

Chapter 16 | PHYSICAL PLANNING AND HOUSING

The overarching mission of the Vision 2025 and 11th Five Year Plan (2013-18) in respect of Physical Planning & Housing Sector is to develop smart cities as the building blocks of a prosperous Pakistan. The key objectives include: management of urbanization to achieve sustainable urban development; develop national infrastructure to support urban & regional development; knowledge sharing for understanding and resolving intricate urban and regional development issues; private sector involvement; and promoting green, energy efficient and affordable housing for all. It is estimated that by the year 2030, Pakistan will be predominantly urban with 58.6 per cent of its population living in urban areas and about 12 cities housing more than one million people. Absorbing of such a massive number of people in urban areas and providing them with shelter, food, employment, healthcare, education, municipal services and recreation facilities is a tremendous challenge due to shortage of urban facilities, resources, skilled manpower and good governance.

Although the urban development is a provincial issue and urban planning a local one, however, the immense contribution of urban areas to the national trade and economy necessitates the role of federal government in addressing the challenges of urbanization and suggesting reforms. In the context of 11th Five Year Plan, the federal government aims to develop consensus amongst provincial governments to develop a national policy framework for coherent and sustainable urban development. Federal government interest is also rooted in supporting provincial and local governments to prepare and implement city specific development strategies to cope with growing urban problems. Provincial governments undertake the PP&H activities at local level by preparing the master plans, standards/regulations and monitoring the implementation of projects as well as sharing of financial resources with local governments.

Performance review 2016-17

Currently, shortage of houses at national level has been estimated around 10 million, however, there is estimated annual demand of 650,000 units per annum against the total supply of 300,000 units per annum. Besides, increasing property prices, as well as expensive construction material and manpower has made housing unaffordable to most of the citizens of Pakistan. Therefore, execution of the Apna Ghar Scheme announced by the Prime Minister remained in focus during the year. The government intends to implement this mass housing programme with enhanced supply of institutional resources and long term affordable rate financing options. The government through this scheme aims to increase the availability of developed land and more small size plots for low income groups; undertake high rise development to utilize land more effectively; improve construction technology including standardization of components for mass production; and enact an effective legal and regulatory framework to facilitate development of housing.

To tackle the rapid urbanization issues, during the year 2016-17, the government's focus was to formulate and implement the Spatial Strategy, with spatial development action plans at provincial, district and tehsil level, besides, undertaking metropolitan economic planning across entire urban regions enabling all stakeholders to formulate comprehensive development plans and carry out a coordinated set of targeted investments, to link cities with rural suburbs.

Pakistan made a considerable achievement of meeting the Millennium Development Goal (MDG) target for water and sanitation in 2015. Similarly, Government is making efforts to address the challenges posed by ambitious Sustainable Development Goals (SDGs). Key challenge related to SDG-6 is to provide access to safe drinking water and sanitation facilities and remove/reduce disparities. Despite efforts, gaps still exist in access to improved sanitation (76 per cent at present) and improved water (91 per cent at present) in Pakistan. Over the years, there were several attempts at both the federal and provincial levels to delineate the government's commitment towards combating water issues. The Vision 2025 lays emphasis on provision of safe drinking water and improved sanitation through an integrated development strategy, therefore, federal government; during the year 2016-17 not only provided matching grants to provincial government for water supply & sanitation projects, but also encouraged them for increase in allocation as well as reallocation of public investments.

An amount of Rs19 billion was allocated to different federal ministries and line departments for implementation of physical planning & housing sector programmes / projects in 2016-17. Major allocations were made to water supply and sanitation, construction of government offices, residential buildings, and housing projects. It is estimated that at the end of 2016-17, approximately Rs18 billion would be spent on the development of projects related to the physical planning and housing sector. Besides, the provincial governments had allocated substantial amount for the execution of projects relating to the sector, i.e., Punjab Rs85 billion, Sindh Rs17.33 billion, Khyber Pakhtunkhwa Rs11.71 billion, Balochistan Rs2.62 billion and Azad Jammu and Kashmir Rs930 million.

Under the sub-sector public buildings, the important projects include New Secretariat Block at F-5, NAB Head Quarters Building G-5, Petroleum House G-5, Islamabad High Court Building G-5 and Federal Ombudsman Office, etc. In addition, under the sub-sector water supply & sanitation the important projects include: Greater Karachi Water Supply & Sewerage Schemes; Necessary Facilities of Fresh Water Treatment; Water Supply and Distribution Gwadar (CPEC); Water Supply Scheme for Hub Industrial Trading Estate Phase-II (Extension); Water Supply and Sewerage Scheme Mirpur City and Hamlets. While under the housing sub-sector, the important projects include: Up-gradation of GPA Housing Complex; Construction of Family Suites for Members of Parliament; Construction of Residential accommodation at NAB, Hayatabad, Peshawar; PNRA Residential Colony at Chashma, District Mianwali, Kundian; and Construction of Residential accommodation for Intelligence Bureau Academy at H-11/1, Islamabad.

Outlook 2017-18

Key features of the outlook 2017-18 are summarized as under:

- Development of National Spatial Strategy within the framework of Vision 2025 to facilitate existing as well as new cities for enhancing their competitiveness of trade and efficiencies of upgraded infrastructure
- Urban housing, particularly for low-income residents, will be catered through implementing the legal and regulatory reforms for better operation of housing markets.
- Technical as well as financial assistance to provincial governments for development of urban water supply, sanitation & solid waste management infrastructure / services based on meeting rapidly increasing demand for household and other uses
- Improvement of economic efficiency of the country's large cities, through adoption of a joint public – private approach through improvement of existing service delivery
- Launching of urban land management to improve the efficiency of urban land markets, through appropriate and affordable land use, building standards and regulations.
- Completion of all on-going development projects where sufficient physical and financial progress has been achieved in the last fiscal year.

Programmes

An allocation of Rs41 billion has been made for the physical planning and housing sector programmes to be implemented by various ministries, divisions and departments. Details are given below:

1. Completion of important ongoing projects	The ongoing projects where more than 50 per cent physical progress has been achieved in the last year will be encouraged to complete by June, 2018.
2. PC-II for the government buildings	In order to avoid cost and time over run for all construction projects, sponsors and execution agencies will be requested to first get approval of feasibility study, design, elevation, façade of the buildings along-with detailed cost estimates and environmental impact assessment through a PC-II before start of actual construction. The construction will be allowed after approval of a PC-I prepared on the basis of PC-II. In addition, monitoring mechanism will be strengthened for early completion of projects.

3. Establishment of Pakistan Urban Planning and Policy Centre	Establishment of Pakistan Urban Planning and Policy Centre under the auspices of Planning Commission is an attempt to anchor the subject of 'urban development' at the national level through consolidated efforts for a better urban future. The Centre will initiate reforms and innovation in urban development in collaboration with the provinces. Moreover, the Centre will launch different initiatives required for implementation of new urban agenda for Pakistan i.e. National Spatial Policy and National Land Use Plan to provide guidelines for optimal utilization of land resources. Besides, research on urban issues and capacity building programme for urban planners and experts will also be undertaken.
4. Prime Minister's Apna Ghar Scheme	Ministry of Housing and works intend to start construction work on different locations where the land has been acquired under Apna Ghar Scheme.
5. Gwadar Port Green and Smart City Master Plan	Gwadar Port Smart City Master Plan would be prepared through engagement of international consultants. Gwadar Development Authority will execute the project. Besides, water supply transmission line and distribution schemes in Gwadar city will also be launched to cater for water demand of industrial and commercial activities envisaged under CPEC corridor.
6. Civic Reforms in Islamabad Capital Territory (ICT)	A project will be initiated in ICT for introducing civic reforms in Islamabad city and its suburbs. A study will be carried out for preparation of a Peri-Urban Development Plan of ICT to check haphazard development activities in rural areas of Islamabad. ICT administration will be strengthened through establishment of Urban and Regional Development Planning Directorate for ensuring proper development as well as building control mechanism in ICT. Besides, efforts will be made to undertake revision of existing master plan of Islamabad city through CDA.
7. Establishment of Bureau of Infrastructure Development	Efforts will be made to establish Bureau of Infrastructure Development for enhanced private sector participation with modalities for public-private partnerships in the management of infrastructure and framework to provide improved and efficient water supply and other services.