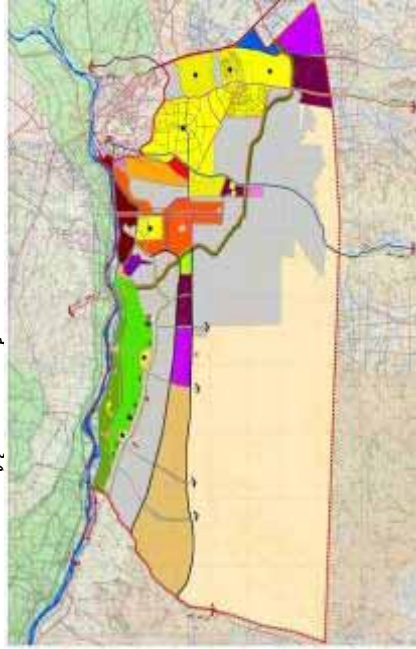


Strategic planning for governorates

Strategic Plan of 6
Octobr
Governorate



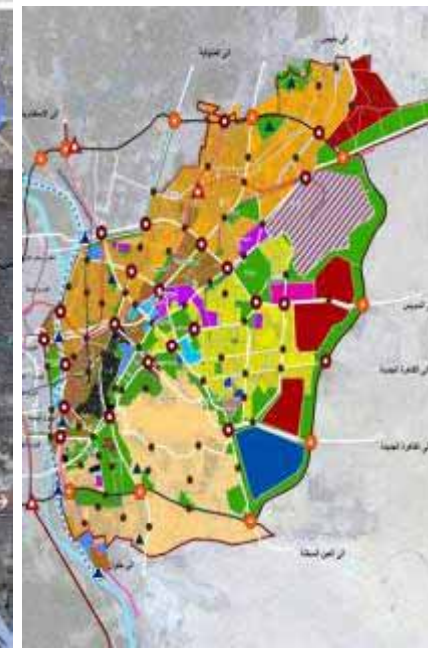
Strategic Plan of
Helwan
Governorate



Strategic Plan of
Giza Governorate



Strategic Plan of
Cairo Governorate



Source : UN Habitat – Egypt, 2010



Source ; General Organization for Physical Planning (Ministry of Planning) 2007-2012

Why a vision for Cairo?

Through review/study international experience as a case studies



World Cities Visions



FROM STALE REALITY ...



George Street



Darling Harbour



Central station's rail yards

... TO VISIONARY FUTURE



... becomes a pedestrian-friendly city square.



... gains more parkland. Apartments replace the inadequate convention space.



... disappear beneath an ambitious entertainment and convention complex.

The vision

Source : GOPP, 2009

**Sustainable development vision for Cairo 2050 and beyond,
Includes social, cultural and economic fields integrated with
urban field.**

**With good Governance, we can achieve the best results for
current and future generations**





Cairo 2050 (Source : GOPP, 2010)

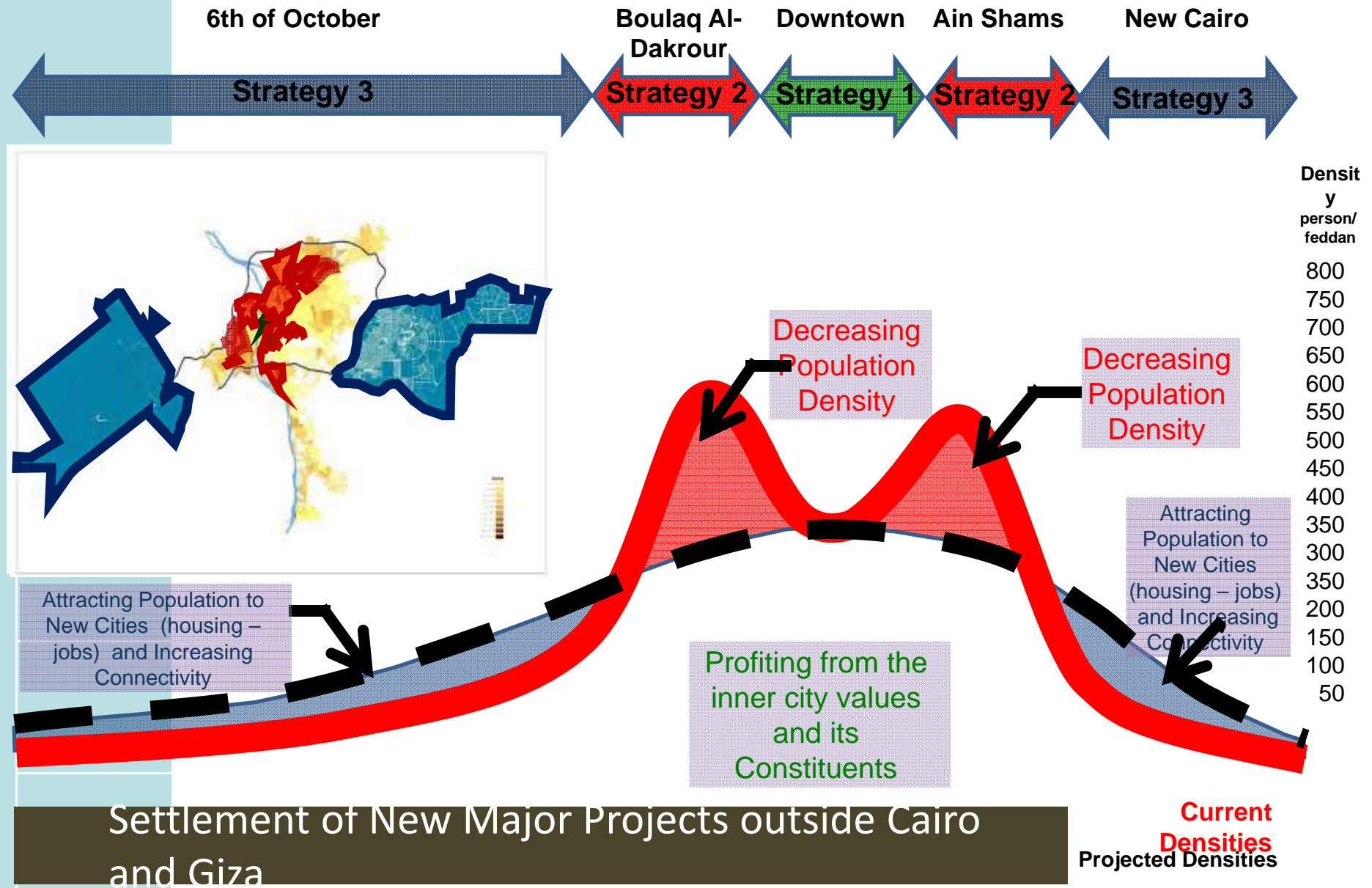
Participation of Key Officials, Planners, and Thinkers in Formulating the Vision

- 2 conferences: 300 participants of key officials, thinkers, media figures, investors, members of People's Assembly and Shura Council
- 28 specialized workshops: 1000 participants of experts and executive officials
- 4 symposium with NGOs and associations: 400 expert participants
- 4 surveys covering more than 3000 families in GCR



Core of the Vision

Different Strategies Dealing with Districts of GCR



Key Issues Affecting Development of GCR Vision

Land and
Housing

1. Should separate governorates in the GCR be merged into one body with special laws and regulations?

2. Would it be better to create an executive management agency with the three GCR governors sitting on its board?

3. Should decentralization be promoted and the number of governorates increased?

Institutional Set-up &
Urban Management

Transportation
& Infrastructure

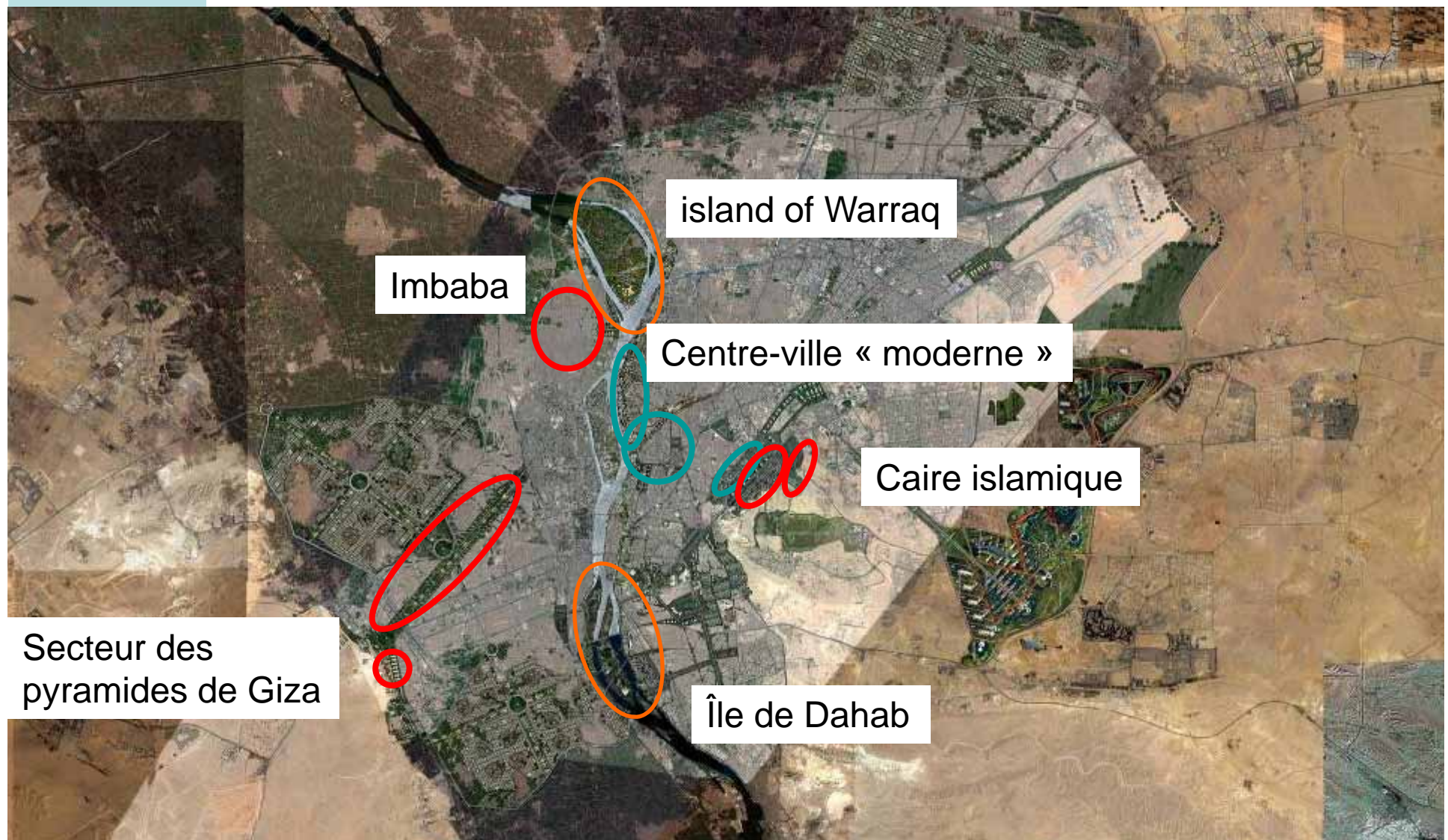
Key Issues Affecting Development of GCR Vision

Housing & Land

Currently, 3 Governorates, 9 Ministries and 4 sectoral agencies have direct or indirect control of land in the GCR

1. What are the most suitable land allocation mechanisms and coordination processes?
2. What type of housing programs should be in new development areas?
3. What are the best strategies / preventive measures to deal with informal settlements?

Institutional Setup & Urban Management



Cairo 2050 : A show room of mega projects instead a real strategy?

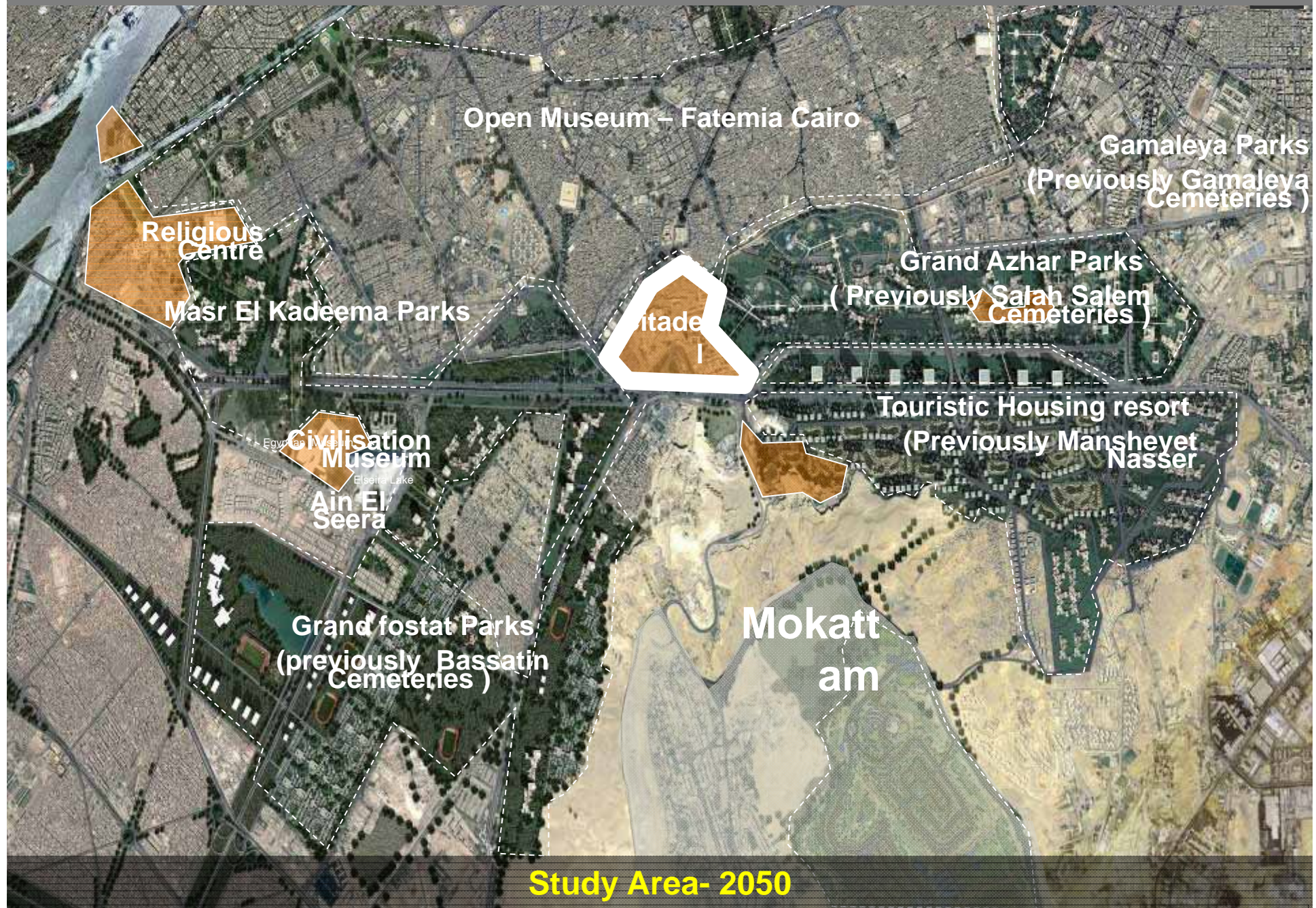
The preliminary schemes for the Nile Cornish landscape



El Azhar Parks (Salah Salem Cemeteries Area)



El Azhar Parks (Salah Salem Cemeteries Area)





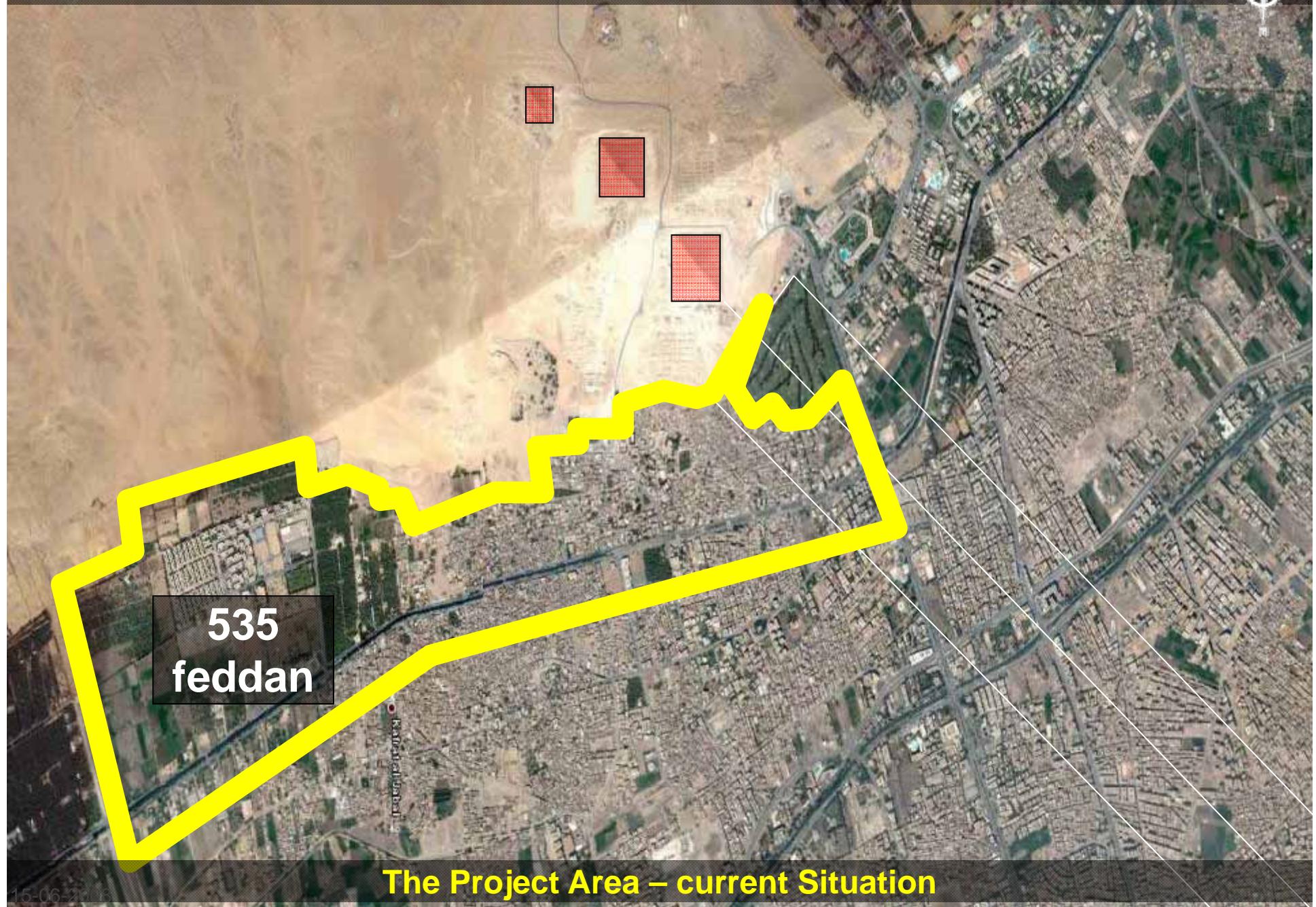
Upgrading of Nazlet El Seman area



Transformation of Nazlet El Seman area (253 acres) to an open Museum through the disclosure of the valley temple of King Khufu



Upgrading of Nazlet El Seman area



**535
feddan**

The Project Area – current Situation



Upgrading of Nazlet El Seman area

Sphinx Open Museum – Existing location of Nazlet el Seman



The Grand Museum Path

Sphinx Open Museum

Khufu Plaza

The New Nazlet El seman village

Area of International Hotels

Khufu Avenue

El Haram st.

Faisal st.

The Proposed Project Area





Upgrading of Nazlet El Seman area



From Sphinx Square to Khufu Pyramid 12 km

Sphinx Square

Urban Extension

Khufu Avenue

Feddan 1500 - Khufu Parks

The Pyramids

GEM

Khufu Plaza

Nazlet El seman – 500 Feddan

Nazlet el Seman



Urban Extension





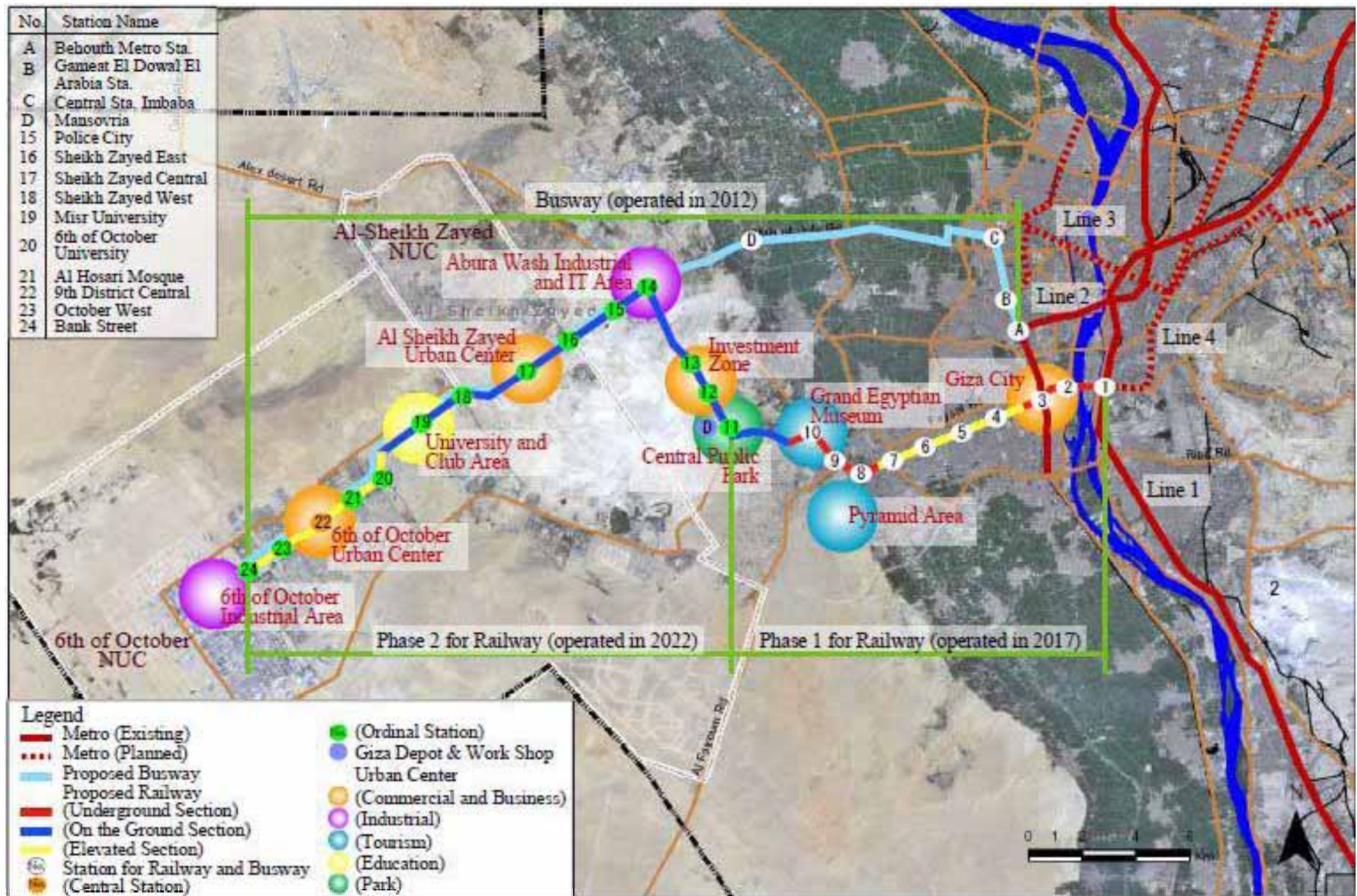
2. Sustainability, the new big issue for the Arab cities

Maan, Jordanie
(E. Verdeil, 2010)



Irbid, Jordanie
(E. Verdeil, 2010)








Le Caire / Secteur Ouest /BRT in project (JICA, 2008)



Ateliers Madec / Jardins de Sindibad, Casablanca : a new sustainable project

**American Society of Civil Engineers (ASCE)
6th International Engineering
and Construction Conference**

**Advances in
Affordable Housing & Green
Construction**

Cairo, Egypt-June 28-30, 2010


Under the auspices of

H.E. Eng. Ahmed El-Maghraby Minister of Housing, Utilities & Urban Development	H. E. Prof. Hany Helal Minister of Higher Education and State for Scientific Research
H. E. Dr. Ali Almoselhi Minister of Social Solidarity	H.E. Moshera Khatab Minister of State for Family and Population

Conference Chairman
Prof. Moustafa El-Demirdash
Chairman of Housing & Building National Research Center

Conference Vice Chairs
Prof. Ayman Mosallam, **Prof. Heba Bahnasawy**
M. ASCE, University of California Irvine Vice Chair, HBRC

Conference General Secretary
Prof. Khalid El-Zahaby



Tentative Agenda

March 22-24, 2010

HBRC, Cairo, Egypt

Monday, March 22, 2010

9:00 – 10:00 **Registration**

10:00 – 10:45 **Opening Session**

- Nabil Grace, Lawrence Technological University
- Dr. Omnia El-Hakim, US-NSF Program Director
- Dr. Moustafa El-Demirdash, Chairman, Egyptian HBRC
- H.E. Eng. Maged George, Minister of State for Environmental Affairs
- H.E. Eng. Ahmed El-Maghraby, Minister of Housing, Utilities and Urban Development

10:45 – 11:00 Presentation on NSF Research Initiatives in US
Dr. Omnia El-Hakim, US National Science Foundation
15 minute talk and questions

11:00 – 11:30 **Coffee Break**

11:30 – 12:00 **Opening Keynote**

Moderator: Professors Nabil Grace & Heba Bahnasawy

Presentation on Sustainable Building Construction Initiatives in Egypt
Ibrahim Mahlab, Chairman of Board of Directors Arab Contractors Company
25 minute talk and 5 minute questions

12:00 – 12:30 **Opening Keynote**

Sustainable Architecture in Desert Environments – Masdar Headquarters Development
Gordon Gill, AIA, SCUP
Gordon Gill, Adrian Smith + Gordon Gill Architecture
25 minute talk and 5 minute questions

12:30 – 14:10 **Session 1 – Design of Innovative Sustainable Concretes and Building Systems**

Moderators: Professors Abu-Zeid Rageh & MaryCarol Hunter

- Dr. Moustafa El Ghamrawy, Al-Azhar University
- Paramita Mondal, University of Illinois at Urbana-Champaign
- Marcus Rydbo, Director of Architecture at Norconsult
- Nabil Grace, Lawrence Technological University

15 minute talk and 5 minute questions per speaker

14:10 – 15:30 **Lunch**

15:30 – 16:50 **Session 2 – New Innovative Methods and Materials for Sustainable Construction Systems**

Moderator: Professors Carol Menassa & Moustafa Tolba

- Michael Lepech, Stanford University
- Ayman Mosallam, University of California, Irvine
- Kenjin Wang, Iowa State University
- Adel Fahmy, Modern Sciences and Arts University

15 minute talk and 5 minute questions per speaker

Sponsors

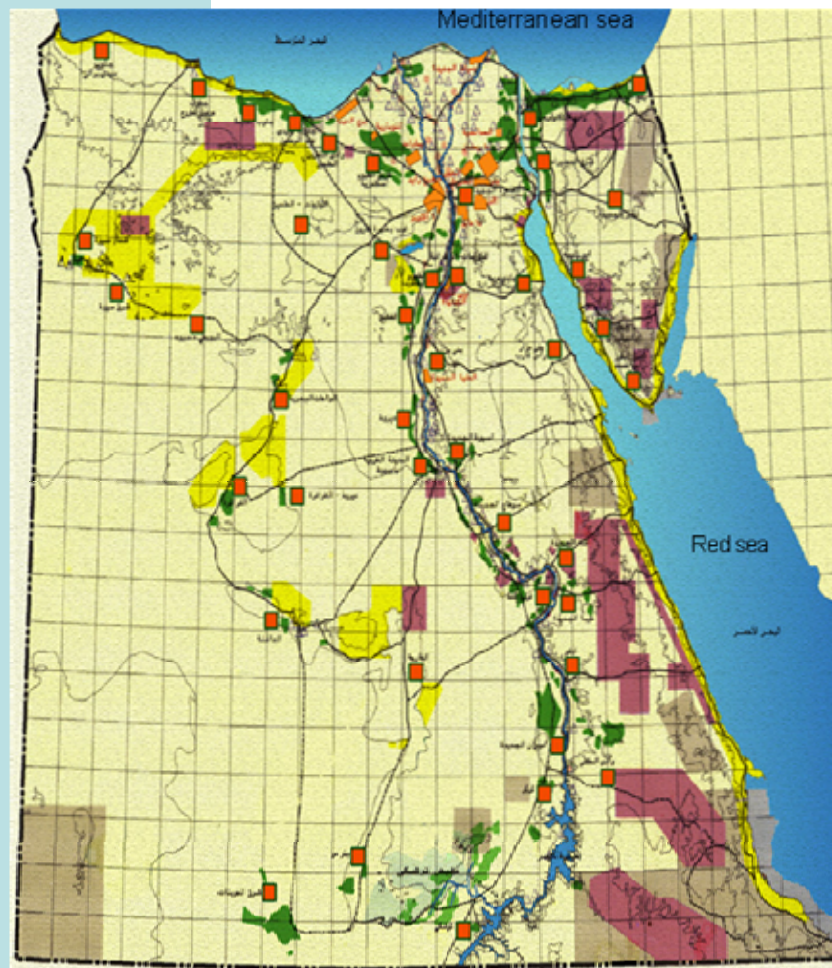




Amman, 2010 : BRT and Green Building Council

Experiencing sustainability in the Arab cities...

- eco-neighborhoods: a new niche, first experiences from the private developers
- The challenge of urban regeneration and the need of good developer structures (Casa-Anfa: ability to create new centralities)
- (re)thinking the “new” cities
- dealing (and accepting) with informal areas, and pilot projects and programs (a sustainable matrix in itself)
- social and affordable housing: the diversification of the housing market and towards more equality

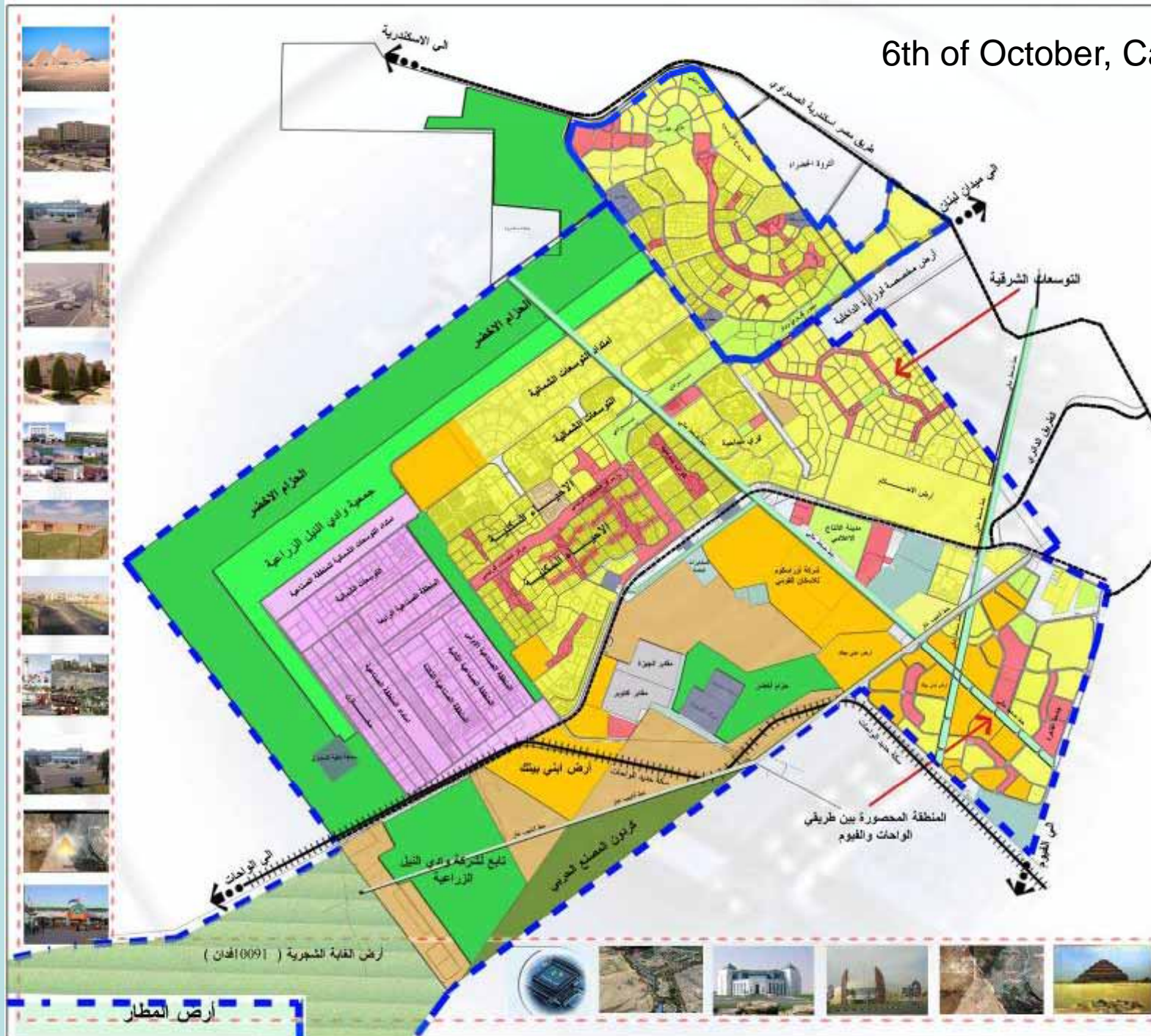


Sustainable Cities in Egypt *Learning from Experience: Potentials and Preconditions for New Cities in Desert Areas*

Dr. Edgar Goell
 Dr. Nisreen El-Lahham
 Dr. Waleed Hussen
 Sara El-Khishin
 Samaa Soliman

September 2009

6th of October, Cairo



ArchPlan, 2009 (for NUCA / GOPP)

Vision

The new 6th October needs connections and interfaces to become a national hub and landmark, while providing all necessary functions and services to become a self sustaining city operating independently within the Greater Cairo Region

- Strong national and regional identity
- Development of mixed uses and housing densities
- Strong internal and external connectivity (transit oriented)
- General ecological sustainable development
- Connecting Zayed and 6th of Oct. through strong traffic and investment axis that connects the urban fabric.



SODIC – SOLIDERE (Egypt-Lebanon)





THE FUTURE OF RESIDENTIAL

THE FUTURE OF RETAIL

THE FUTURE OF BUSINESS

THE FUTURE OF LEISURE

[DOWNLOAD EASTTOWN BROCHURE](#)

EASTTOWN MASTER-PLANNING ARCHITECTS SERVICES FACTS & FIGURES SODIC & SOLIDERE

BACKGROUND

LOCATION & SCALE

LIFESTYLE

PLANNERS



LAND USE / SITE ZONING

- OFFICE DISTRICT
- RETAIL MALL DISTRICT
- COMMERCIAL DISTRICT
- ENTERTAINMENT DISTRICT
- WIST EL BALAD (MIXED USE)
- RESIDENTIAL DISTRICT
- PEDESTRIAN SPINE
- GREEN SPINE
- PARKS

Masterplan

Land Use

Open Space

Pedestrian Circulation

Vehicular Circulation

« As the world's urban population expands exponentially, the need for new sustainable and eco-friendly cities is becoming vital. We hope the content of this publication will shed light on the inspirations behind the making of Eastown and Westown.

**Welcome to Eastown and Westown,
Welcome to the future of Cairo » (p2).**

INSPIRATIONS BEHIND THE DEVELOPMENT OF MIXED-USE CITY CENTRES

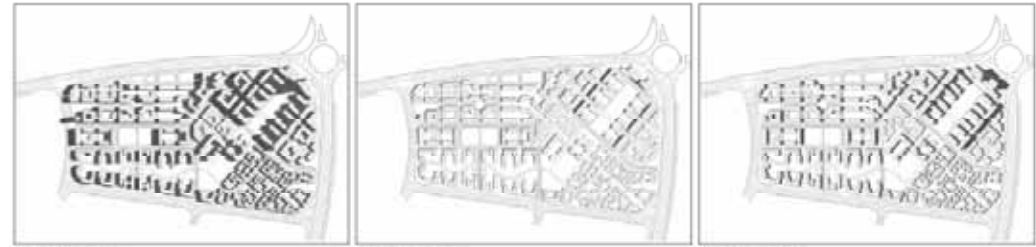
BROCHURE, 2009

BY SODIC AND SOLIDERE

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Creating an Authentic Urban Experience
Eastown and Westown Master-plans
Bringing the Master-plans to Life
Creating Pedestrian-friendly Urban Centres
Promoting "Walkability"
Applying Renewable Energy Techniques
Creating Liveable Outdoor Spaces
Controlling the Sun's Exposure
Orienting Buildings to Harness the Wind
Intelligent Landscaping
Using Water Efficiently
Conclusion - City Building: An Interdisciplinary Approach

the dipole Westown / Eastown in the Greater Cairo, the privatization of eco-planning in Egypt



New skills, new expertises:

- Bioclimatic studies
- Renewable eco-techniques
- Sustainable landscaping
- Planning with the elements

Principle: Use sustainable urban and architectural design solutions by learning from the local tradition

Learning from tradition, as Hassan Fathy showed the way in his books and his realizations is an excellent way to approach environment friendly techniques to urban and architectural design. Succession of courtyards in a series of public squares, with Liwans and Takhtabush, generate air movements by differential pressure created between shaded and sunny courtyards.



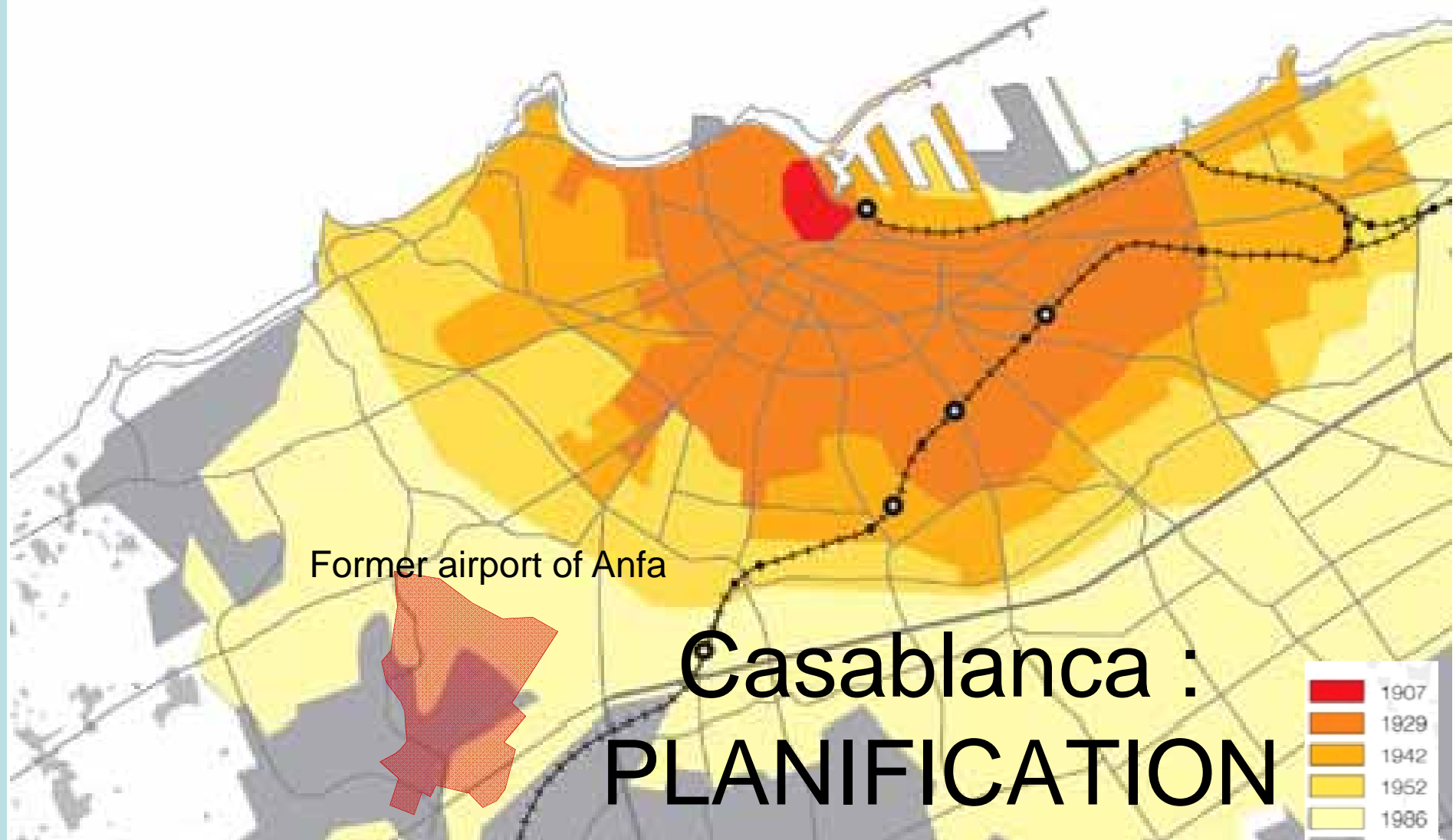
Source : Habib Debs –
Urbi Consultants,
2008



Haram City, 6 octobre, Le Caire : Affordable housing project inspired by Hassan Fathi's principles of architecture

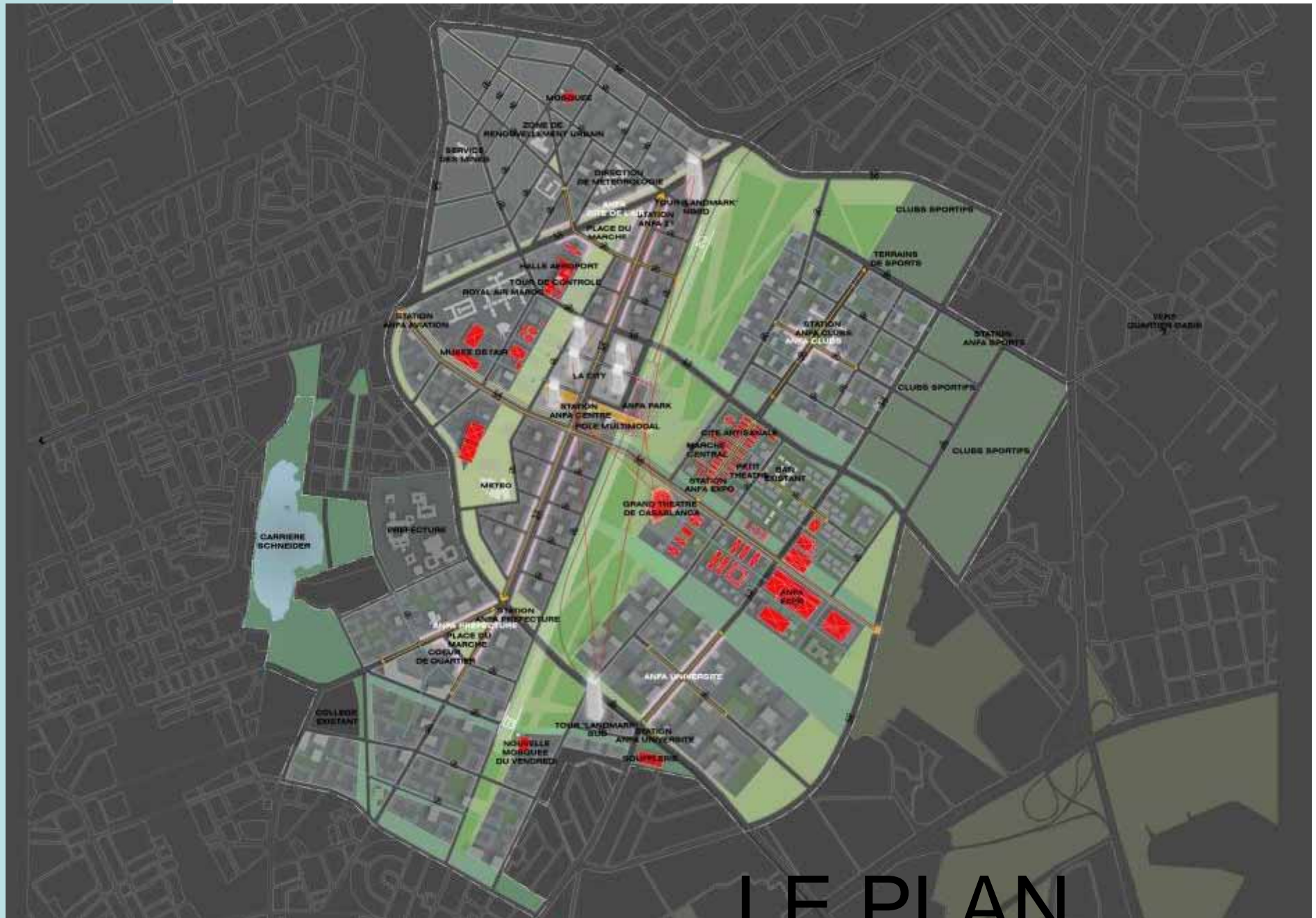
Haram City – Cairo, Developer : Orascom Housing Communities





LE SDAU DE 2006

1976-2006



LE PLAN

Casablanca Anfa (urban planner : Reichen)

DIRECTEUR

Neighbourhood Revitalization Project in Historic Area: ADAA Aga Khan Project



Threats : sustainability on the paper...?

- Sustainability can not work as a recipe and copy-and-paste of best practices from the global North
- non-commitment of the public bodies despite action of the donors and international networks (e.g. Islamic Cairo)
- Mechanism of land allocation : auctions, terms of reference empty, corruption...
- Confusion between urban projet and urban strategy
- Fiction planning and the Dubaï dream...
- The neoliberal agenda in informal and historic areas: a new “frontier” and a next stage to create value with these neighborhoods
- Professional routines against transversality work
- Cultural representations from the technical and political elites
- Urban practices from the rich....



Tunis : Emirati investors and sell of the land for One dinar in 2006 to Sama Dubaï (Lake South, 950 ha)



Lake South of Tunis : Sama Dubaï project

New cities in Greater Cairo and the role of the para-statal NUCA

Table 10: Auctioned land prices development

City	First Auction held on 5/5/2006		Second Auction held on 12,13/5/2007		% Price Change
	Area (Acre)	Sale price per sqm (low-high)	Area (Acre)	Sale price per sqm (low-high)	
New Cairo	10-68	410-559	4020	733.5-1288*	79%-130%
6th of October & El Sheikh Zayed	29-79	411-551	620	852-1302	55%-136%

** We excluded the sale of 80 acre at a price of LE4,005/sqm because it represent an outlier compared to other land plots prices*

Source: SODIC & Global Research

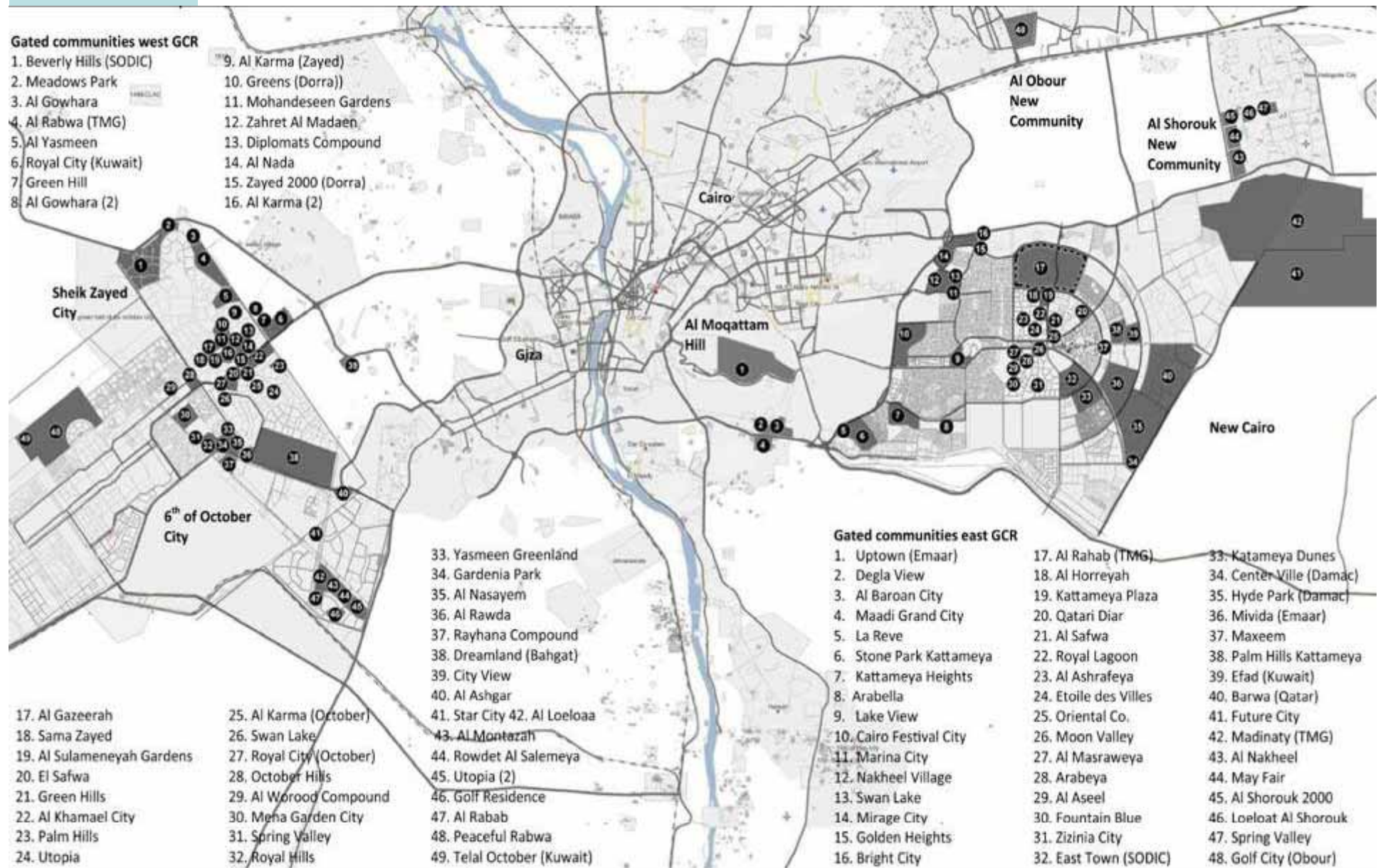
Table 11: List of the second auction winners

Developer's name	Location	Area (Acre)*	Sale Price (LE/sqm)	Total Value (LE)
Damac - UAE	New Cairo	1,500	752.5	4,740,750,000
Barwa - Qatar	New Cairo	1,980	733.5	6,099,786,000
Ro'ya Real Estate Development - Egypt	New Cairo	460	1,288.0	2,488,416,000
Lake Side - Egyptian Lybian	New Cairo	80	4,005.0	1,345,680,000
Al Hokair - KSA	6th of October	210	1,302.0	1,148,364,000
Mesha'l - KSA	El Sheikh Zayed	410	852.0	1,467,144,000
Total		4,640	887.2	17,290,140,000

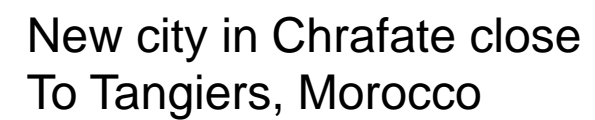
** Acre= 4200 sqm*

Source: SODIC & Global Research

More than 100 gated communities in Greater Cairo



Source ; Abdelhalek, I, 2010



Source : Developer: Al Omrane

All is not black and white...

- A big threat is when corrupted States manipulate key words such as sustainability through a political marketing and policies which look green on the paper

= The discredit is near in such contexts.

- Goods things occurred in the recent years:

A search has begun to backtracking the Arab know-how to produce cities (Arab old cities, ...)

New trends experienced

Under construction with the “Arab spring”....

Built Environment

Volume 36, Number 2

Published by Alexandrine Press and edited by Peter Hall and David Banister

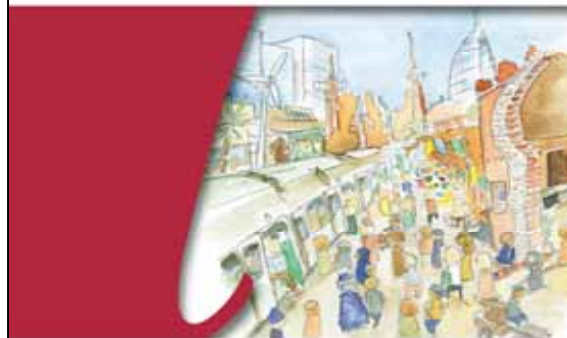
Arab Mega-Projects

GUEST EDITOR: PIERRE-ARNAUD BARTHEL



Expérimenter la "ville durable" au sud de la Méditerranée

Chercheurs et professionnels en dialogue
sous la direction de
Pierre-Arnaud Barthel et Lamia Zaki



l'aube
villes et territoires

ÉGYPTE
monde arabe

numéro 8
3^e série

DÉVELOPPEMENT DURABLE AU CAIRE :
UNE PROVOCATION ?

URBAN SUSTAINABILITY IN CAIRO: A
PROVOCATIVE QUESTION?



CEDEJ

Strategic planning and sustainability: a quick outlook on the Arab world



LATTS
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Territoires et Sociétés

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