
ASSESSING URBAN RENEWAL SITES IN LAHORE

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ABSTRACT

Introduction: Cities try to adapt to the rapidly changing global trends by updating themselves. In Pakistani cities, particularly in the last decade, the practices, processes, and consequences of urban renewal have sparked some debate. The 'new' space acquired or converted in the city is also significant in terms of its impact on urban identity. In this context, this research study aims to identify the effects of urban renewal in various parts of the world, especially in Lahore, Pakistan. **Method:** This study collects and analyzes quantitative and qualitative data. A method that relies on GIS-based urban renewal site identification. **Result:** Economic development in Lahore is not carried out well as almost 52% is dominated by old buildings, 28% of the roads at the Renewal location are in an abandoned condition, the quality of drinking water is low, and the inspection of garbage on the streets that is not paid attention to illustrates that there is no solid waste management system the good one. **Conclusion:** The development of Lahore's renewal was not carried out properly because 60% of the people lived in the Renewal site. The legacy of 27% of the local population was not interested in regional development, so urban renewal tended to be ignored.

Keywords: Lahore, Urban Renewal, Urban Regeneration

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INTRODUCTION

Urban renewal refers to upgrading existing city structure, function, setting, and environment. This is the process in which the capacity and resistance of the city are transformed to prevent deterioration and reform existing urban settings. Urban renewal is stably designed to help improve the safety of our community and to re-determine/ repair, solve safety problems, and even protect from severe losses. In planning and development, urban renewal, urban redevelopment, and urban regeneration have similar meanings, albeit there are differences in scale (Wu, 2016).

Both urban renewal and urban regeneration are large-scale projects. However, through various measures such as redevelopment, rehabilitation, and heritage preservation, urban renewal or regeneration strives to improve urban areas' physical, social-economic, and ecological elements. The slum clearance and physical redevelopment process that considers other factors, such as historic preservation, is known as urban renewal (Ye et al., 2021). Metropolitan regeneration, on the other hand, is a holistic integration of vision and action aimed at resolving the multi-faceted challenges plaguing poor urban areas to enhance their economic, physical, social, and environmental situations (Hiremath et al., 2013). Urban redevelopment, on the other hand, is more specific and on a smaller scale, encompassing any new construction on a site with pre-existing uses, such as the conversion

of a block of townhouses into a large apartment building (Roberts, 2000), while urban rehabilitation entails restoring a building to good condition, operation, or capacity (Zheng et al., 2014).

Urban renewal provides opportunities to improve the quality of life by comparing degraded urban and deserted areas and providing residents with green space for recreational purposes while maintaining its quality and often expanding depletion places. Unfortunately, the redevelopment of cities in Pakistan has been ignored. Although Pakistan has a great demand for urban renewal, the government's negligence, lack of services, and misunderstanding hinder the adoption of urban renewal. In developed countries, despite the design of a complicated urban renewal process.

Planners tend to consider on-site design scale, but GIS covers all scales, bridging the gap between regional and local environments. Potential problems such as population density and traffic congestion, urbanization, social equity, affordability, and consumers satisfaction' continued demand for conventional market segments cannot be solved by one person or one profession alone; therefore, the use of GIS and its service in urban renewal The reason for the integration of design tools to obtain fruitful results. This research aims to identify potential sites for urban renewal by using geospatial techniques in GIS. To review the literature on the subject's importance and techniques for urban renewal, investigate the existing physical and social infrastructure situation in the case study area, and identify potential sites in the case study area requiring urban renewal using GIS.

METHOD

Methods that rely on GIS-based urban renewal site identification. This study is based on the gathering and analysis of quantitative and qualitative data. This study used quantitative methods to display the results in numbers and tables. In contrast, qualitative methods were used to account for the views of various participants, including people and government officials. To get relevant data, researchers will review primary and secondary sources.

The research method is roughly divided into two parts: The first part includes mapping drawing, the ground survey of existing conditions through the application of different query operations to display the individual and summary indicators of the problem in the research area; the survey data is converted into a digital format, as an attribute of spatial data. On this basis, the subject layer of each problem parameter can be generated using GIS. The results show that GIS can easily link Queries, and spatial analysis may be readily done using geographic and attribute data (Burrough et al., 2015). Therefore, GIS allows the creation of a spatial reference database to determine the renewal site to be upgraded quickly. The second part of the research involves the perception of people living in the area, which helps to highlight its importance in effectively handling urban renewal projects.

The case study area is the predetermined and specified location where the project will be carried out. Any research study begins with this phase. The goal is to ensure that the research objectives can only be met after the chosen case study region. The study's goal is to find out what's going on in the world of the old traditional buildings located near Islam Pura, Anarkali, and Walled Cities. The oldest area in Lahore, selecting these areas for corresponding research, contains British Hindu architecture from the 1930s and 1940s. This area was chosen because of its historically significant pre-zoning buildings. Due to a lack of attention to these buildings, most of them are

deteriorating. Therefore, this area was chosen as a case study location as part of the urban revitalization process.

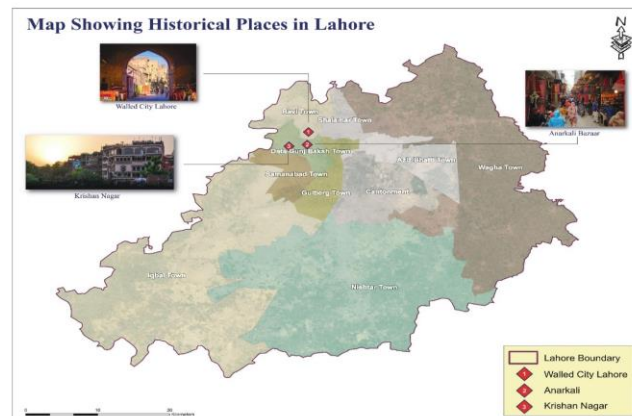


Figure 1. Map showing renewal sites of Lahore

The maps demonstrate the roads and streets which are in bad condition. According to analysis, some parts have significant problems, such as a depraved sewerage system, encroachment, etc. Most residents, particularly motorcyclists and cyclists, cross the small streets to reach their destinations while the rest, including motorists, turn to alternate roads, which high rise issues in streets and jamming of traffic on major highways.

RESULTS AND DISCUSSION

The term "urban renewal" (also known as "urban regeneration" in the United Kingdom and "urban redevelopment" in the United States) is frequently used to describe the process of addressing urban degradation (Cui et al., 2021). Urban regeneration is cleaning blighted neighborhoods in inner cities to remove slums and make way for higher-class housing, businesses, and other amenities (Zipp, 2013). One of the main goals of urban renewal is to restore a specific area's economic viability by attracting outside private and governmental investment and promoting company start-ups and survival. (Ashour, 2016).

Urban renewal has been evaluated by politicians, urban planners, civic leaders, and people, and it has played an undoubtedly significant though contentious role. However, urban reconstruction programs in some American communities have failed, resulting in vast sums of public monies squandered (Smith, 2012). Traditionally, urban renewal is an Environmental, Physical, Economic, Social, and management technique used to address the problems of blight, deterioration, housing standards and declining property value, and general obsolescence in cities. Urban decay and dilapidation are standard features of cities worldwide but particularly prevalent in third-world countries such as Nigeria, India, the Philippines, China, Brazil, Hong Kong, Bangladesh, New Zealand, and Kenya, where urban development predated the adoption of physical planning tradition. At the same time, it can be said that some developed nations, such as the USA and Britain, have found mainly long-lasting solutions to their decayed cities.

A few examples are covered in the chapter to understand the concept of renewal techniques used in developed and developing nations.

1. Makoto/Iwaya Waterfront Renewal plan

Many cities in developing countries are rapidly urbanizing. The growth of slums and informal settlements characterizes the spread in most situations, posing considerable hurdles to policymakers' abilities to navigate the shifting urbanization pattern. Because of these urban structures and structures, governments in developing nations, particularly in Sub-Saharan Africa, have embraced forceful evictions and settlement destruction as practical tools for addressing urbanization. These practices have continued to endanger democratic norms, raised the number of internally displaced people, recycled injustice, and provided fertile ground for civil war in many Sub-Saharan African cities. Lagos, Nigeria, is where the local government has implemented forced evictions and home demolitions as part of the city's development.

Nigeria is a master plan for the Makoko/Iwaya region of Nigeria that intends to preserve local culture, revive the built environment with attractive, low-cost housing, expand economic prospects, and provide catastrophe resilience for over 40,000 people. Makoko/Iwaya Waterfront is one of the communities constantly threatened with demolition (Atilade, 2017). Following public outrage and protest, the Lagos State Government halted demolition work in the community in July 2012, providing a solid foundation for Makoko/Iwaya preparations. The Waterfront Renewal Plan aims to formulate an alternative development agenda for the community and to serve as a model for interacting with other squatter camps in Lagos State LookmanOshodi of Lagos' Urban Spaces Innovation submitted the Makoko/Iwaya Waterfront Restoration Plan on behalf of the Makoko/Iwaya Working Group.

A five-principal community-led and people-centered development methodology have resulted in the Makoko/Iwaya Waterfront Renewal Plan.

1. Residents' involvement
2. Preservation of ancestors and history
3. Growth of the community
4. Tourism and economic growth
5. Durability and sustainability
6. Infrastructure investment and job creation.



Figures 2 and 3. Represent before and after the condition of the Makoko/Iwaya

2. Urban Renewal in Turkey using Spatial Techniques

Turkey's most significant urban concerns are rapid population growth, informal settlements, and buildings and infrastructures exposed to natural catastrophes (Candas et al., 2016). Vast areas of numerous cities are at risk from earthquakes, flooding, and landslides and have recently suffered fatalities. Urban renewal is a crucial planning method used by both Local and national governments to decrease catastrophe risk and improve living conditions for inhabitants. Geospatial data follow the fundamental steps of urban renewal.

a. Re-arrangement needed

Turkey's disaster management policies are considered behind developed countries, with structural flaws, unequal land distribution, crooked and dilapidated structures, sensitivity to natural hazards and urban threats, inadequate and weak infrastructure, dense, unauthorized, and unsettled recreation areas, and a need for renewal. Invigoration Re-use aims to rebuild and restore protected areas and their surroundings in the context of area growth, forming residential, industrial, educational, touristic, and social reinforcement areas, reducing disaster risk, renewing and protecting historical and cultural heritages, and reviving them.

b. Steps of the UR Process that Include Spatial Data

UR projects should be managed transparently and with the help of a geographic information system because they cover a large area and involve a variety of actors and property types (GIS). A lot of spatial and non-spatial data must be stored, handled, and analyzed when creating a database.

c. Step 1 Identifying the area

Gaziosmanpaşa Municipality was chosen as the case study location (Istanbul). Urban renewal operations were carried out in 37 percent of the district's territory in (GOP), one of Istanbul's most densely populated districts.



Figure 4. GOP district on Istanbul's European side

You will need the correct data and facts to make the best decision. It is hard to make decisions or generate ideas if you do not know what you're doing. The data on which a UR project is based must be reliable and up-to-date. Urban regeneration project implementers must handle a large-scale spatial database. All essential urban statistics, as well as the plan, are included in this urban geographic database. A database can be made up of several files.

Spatial data, which consists of both location and attribute information, is one type of data. A reference point's latitude and longitude, or a series of such points representing the boundaries of a reference region, may be used to define location. Another type of data is non-spatial data, which consists solely of attribute information and is unrelated to spatial data.

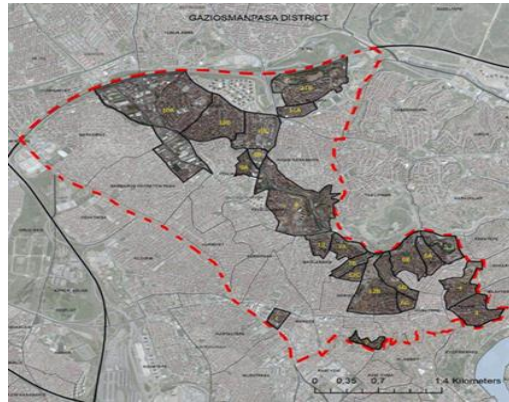


Figure 5. Risky Areas in GOP Municipality

3. Huangjiadun neighborhood in Wuhan city as a case study

Over the last two decades, China has experienced tremendous urbanization, with the non-agricultural population in urban areas rising from 172 million in 1978 to 389 million in 1999, a 126 percent increase (Yin, 2020). This urbanization has resulted in some urban challenges in Chinese cities, such as traffic and disorder in the inner city, overcrowded and poorly equipped urban housing, and the degradation of older communities owing to a lack of upkeep, to name a few. As a result, in the early 1980s, planners and construction professionals studied old city regeneration, particularly the redevelopment of the senior city center (Wu & He, 2005).

4. Urban Renewal in Lahore

H.C.P.'s 'Strategic Plan for Lahore City aims to re-establish the city's status as a heritage site within Metropolitan Lahore. Heritage, sensitive areas, urban design, infrastructure improvement, and residential land use are promoted. The Area Development framework integrates landmark monuments and historic neighborhoods. The framework increases residents' capacities to engage in the city's revitalization and generate income opportunities. Lahore's walled city reflects cultural influences from at least three powerful empires on India's subcontinent: The Mogul Kingdom, the British colonial authority, and Pakistan's modern nation-state (Kabir, 2017). Unlike Peshawar, which has lost its most significant architectural heritage, and Islamabad, which can boast only the modern architecture of a particular building, Lahore retains some of the best empires it has ever been through, as well as the most miniature construction of indigenous languages. Its location along a major trade route has affected various cultures, including Afghanistan and China.

Aside from its aesthetic appeal, Lahore's walled city is vital to its daily operations. It is still a thriving commercial hub and reflects the city's "living community," an ongoing continuity and evolution of a much older way of life. Residential, industrial, retail, educational, religious, and

other aspects of urban life are all represented in the walled town's activities and civic activities due to the city's many diverse physical attributes.

From micro to macro-scale research, urban regeneration is commonly used, but only a few methods exist for measuring it. When the world's interest in renewal grows, so does interest in metrics to achieve a more sustainable world. Although the quest for indicators has created good criteria, scientific research has also dominated.

After implementing the new devolution plan, the last six years have seen significant changes in Karachi, Pakistan's megacity, both in the environment and physical landscape. Recent changes to the megacity's ecosystem have had a variety of effects on its residents, who have had to deal with significant issues such as inadequate air and noise pollution, which has harmed both human and environmental health. While the principle of urban renewal was not fully implemented, there has been no impact evaluation of interim results.

A collection of indicators has been established in a paper that could be useful for the interim assessment of the alleged urban renewal process. Concern about the possibility of the general public serving as an evaluator during community planning initiatives was also addressed. For quantitative analysis, it is generally recommended that these questions be considered more objectively. When people's preferences and satisfaction are considered, the strategy has proven appropriate for achieving sustainability.

Economic development, which is not focused on a small number of sectors, ultimately constrains growth. In Pakistan, the market-determined exchange rate and the sharp fall in the rupee value, coupled with various incentives, have not helped improve export earnings. The developed urban centers have always been at the heart of a country's economic development and prosperity, say, urban economics researchers, whether as marketplaces or centers of enterprises, knowledge, culture, learning, and innovation. However, lately, urban renewal has become a significant problem in Pakistan (Ibem, 2013).

The analysis also results in the areas having almost 52% old and pre-partition buildings, which are the primary concern of this research and need serious consideration. Nearly 265 facilities are in a depressed condition. They have been neglected for more than 80 years since their year of construction and, thus, are required to be maintained, reconstructed, or rehabilitated to ensure the safekeeping of their residents.

The results of the analysis also express that almost 55% of buildings are just in maintained condition in which little maintenance work like minor repairs, paintings, replacement of decay parts, etc., are done to upkeep it is functioning without affecting its physical structure. In contrast, only 5% of buildings are reconstructed by improving and adjusting the internal network while retaining the external appearance. In contrast, the rest 31% of the buildings are entirely old without any modification in their structure.

The road condition analysis shows that around 28% of roads in Renewal sites are in derelict condition. The condition has become much more severe because of temporary and permanent encroachment, particularly on major roads obstructing vehicles and pedestrian passages. The existing situation of roads and increasing encroachment has become an eyesore for the residents of Renewal sites, whereas around 17% of roads are in decent condition.

The analysis of the environmental features expresses that major environmental problems faced by the whole neighborhood include serious water quality issues, i.e., 92% of the area suffers from low-quality of water (hardness), and the remaining 8% has an intermittent supply of water, also lack proper drainage system is another factor contributing to environmental problems with around 17% open drains resulting in dengue fever and malaria.

Based on previous research, it shows that in the project area there is no waste collection and recycling system, there is no sustainable waste collection and recycling system. Solid waste is collected by Munition City, without separation of paper, plastic, or glass waste (Korkmaz & Balaban, 2020). Examination of solid waste on roads depicts that the lack of a proper SWM system, the laziness of private sweepers, and the absence of receptacles at the corner of each street cause residents to throw it randomly on streets, which makes streets noisome. Also, in a few spots, construction material and renovation debris are openly thrown, resulting in drainage.

The perception of the local community entailing the socio-economic profile of the neighborhood also reveals that around 60% of people live in Renewal sites because it is inherited and they feel convenient to live here. The results also disclosed that approximately 27% of locals are not interested in their area development as they think the local govt. They must carry out the development work and lack financial resources, which confines them from contributing to any development work. It can also be concluded from the interviews that local government and concerned departments must inform the local public about such projects, thus inducing them into such kinds of projects. Therefore, stakeholders and community participation also play an essential role in successfully implementing such projects. In addition, the residents of Renewal sites also suggested that for the betterment of their neighborhood, issues like low quality of drinking water, lack of access to private filters, broken roads, absence of street lights, increasing street crimes, and high utility bills are some other factors that demand an immediate action to be taken to ensure the better quality of life of its residents.

CONCLUSION

Lahore's renewal development was not carried out properly due to 60% of the people living at the Renewal site due to the legacy of 27% of the local population not being interested in regional development. So that the renewal of growth in the city of Lahore shows that it is not carried out properly, which can be seen in the number of neglected old buildings. The condition of the roads under renovation is neglected, and environmental factors, especially low water quality (hardness), intermittent water supply, and open waterways cause dengue fever and malaria. The inspection of garbage on the road that is not paid attention to illustrates that there is no good waste management system.

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