

The Mechanism of upgrading and urban development in the Egyptian city (case study of Damietta)

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Abstract - The research studied in the beginning the related urban concepts such as the urban, development, urban development. As it also deals with the upgrading, urban upgrading, community participation and the role of local administration in development and upgrading projects. Then it studies some regional upgrading & urban development projects in Egypt followed by international projects, and the analysis the strategies followed in dealing with these projects. Afterwards, we state the regional aspects of both Damietta governorate & city, dealing with its potentials & development constrains. Followed by studying the upgrading and urban development projects strategies in reflection to the city's crucial problems, and the constrains that faced the upgrading & development project. Then, it studied the implementation of the project's strategies & it provided the financial resources needed for the development project in Damietta city. Followed by the studying of the urban and human development projects in the upgrading of Damietta city, as well as analyzing the different projects & analyzing the results of these projects on the aspects of the city's needs. Then the research analysis in comparison the upgrading and urban development project in Damietta and the regional upgrading and development projects in Egypt . As well as the comparison between the upgrading and urban development project and the international projects in some Arabic and foreign counties in relation to the goals, problems, obstacles, the community participation, the finance resources and the results. Finally, it review the results and recommendations that was reached as a result of studying the similar urban upgrading projects in Egypt and in some Arabic and foreign countries. Followed by the analytical analysis of the upgrading and urban development in Egypt

Keywords - Damietta city, Urban development, Upgrading mechanisms, Urban upgrading.

I. INTRODUCTION

The Egyptian city is the result of the interaction of social, cultural and physical factors that occurred in a geographical area under the influences of certain environmental factors, which resulted in urban communities and cities that are unique in cultural urban identity. These cities differ among each other in terms of location, size, potential, characteristic and population activities. However, they all seek to achieve similar goals such as creating an urban environment that is capable of providing a good quality of life. Meanwhile, the Egyptian city suffers from huge disparities in its urban components due to the large variety in its social, cultural, geographical and environmental aspects, which reflect many contradictions and negativities that threat the city's own stability and disagree with its aims and goals.

We can define the epidemic spreading in the Egyptian urban surrounding as “the failing of urban environment to perform its duties by failing to meet the minimum requirements of the urban planning criteria which is the safety and comfort.”

That is why the Egyptian government started adopting urban development and upgrading polices in the cities in attempt to improve the urban surrounding.

Development projects in general aim to upgrade existing urban communities, by trying to make the best of the available potentials and providing the residences with their needs.

Urban upgrading aims to achieve a certain balance between the main components of the development projects which are urban, economic and social aspects in a certain community.

Research importance:

- The Egyptian city faces several challenges due to urban, social, cultural, economical and environmental deterioration.
- Upgrading the urban environment functionally, socially and economically leads to enhancing the quality of citizens' lives.
- Current deterioration of the urban environment in Damietta governorate forces turning to urban solution that minimize the negative influences of this deterioration.

Research hypothesis:

The Egyptian city's development should be approached through an overview of this city and its relation with it's adjacent cities, or even at the level of the whole governorate with regards to the regional aspects of both natural and urban expansion. In addition, how all of this can be integrated into having better results of the city's upgrading and urban development projects.

Research goals:

- Contemplation of the concept of upgrading and Urban Development in the Egyptian city and analysis of their results.
- Contemplation of the strategies of upgrading and Urban Development in the Egyptian city.
- Contemplation of the administrative responsibilities in the upgrading and urban development projects in Egypt.
- Contemplation of the implementation procedures of various upgrading and Urban Development concepts in Damietta city.

Research methodology:

The research relies on different methodologies, such as:

First, the theoretical approach :

The research relies on the theoretical background, such as:

- Studying the principles and concepts affecting the upgrading and Urban Development projects such as community participation, local management, etc.
- Studying the state of Damietta city before and after the upgrading and development project, in relation to the principles of upgrading and Urban Development project
- Analytical study of the policies of successful local and international projects in Urban Development.

Second, the analytical approach:

The research aims to connect the theoretical study with the development projects through analysis, comparison and implementation by analyzing the projects results to reach the pros and cons of the policies of these projects.

Third, the deductive approach:

At the end, it aims to develop criteria & methods used in the planning and funding process in urban upgrading depending on the community's participation governmental potentials.

II. THESIS SUMMERY

Chapter one: The urban concepts related to the upgrading and Urban Development projects

This chapter studies the related urban concepts such as urban, development and Urban Development. It also deals with the upgrading, urban upgrading, community participation and the role of local administration in development and upgrading projects.

Chapter two: Regional upgrading and urban development projects in Egypt

This chapter studies some regional upgrading and Urban Development projects in Egypt, as it analyzes the strategies followed in dealing with these projects. These projects had main elements starting from the projects planning till reaching the concluded results, in order to understand the points of strengths and weaknesses of these urban upgrading projects specially the financing as well as the community participation aspects. Accordingly, this will help positively in overcoming the urban deterioration problem that we face today in Egypt.

Chapter three: The international upgrading and urban development projects

This chapter deals with some Arabic and Foreign urban upgrading projects, and it sheds the light on the strategies followed in these projects and its main components, starting from project's planning until reaching the results. Also, it critically analyzes the upgrading and Urban Development projects in some Arabic and foreign countries aiming to find out the relevant methodology of how to deal with urban deteriorated cities. The chosen projects are distributed as follows:

Projects in Arabic countries:

- Syria
- Tunisia
- Jordan

Projects in Foreign countries:

- Zambia
- Indonesia

The analysis of these projects focused on the presents of self-financing polices or not and there role as it is one of the biggest problems facing upgrading and development projects in Egypt. As well as the role of local society and community participation in the projects to use it and comparatively analyze the upgrading project in Damietta city

Chapter four: The upgrading and Urban Development of Damietta city

This chapter starts with an introduction about Damietta governorate and Damietta city with regards to their location, population, economy, tourism, etc.

Afterwards, it studies the regional aspects of both Damietta governorate and city, dealing with both its different potentials and development constrains. This is due to the importance of Damietta city as it is the governorate capital, as well as a very important urban community to the governorate.

Thereafter, the chapter begins to study the upgrading and Urban Development projects strategies in reflection to the Damietta city's crucial problems, and constrains that face the upgrading & development project. Then it states the goals of the project as well as mechanisms of overcoming these constrain.

Finally, the chapter studies the implementation mechanisms of the project's strategies through the upgrading development of Ras Elbar city, and how this helped in providing the financial resources needed to self-finance the development project in Damietta city.

Chapter five: The urban and human development projects in Damietta city

This chapter deals with the Urban Development projects in the urban upgrading of Damietta city through the strategy stated previously above. In addition, analysis of the different urban projects as well as analyzing the results of these projects on the urban aspects of the city is carried out.

Sequentially, the chapter covers the human development projects in the urban upgrading project of Damietta city, and the stratification of the development of these cultural upgrading projects and the results of these projects.

Chapter six: Comparative analysis between the upgrading and the Urban Development projects in Damietta city, the regional projects in Egypt and international projects in upgrading and Urban Development

This chapter analyzes in comparison the upgrading and Urban Development project in Damietta with the local upgrading and development projects in Egypt, and international projects in Arabic and foreign countries in relation to goals, problems, obstacles, community's participation, financial resources and results.

Then, evaluating the success rates of the experiences of upgrading and Urban Development - the previously studied - in the framework of standards that have been focused on when studying these experiences as follows:

Comparative analysis of the success rates of the studied experiments		
Aspects of the comparison	experiment	total
Administrative aspects of the project		
Presents of the Political will and the resulted endorsement of the project		10%
Provision of Technical staff for the operations, maintenance & follow-up		10%
The success of each part in their roles and responsibilities		10%
Sum		30%
Community participation		
Participation by actual effort in the upgrading projects		10%
Participation by thoughts, ideas and raising awareness of the community of the importance of upgrading projects		10%
Participation by supporting the upgrading projects from civil society organizations (NGOS) with any legal action required		10%
Sum		30%
Sources of financing		
Governmental institute and associations (local party)		10%
Non-profitable associations (NGOS)		10%
Free investors whether it's individuals it association		10%
Sum		30%
Overcome the constraints faced by the projects		
		10%
Total		100 %

By studying the various factors affecting the projects of urban development and upgrading previously studied, afterwards the success rates were analyzed experiences in achieving its objectives as follows:

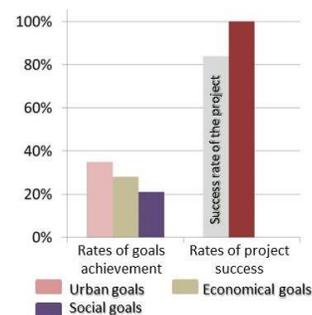
Comparative analysis of the success rates of upgrading projects									
Aspects of comparison	Damietta project	Ismailia project	Aswan project	Syrian project	Tunisian project	Jordan project	Indonesian project	Zambian project	Total
Success in achieving goals									
Urban goals	35	31	30	31	30	28	30	29	35 %
Economical goals	28	24	21	25	21	24	27	31	35 %
Social goals	21	17	27	20	24	25	18	19	30 %
Total	84	72	78	76	75	77	75	79	100 %

Urban upgrading project in Damietta

□ Beside soil stabilization and save the buildings from the risk of sudden collapse, the project was able to develop a pedestrians and vehicles path along the Nile River which even became part of the city's facade that was intended in the upgrading project

□ Increased rate of export of furniture in Damietta, as it was generating annual return value ranging from about (30 to 40) million dollars in the year. At the end of 2006, the yield to the amount of 280 million dollars

□ Upgrading projects changed the slums area into an important outlet for Furniture Export Damietta and one of the main economic hubs in Damietta,

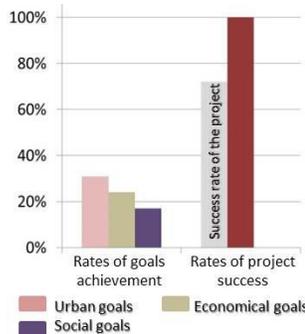


the Chamber of Commerce estimated that this road added (10) million for export through (8 to 10) months after the completion of the project Export carts exist permanently.

- ❑ Achievement of urban development, economic and social upgrading in the city, as well as the environmental upgrading.

Urban development project in Ismailia

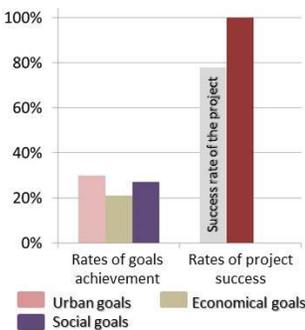
- ❑ The percentage of empty land decreased from 24% in 1982 to 18% in 1986, while the percentage of existing buildings increased to 70%, despite the decline in the proportion of buildings under construction from 14% to 11% due to lack of funding .



- ❑ Doubled the number of housing units since the beginning of the project until the end to reach about 9 thousand housing units.
- ❑ Some of the land allocated to the people has been re-sell in order to benefit from rising land prices, and so have sold their right in the land, which had a negative impact on achieving project goals.

Urban development project in Aswan

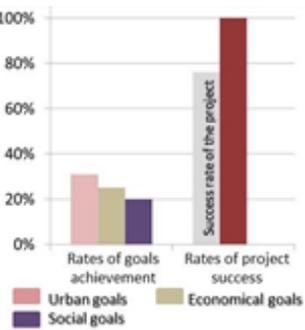
- ❑ The project succeeded in achieving its objectives in terms of improving the quality of life for citizens in the region and the provision of public services and extends the infrastructure in the region.



- ❑ Encourage the people to contribute in the community participation.
- ❑ The expenses of the project have been reduced thanks to the people's participation as it reduced about 25% of the costs of construction

Urban development project of old Aleppo in Syria

- ❑ Resulted improvements attracted local investments and increased economic growth.

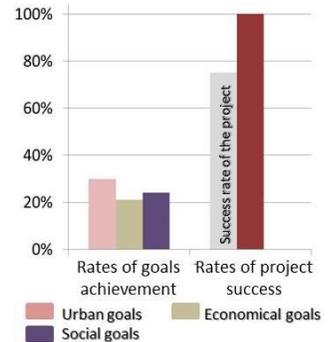


- ❑ People interacted with the project and participated in by taking advantage of the available hypotheses to improve and support their position.
- ❑ Implementing community services projects in historic areas revives abandoned area.

Urban development project in Tunisia

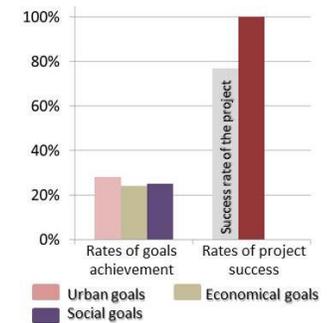
This preservation project aims to prevent the gradual demolition of the historic heart of the city and deals with the basic issues of the most important:

- ❑ Reviving the economic and social base of the people of the old city, as well as the development of residential buildings and school.
- ❑ Achieving Social goals, which is improving the deteriorating housing units and to keep the population and maintain existing buildings Table



Urban upgrading project in Jordan

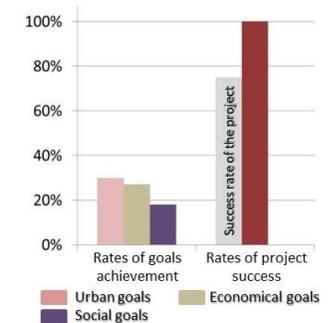
- ❑ Allowing all the elements of the society (such as the government, the private sector, non-governmental organizations and Youth.. etc.) to participate in the productive and social activities, which led to better results and greater sense of belonging



- ❑ Political instability in the region was an obstacle to development projects due to the lack of local and foreign investments

Urban development project in Indonesia

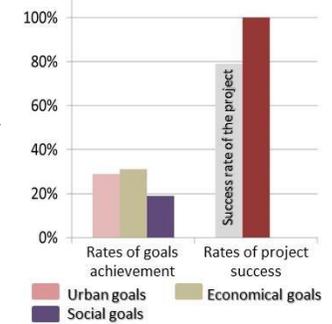
- ❑ Huge areas were developed in Jakarta, which was followed by the subsequent upgrading of the life quality of nearly 3 million people from 1969 to 1979.



- ❑ The foundation of many roads in the city of Jakarta was essential, which led to increasing the value of real estate by about 130%
- ❑ Increasing communication between these slums areas and areas where there is work opportunities, as a contribution to raise the economic level of the slums area's population indirectly

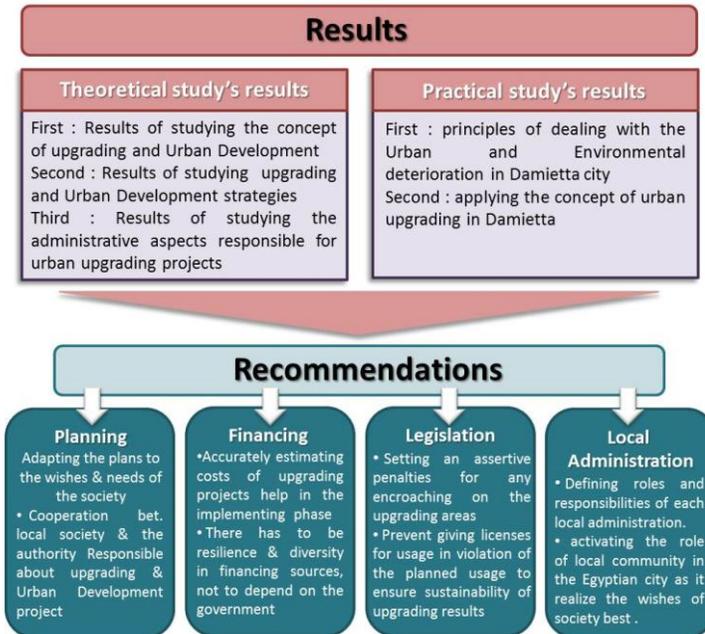
Urban development project in Zambia

- ❑ The project increased the employment opportunities by providing about (677) jobs/year, which improved the economic situation of the inhabitants of those areas.
- ❑ The participation of the users of real estate and service buildings resulted in avoiding serious mistakes.
- ❑ The project succeeded in reaching low-income groups, which became a main trend in the national plans in Zambia.



Chapter seven: The results and recommendations

This chapter reviews the results and recommendations that were reached as a result of studying the similar urban upgrading projects in Egypt, and in some Arabic and foreign countries, followed by the analytical study of the upgrading and Urban Development in Egypt



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