

**Impact of land use conversion on built environment of planned neighborhoods
of Lahore**

(A case study of Wapda town Lahore)



M. Arch. Thesis

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DEDICATION

Dedicated to my parents and my husband.

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I would like to thank ALLAH (SWT) for his countless blessings and has always been very kind to me. By the grace of ALLAH, who has helped me and guided me I am able to complete my masters research.

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ABSTRACT

Lahore, the city of gardens as the provincial capital of Punjab and the fourteenth most populous city of world have gone through major physical spatial expansion due to continuous population increase. The land use of the city is in continuous transformation due to population increase and is expanding in south and south east directions through planned settlements. Land being an important resource accommodates the expansion and various activities within the residential areas of the city. Wapda town cooperative housing society is a planned public society located in the southern part of Lahore. Presently the situation of the society was not the same 15 years back. Transformation of land use is one of the issues, to be addressed immediately. Increase in land use change in residential areas and formation of main streets as a commercial street greatly affects in terms of increased neighborhood density and overloading the existing infrastructural facilities. This has questioned that how these transformations took place and what the strong factors behind this are. To find the solution to such questions it was therefore essential to analyze the structure and pattern of the land use changes. Neighborhoods are important for their residents; it has significant implications on neighborhood satisfaction which is affected by various factors of the neighborhood built environment. The impacts are usually felt by the people residing in the society. Therefore a correlation exists between the neighborhood built environment and its resident's satisfaction.

The proposed area of research is the identification of factors causing land use change and their impacts on neighborhood built environment. The study mainly focused on the information obtained through available literature and data collected through physical surveys that enabled to explore the transformation of designated land use pattern of Wapda town cooperative housing

society. It helped in selecting the main roads of Wapda town where maximum number of conversion was seen and identifies the causes of its conversion. A comparative analysis of residential and commercial property users has been done in order to evaluate the overall satisfaction level on physical, social and economic grounds through yeh's index of satisfaction. The study of users revealed that overall satisfaction level among residential property users lies in negative range whereas for users of commercial property give it a positive value. This indicates that economically the commercialization has created positive impacts however in this prospect, commercialization is causing detrimental impacts on environmental and social factors of the built environment.

The findings suggest that policy makers should enact such laws which can strengthen land use management and maintain quality of life for the residents. Thus reducing the negative and adverse effects of property conversion and causing dissatisfaction among residents. To create a livable environment for the resident's, integration of physical, social and economic considerations by proper land use pattern must be maintained. Furthermore government should introduce an investment framework that encourages the building of shopping centers as well as apartments catering both the residential and commercial users. By doing so, they can provide more customized built environments; increasing residents' life satisfaction.

Table of Contents

Acknowledgements.....	I
Abstract.....	II
Table of contents.....	IV
List of figures.....	VIII
List of tables.....	XI
Appendices.....	XII
List of References.....	XVIII
CHAPTER 1:INTRODUCTION TO THESIS	XII
1.1 Background.....	1
1.2 Problem Statement.....	4
1.3 Aims and Objectives Of The Study	Error! Bookmark not defined.
1.4 Methodology of the Study	Error! Bookmark not defined.
1.6 Significance of the Study	Error! Bookmark not defined.
1.5 Scope of Study	Error! Bookmark not defined.
CHAPTER 2:LITERATURE REVIEW	Error! Bookmark not defined.
2.1 Neighborhood	Error! Bookmark not defined.
2.2 Importance of Neighborhood built environment	Error! Bookmark not defined.
2.3 Neighborhood Satisfaction.....	Error! Bookmark not defined.
2.3.1 Physical Environment and Landscape	Error! Bookmark not defined.
2.3.2 Facilities and Services.....	Error! Bookmark not defined.
2.4 Land Use	Error! Bookmark not defined.
2.5 Land Use Change.....	Error! Bookmark not defined.

2.6 Commercialization and its influence on neighborhood planning: **Error! Bookmark not defined.**

2.7 Commercialization in neighborhoods of Lahore. **Error! Bookmark not defined.**

2.8 Conceptual Framework: **Error! Bookmark not defined.**

CHAPTER 3: RESEARCH DESIGN AND METHODOLOGY 18

3.1 Methodology: 18

3.2 Research design: 19

3.3 Sampling Techniques: **Error! Bookmark not defined.**

3.4 Determining Sample Size **Error! Bookmark not defined.**

3.4.1 Sample Frame **Error! Bookmark not defined.**

3.4.2 Confidence Level **Error! Bookmark not defined.**

3.4.3 Margin of Error **Error! Bookmark not defined.**

3.4.4 Sample size **Error! Bookmark not defined.**

3.5 Sampling Method **Error! Bookmark not defined.**

3.5.1 Stratified sample for each group **Error! Bookmark not defined.**

3.6 Data collection methods: **Error! Bookmark not defined.**

3.6.1 Questionnaires survey: **Error! Bookmark not defined.**

3.6.2 In-depth interviews: **Error! Bookmark not defined.**

3.6.3 Observational study: **Error! Bookmark not defined.**

3.7 Data Tabulation and Results in Excel **Error! Bookmark not defined.**

CHAPTER 4: DATA COLLECTION, PRESENTATION AND DOCUMENTATION 29

4.1 Wapda Town Employees Cooperative Housing Society: 29

4.2 Planning aspects of Wapda Town Employees Cooperative Housing Society at the time of its approval 29

4.2.1 Land use and plotting: 29

4.2.2 Road pattern:	Error! Bookmark not defined.
4.2.3 Infrastructure:.....	Error! Bookmark not defined.
4.3 Transformation of Land Use Pattern from residential to commercial in Wapda Town Cooperative Housing Society:	Error! Bookmark not defined.
4.3.1 Pattern of development along the linear road of 182 feet wide road: .	Error! Bookmark not defined.
4.3.2 Pattern of development along the linear road of 100 feet wide road:.....	39
4.3.3 Pattern of development along the linear road of 80 feet wide road:	40
4.4 Factors causing change of land use pattern i.e. from Residential to Commercial:.....	Error! Bookmark not defined.
4.4.1 Ineffectiveness of government authority policies:.....	Error! Bookmark not defined.
4.4.2 Insufficient commercial area.....	Error! Bookmark not defined.
4.4.3 Major linkage to other societies:.....	Error! Bookmark not defined.
4.4.4 Major area designated for commercial use not used for the same purpose:	Error! Bookmark not defined.
4.4.5 Corruption of the Government Officials.....	Error! Bookmark not defined.
4.5 Residents opinion on major cause of land use change.....	Error! Bookmark not defined.
CHAPTER 5:RESEARCH FINDINGS AND ANALYSIS	Error! Bookmark not defined.
5.1 Residents perception on land use change:	Error! Bookmark not defined.
5.2 Perception on converting the use of their property:	Error! Bookmark not defined.
5.3 Perceptions on the desire to continue this land use change:	Error! Bookmark not defined.
5.4 Impacts of change of land use pattern i.e. from Residential to Commercial:	Error! Bookmark not defined.
5.4.1 Impact on physical and environmental factors:.....	Error! Bookmark not defined.
5.4.1.1 Reduction in residential plots:	49
5.4.1.2 Quality of Roads and Pavements	50
5.4.1.3 Vehicular convenience.....	Error! Bookmark not defined.

5.4.1.4 Pedestrian convenience	Error! Bookmark not defined.
5.4.1.5 Increase in travel time:.....	Error! Bookmark not defined.
5.4.1.6 Reduction in open spaces and parks for residents: .	Error! Bookmark not defined.
5.4.1.7 Impact on infrastructure:	Error! Bookmark not defined.
5.4.1.8 Structural changes in the buildings and Building Aesthetics:	55
5.4.1.9 Satisfied with the close proximity of shops:	58
5.4.1.10 Market placed at a walking distance is a positive aspect:.....	59
5.4.1.11 Increase in air pollution:	Error! Bookmark not defined.
5.4.1.12 Increase of noise pollution:	Error! Bookmark not defined.
5.4.1.13 Increased traffic congestion	Error! Bookmark not defined.
5.4.1.14 Increased heat effect and thermal discomfort	Error! Bookmark not defined.
5.4.1.15 Decreased privacy and comfort	Error! Bookmark not defined.
5.4.1.16 Fear of accidents increased:	Error! Bookmark not defined.
5.4.2 Impact on Social factors:	64
5.4.2.1 Increased social gap and reduction in Social interaction with neighbors	65
5.4.2.2 Increased sense of security:	65
5.4.2.3 Impacts on Health:	67
5.4.3 Impact on Economic factors:	67
5.4.3.1 Profit Maximization	67
5.4.3.2 Land Values Increased.....	68
5.5 Overall satisfaction level:	69
CHAPTER 6:RECOMMENDATIONS AND CONCLUSIONS	Error! Bookmark not defined.
6.1 Conclusions	Error! Bookmark not defined.
6.2 Recommendations	Error! Bookmark not defined.

6.2.1Environmental factors:	Error! Bookmark not defined.
6.2.2Social factors	Error! Bookmark not defined.
6.2.3Economic factors	Error! Bookmark not defined.

List of Figures

Figure 1.1: Expansion of Lahore towards south and south east direction.....	2
Figure 2.1: Conceptual framework for the study.....	17
Figure 3.1: Map of Wapda town cooperative housing society.....	19
Figure 3.2: Framework of Research Design.....	20
Figure 4.1: Percentage of land use of Wapda town cooperative housing society.....	30
Figure 4.2: Wapda town cooperative housing society land use map.....	31
Figure 4.1: Land use Map showing converted properties from residential to commercial.....	36
Figure 4.4: Stratification of sampled population along Wapda town Main roads.....	37
Figure 4.5: Strata 1(Main road of 182’ wide)	38
Figure 4.6: Percentage of change of land use on main road of 182’ wide.....	38
Figure 4.7: Strata 2(Main road of 100’ wide)	39
Figure 4.8: Percentage of change of land use on main road of 100’ wide.....	39
Figure 4.9: Strata 3 (Main road of 80’ wide)	40
Figure 4.10: Percentage of change of land use on main road of 80’ wide.....	41
Figure 4.11: Percentage of respondents defining the major factor of land use change.....	44
Figure 5.1: Number of respondents on converting the use of their property.....	46
Figure 5.2: Number of respondents on the desire to continue this Land use change.....	47
Figure 5.3: Effect on number of residential plots.....	49
Figure 5.4: Effect on Roads and pavements.....	50

Figure 5.5: Effect on Roads and pavements.....	51
Figure 5.6: Effect on Roads and pavements.....	51
Figure 5.7: Effect on Roads and pavements.....	51
Figure 5.8: Effect on Roads and pavements.....	51
Figure 5.9: Vehicular convenience.....	52
Figure 5.10: Vehicular convenience.....	52
Figure 5.11: Vehicular convenience.....	52
Figure 5.12: Pedestrian convenience.....	53
Figure 5.13: Increase in travel time.....	54
Figure 5.14: Reduction in open spaces and parks.....	54
Figure 5.15: Impact on Infrastructure.....	55
Figure 5.16: Impact on Infrastructure.....	56
Figure 5.17: Impact on Structural changes in the buildings and Building Aesthetics.....	57
Figure 5.18: Impact on Structural changes in the buildings and Building Aesthetics.....	57
Figure 5.19: Impact on Structural changes in the buildings and Building Aesthetics.....	57
Figure 5.20: Impact on Structural changes in the buildings and Building Aesthetics.....	58
Figure 5.21: Impact on building façade.....	58
Figure 5.22: Impact on building structure.....	58
Figure 5.23: Satisfied with the close proximity of shops.....	59
Figure 5.24: Market placed at a walking distance is a positive aspect.....	60
Figure 5.25: Increase in Air Pollution.....	61
Figure 5.26: Increase in Noise Pollution.....	62
Figure 5.27: Increase in traffic congestion.....	62

Figure 5.28: Increased heat island effect and thermal discomfort.....	63
Figure 5.29: Residents opinion on Privacy of residents.....	64
Figure 5.30: Residents opinion on safety of main roads for living.....	64
Figure 5.31: Residents opinion on increase in fear of accidents.....	65
Figure 5.32: Residents opinion on reduced social interaction.....	66
Figure 5.33: Residents opinion on sense of security increased.....	67
Figure 5.34: Residents opinion on health impacts.....	67
Figure 5.35: Residents opinion on Profit maximization.....	68
Figure 5.36: Residents opinion on land prices.....	69
Figure 6.1: sidewalk corridor for pedestrian movement.....	72

List of tables

Table 3.1: Total no. of residential and commercial properties.....	23
Table 3.2: Target population of residential and commercial properties.....	24
Table 3.3: Yeh's index of satisfaction.....	27
Table 4.1: Approved Land use of Wapda town cooperative housing society	30
Table 4.2: Total no. of plots.....	32
Table 4.3: Total no of utility features.....	32
Table 4.4: Transformation of land use pattern.....	35
Table 4.5: Percentage of respondents defining the major factor of land use change.....	44
Table 5.1: Percentage of respondents defining the rate of conversion.....	45
Table 5.2: Percentage of respondents	46
Table 5.3 Number of respondents	47
Table 5.4: Resident's Overall Satisfaction through Yeh's index.....	70

CHAPTER 1

INTRODUCTION TO THESIS

1.1 Background

Pakistan being one of the developing countries is experiencing rapid population increase according to the latest population census figures. In order to cope with this unparalleled population increase it is followed by continuous transformation and certainly in need of a space to accommodate these activities, Change in the land use patterns has been noticed. Major reason behind urbanization is that it is the migration of people from rural to urban areas or the demand of segmentation of different social groups which has modified earth's surfaces from one use to another. Land therefore being the distinctive factor in the sustenance of mankind. [1] It is therefore necessary to make sure that land use is in conformity with planning systems. Over the years Lahore the city of gardens as the provincial capital of Punjab and the fourteenth most populous city have gone through major physical expansion in form of planned settlements like model town, shadbagh and cantt etc. towards south and south east directions which was mainly confined to walled city at the time of independence.