



Never doubt that a small group of thoughtful, committed citizens can change the world. Indeed, it's the only thing that ever has.

—Margaret Mead

# SHEHRI

July - December, 2005 Vol. 16/No. 2

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## A HABITAT AND LANDUSE MANAGEMENT PLAN FOR THE TURTLE HABITAT AT HAWKSBBAY/SANDSPIT, KARACHI

*Shehri - CBE with the financial assistance of the **Global Environment Facility (GEF)** and Administrative support of **UNDP Pakistan**, prepares a habitat and landuse management plan for the turtle habitat at Hawksbay/Sandspit, Karachi. The major objectives and achievements of this two years project are documented in this **Special Report**.*

The primary objective of the project was to develop sustainable programs and activities for protecting the Green Sea Turtle (*Chelonia mydas*) and conservation and land use management of the Green Sea Turtle nesting beach habitat in the project area through interventions based on the concept of environmental stewardship and participatory management.

The project activities were divided into three separate components and varying degrees of success has been achieved in meeting the objectives set out for each project component. The components included:

1. Habitat Management
2. Public participation and awareness raising

3. Amending the existing legislative instruments

A high degree of progress has been achieved in the first two project components. A detailed and comprehensive framework for sustainable habitat management for the project area has been prepared that establishes both management guidelines and proposes actions based on the suggested guidelines. For the first time in Pakistan a Habitat Suitability Index (HSI) has been prepared for a sensitive ecosystem. Habitat Models provide a viable tool of species and resources co-management. In the project, in order to develop the desired Environmental Criteria, the habitat modeling technique has been used to assess the requirements for sustainable turtle nesting/hatching in the project area to act as a

### Products generated by the project

The following concrete products have been generated during the project:

- A composite document containing a comprehensive framework for habitat management and detailed feasibility for designation of the project area as a protected area
- A preliminary feasibility study for using DNA Mapping for determining migration patterns of green turtles nesting in the Sandspit/Hawksbay beaches
- Complete computer based documentation with pictorial support of land use violations in Hut constructions on the beaches of Hawksbay /Sandspit
- In collaboration with the NGO Book Group, the preparation of a pioneering child education booklet on turtle conservation, namely *Haray Katchway*
- A first of its kind *Street Theatre* on the theme of turtle conservation prepared in collaboration with the Pakistan Fisherfolk Forum
- Launching of *Turtle Lover Clubs* in three local schools

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Stakeholders involved in all stages of the project





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Interested contributors should contact the SHEHRI office for writers guidelines. SHEHRI newsletter readership is from students, professionals, environmentalists, policy makers, NGOs and other organizations.

Views expressed herein do not necessarily express the views of the Editor/Editorial Board.

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## EDITORIAL

# The NEQS: Need for Change

**T**he Environmental Protection Act 1997 though it claims to address all the environmental concerns in the country is basically targeted at and is more or less specific in its legislation to the industrial sector in the country. As such, most of the rules, regulations and standards are focused on management, control and monitoring of effluent discharges. The more extensive legislative instruments such as the National Environmental Quality Standards are set primarily to deal with industrial discharges. The priority of the legislators was on monitoring of effluent discharges and penalizing the errant industrialists for which systems such Pollution Charges and Environmental Tribunals have been set in place. There is very little focus on facilitative legislation that could result in the overall improvement in the environmental management systems in the enterprises.

As the Act that is linked for enforcement and regulation with the federal and provincial EPA's limits itself to monitoring discharges, ensuring compliance with the NEQS, there is no effort to provide encouragement to the enterprises to enhance their general level of environmental functions and engage in activities such as energy saving,

waste recycling, reuse and reduction in waste generation levels. Occupational safety that includes ensuring a clean, safe and environment friendly work environment is not a concern for the EPA's. That is where considerations for environmental management tools such as Life Cycle Assessment can be promoted.

The Act also does not require the enterprises to put in place any kind of mandatory compliance requirements for the contractors/vendors that have been sub-let the work of waste disposal by the waste generating enterprises. The Act simply does not recognize this issue. This is a serious flaw that has provided a loophole for enterprises not investing in waste treatment systems. This is more evident in the case of solid waste for which not even compliance standards exist (other than for hospital waste).

While the Act is a document that touches and caters for various important issues related to environmental protection, its restricted focus on industry and compliance with effluent discharge standards at the cost of neglecting the overall and cross-cutting important environmental concerns limits and confines its potential for positive impact. □



tool for policy makers and protected area managers to enhance their capacity for sound protected area management.

In addition, a comprehensive feasibility has been prepared for designating the project area as a protected area and all options including international and national protected area categories and designations have been thoroughly evaluated to come up with a sound case for designating the project area as a protected area.



Launching of the  
Turtle Stewards Committee  
- An important outcome of the project

A successful two phase training program for the Hut Chowkidars on the concept and practice of Environmental Stewardship was organized in which about a 100 Hut Chowkidars participated. Detailed documentation of all development related violations/ encroachments in the beach area was completed to assess impact on the nesting suitability of the beach area.

The focus of the awareness raising activities was directed on the youth. Turtle Lovers Clubs aimed at educating and raising the levels of awareness among the youth were established in three local schools. Turtle watch tours of students and painting competitions on the theme of turtle conservation were organized. Students of a local school participated in the designing of the project logo. In collaboration with the NGO Book Group, a booklet *Harey Katchway* has been prepared that now forms part of the curriculum of certain schools.

A song and video based on the theme of conserving the turdes and their habitat was prepared and aired on private TV Channels. In collaboration with the Pakistan Fisherfolk Forum, a Street Theatre was prepared specially targeted at the local community. Souvenirs such as stickers, mugs, T-Shirts were prepared carrying the theme of turtle conservation. All these awareness raising measures have been well received by the target audience.

In order to provide post grant sustainability to project actions, a *Turtle Stewards Committee* comprising of civil society stakeholders such as concerned NGO's, local community, hut owners has been launched. The process has been facilitated by Shehri-CBE.

However, limited success was achieved in managing to introduce amendments in the Hut Lease Deeds to make them sensitive to the need of tackling the threats faced by the visiting and nesting turtles. After carefully analyzing the lease deeds and equating their clauses with the requirements of providing a safe nesting habitat for the visiting turtles, a set of amendments were developed. Karachi Port Trust (*responsible for leasing out huts in Sand spit beach*) management was approached on a regular basis to incorporate the proposed amendments in the hut lease deeds but no positive response was achieved.

In the case of the City District Government Karachi (*responsible for leasing out huts in Hawksbay beach*) limited success was achieved in the sense that the Shehri-CBE project team managed to convince certain councilors to table a Resolution in the City Council session asking for

## Cont. from P-1

- Launching of the multi-stakeholder civil society initiative of the *Turtle Stewards Committee*
- Preparation of a pioneering video based training program on the concepts and practices of environmental stewardship for the local community
- Preparation of the following tools for raising public awareness and promotion of the cause of turtle/habitat conservation:
  - Song/Video on the theme of turtle/habitat conservation
  - Educational paintings / poster
  - Turtle conservation Mugs, stickers, T-shirts, badges

approval of the proposed amendments but the resolution could not muster the required support in the Council session.

The principal obstacle in achieving the objective of amending the Hut Lease Deeds issued by KPT was the non-responsive and immovable nature of the KPT bureaucracy. Despite persistent efforts by the Shehri project team, no positive response was obtained. Most of the discussions took place with the Estate Department.

However, the relevant staff in these departments was not able to present



Contributing to the management of solid waste in the project area



the case of hut lease amendments with any degree of success to the KPT Board.

With regards the City District Government, the operating dynamics was different. The CDGK being represented by elected councilors required a different approach from the project team. Contacts were established with the Estate/Revenue Departments and the elected councilors including the City Nazim.

The response of the Estate Department was initially not very encouraging. However, in due time the Shehri project team was able to establish a good working relationship with the relevant staff and they facilitated in the drafting of a council resolution to be presented for approval in the City Council. However, the required political support for getting the resolution adopted and approved in the Council could not be achieved. This was the reason for not getting the amendments incorporated in the lease deeds.

It is difficult to say how a dent could have been made in the KPT bureaucracy. Despite stated claims to the contrary, it would appear that environmental concerns do not figure predominantly in the decision making processes in KPT. This is particularly true when it comes to making choices between development and environmental protection.

The protection of turtles and their habitat is a matter that has never figured in the priority concerns of KPT. Given the time constraints attached to the project, positive progress could have been made by gaining greater access to the Board members of KPT, rather than concentrating on the bureaucracy to deliver. This is a strategy that can be adopted by other organizations trying to win environmental battles in the territorial jurisdiction of KPT.

It has been the experience of the pro-

ject team that as compared to the cumbersome bureaucratic machine in KPT, it was much more rewarding to work with the elected councilors and the bureaucracy in the CDGK. Despite initial reluctance, the Estate Department officials were to some extent convinced of our objectives, to the extent that they facilitated in the drafting of the Council Resolution. However, the required political support to get the resolution adopted in the council session could not be attained in a timely manner.

It was a learning process for Shehri project team itself to lobby in such way with a wide mix of political opinions and it is felt that given a bit more time success could have been achieved in the Council. Nevertheless, the experience was positive and a path and process has been identified for those willing to pursue such an option.

The positive aspects of the project relate to the preparation of a holistic framework for habitat management of the project area. The framework covers all related aspects such as policy making, planning, implementation and management recommending a participatory approach to all decisions regarding the planning and management of the habitat.

It identifies the relevant stakeholders and identifies actions based on the recommended guidelines. To assist policy making, planning and management a Habitat Suitability Index (HSI) has been developed for the project area.

A detailed feasibility of designating the project area as a protected area has also been conducted. Various options have been analyzed for their relevance to the project area and nationally and internationally accepted and acknowledged options for protected area des-



Informing the public through generation of informational and educational products

ignations have been thoroughly evaluated.

A most detailed documentation of hut ownership and violations in hut constructions for the entire stretch of the Hawksbay /Sandspit beach has been prepared that can act as an extremely important document to assist any future planning and environmental protection measures in the area.

An extremely encouraging aspect of the project has been the interest that it has been able to develop amongst the youth. School children have participated in competitions to select the project logo and on the painting competition on the theme of turtle conservation. They have visited the turtle beach to participate in turtle watch tours and in beach cleaning activities.

The project team was able to establish *Turtle Lovers Clubs* in three local schools that was only possible due to the keen interest and participation of the students and teachers of the schools. The various tools for raising public awareness such as stickers, mugs and turtle conservation song/video have also been received very well by the people targeted.

Another positive gained from the project has been the training of the local community represented by the Hut Chowkidars in the concept and practice of environmental stewardship. Over 100 Hut Chowkidars participat-





ed in the two training sessions that were based on an innovation that it was conducted totally via the visual medium. It is expected that this project initiative would greatly help in developing a willing and well informed force of environmental stewards for the project area.

In the planning stage much importance was given to the role of and participation of the land owning agencies in the project area namely KPT and CDGK. It was assumed that they would realize the sensitive ecological status of the area and provide some support in the form of policy measures that could help in achieving the project objectives.

This expected support did not materialize, particularly in the case of KPT. The bureaucratic red tapes and political interests involved were not fully comprehended at the project planning stage that led to the obtainment of very limited positive results in the project component that dealt with the strengthening of the existing legislative instruments for the better protection of the turtle habitat.

The support of the Hut Owners in realizing their role and responsibility as principle users of the beaches and thus mobilizing for more environment friendly use of the beaches was not at a desired level that reduced the impact of training the Hut Chowkidars as environmental stewards.

It is felt that in the shape of the *Habitat Management Plan* the relevant policy makers have been provided with an ideal document on the findings of which can be based policies, plans and projects aimed at protecting the turtles and their habitat in the project area. Likewise, the feasibility for designating the project area as a protected area would greatly assist any such effort that may be undertaken in the future.

The local community has been trained as environmental stewards and this training should stand them in good stead in any future conservation plan that may be implemented in the project area that requires incorporation of local community support. Already, they are now in a better position to assist in the ongoing conservation efforts of organizations like WWF Pakistan and the Sindh Wildlife Department.

Public awareness, particularly of the youth has been raised through the project activities that should facilitate in the building up of a much more focused and well informed pressure on the relevant agencies for initiating conservation plans for the project area.

In the form of the *Environmental Stewards Committee* a forum now exists for furthering the projects objectives. There is a need to strengthen this Committee that can happen on

the initiative of the committee participants themselves.

It needs to lobby effectively with relevant government agencies, promote and support all environment friendly

action aimed at protecting the turtles and their habitat and build within itself the capacity to help in raising funds and facilitate the work of the government and the civil society organizations for positive action.

Donor agencies and the corporate sector needs to come forward and financially assist in carrying forward some of the project initiatives such as the *Turtle Lovers Clubs* in the local schools. The present project has facilitated in the establishment of these clubs in three schools.

This base needs to be expanded to include more schools and funds need to be made available to sustain the activities of these clubs. Shehri-Citizens for a Better Environment is both willing and capable of extending the scope and extent of this work in some other project and build on the successes achieved.

The project experience has shown that in order to find lasting and long term solutions to the environmental issues at hand, most important of all is a show of political will and the planning and management capacity within the responsible organizations to implement effectively the policy and planning initiatives.

This critical requirement is unfortunately lacking presently within the political and bureaucratic apparatus of our country. Informed and sustained public pressure can help in mobilizing political action in the right direction.

However, public pressure and advocacy has to be coupled with the presentation of viable planning and management options to facilitate government action in areas where they lack the requisite technical and managerial skills. Public private partnerships are a recommended course of action. □



Public awareness through interactive activities such as  
*Street Theater*



## SHEHRI SEMINARS

### Gender sensitization - civil society and police (September 29 - 30, 2005)

Speakers at the workshop said that discrimination and exploitation of women was not restricted to any particular region but it was a global phenomenon.

The situation would not improve unless the mindset of the society is changed, said the speakers at the concluding session of the two-day training workshop on *Gender-sensitization: civil society and police*.

They stressed that discrimination



towards women could only be stopped when every individual would start playing his due role and when women would be accepted as equal partners in every field.

Over 1.3 billion people are poor and approximately 75 per cent of them are women; between 75 per cent and 80 per cent of the refugees are women and children; women are paid less than men for the same work; only three per cent of all the high position in different fields are

## SENSITIZING THE POLICE

### Difficulties of Police

- \* Physical Environment
- \* Extraneous Pressures
- \* Low Salaries
- \* Overwork
- \* Unattractive/Unfair Career Prospects
- \* No Specialization
- \* Communication Gap
- \* Trial by media, courts, politicians, society
- \* Absence of Forensic Techniques

### Police as Reformers

- \* Traditional police operations have failed
- \* Crime is a social disease
- \* Social disorganization responsible for crime
- \* Historical perspective
- \* Police are used to maintain status quo
- \* Police should act as catalyst for social change

### 10 More Commandments

- \* Be humane and sensitive to victims of crime
- \* Adopt *Serve the Customer* attitude
- \* Respond promptly to calls of service
- \* Keep contact with complainants
- \* Maintain human dignity (yours and others)
- \* Do not succumb to pressures
- \* Maintain financial, moral and intellectual integrity
- \* Mind your personal hygiene and dress
- \* Wear a friendly smile
- \* Meet the public freely

**Remember!**

**Public can smell your intentions**





cent of women, aged between 20 and 60 years are abused in Switzerland; and 10 per cent of women in South

that 50 per cent of all the women killed in Canada were murdered by their husbands.

Responding to a question raised by the participants that why Pakistan was singled out and criticized when such violence against women also took place in

held by women; only one per cent of the ownership of property is enjoyed by women, the speakers pointed out.

Citing data regarding violence against women, they said that one woman was raped every hour in Southern Punjab while a woman was gang raped every four days.

Similarly 20 per

America are subjected to physical violence; and



developed countries, they said that the difference was that in the developed western countries when the crime was reported, over-whelming majority of the culprits were caught and punished.

Amber Alibhai and Khateeb Ahmad of Shehri, and Babar Bashir and Zehra Kamal of an Islamabad-based NGO, Rozan, spoke at the workshop, participated by over 25 police officials and NGO workers. Later, certificates were also given to the participants. □





## Launching of Turtle Stewards Committee - July 26, 2005

A meeting was held on July 26, 2005 (*Hotel Beach Luxury, Karachi*) to officially launch the Turtle Steward Committee for the project *Helping the Turtles Survive*.

After detailed presentations and discussions on the various aspects related

### Proposed Actions of the Committee

- \* To advocate for and adhere to land use/development activities not harmful for sea turtle nesting.



to the project, the main objectives and functions for the Committee that were finalized during the meeting are as follows:

### Objective

To advocate and promote environment friendly use of the Sandspit/Hawksbay beaches that is compatible with providing a safe habitat for sea turtle nesting

### Composition of the Committee

The Committee would comprise of the following stakeholders

- Representatives of the Hut Owners
- Representatives of the Local Community
- Representatives of Shehri-Citizens for a Better Environment (*Coordinator*)
- Representatives of the World Wide Fund for Nature (*WWF*) Pakistan

- \* To advocate, promote and adhere to environment friendly use of the beaches, e.g. efficient garbage management system, no night lightening during turtle nesting season etc.

- \* To lobby with the relevant government agencies e.g. Karachi Port Trust, Manora Cantonment Board, City District Government Karachi, and Karachi Building Control Authority for implementing policies, plans and project that are compatible with the objectives of protection and sustainable management the sea turtle habitat at Sandspit/Hawkbay.

- \* To promote activities aimed at raising awareness among the general public on protecting the sea turtle habitat

It was decided that the next meeting of the Turtle Steward Committee would be held in September 2005 (*date to be finalized later*) at the WWF Pakistan Wetland Centre, Sandspit, Karachi.

It was also decided that for the first six

months, Shehri-CBE would act as the *Coordinator* of the Committee.

All the participants in the meeting appreciated the support provided by the Global Environment Facility-and the UNDP Office of Pakistan (*Small Grants Programme*) in the formation of the Committee as the first coordinated civil society endeavor to save the turtles and their habitat at the Hawksbay /Sandspit beaches.

Mr. John Stoney (*CEO ICI Pakistan*) and Ms. Nausheen Ahmed (*Public Affairs Officer, ICI Pakistan*) also attended the meeting as observers

Farhan Anwar (*Project Coordinator, Helping the Turtles Survive*) moderated the session. □

### Committee Members

Following are the members of the Turtle Steward Committee:

1. Ms. Naila Ahmed (*Shehri-CBE*)
2. Farhan Anwar (*Shehri-CBE*)
3. Dr. Ejaz Ahmed (*WWF Pakistan*)
4. Syed Ali Husnain (*WWF Pakistan*)
5. Babar Husnain (*WWF Pakistan*)
6. Abdul Ghani (*President, Fishersfolk Development Organization*) representing the local community.
7. Asif Ahmed Chowdry (*Chairman, Modern Motors*) - Hut Owner
8. Aqeel Merchant (*Fort Rhodes-Siddat Haider*) - Hut Owner



## Shattered lives: Buildings in earthquake zones - November 19, 2005

Speakers at the seminar stressed the need for formulating a national disaster management system to ensure timely action for safety of people in case of an earthquake or a disaster and subsequent destruction of buildings.

They said the system should operate from federal, provincial, town and community level in coordinative and integrated manner with an updated information.

They maintained that new building laws be formulated and implemented, ensuring better building construction as, at present, in most of the cases building laws are not implemented.

Entitled *Shattered lives: buildings in earthquake zones and safety*, the seminar was organized with the collaboration of Helpline Trust. Provincial Minister for Planning & Development, Shoaib Bukhari was the Chief Guest.

A number of experts including Naeem Sadiq (Citizen), Nooruddin Ahmed (Civil Engineer), Mushtaq Dawood (Structural Engineer) and Qazi Faez Isa (Lawyer) identified certain critical issues including current building laws and their quality.

Some of the speakers were critical of the appointment of army officials on civilian jobs, such as relief commis-

sioner and authority of construction and rehabilitation work, saying this practice has tarnished the image of the military. They argued that civilians who have required skills and expertise could have done these jobs in a better way.

They expressed the view that a seismic zone map be prepared for the country, dividing it into different seismic zones which should reflect the risk of earthquake.

They also observed that seismic codes in respect of different seismic zones be prepared detailing the planning, designing and building structures by taking into account risk, building typologies, and material and methods used in construction.

Moreover, a mechanism be devised to enforce and implement these codes in actual construction and no exception to the applicability of the building codes be permitted. They particularly emphasized that government buildings, including schools, must not be exempted.

They opined that if any deviation in the structural design is required, con-



struction be immediately stopped and only resumed once approval of the new design has been obtained after ensuring its complete compliance with the applicable code.

The speakers also suggested that top heavy or ground storey, where ground floor or basement is hollow and is used for parking or storage, should be discouraged, as such building have proven extremely vulnerable in earthquake shaking.

They also said that buildings should not be permitted to be built adjacent to one another as they pound on each other during a strong earthquake and the one may also may have an impact on the other.





They further recommended that there should be good structural configuration in the buildings' shape, size and structural system carrying loads to an extent that they should ensure a direct and smooth flow of inertia forces to the ground and thereby symmetry should be encouraged with uniformly distributed mass. □



## Saving Gutter Baghicha - December 28, 2005

Speakers at the seminar demanded that the entire 480-acre land of Gutter Baghicha be utilized for the construction of the proposed national park as had been pledged by President Pervez Musharraf.

The speakers vowed to foil any attempt by *land mafia* that had been eyeing the precious land and urged the city government to use the entire vicinity of Gutter Baghicha for the planned park. They also called for

cancellation of all plots, carved out of the Baghicha land and allotted illegally to the employees of the now defunct

acres, had already been reduced to 480 acres due to mushrooming encroachments, in the shape of industries, katchi abadis, etc. They stressed that the national park must be built as per the desire expressed by President Musharraf while addressing a public meeting on April 28, 2002 at the Quaid's Mazar where he also promised to restore the glory of Karachi.

The speakers included Shamsul Haq Memon, Provincial Secretary Environment and Alternative Energy Department, Maj-Gen (r) Mohammad Hasan Aqeel, a former ambassador to Thailand, Ms Amber Alibhai, Syed A. Mateen, Nisar Baloch and others.



KMC.

They noted that although the city government had started development work on 163 acre land sometime back, it had not yet planned any work on the remaining project area to be developed in the next phase.

They pointed out that after completion of the design work for the 163 acre portion, a boundary wall was supposed to be raised and this had not yet been done. This, they apprehended indicated that the city government does not intend to include the remaining open space in the park project.

According to them, the Gutter Baghicha area, once spread over 1,017

Ms. Alibhai briefed the participants about the role of Shehri in saving the





Gutter Baghicha.

She said that after achieving success to a great extent in the first phase, the NGO had now launched the second phase, during which it would make efforts to ensure that the city government covered the entire Baghicha land in developing the national park.

In reply to a question, she said that Shehri had documented the record of marble factories and the same would be presented to the authorities concerned for their removal. She maintained that these factories had been creating environmental problems in

and recalled that over the past three decades, it had become more a gutter and less a Baghicha (garden). Growing population, unauthorized housing and failure of the government in ensuring a sanitation system for the vast area had resulted in unhygienic conditions in and around this old area.

A treatment plant installed in 1961 in the Baghicha vicinity was no longer in working condition. However, the storm water channels, built by British rulers, were still in order and bringing in water from Lyari River and wastewater from the SITE industrial area.

This untreated water unfit for human consumption, was being illegally used for cultivation purposes, he stated.

Most of the speakers called for

mobilizing masses in order to make the government move for protecting the precious state land from being grabbed by various mafias involved in different activities, including setting up illegal industries, factories and

the whole locality by creating unhygienic conditions leading to various ailments.

Nisar Baloch briefed the audience about the history of Gutter Baghicha,



hydrants in and around the project site.

In his concluding remarks, Shamsul Haq Memon appreciated Shehri for its relentless struggling towards protecting the Gutter Baghicha land. With the collective efforts of Shehri and other such NGOs, as well as active support from local people, the aims and objectives of the struggle would be achieved, he hoped.

He assured Shehri that he would take up the issues at all appropriate forums. He expressed his optimism that the new city government would take the project seriously and resolve the problems being faced by the people in this regard.

Participants of the seminar suggested that a delegation comprising representatives from Shehri and other NGOs should call on the new City Nazim to apprise him of the problems. The suggestion was approved. It was decided that a walk to highlight the issue would also be held.

Earlier, a group of journalists was taken to the Gutter Baghicha where tankers were seen fetching water from the illegally set up hydrants. □



## SHEHRI ADVOCACY

*In this section, we highlight some of our ongoing advocacy work and seek active citizen participation for ensuring protection of public interest.*

### KBCA and enlightened moderation

The comment by Mr. Omar R. Quraishi (*Dawn* dated 10th September 2005) has taken the words out of our mouths. Karachi Building Control Authority (KBCA) has completely lost direction of itself and even more so now. The present Chief Controller of Building (CCOB) treats the KBCA as his own personal fiefdom. It is high time an honest, professional was engaged to head this important department of the city. What no one realizes is that it is KBCA who is responsible for turning those areas of the city under its jurisdiction into congested and ill planned slums. Unfortunately these areas are the heart of the city.

Along Shahrah-e-Faisal there are approximately 26 buildings built, all in violation of building laws and lease conditions. Shehri's Constitutional Petition No. CP 627/2000 in the High Court of Sindh is still pending against these buildings. The result is before the entire city. To give an example of the violations and their out fall.

### Violation of Lease

Constructing more than is allowed, putting a burden on the land and area which it has not been designed to handle.

### Building Code Violation



Rapid commercialization

- \* No adequate space for parking, congestion, traffic jams daily.
- \* No sub-station facilities.
- \* More electric load, big offices put private large generators on foot-paths and road sides e.g. Faisal Bank's generators.
- \* No fire engine access,

no second escape route for people.

- \* Allowing such commercial activities which are illegal, restaurants, warehousing, small garment stitching factories, banks, money changers (read security hazard), schools and offices in homes.

These factors have reduced this area of PECHS Block 6, and K.A.E.C.H.S. into a slum. Everyday approx 5000 cars according to traffic police enter this area to only pick and drop children in the schools, behind

these buildings. This does not account for the office cars, vans and trucks.

If KBCA had not been a party to the lease and building violations - this mess would not be there. The city became a mess and a few people got rich. This saga continues all over KBCA's jurisdiction.

Shehri and its members are not against highrises, commercial complexes, flatsites as is generally construed. What we are saying is build within the lease and law, follow the Masterplan and provide the necessary infrastructure. KBCA do your duty - uphold the law. Remember "all that is necessary for the triumph of evil is that good men do nothing (Edmund Burke). Join hands with Shehri to save our City! □

### Commercialization of 'Star Cinema'

(Plot 30/PR-2 Preedy Quarter on Garden Road)

Cinema plots are amenity plots as per the Karachi Building & Town Planning Regulations 2002 (and 1979). Conversion of such amenity plots to commercial use is violative of the law.

We understand that the BCGO/KBCA of the CDGK is in the process of approving a commercial market in the *Star Cinema*. Can this violation pleased be stopped.

Without prejudice to the above, the change in use of an existing building requires that proper parking provi-





sions be made for the new use. As per KBTPR 2002, one car-parking space needs to be provided for every 800 sq feet of retail shopping area, as per a detailed parking layout.

The requisite amount of carparking space does not seem to be available in the subject project. Additionally, as per regulations, a KESC sub-station and lifts may be required.

The existing Electronic Market that has sprung up on Abdullah Haroon Road and Depot Road, without parking and loading/unloading spaces, causes traffic congestion, with noise and air pollution, virtually throughout the day. Parking is a nightmare! This proposed commercial venture of the *Star Cinema* will exacerbate the situation.

Please act expeditiously to implement the law and protect the built environment in your jurisdiction. □

## Industrial/Commercial

Plot No.29, Phase-II, (1.50 acre) K-28, I Trans Lyari Qtrs, Hawksbay Road, Karachi

Reference to the ad in Daily Dawn dated September 09, 2005, regarding purchase/sale of the above mentioned plots, we object to the sale as the Phase-II of K-28 Scheme along the Hawksbay road has been carved out illegally from the Hawksbay Scheme (KDA Sch.42).

The KDA Hawksbay Scheme was notified in 1984 and includes plots alongside the Hawksbay road. Sindh Board of Revenue under orders of the Commissioner Karachi transferred all the land under its jurisdiction in Sch. 42 to KDA in 1985. Once Sindh Board of Revenue (SBOR) had transferred all the land to KDA, layout of plots was done by KDA and subsequent ballot-

ing was also done based on the same layout.

Now, much later SBOR cannot take away the land on either side of the Hawksbay road to carve out its own scheme (i.e. Phase 2 of K-28. Hence, the whole Phase 2 of K-28) on either side of Hawksbay road is illegal, plots of which cannot be sold.

Shehri has filed legal action in the Honourable High Court of Sindh being CP 1277/2003 and the Hon'ble Court has granted a restraining order stopping the creation of third party interests (which includes sales/purchase) in said area.

## **Pumping Station in P.E.C.H.S. Block-2 at the intersection of Khalid Bin Waleed Road and Sir Syed Road Plot No.150-S, Block-2, P.E.C.H.S., Karachi**

Plot NO.150-S is now being used illegally as a warehouse. The law governing warehouses is as follows.

Karachi Building & Town Planning: Regulations 2002 (Section 9-11)

- 9-11.1 No godown except a store shall be provided in a residential building.
- 9-11.2 Godowns/warehouses shall be designed, adopted or used for storage purposes only.
- 9-11.3 In every warehouse and godown there shall be exhibited by the owner, at some appropriate place, permanently and conspicuously, a notice incised or embossed on metal, plastic or; similar permanent material in the following form, stating the load for which the floor has

been designed with letters to be at least 1 Inch (25mm) wide & 3 inch (75mm) high. In case of inflammable or explosive materials, being stored, prior permission from the relevant authorities shall be obtained.

The water supply of the entire area is from this pumping station, we are extremely concerned that this property should be warehousing any chemical or any other dangerous substance/ goods which could enter the water supply through the sewage system or seepage.

The water and sewerage pipes have not been replaced since 1958. Already the illegal car showrooms operating in the area dump mobile oil and other chemicals into the sewage system, which is constantly blocked.

Please treat this as most urgent. □

## **"Askari Park" at old Sabzi Mandi. Thanks to the Army Corps of Engineers**

On behalf of the citizens of Karachi, please accept our thank you and appreciation for a job well done. The reclamation, development and conversion of the old Sabzi Mandi into such a lovely open space is most commendable and it would not have been possible without your establishment being at the helm of planning and decision making. You have created new lungs for the area.

May we suggest you to please save another open space called *Gutter Baghicha* in Trans Lyari. It is an open park and Shehri along with citizens and residents has been fighting to save it from being encroached and sold. □



## Scams in housing societies: The PECHS Saga

**O**ur analysis of the crisis is that the original development scheme of the societies including P.E.C.H.S. was laid out in the early 50's and a license was granted to the societies for a specific time and specified object i.e. to implement the original development scheme and develop it according to the Master Plan as approved by the Ministry of Works. This license expired 31-03-1974 and has not been renewed to date.

The societies schemes were designed as low density areas for residential purposes. This ensured a peaceful atmosphere, adequate amenities, roads to serve various parts of the societies. It followed the basic principles of town planning which provides balanced planning of the residential area with other facilities necessary for decent urban living i.e. parks, schools, colleges, hospitals, commercial areas, cinemas and roads. It will thus be appreciated that originally the societies were low density areas, and the planning was done accordingly with corresponding amenities.

Needless to say, today contrary to the original concept of town planning for the societies e.g. PECHS a large part of which and other societies have been given over to ad-hoc and illegal conversion of residential plots to commercial and other illegal purposes; which as stated above, has willy-nilly converted this large planned area from low density to high density and has to a large extent ruined the environmental ambience of the societies. This has resulted in not only deterioration of the environment (*in violation of Article 9 of the Constitution*), privacy (*in violation of Article 14 of the Constitution*) and has adversely affected the property rights of the residents of the area who have invested their saving to build a home in a planned residential area and who do not wish to illegally convert their

property for commercial purposes or see that the original development scheme of the society is ruined (*Article 24 of the Constitution*). Who is to safeguard their lease?

It is unfortunate that CDGK is presently contributing, in a very large measure to the degradation, by charging substantial sums of money, which they call *Conversion Charges*, but in reality are payoff for condoning illegality in construction of buildings e.g. the commercialization of roads scheme through which the CDGK has declared 6 roads: Bahadurabad roundabout to Shahrah-e-Faisal, Khalid bin Waleed Road (*PECHS*), Jamaluddin Afghani Road, Allama Iqbal Road (*PECHS*), Sir Syed Road (*PECHS*) and Shaheed-e-Millat Road in the societies area commercial, the plots are not commercial and the CDGK and officers of the various societies charge change of land use. This fraud scheme is so flawed because the plots behind these commercial roads cannot be changed and the owners of these plots are suffering when a commercial 8-storey structure is built behind his house.

Substantial sums are recovered by the department which we can say for certain are not used in any way to improve the facilities but to fill private coffers. This is morally wrong as the builders pass off these *Conversion Charges* to the innocent purchasers. All this has happened basically because the Ministry of Housing and Works has slept through while the societies were/are being destroyed. Fortunately the situation is not without redemption, however only the Government of Pakistan can save the situation.

It is time that the Ministry of Housing and Works enforces its writ and saves whatever is left of the original schemes. The societies office bearers as the licensee have contributed greatly to the destruction of the development schemes, and hence cannot be allowed to remain incharge of the development scheme, the license of

which had already expired in 1974 should not be renewed. The only motivating factor for the societies has been money from whatever source they can generate and this greed has trampled over the voices of the citizens who want to protect their neighborhood from indiscriminate commercialization. Even the money they illegally generate under the head of commercialization charges is not spent on the development of the area but just goes to fill the personal coffers. A fully transparent audit from an independent auditing agency should be done of the societies to ascertain as to where the funds generated under the commercialization/ amalgamation/ sub-division and various other heads have been spent since 1974.

Furthermore as a precaution from the further deterioration it is strongly urged that there should be more participation from the owners/residents in the running of the office affairs as presently societies work in a nontransparent way with no access to information for the area residents.

The Government of Pakistan through the Ministry of Works has the power to stop the ruination of Karachi, at least as far as land owned by the Government of Pakistan is concerned. They can do so by threatening to cancel the lease of plot on which illegal construction has been made, by invoking the relevant clauses of license agreement and standard lease deed aforesaid; which empowers the Government of Pakistan to cancel the plots and resume the land, if there are violation of the development schemes of the societies and the building regulations. This threat can be used to compel, to not only stop further conversion of plots from residential to other purposes but also to redesign the development scheme of the societies taking into account the ad-hoc construction of buildings and at the same time to ensure provisions of amenities including roads and municipal services. □



## ARCHITECTURAL HERITAGE

### Shikarpuri Cloth Market-Architectural heritage under threat

*Shehri brings to focus the serious threat faced by our architectural heritage with this piece on citizen resistance against the threat of demolition of the Shikarpuri Cloth Market - a declared protected heritage*

**S**hikarpuri Cloth Market, M.A. Jinnah Road, Karachi, constructed in 1934, has been declared protected heritage structure under the Sindh Cultural Heritage (Preservation) Act 1994. Government of Sindh published the required notification on 21.9.1995. The landlord/builder mafia is trying to demolish the heritage structure.

The owner of the Shikarpuri Cloth Market has tried to demolish the internal structure and staircase of the property. The tenants lodged complaint to the relevant government agencies and on 6.4.2005 the Karachi Building Control Authority (KBCA) issued notice to the owner of the property.

Despite the fact that under the Sindh Cultural Heritage (Preservation) Act 1994, anybody including the owner, found damaging, removing and/or altering the protected heritage shall be punishable, the owner demolished some wooden structures. Thus the Act is being violated by internal demolition even after the notice issued to the KBCA.

In in the 2nd week of August 2005, the owner was tried to remove the protected structure and again the tenants lodged a complaint to the officials concerned. It is pertinent to mention here that again on 17.8.2005 the KBCA issued notice to the owner.

In addition to that, on 22.8.2005 the KBCA sealed the empty portions which were not occupied by the tenants.

The tenants then filed a constitutional petition in the court asking for the pro-

tection of the Shikarpuri Cloth Market. All Plaintiffs are public-spirited citizens of Karachi who are interested in preserving the natural and built environment of the city, in ensuring that buildings are constructed in accordance with the law and regulations, and in ensuring that the fundamental Constitutional *right to life* of all citizens is not violated. Thus All Plaintiffs have the same cause of action and are collectively filing this plaint against the defendants for acting contrary to law. The Plaintiffs had a legal interest in ensuring that the protected heritage structure is preserved strictly in accordance with law. The illegal demolishing for dispossessing the petitioning tenants amounted to infringement of their fundamental rights guaranteed by Articles 8, 9, 14, 23, 24 and 25 of the Constitution that are enforceable by the Hon'ble Court in the exercise of its constitutional jurisdiction.

It was asked in the petition to:

- i. declare that the impugned property is protected heritage structure and, cannot be demolished
- ii. declare that the demolition, alteration and/or removal of heritage structure is in violation of the law, and is null and void ab initio
- iii. declare that the petitioning tenants are lawful tenant's and cannot be dispossessed without due process of law.

- iv. direct the official defendants to preserve protected heritage structure of the impugned property, as the aforesaid demolition, removal/alteration has been effected in violation of the law,
- v. restrain the owner/builder from demolishing/altering any further structure on the impugned property,
- vi. restrain the official defendants



The Shikarpuri Cloth Market in ruins - destroying our cultural heritage

from issuing any "NOC for demolition" in respect of the impugned property,

- vii. direct the official defendants to institute multiple criminal prosecution proceeding against the owner/builder, the colluding government officials, and the licensed professionals, for fraud and causing public danger, and for contravening all the applicable laws including the Act and the Ordinance 1979,
- viii. grant such other relief as this Hon'ble Court deems just and proper in the circumstances. □



## COMMENTS

### Need to resist the gun culture

*Roland de' Souza writes about the impact of the proliferation of illicit fire arms in Karachi on the quality of life of the residents of the city and discusses the ways and means through which gun culture could be eradicated.*

Pakistan does not need external enemies: we are doing a fairly good job of slowly destroying ourselves. Over the past 54 years, a culture of violence has insidiously pervaded the fabric of society, especially in the *City of the Quaid*, to the point where Karachiites have forgotten that we once used to live in peace and tranquility.

The city has been rent with increasing sectarian, ethnic, and crime problems, resulting in blood baths and significant loss of human lives. VIP's, sardars, waderas, politicians and feudals consider it their prerogative to maintain heavily armed escorts, political workers brandish weapons to intimidate everyone, private security armed-guard business has proliferated.

Various dogmatic and obscurantist elements add to the chaos and confusion by interpreting religion and culture as allowing and encouraging the maintenance of weapons. The teachings of Islam, like those of all religions, promote peace and brotherhood and its guidelines on the subject are quite clear.

#### Experiences of other countries:

The subject matter of gun-control is very controversial in the USA, where *more citizens die in handgun fire in just two days than in one year in Canada, Great Britain, Japan, Sweden, and Australia combined*. While the pro-gun lobby's stand is based on its particular interpretation of the Second Amendment of the US Constitution, the lobby is not supported in their view by many concerned citizens, including the powerful

American Civil Liberties Union. We have all read of the famous *Million Mom March* in Washington DC last year where 750,000 mothers of America protested against the mushrooming of guns: the movement resulted in the establishment of 235 chapters of concerned mothers in 46 states.

Still, in the USA and other western nations, there are strict guidelines on when a law enforcement official (*who is well trained in the use and safety of firearms*) may draw his gun and where he will try to shoot/disable a criminal. Every incident involving the use of firearms by a police officer is subject to a detailed inquiry and justification procedure. Contrast this with the numerous *police encounters* we read about in the newspapers every now and then.

*Some other international efforts in the field of gun-control include:*

In August 1998, thirty-three NGOs from 18 countries formed the International Action Network on Small Arms (IANSA) <<http://www.iansa.org/>>.

The 1st UN Conference on the Illicit Trade in Small Arms & Light Weapons in All Its Aspects was held in Washington DC last month <<http://www.un.org/Depts/dda/CAB/smallarms/>>.

At that time, Amnesty International published a report *Human Rights Abuses with Small Arms* to show that government and opposition groups in at least a hundred countries are using small arms in the violent abuse of human rights.

The UN Secretary-General, Kofi Annan, wrote an article *Small arms, big problems* in the International Herald Tribune of 10 July 2000

In 1999, at the invitation of the Citizen Police Liason Committee (CPLC), an UNDP sponsored mission from Colombia (*another country that has experienced gun-related violence*), came to Karachi to study the situation. It met with government officials, law-enforcement agencies, intelligence bureaus, political parties, civil society organisations, NGOs, newspapers and journalists, businessmen and trade bodies, transporters, etc. The report identifies some of the root causes of the problems and advocates approaches to their solutions.

#### Government De-weaponization Campaigns

A number of half-hearted efforts have been made by the government over recent years to remove guns from the hands of the citizens, but without significant success. The present campaign Arms Control 2001 likewise leaves much to be desired.

A member of the Task Force to recommend strategies for Arms Control 2001, the CPLC Chief, who is also a member of the Advisory Board of the Ministry of Interior, has stated that the final shape of the proposal lacks the depth of the recommendations made by the Task Force. He felt that simple questions were still left unanswered, including:

- \* *Why should I bother to come forward and surrender a weapon?*
- \* *What do I get by exposing myself?*





\* *What is so different about this plan that earlier initiatives did not have, yet they failed?*

The CPLC Chief had also submitted a set of recommended incentives but these have not been adopted so far.

### Shehri: CBE's involvement

Although slightly tangential to the organisation's task in working to preserve the natural and built environment, Shehri has become more and more concerned about the deteriorating milieu of violence in Karachi, and has joined hands with other NGOs (including CPLC and HRCP) to protest against the proliferation of firearms. In 1994, Shehri, along with many other NGOs, tried to have the Supreme Court institute a suo moto Human Rights Case under Article 184 (3) of the Constitution.

Shehri has jointly organized a number of events in their *Say No to Guns* campaign:

\* Public Awareness Seminar in February 1998 Entitled *Gun Free Environment - a pre-requisite for expounding Liberal Values*, dealt with the areas of freedom of expression, sectarianism, ethnic strife, Islamic tolerance, private guards/intimidation, value of life, etc.

\* Launching Ceremony in September 1998, In collaboration with CPLC and HRCP, the public was invited to the Kamchi Press Club for the symbolic burning of guns and distribution of publicity materials, including posters and car-stickers.

### The Quality of Life in Karachi?

The residents of Karachi, both rich and poor, have over the years become hardened to the reporting of killings in the city. The peaceful gun-free environment of the 60's and 70's is fading from memory, and most of us are sadly coming to accept the bloody and violent present as our lot in life.

**The last decade has witnessed the relocation of businessmen in large numbers to the north of Pakistan. Professionals of a particular persecuted sect are moving to the West. Numerous able and talented citizens are migrating or seeking asylum abroad.**

Karachi is the city that has witnessed the killings of the Prime Minister's brother, Murtaza Bhutto, ex-Governor Hakeem Said, KESC MD Shahid Hamid, Maulana Ludhianvi, Maulana Quadri, PSO MD Shaukat Mirza, and numerous other high profile victims. Shehri's founder-chairman, Navaid Husain, was shot in 1997 in his office but has fortunately survived.

In the cave man days, each person protected himself, and his near and dear ones and their possessions. He progressively employed clubs, knives, and spears. With the development of communities, man made a *social contract* with society and delegated to society the enforcement and protection of a number of his basic rights. Among these were his right to security and right to life. In return, he undertook to carry out his duties as a citizen and pay his taxes.

But the state in Pakistan, especially in Karachi, is reneging on this *contract*. It seems to be impotent or apathetic in providing effective security for the common citizen, irrespective of race, religion, caste, sex, residence or place of birth. Increasing dacoities, car-jackings, kidnappings, sectarian strife, ethnic mayhem, killings and violent crime, has eroded confidence in the law-enforcement ability of the state

and has lowered the quality of life for all, rich and poor. Consequently, more and more citizens are opting to protect themselves and their families as best they can: they are arming themselves, they are hiring security guards, they are erecting gates and barriers around their residential areas, or they are moving away from the city.

### What of the future?

Can any city and country make significant progress under these circumstances? The last decade has witnessed the relocation of businessmen in large numbers to the north of Pakistan. Professionals of a particular persecuted sect are moving to the West. Numerous able and talented citizens are migrating or seeking asylum abroad.

As recognised in the early days of Pakistan by the Quaid-e-Azam, Mohammad Ali Jinnah, the first responsibility of government is to maintain law and order. Shehri's experience with law-enforcement in Karachi and implementation of rules and regulations in the government ministries, civil administration, police, and statutory bodies (like KDA, KBCA, KMC, KWSB, etc.) leads us to believe that most of these exercises are elaborate "noora-kushti"s.

Many officials are pretending to do their jobs, while fill the time protecting themselves and the criminals with whom they collaborate. This is done either out of fear or for pecuniary political gain.

Why would any entrepreneur, local or foreign, wish to sink his money into a society where the basic norms of justice and order are missing? A major incentive to investors that can be provided by the powers that be and the economic development gurus of this country is peace and freedom from terror. □

*Roland de'Souza is  
Chairperson, Shehri-CBE*



## DISASTER MANAGEMENT

### Towards a national disaster management plan for Pakistan

*The recent earthquake in northern areas of Pakistan has exposed our inability to plan effectively to manage a post disaster scenario in Pakistan. Naeem Sadiq proposes the basic framework for a disaster management plan and urges immediate action*

If Karachi was to be hit by an earthquake, similar to the one experienced on October 8, it could result in 3 to 5 million people losing their lives and the city being pushed back on the time-line by some 100 odd years. This article proposes to discuss a step-by-step approach to building a comprehensive disaster management system in Pakistan.

A Disaster Management System involves continuous and integrated multisectoral, multi-disciplinary processes of planning and implementing measures aimed at prevention, hazard assessment, mitigation, preparedness, response, and recovery in relation to natural and man-made disasters.

There are seven core elements that constitute a disaster management system.

- \* A caring state and civil society.
- \* A disaster management organisation
- \* Hazard and vulnerability assessment
- \* Mitigation and prevention.
- \* Planning and preparedness.
- \* Response, rescue and relief.
- \* Recovery, rehabilitation and restoration.

#### A caring state and civil society

Disaster management is deeply linked with how a state perceives its relations with its ordinary citizens,

Does it care for them? Does it protect their life, liberty and property during normal times? Does it treat them equally and fairly? Does it work towards improving their quality of life? A state that does not care for its ordinary citizens during normal times would not be expected to behave differently in times of crisis.

#### A Disaster Management Authority

Did anyone hear of any civilian disaster or relief management organization during or after the October 8 earthquake? Faced with the greatest disaster of its history, Pakistan's disaster management organizations, put together, could accomplish less than the two local high school kids who voluntarily directed traffic at a narrow road of Muzaffarabad. A sad tribute to the collective incompetence of our institutions.

What is urgently needed is a permanent National Disaster Management Authority, that could establish, implement, maintain and improve a Disaster Management System in Pakistan. This should essentially be a civilian institution, supported by similar organizations at the province, city, town and community level.

It should be headed by an administrator (*preferably civilian*) of outstanding management skills, (*Pakistan would do itself a big favour, if it was to appoint its living saint, Moulana Abdul Sattar Edhi,*

*to head such an organization.*)

Community plays an important role in disaster management. It knows best about the local conditions, people, geography and resources. They also are usually the first to know and the first to reach the place of disaster. (*recall the mad rush at Margalla Towers*). Community Emergency Relief Teams (*CERT*) must be organized at the level of mohalla, village or locality.

The trick lies in creating a small core group at each level (*national, provincial, city and town*) of highly-skilled, knowledge-based and well-trained professionals. This core group acts as a nucleus and in turn involves, engages and trains a large number of other organisations to create an integrated disaster management system.

The quality and effectiveness of the core disaster management organisations lies in how well they have been able to blend other support components into a unified rapid response network.

These other organisations that are critical components of a disaster planning and response network are fire departments, police departments, ambulance services, telephone companies, health department and hospitals, utility companies, meteorological department, irrigation, food and agricultural departments, armed forces, coast guards and rangers, SUPARCO, nuclear regulatory body, airport, railway,





and seaport authorities, environmental control authority, municipal corporations, forest and transport departments, building control authority, water management authority, public representatives, volunteer organizations, industry representatives, NGOs and community representatives.

The current laws in Pakistan (*The National Calamities Act 1958, Emergency Services Ordinance 2002 and Local Government Ordinance 2001*) are completely inadequate and outdated to cover the scope of an integrated national disaster management system described in this article.

They must therefore be replaced with a new Act of the Parliament, (*at national and provincial levels*) that provides for establishment of a National Disaster Management Authority, its provincial, city, town and community disaster management organisations, and their functions relating to mitigation, planning, preparedness, response and recovery for every citizen and location of Pakistan.

The network organisations would be required by law to comply with the disaster management tasks defined by NDMA.

### Hazard and vulnerability analysis

Every city, town and community, may have a different set of hazards depending upon its location, popula-

tion, buildings, topography, climate and a host of other factors. The first step for a hazard management organisation is therefore to carry out a hazard identification and vulnera-

bility assessment exercise, in order to determine the specific risks in each location.

The first stage in hazard analysis is to identify the types of hazards that may exist in the area under study. These could be events occurring suddenly or gradually, of an atmospheric, seismic, geological, volcanic, biological and hydrological nature. It is best to

make a list of possible hazards specific to each town, city or community, that may result in creating a disaster.

A typical list of potential hazards could be floods, earthquakes, landslides, tsunamis, epidemics, jungle fires, building fires, rains, road, rail and air accidents, hazardous gas leaks, hazardous material explosions (*such as ammunition dumps*), drought, volcanic activity, wind and snow storms, nuclear releases or accidents, major industrial accidents etc.

The next step in hazard analysis is to describe and assess the probability of occurrence of the potential hazardous event at a specific place, at a specific time, and with a specific intensity and duration, for a vulnerable population and their vulnerable basis for life.

The next step is to carry out vulnerability analysis. Vulnerability is the ability of a system (*or element*) to withstand, avoid, neutralise or

absorb the impacts of hazardous natural events. The vulnerability of a group of people or region is inseparably linked to the social, cultural and economic processes. Political and environmental factors which make a society more vulnerable include lack of disaster protection, corruption, deforestation, and lack of participation of civil society.

Vulnerability analysis takes into account not just the degree of potential loss or harm (*life, health, well-being*) to human beings, but also to material assets (*buildings, homes, infrastructure*), natural assets (*woods, forest, agricultural land*), animals, cattle, industry and business. This is a complex exercise and it requires very scientific inputs, data collection, mapping, and surveys before it can be accomplished.

It would typically require satellite or aerial photography, remote sensing, geographical information systems and preparation of disaster maps for each location showing each kind of disaster related information.

Risk analysis is a combination of the two analytical stages, hazard analysis and vulnerability analysis, together with analysis of self-protection capabilities. Risk analysis involves estimating damage, loss and consequences arising out of one or more disaster scenarios.

It attempts to estimate the probability and magnitude of damage caused by extreme natural events. Its results are conventionally presented in risk maps created manually or using geographical information systems (*GIS*). The risk index is calculated by a multiple of probability of occurrence and the expected damage (*vulnerability*) from a disaster.



## Mitigation and prevention

Mitigation is a *before disaster* activity and the next step after hazards have been identified and risks assessed. Mitigation is intended to reduce or eliminate the long-term impacts and risks associated with disasters. Measures are generally taken well in advance of a potential disaster situation. Mitigation is much more than just being prepared.

It can involve mapping of hazards, reinforcing or upgrading infrastructure against damage, making embankments, flood walls, dams, and floodways, land zoning, disaster forecasting, warning systems, implementing building safety codes, emergency shelters, emergency food and equipment stocks, emergency water reservoirs, trained and skilled rescue and relief teams, creating alternate evacuation routes and public awareness programs.

## Planning and preparedness

The events of October 8, found Pakistan completely wanting and ignorant on the subject of planning and preparedness. For this we had to pay a heavy price. The planning and preparedness does not need to wait for a disaster. It is an ongoing and permanent institutional requirement of a disaster management system.

Planning and preparedness provides the policy and procedures on how each component (*mitigation, emergency preparedness, disaster response, and future recovery*) shall be managed at each City, town and community.

Some examples of issues that would require planning and preparation are given below.

- a. Plan and train for obtaining rapid

need and damage assessment reports.

- b. Maintain properly staffed and, equipped fire stations and fire fighting equipment. Monitor response time from initial call to arrival and pursue a response time goal of five minutes (*or better*) from the nearest station to all parts of the city.

- c. Plan and hold emergency stocks for food, medicine, power generators, respirators, chemical and radiation detection equipment, mobile search and rescue equipment, emergency protective clothing, fire fighting equipment, ambulances, emergency relief supplies and equipment for relief and recovery stages.

Plans for alternate sources of water, alternate evacuation routes, and alternate communication systems.

- d. Hospital preparedness, and medical care plans.

- e. Plans for debris removal, provision of shelter, interim housing, restoration of services, interim business resumption, and plans for building new homes (*temporary as well as permanent*).

- f. Implementation of codes relating to land zoning, development of property, construction of buildings and cutting of forests.

- g. Establish requirements for safety, fire control, fire alarm, emergency exits, drive way clearances, gas shut off valves and evacuation from buildings.

- h. Strengthen, improve and clean storm drain system to reduce local flooding caused by inadequate storm drainage.

**While the disaster-relief efforts require rapid response, the help must be of the right type and match with the specific needs of the local people. The October 8 earthquake taught us how the introduction of non-essential or un-needed items can actually impede relief efforts by clogging logistics and distribution channels.**

- i. Plan and conduct staff, citizens and volunteers training addressing emergency readiness, response and recovery operations, fire fighting, hazard identification, risk assessment, management of different types of disasters, disaster preparedness, damage assessment, public health, first aid and trauma management.

- j. Make extensive use of websites, newspapers, brochures, radio, libraries and schools for providing emergency preparedness and planning information to all stakeholders.

As it is difficult to predict all the problems that may arise, plans need to be periodically put to test. Exercises and drills must be conducted to practice all or critical portions of the plan. A thorough and immediate review after each exercise / drill, or after an actual emergency, will point out areas that require improvement.





## Response

The first requirement after a disaster takes place is to carry out a rapid need assessment and a rapid damage assessment.

A *Rapid Need and Damage Assessment* system needs to be already in place in each town and city. It gets activated, conducts the assessment and reports on the magnitude of event, the level of response and the resources required to conduct life-saving and life-sustaining operations.

This is done through pre-designated trained teams equipped with *assessment kits* containing mobile phones, computers, batteries GPS units and cameras. The teams immediately move out to the affected areas and begin to collect, record and communicate detailed information regarding the disaster.

It is essential that only one easy-to-remember emergency phone number (*such as 999*) may be used and advertised throughout the country so that every citizen can get to know and can easily report an emergency. On receipt of a report, emergency situations are usually first managed by the emergency services (*fire departments, police and municipalities*) at the local level.

They are among the first to be on the scene. All reports are sent to the Emergency Operations Centre (EOC) of the concerned locality. If any additional assistance is required,

the EOC makes a request to the next higher disaster management organisation. If the emergency escalates beyond their capabilities, the provinces seek assistance from the federal government.

The coordination and provisioning of resources can move quickly from the local to the national level.

**Clearly we are rich enough to build them twice, but not rich enough to build them right, It is therefore important to emphasize the need for resilient recovery processes so that the new buildings and infrastructure are safer for use in a future disaster.**

sonnel with specific skills such as basic rescue techniques, handling rescue equipment, sensors, trained dogs, tunneling, cutting, shoring, hoisting with mechanical equipment, searching in confined areas, triage and patient stabilization and emergency treatment.

Additionally there could be a need for heavy equipment, cranes, bulldozers, and road clearance equipment. A good disaster response plan would include the number, source, and requisition method for such type of equipment in each location.

## Recovery

The recovery phase is frequently

While the disaster-relief efforts require rapid response, the help must be of the right type and match with the specific needs of the local people. The October 8 earthquake taught us how the introduction of non-essential or unneeded items can actually impede relief efforts by clogging logistics and distribution channels.

The disaster response in situations involving major damage to buildings and structure would need per-

underemphasized in disaster plans, but returning lives and livelihoods to normalcy becomes a primary concern of the affected communities and nations. Traditionally, the recovery phase, means returning to a situation that existed prior to the disaster event.

Recent definitions of recovery takes this process further, with a view to *improving* the pre-disaster living conditions of the stricken community.

Often, in the case of large-scale disasters, there are tremendous pressures of time for return to 'business-as-usual'. Unfortunately, more often than not the choice made is to rebuild quickly, albeit to a lower standard, in order to cater to large numbers of people for the same cost.

We ought to learn a lesson from the fact that almost all government buildings, schools and hospitals were destroyed during the recent earthquake, leaving us no choice but to build them once again.

Clearly we are rich enough to build them twice, but not rich enough to build them right. It is therefore important to emphasize the need for resilient recovery processes so that the new buildings and infrastructure are safer for use in a future disaster.

Pakistan would have taken an outstanding step forward if it was to develop a national disaster management system, and have it in place in the next 12 months. Beginning 2006, let October 8 each year be the day we carry out a nation-wide drill to test the effectiveness of our disaster management system. □

*Naeem Sadiq is a Quality Consultant*



### **KBCA for provision of better facilities to citizens**

The Nation, December 27, 2005

Chief Controller, Karachi Building Control Authority, Mumtazur Rehman presided over a meeting with ABAD delegation led by Chairman Abdul Hafeez Butt on Monday.

The purpose of the meeting was to provide facilities to the citizens according to the construction laws and also give them better services in this regard. The meeting also discussed that the KBCA and ABAD should co-operate with each other to stop the practice of avoiding construction laws in the construction of new buildings.

### **Supreme Court seeks building bylaws from provinces**

Daily Times, October 29, 2005

The Supreme Court on Friday ordered a report from all provinces on the existing building codes and construction bylaws in the country.

The Supreme Court bench, comprising Justice Iftikhar Muhammad Chaudhry, Justice Abdul Hameed Dogar, Justice Muhammad Nawaz Abbasi and Justice Mian Shakerullah Jan, was hearing a petition by the affected occupants of the Margallah Towers who sought damages for the loss of life and property in the earth quake, provision of temporary accommodation and a reasonable compensation.

### **Privatization of solid waste management announced**

DAWN, December 15, 2005

City Nazim Mustafa Kamal on Wednesday announced privatization of the solid waste management system.

The announcement was made in a meeting, chaired by the Nazim, held at the Civic Centre.

Mustafa Kamal said that tenders would be invited by placing advertisement in newspapers on Dec. 18. These tenders would be approved or rejected after proper weighting on Dec 30 and deal with the approved companies would be signed on Jan 4, 2006. He said that the approved companies would start their work from Jan 15, 2006.



## NEIGHBOURHOOD WATCH

*SHEHRI invites the residents of the city to share with us, their concerns, on issues which are adversely affecting their neighbourhood's environment. Please write to us, preferably with a supporting photograph, so that efforts are made and solutions sought - Ed.*

# Commercial activity causing a security risk

**W**e would like to draw your attention towards the *pathara* of a fruit chaat vendor who is selling *chaat* near the entrance of our bank and had also occupied space in front of the shop adjacent to our bank by storing his fruit crates and also by parking of Mazda trucks and Suzuki pick-ups. This situation has created a security risk for our customers who visit the bank for cash transactions and even do not find place of parking near the bank. There may be some elements sitting their and watching movement of our customers; who leave after withdrawing cash,

We request you to kindly look into the matter by making the environment secure around our bank as we have already received verbal complaints from our valued customers regarding security risk. □

Manager  
Allied Bank Limited,  
Nursery Branch



## URBAN SCENE

### The saga of PECHS

*The once well planned PECHS locality in Karachi now represents a classic case of land use mis-management and violation of the building and zoning codes of the city. Shehri relates how the residents of the society are now taking matters in their own hands and seeking recourse from the court of law.*

In P.E.C.H.S. many of the plots are being converted from their original bungalows to the flat sites and commercial purposes, without reference to the environment i.e. availability of amenities, light and air which have affected the residents right to life and preservation of their property interest.

The land which comprises of P.E.C.H.S measure 1268 acres. This 1268 acres is/was well planned and divided into six blocks i.e. Block I to Block VI. Each block had its own commercial area, whose primary purpose was to cater for the needs of that particular block. The plots have been divided into from 100 sq.yds to 2000 sq.yds. All plots of residential class were 200 to 2000 sq.yds.

There is no commercial plot more than 100 sq.yds. In a *Licence Agreement*, The Govt. of Pakistan, through the Ministry of Works permitted *The Pakistan Employees Cooperative Housing Society* to enter upon the land for the purpose of planning a development of residential, commercial, amenity plots along with the supporting infrastructure scheme (which was done by the *Karachi Development Authority*).

During the last 25 years it has been noted that the plots meant for residential bungalows and single unit houses are steadily being converted from residential to commercial and multi unit flat-sites. This is particularly noted in Block 2, 3, 6 of P.E.C.H.S., I.C.H.S., M.A.M.C.H.S. and so on. The residential part of Allama Iqbal Road, Sir Syed Road, Kashmir Road, Shahr-

e-Quaideen, Nursery and going towards Cahanesar Halt, Khalid Bin Waleed road, Ghazali Road, Nazrul Islam Road, Mahmud Ghanavi Road, Razi Road and many smaller roads.



Defying the zoning / building laws

Since there is no provision in the law for change of land use by any authority other than the lessor, the former building control authority i.e Karachi Building Control Authority (*hereinafter called KBCA*) and (*P.E.C.H.S.*) nexus used to approve plans for a G-1 single unit residential house, and then allowed the builder to put up a 0+4 and even 0+5 story commercial: complex e.g. Plot No.111-N, Khalid Bin Waleed Road, n/s, 14H/ A&B, Alama Iqbal Road 165 B, Block III and all the illegal flat sites of G+4 in Block II and III of P.E.C.H.S.

When residents and petitioners would file cases, KBCA would seal some of the projects, but allow the seal to be violated. Court orders to demolish were hardly ever carried out by KBCA and even then in nearly every case these buildings were completed illegally and allowed to be occupied.

Then came the Sindh Local

Government Ordinance 2001 pursuant to which the CDGK purported to declare 15 roads in Karachi commercialized vide notification dated 16 January 2004. In effect this meant that

plots on either side of the so-called commercialized roads were converted from residential to commercial purposes. This notification, however, was never gazetted / published and in effect has no legal efficacy.

The five roads pass through the heart of , P.E.C.H.S i.e Tariq Road, Khalid Bin Waleed Road, Allama Iqbal Road and part of Sir Syed Road. This thoughtless arbitrary decision, taken by the Govt. of Sindh and Nazim, CDGK has played havoc with the lives of the residents; warehouses, illegal factories have materialized and car show rooms have all but taken away the footpaths in large areas.

That on all these bifurcated plots, buildings comprising Ground + 2 stories are being constructed as flats and sold commercially. This is being done without any public objections being invited or public notices being issued as is the requirement of law. The fact to be appreciated is that on each plot of 2000 sq. yards 18 flats are constructed, and on plot of 1000 sq. yards 9 flats are constructed.

On the basis and recognized occupation of an average of 6 persons to each flat; instead of 10 persons, on each 2000 sq. yards plot as originally intended, this defacto is resulting in increase of the population density by a





factor of 7 - 8; as there will now be 128 persons on 1000 sq. yards plot (*instead of 10*) as there will be 54 persons occupying each sub-divided plot. Needless to say this change of land use (*and violation of developing scheme*) is being done without reference to amenities, parking and environmental pollution i.e noise pollution, atmospheric pollution and traffic pollution and to say nothing of the recognized psychological tension that arises when people live in such close proximity to each other. Needless also to say calm and peace of the area is destroyed and nuisance of all kinds is prevailing.

The roads are being destroyed by heavy traffic. There is overflowing sewerage and garbage is accumulated. This effects not only the residents of the area, but also all who transit or visit the area. The increased densification is playing havoc with the security of the area.

That despite the sealing of the plots construction is continuing day and night and the relevant authorities are not taking any action to stop illegal activities on the plots. In response to this blatant illegality, residents of the area filed a petition against the relevant authorities.

The Petitioners believe that no building scheme, or any town planning scheme or any improvement scheme for that matter, can be modified without, inter alia, taking into consideration (a) the effect on environment, (b) the property interest of the owners of the plot and (c) their interest in the building scheme.

It may be mentioned here that the respondents in the case, as government/statutory bodies cannot exercise their discretion which adversely effects the rights of the citizens of Pakistan in any way without prior determination as to how it would do so. While so determining their discretion they have to ensure that

there must be:

- \* open plans
- \* open policy statements
- \* open rules
- \* open findings
- \* open reasons
- \* open precedents; and
- \* fair informal procedure

Needless to say that the above has been recognized by the Honourable Supreme Court in decided cases. The petitioners have informed the court that:

- \* The arbitrary, discriminatory and illegal action of the respondents is contrary to Articles 9, 14, 22 and 25 of the Constitution.
- \* The respondents jointly and severally have directly or indirectly by amending the standard lease of the development scheme of P.E.C.H.S have violated the vested property rights of the Petitioners in their respective plots in P.E.C.H.S; which is contrary to Article 24 of the Constitution.
- \* The action of the Govt. of Pakistan to enable the relevant authorities to change the building scheme of P.E.C.H.S is contrary to the rules of natural justice and is ultra vires and void and is also contrary to the doctrine of structured discretion, whereby the Petitioners right to life and proprietary rights have been violated.
- \* The Sindh Building Control Ordinance, 1979 has been impliedly repealed by the Sindh Local Government Ordinance, 1979 or in the alternative and without prejudice to 13(1) above.
- \* The Sindh Building Control Ordinance, 1979 has been impliedly repealed by the Sindh Local Government Ordinance, 2001.

The actions of the relevant authorities to permit the variation of town planning conditions under Sindh Building Control Ordinance 1979 and under the Karachi Building Control and Town Planning Regulations 1979 or that of 2002 are ultra vires and void.

The action of the Govt. of Pakistan to permit the change of the terms of the lease contained in the standard terms of the lease in respect of plots in P.E.C.H.S subject to the development scheme is ultra vires and void as being beyond the scope of building control laws and trespass on to town planning and development scheme laws.

The action of the Govt. of Pakistan to change the terms of the standard terms of the lease contrary to the development scheme of P.E.C.H.S is contrary to the doctrine of structured discretion and is ultra vires and void.

The actions of the Govt. of Pakistan to vary the town planning / development scheme in P.E.C.H.S prevailing at the time the standard lease was introduced is contrary to the doctrine of legitimate expectation of the Petitioners to ensure that the development scheme of P.E.C.H.S will be preserved and is, therefore, ultra vires and void.

The petitioners then asked the court to restrain the relevant authorities (*respondents*) to jointly and severally from sanctioning permission for construction in the Society of P.E.C.H.S of building contrary to planning/development scheme prevailing when the standard lease was introduced.

The CDGK from registering any conveyance or interest in respect of any part of the Building being constructed contrary to the development scheme of P.E.C.H.S in favour of any person whatsoever. □



## ASK SHEHRI

*Most residents when faced with any civic problem do not know which person or organization to contact in order to solve their problem. In this column we invite the readers to share their worries with us and seek our help, which is always forthcoming - Ed.*

**Q.** Who is funding the new Karachi Master Plan 2020?

*Khalid Qazi, Bath Island, Karachi*

**A.** The Karachi Master Plan 2020 is being funded under the Tameer-e-Karachi Program being administered by the City District Government Karachi

**Q.** What are basic categories of protected areas used in Pakistan?

*Asim Laghari, Qasimabad, Hyderabad*

**A.** The protected area categories in use are:

- \* National Park
- \* Wildlife Sanctuary
- \* Game Reserve

**Q.** How much of an urban area is recommended to be built as parks/green spaces?

*Anila Naseem, Gulshan-e-Iqbal, Karachi*

**A.** About 10%

**Q.** Is there any proposal to set up a dam on the Malir River?

*Ahmed Lakho, Malir, Karachi*

**A.** There is a proposal to build Thado Dam on the Malir River

**Q.** How many sewerage treatment plants have been set up by KW&SB in Karachi?

*Zohaib Mirza, Nazimabad, Karachi*

**A.** Three sewerage treatment plants have been set up, namely:

- \* TP-1 (S.I.T.E)
- \* TP- 2 (Mehmoodabad)
- \* TP-3 (Mauripur)

## Shehri needs volunteers

to work in the  
following areas

Legal  
Media & Outreach  
Anti-Pollution  
Parks & Recreation  
Gun Free Society  
Conservation & Heritage  
Fund Raiser

## SHEHRI MEMBERSHIP

Don't forget to renew your  
membership for 2006! (Rs. 1000)  
Join Shehri and do your bit as a  
good citizen to make this city a  
clean, healthy and environmentally  
friendly place to live in!





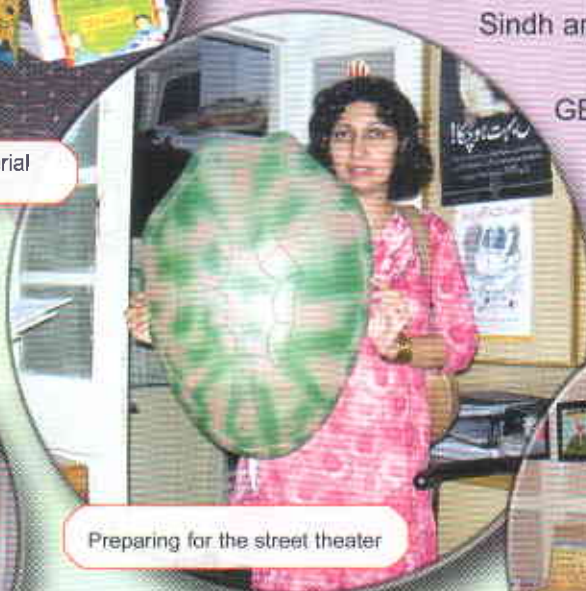


## Shehri concludes its Turtle Conservation Project

On September 16, 2005, a seminar was held at a local hotel in Karachi where the Shehri project team (Farhan Anwar, Project Coordinator and Naila Ahmed, Project Officer) gave the final presentation of the project to the relevant stakeholders. Mr. Shams-ul-Haq Memon, Secretary, Ministry of Environment and Alternate Energy, Government of Sindh and Mr. Nadeem Bukhari, Project Coordinator GEF/LIFE Program UNDP Pakistan attended the seminar. □



Public information material on display



Preparing for the street theater



Awards being presented to the winning students



Project products on display



Working session in progress



Street theater being performed