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**Urban fringe management and role of good
governance: Integrating stakeholders in land
management process**

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Megacities and shrinking cities, high speed urbanism and slow cities – the world's cities are changing. The differences between city and countryside are diminishing, everything is becoming the city in a variety of spatial and structural forms.

Source: Wolfrum, S. and Nerdinger, W. (Eds.) (2008). *Multiple City: Urban Concept 1908-2008*. Berlin: Jovis.

WHAT IS URBAN FRINGE

In simple sense urban fringe is the area of transition, between well recognized urban land uses and the area devoted to agriculture.

Different terms such as *rurban fringe*, *urban fringe*, *suburb*, *city's countryside*, *peri-urban fringe*, *rural fringe of the city*, *peri-urban areas* and *metropolitan fringe* have been used by different authors sometimes interchangeably, sometimes to identify quite separate but usually overlapping spaces.

Source: Wehrwein, George S. (1942). The Rural Urban Fringe. *Economic Geography*, Vol. 18, pp. 217-228. July.

URBAN FRINGE – NOT WITHOUT PROBLEMS

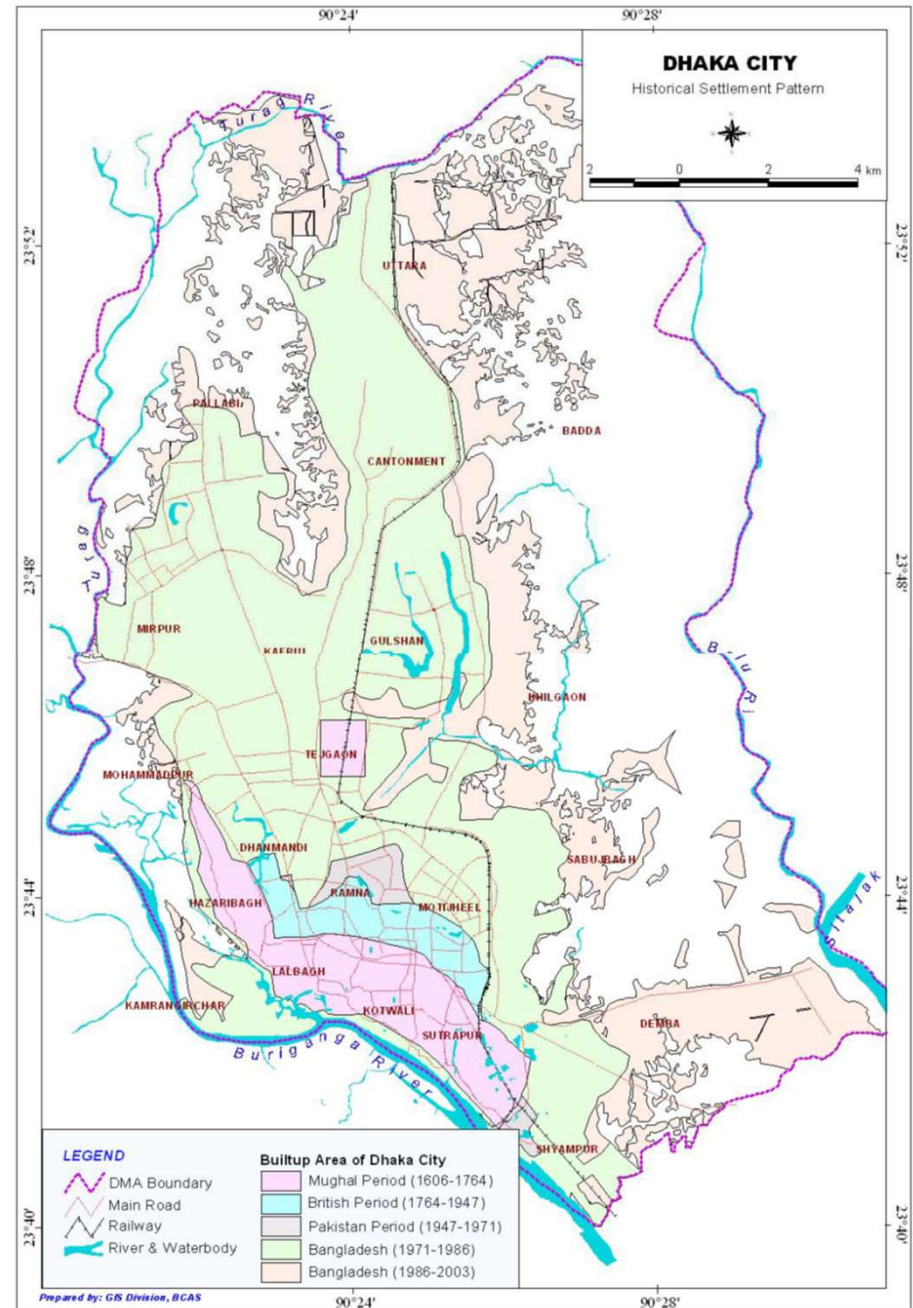
- Urban fringe in developing countries follow the spontaneous development nature rather than planned growth, often no integration between infrastructure provision and population, and it has growing environmental and social problems.
- Therefore, land management systems and processes in urban fringe are an emerging issue!!!

URBAN FRINGE MANAGEMENT: EXPERIENCES FROM DHAKA

DHAKA - A MEGA CITY



- Dhaka, the capital of Bangladesh is presently 11th number of mega city in the world.
- It is absorbing 40 percent of total country's urban population.
- To accommodate the growing population Dhaka has been spread over an area from 335.79 sq. km to 1530 sq. km within last 30 years.



**How far is land management successful
to guide urban fringe in Dhaka?**



PLANNING HAS FAILED TO GUIDE URBAN DEVELOPMENT

Since the early 1950s no plan has been fully implemented!!!!!!

- The first master plan in 1959 was partially implemented. It took 40 years against the stipulated 20 years.
- In 1980, a full-scale planning exercise was undertaken for the Dhaka Metropolitan Area. The product was quite good, but it never received Government approval and thus was not utilized.
- Dhaka Metropolitan Development Plan (DMDP) was approved in 1997 but has not been taken seriously. The Detailed Area Plan, the most important part of DMDP was scheduled to be completed within one year of the formulation of DMDP. But the city developed authority has failed to do it even after 11 years.

HAPHAZARD LAND DEVELOPMENT IN DHAKA



If this development trend goes not Dhaka will be no longer livable and will be a man made ciramic jungle

WHY THIS SITUATION?

- inefficiency of development authorities
- coordination problem among concern agencies
- inadequate resources and manpower
- government's reluctance
- corruption and bureaucracy

WETLAND DEVELOPMENT HAS BEEN A COMMON PHENOMENON



Around 49 housing projects without approval have been identified to be inside the flood plain zones and plain sub-flood plain zones covering around 9,241 acres of land.

Dhaka is still left with 19.3 percent of wetland. If the current rate of loss of wetland continues, by the year 2037 all temporary wetlands of Dhaka will disappear.



Source: **The Daily Star** (2007, February 18). Civil movement needed to stop encroaching on wetlands. Internet edition.
Islam, Israt (2006, May 19). Wetland of Dhaka: Alarming depletion. *The Daily Star*. Internet edition.

WHY THIS SITUATION?

- Excessive use of political influence, personal contact and bribes to get approval of land projects

And this situation is driven by

- corruption and weak administration
- centralized system of RAJUK, the city development authority
- lack of proper policy and improper implementation of policies

INFORMAL DEVELOPMENT IS ALSO TAKING PLACE

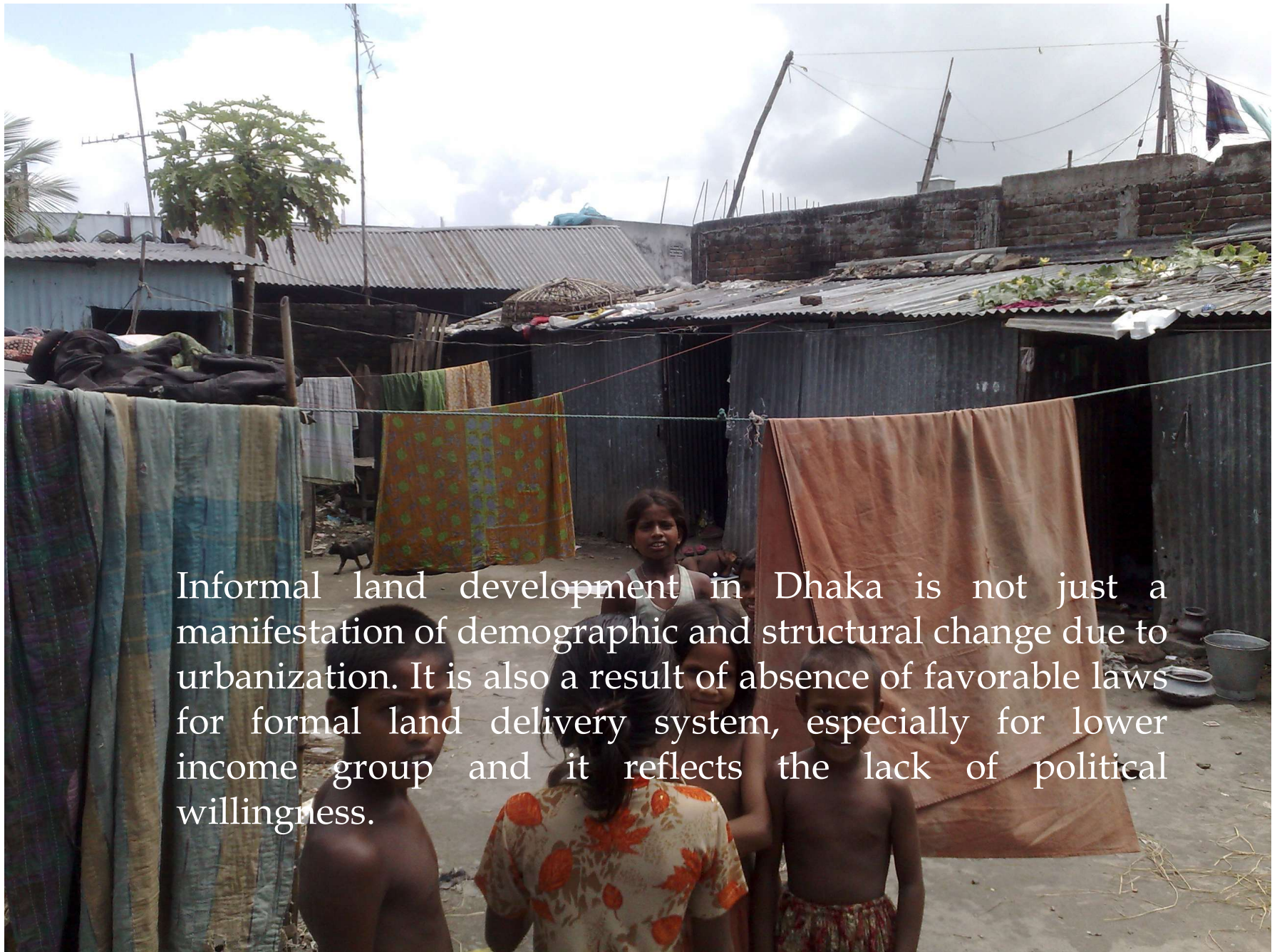


Presently in Dhaka 30 to 35 per cent of population live in slums which have been developed in informal way.



WHY INFORMAL DEVELOPMENT?

- The formal process of dealing with land is complex, time-consuming and extremely expensive.
- Total cost does not confine within the amount given by the plan approval authority as bribing also costs a high amount without which the application for approval cannot be proceeded.



Informal land development in Dhaka is not just a manifestation of demographic and structural change due to urbanization. It is also a result of absence of favorable laws for formal land delivery system, especially for lower income group and it reflects the lack of political willingness.

URBAN FRINGE: FOR WHOM ACTUALLY?

There is a common understanding that urban fringe in developed countries is a fashionable suburbs for higher income group whereas in developing countries it is populated by poor residents arrived recently from rural areas.



MAIL ONLINE, 13 OCTOBER, 2009



SUZANNE DECHILLO/THE NEW YORK TIMES/REDD

Source: Adesina, A. (2007). Socio-spatial transformations and the urban fringe landscape in developing countries. Paper presented at United Nation University Institute for Environment and Human Security (UNU-UHS) Summer Academy on Social Vulnerability and Resilience Building in Mega city. Munich, Germany. July 22nd-28th 2007.

Daniels, T. (1999). *When city and country collide: Managing growth in the metropolitan fringe*. Washington, DC: Island Press.

Browder J., J.R. Bohland and Scarpadi, J. L. (1995). Patterns of development on the metropolitan fringe: Urban fringe expansion in Bangkok, Jakarta and Santiago. *Journal of the American Planning Association*, Vol. 61, No. 3. pp. 310-327.

URBAN FRINGE IN DEVELOPING COUNTRIES NOT ONLY FOR POOR



Appartement houses in urban fringe which are only affordable for high income groups

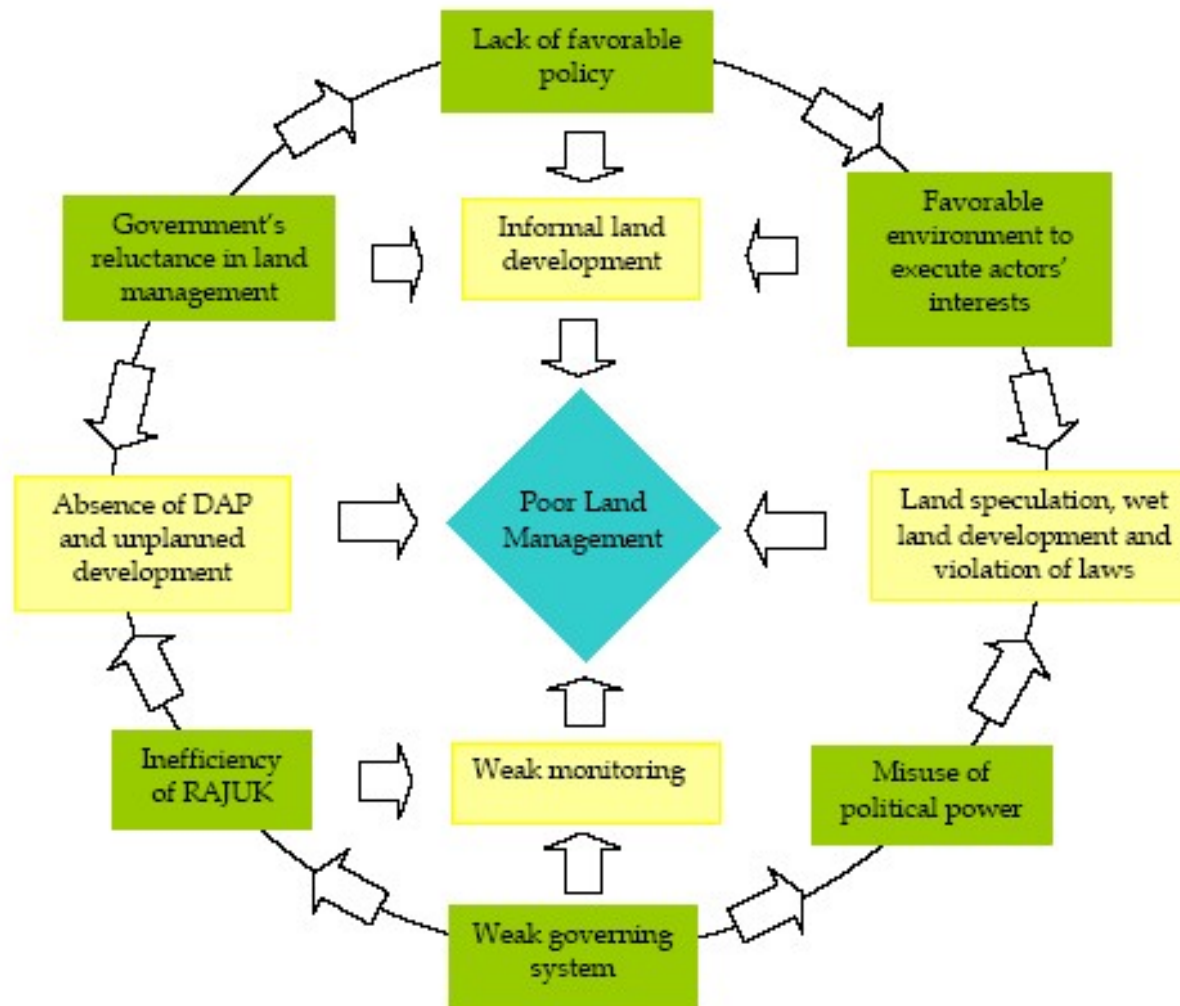
Urban fringe in Dhaka in spite of being a part of developing world
is being mainly developed for higher income group!!!!

Why?

The fact is that as established and renowned private developers are comparatively in favorable position to use political influence and personal contact, their opportunity to grab urban fringe is much higher than that of poor, even middle income group.

Therefore, for Dhaka **prevailing governing system and policy** has been the determining factor to decide the prospective residents in urban fringe.

LAND MANAGEMENT PROBLEMS IN DHAKA



WEAK GOVERNANCE IS THE MAIN PROBLEM

- There is a big gap between land management strategies and way of its implementation as prescribed and its actual practices in reality. Improper governing system is the main reason behind this gap. Moreover, the over centralized system and absence of stakeholder participation creates the problems further.
- Therefore, in Dhaka 'land management' is still a theory which is far behind from its practical implementation.

BUT

For a sound land management a sound governing system is a primary driver where stakeholders should work in an intergovernmental system.

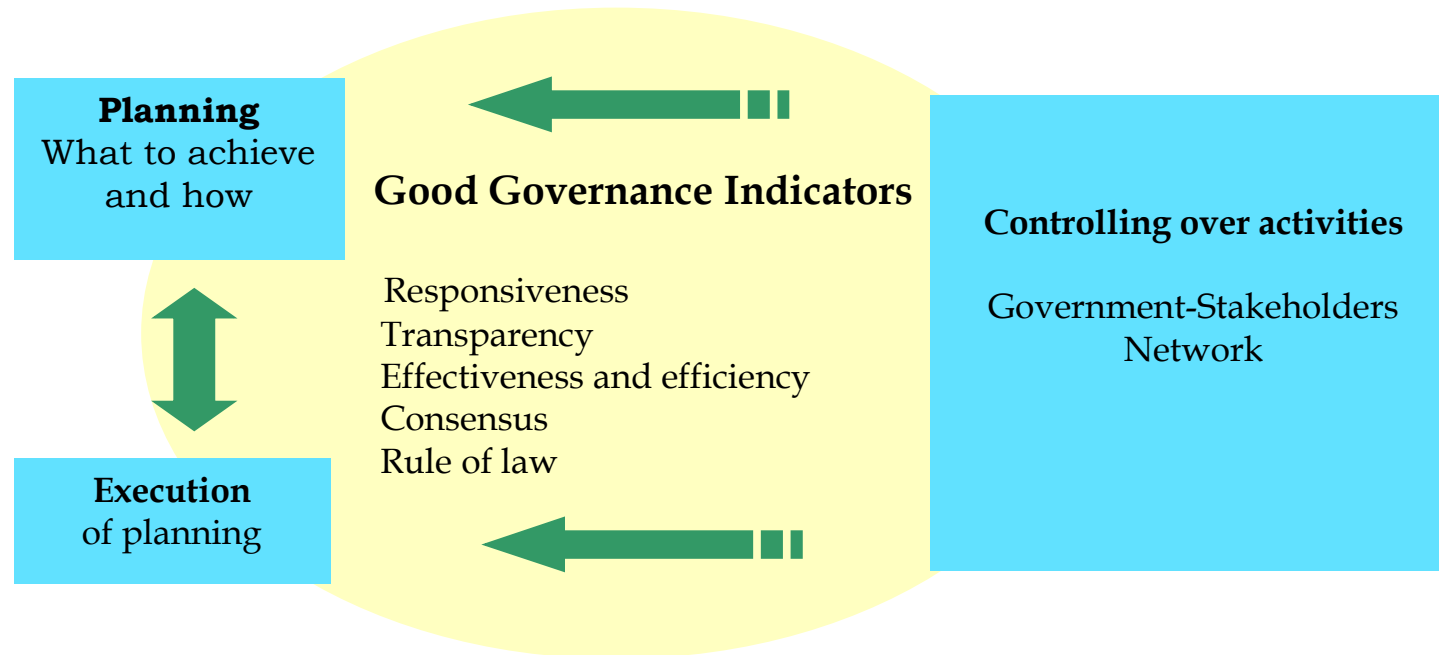
LAND MANAGEMENT: FROM TECHNICAL ROLE TO NORMATIVE ROLE

The experiences of Dhaka indicate that land management activities must be accompanied by good governance around the rule of law, consensus, effectiveness and efficiency, transparency and responsiveness.

Similarly, the voice of various stakeholders should be taken into account which will ultimately imply the rule of law, transparency and accountability.

This political dimension of social relations will entail a shift from a **technical role of land management** to a **normative role of land management** where it brings a better appreciation on interaction between land, distribution of power and society.

SUSTAINABLE LAND MANAGEMENT: NEED FOR GOVERNMENT-STAKEHOLDERS NETWORK



The important decisions regarding land management should start within the function of good governance through a 'government-stakeholders network' and continue it in the systematic managerial process. Through this governance-managerial process the land management objectives will be established, achieved and monitored.

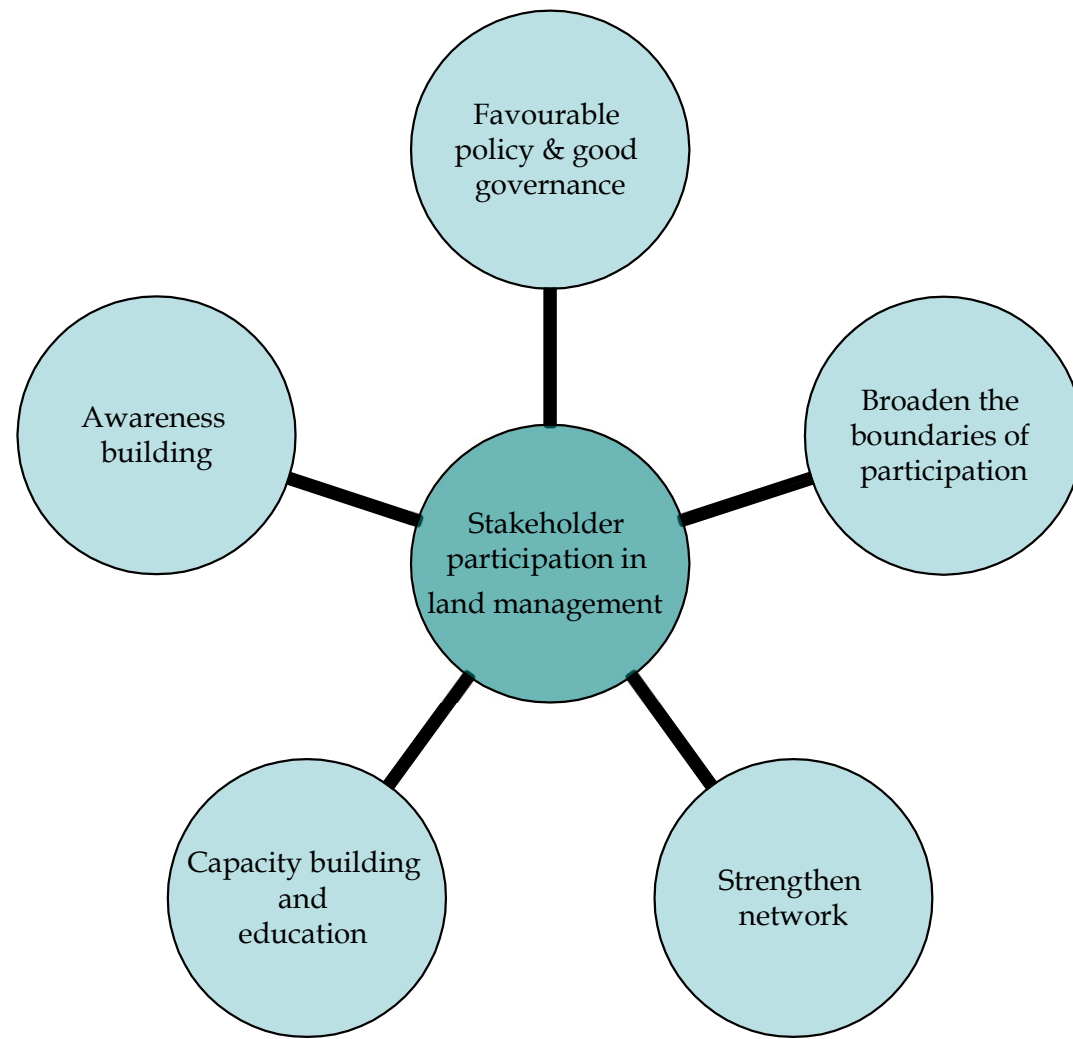
**Stakeholders are no longer only subjects
or clients but more and more partners**

Source: Magel, H. (2003): About the Future of Cities. In: United Nations Human Settlement Programm (Hrsg.): The Future of Cities, Nairobi, 2003, p. 19–25.

BUT THE SITUATION COULD BE DIFFERENT

- For many corruption prone countries there is also a risk of turning the 'state-stakeholder' relationship into 'patron-client' relationship which will prevent genuine stakeholder participation.
- It is not the only panacea and it does not always confirm the good governance criteria due to
 - ✓ Inadequate or little stakeholder participation at local level compare to elite power
 - ✓ Low awareness
 - ✓ Lack of capacities and interest
 - ✓ Inadequate networking

PROMOTING STAKEHOLDER PARTICIPATION



**No doubt, bringing the stakeholders
under the umbrella of good governance
can offer an opportunity of sound land
management but for that it needs an
initiative.....**

Thanks for your attention