

DYNAMICS OF GATED COMMUNITIES, THEIR IMPACT AND CHALLENGES FOR SUSTAINABLE DEVELOPMENT: A CASE STUDY OF LAHORE, PAKISTAN

Anis ur Rahmaan and Bushra Anis

Abstract

The purpose of this study is three fold. Firstly, to provide a historical as well as an up to-date account of the temporal journey of the gated communities through various phases of human civilization. Secondly, to analyze the dynamic role played by them in bringing about social integration or otherwise in the urban fabric of developed countries as well as developing countries during primary, secondary civilizations; and also to conceptualize their anticipated role during the incipient high tech tertiary civilization. Thirdly, to study the impact and challenges of gated communities for sustainable development. The time-series analysis of the dynamics of the gated communities will be carried out with the help of both the published data about the gated communities at large, as well as a case study of the city of Lahore (Pakistan).

Keywords:

Gated communities; sustainable development; urban impacts; Lahore; Pakistan.

Introduction

Currently, the human race is passing through a transitional period of history which is composed of a differential mix of primary, secondary, and tertiary civilizations. The composition of this mix is in a state of flux and has been changing at varying rates in different countries, depending on the availability of technologic, economic and human resources in them. One of the distinguishing features of this transitory period is the accelerative speed with which the functional determinants have been and are changing in various parts of the world. Toffler has very appropriately highlighted this progressive dynamism by pointing out that “the First Wave of change – the agricultural revolution – took thousands of years to play it self out. The Second Wave – the rise of industrial civilization took merely three hundred years. It is likely that the Third Wave – the tertiary civilization – will sweep across the history and complete itself in a few decades” (Toffler, 1982, p.10). Gated communities have likewise been undergoing drastic transformations both in their functions as well as forms during the primary, secondary and tertiary civilizations. Figure1 indicates



the temporal journey of gated communities through various civilizations by interfacing various civilizations with the corresponding morphological transformations of the gated communities, namely, the gated cities, gated neighborhoods, and gated countries/regions. The figure highlights the fact that the outgoing era of "gated cities" has been the longest of the three eras; the era of "gated neighborhoods", we are currently passing through for the last couple of centuries, is in various stages of evolution and decline in developing and developed countries; and the era of "gated countries/regions" is still in a transitory stage, and its future appears to be quite uncertain. The ensuing sections of this paper attempt to describe the three eras and analyze their impact and challenges for sustainable human ecosystem.

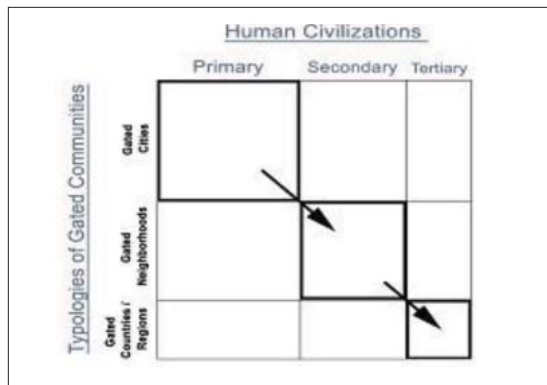


Figure1: The Temporal Journey of Gated Communities through Various Civilizations (Source: Authors).

The Fossilized Gated Cities of the Primary Civilization

The "gated cities", both in the developed as well

as the developing countries, appear to be the reminiscences of the past. These communities were first developed in medieval Europe during the Primary Civilization, wherein the physical development pattern was "nodal" due to low level of urbanization (Jakobson and Prakash, 1971). "... The medieval towns fall into two groups of those that grew gradually and those that sprang into existence on a new site, with usual consequences on plan" (Abercrombie, 1959). The literature about the European walled cities, which were once developed as safe bastions by the feudal lords, ecclesiastic groups and merchant guilds, abounds the internet web-sites. These cities have now become foci of tourists' attraction as described by one of the web-site: "Ancient walls, dry moats and their dunce-cap towers conjure up a romantic notion which is as compelling as it is baseless... We are talking about defensive structures meant to keep the invading hordes of sniveling, stinky, garbage-launching barbarians at bay; yet the medieval walled cities are quite nice and a real pleasure to walk on and around!" (Martin, website)

There also appears to be a consensus in the pertinent literature on Muslim walled cities, about the fact that "the physical pattern and organization of these cities resemble each other" (Grunebaum, 1955). The physical pattern of Muslim cities has generally been characterized by its homogenous organic fabric, relatively high residential densities, hierarchy of mosques, winding and shaded streets, and socially integrated, inward looking houses with uniform heights and parapet walls on the roof for privacy.

All these features of physical pattern are

obviously not random and can be traced to Islamic Shari'ah and climatic conditions prevalent in the hot and arid Islamic countries. Islamic Shari'ah, as rightly pointed out by Hathloul, distinguishes the "through street, the public way in which all people have right of way, from the land or cul-de-sac, which most jurists consider a private road appertaining to its surrounding properties" (Al-Hathloul, 1988). Hathloul further points out that "a notion complementary to this is that of "fina", an open space around or along a building, which in the conception of most Muslim jurists, is considered part of that property.

Likewise, the socially integrated housing manifests the concept of Islamic brotherhood. The cul-de-sac, the concept of fina, the uniformity of building heights, and the parapet walls on the roofs signify the concept of privacy in Islam. Its importance is borne out by the hadith that prophet (SAW) prohibited a person from sleeping on an unscreened roof of terrace

(Karim, 1938). The inward looking houses focusing on the enclosed courtyards with water fountains and green plants, apart from augmenting the family privacy, further strengthens the family solidarity.

The empirical evidence - provided by the old urban patterns Sevilla, where Ibn-e-Khaldun used to reside; Cordova, where Islamic civilization was once at its zenith; Damascus, which was the capital of the "Umayyads"; Tangiers, where Islamic history was made by Tariq Bin Ziad and written by Ibn-e-Batuta; Fez, which is known as the city of Islam; Cairo, the city of Salah Uddin Ayyubi, the hero of the wars of Crusades; Lahore and Dehli which served as the seats of the Moghals - leads to the inference that physical form follows the human functions. "The life style, the culture, the value system of the inhabitants all get deeply ingrained and fossilized in space. Physical form, unless mutated, never tells a lie!" (Anis-ur-Rahmaan and Anis, B, 1996).

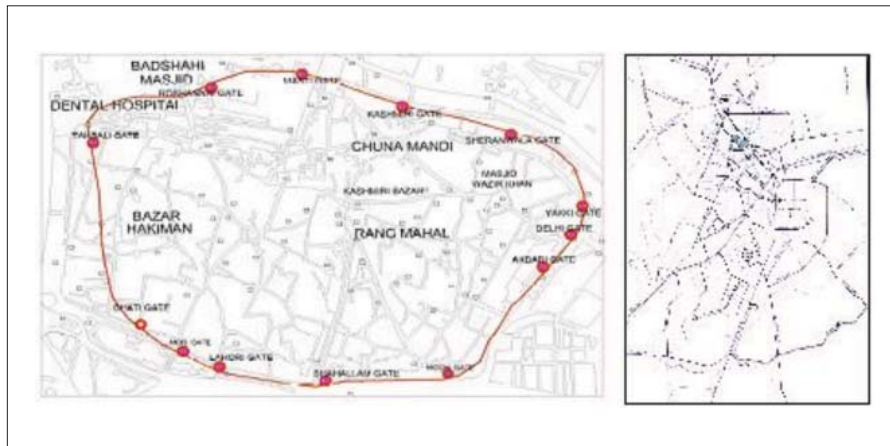


Figure 2: Walled City of Lahore, its Gates, and the Environs. (Source: Authors).

Figure 2 shows the walled city in the context of Lahore metropolitan area, and the location of its gates. The walled city was constructed by the Moghal Emperor Akbar during his residence in Lahore (1584 to 1598). He also founded the palace of Lahore which, in subsequent times, was enlarged by his successors. The city walls of Akbar were fast falling into decay when Ranjit Singh, to a great extent, rebuilt them in 1812 and surrounded them by a deep broad ditch. The city wall, which was formerly 30 feet high has been reduced to a height of about 15 feet for sanitary purposes and the ditch was later on filled up and converted into a green belt by the municipality. The green belt encircles the city on every side except the north. The city is a mile and a quarter in length, and a little more than three quarters of a mile in breadth, including the citadel; the circuit being less than three miles (Latif, S. M., 1994). The access to the city is gained by thirteen gateways (figure. 2); some of the gates are intact and have assumed historical significance, whereas others have already disappeared (figure 3).

Four gates are on the north side of the walled city (Roshnai Gate, Kashmiri Gate, Masti Gate, Sheranwala Gate); Three on the east side (Yakki Gate, Dehli Gate, Akbari Gate); four on the south side (Mochi Gate, Shah Almi Gate, Lahori Gate, and Mori Gate); and two on the west side (Bhatti Gate, and Taxali Gate). The nomenclature of each gate is significant of its characteristic feature, for instance, the Roshnai Gate (meaning the Gate of Light) is located between the royal mosque and the citadel. Being the principal entrance from the fort to the city, it was most frequented by the courtiers and royal servants and its quarters were profusely lighted up at night. Likewise, Kashmiri Gate face

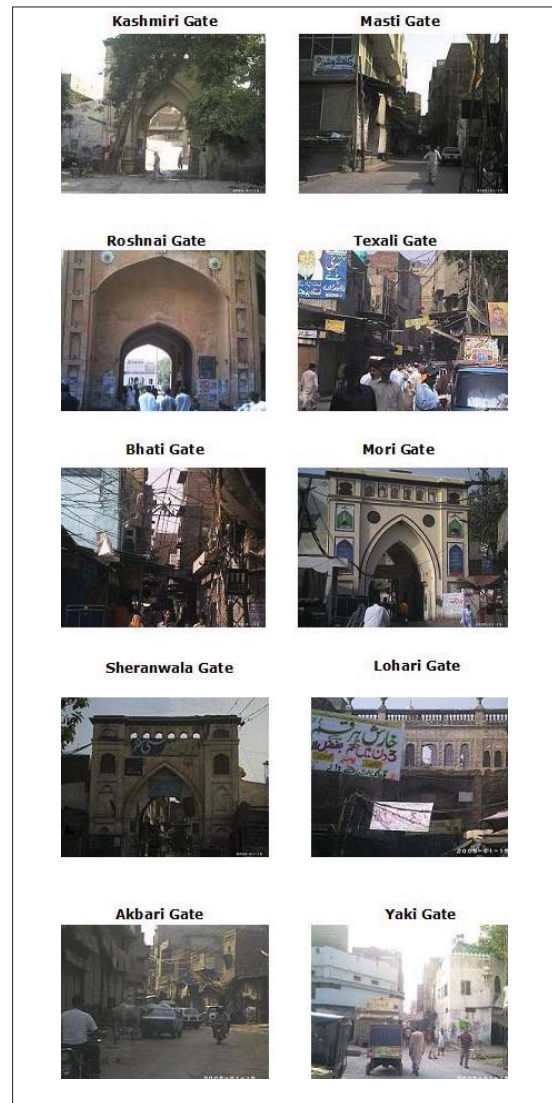


Figure 3: Gates of Walled City of Lahore (Source: Authors).

the direction of Kashmir; the Masti Gate, being the corruption of Masjidi Gate, get the name as it leads to the Marrium Zamani mosque which has been named after the mother of Akbar; Sheranwala Gate owes its name to the fact that Ranjit Singh kept his domesticated lions in a cage here. Similarly, Yakki Gate was named after the martyr saint who fought here against the Moghal infidels; Dehli Gate opens on the highway from Delhi to Lahore; Akbari Gate is named after Akbari Mandi which was founded by emperor Akbar; Mochi Gate is the corruption of Moti (pearl), it was named after Moti Ram, an officer of Akbar, who resided here; Shah Almi Gate was named after Shah Alam Bahadur Shah, son and successor of Aurangzeb; Lahori Gate was named after the city itself; most probably, the quarters of the city were first populated around this gate; Mori (hole) Gate is the smallest of all gates and is said to have served as refuse disposal route of the city; Bhatti Gate is called after the name of Rajput tribe which inhabited in this area in the ancient times; and finally, Taxali Gate seems to have been named as such because "Taxal (mint)" of the Muslim rulers was located in this area. Appendix 1 shows the photographs of the various gates; some of them have already disappeared, whereas others have assumed a historical significance.

Dynamics of Gated Communities in the Developed and Developing Countries during the Secondary Civilization

During the secondary civilization, due to the rising levels of technology, industrialization and the consequent heavy rural urban shift, metropolitan and aggregative physical development flourished (Jakobson and Prakash, 1971); and the communities started overflowing

their gated boundaries. During this era the gated communities started to immerge as islands of gated neighborhoods on the vast metropolitan urban fabric. However, development does not appear uniformly in space. The technologic lag, the differentiated human and natural resources, and the political dissensions result in international disparities. As a consequence, the world got sharply divided into developed, developing and less developed countries. As physical form follows the socioeconomic functions, the evolution, composition and social acceptance of gated communities also underwent differentiation in various countries. This section undertakes a brief comparative analysis of the dynamics of gated communities in the USA and Lahore, Pakistan.

The gated communities have been the fastest growing form of housing in the United States, during its industrialization phase. In the last twenty years, thousands upon thousands of upper- and middle class Americans have retreated into these exclusive neighborhoods. In 2002 it was estimated that one in eight Americans will live in gated communities. In her revealing book "Behinds the Gates" Low provides an account of life inside these urban fortresses. After years of researching and interviewing families in Long Islands (New York), and San Antonio (Texas), Low provides an inside view of gated communities to help explain why people flee to these enclaves. Parents with children, young married couples, "empty nesters", and retirees express their need for safety, their secret fears of a more ethnically diverse America, and their desire to recapture the close-knit, picketed communities of their childhood. Ironically, she concluded that "the gated neighborhoods are in fact no safer than other suburbs, and many who moved there are disheartened by the insularity and restrictive rules of the community" (Low, S., 2004).

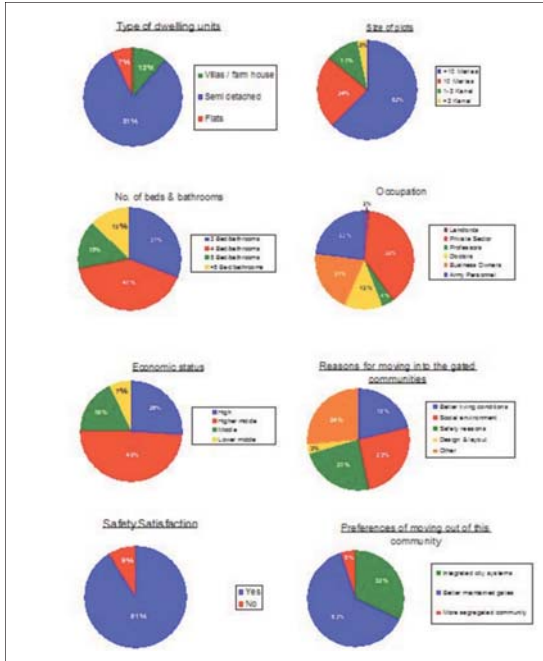


Figure 4: Salient Characteristics of the Gated Neighborhoods in Lahore, Pakistan (Source: Authors).

Lahore, being the second largest city of Pakistan with a very rich historical and cultural background, is a hub of housing activity in the country. The development and spread of gated neighborhoods in Lahore has become a part of new housing schemes, specially for the people who are returning back to Pakistan from abroad; and also the people who were living in the congested parts of the city who want better physical environments, security and privacy due to increasing thefts and crime rate in the city. A survey of gated neighborhoods in Lahore was undertaken with a view to assess their physical and social environments, and to find out reasons for their popularity and the relative

preferences of people in various income groups.

Lahore has approximately 40 gated neighborhoods which are inhabited, and few more are currently under construction. Out of the existing neighborhoods, 8 were selected for the survey on the basis of their socioeconomic status and location in the city. Two neighborhoods each were selected from higher income, higher middle, middle, and lower middle income groups. A probe of these neighborhoods reveals that they are on their growth path with no signs of decline. The pie charts, shown in figure 4, reveal that 26 % of the families living in these neighborhoods can be classified as high income, 49 % as higher middle, 18 % as middle, and 7 % belong to lower middle income group. The low income group of course, can not afford to have a bare house of their own.

The overall scenario of the selected neighborhoods also reveal that 12 % of the housing units in these neighborhoods are villas or farm houses, 81 % are semi detached town houses, and 7 % are flats. The size of plot in these communities range from 1000 sq. yards (2 Kanals) or more to less than 250 sq. yards (10 Marlas). The maximum percentage (62 %) of the families are living on a plot of 500 to 1000 sq. yards, 24 % are living on 250 sq. yard plots, 11% are living on less than 250 sq. yard plots, and only 3% families have a plot of more than 1000 sq. yards.

Villas and semi detached houses are common in high and higher middle class with 4 to 5 bedrooms. In middle income communities almost all the town houses (96 %) are semi detached. Most of them have 3 to 4 bedrooms. The lower middle income communities have only 2 bedrooms flats on less than 250 sq. yard plots. The maximum percentage (viz., 38 %) of people, living in these communities, is employed by the private sector, 23 % are from the

army, 21 % are businessmen, and 16 % are doctors and professionals. Only 4 % are landlords who usually have farm houses and big villas.

The survey also throws some light on the reasons of moving into the gated neighborhoods. 57 % of the families moved in to these communities for better living and social environment, 21 % for security reasons, 13 % for better planning and design of the neighborhood, and 19% had other reasons, such as closeness to relatives and job. 93% of the residents expressed satisfaction with their neighbors and the security measures taken by the management of the gated communities.

Another interesting fact revealed by the survey was that if the residents of the gated neighborhood had a chance to move again, they would still like to move in a community which has better maintained gates (63%) and well integrated with the city system (32%). They also indicated that they would like to have better social environment and living conditions (63%), and would like to be nearer to their work place (37%). The rich people needed more security than the middle income groups. Although most of the residents were satisfied by the security measures taken by the management, yet about 60 % told that with the increase of crime and theft in the city, the gated communities do have occasional thefts as well. Figure 5 shows the photographs of some of the typical gated communities of Lahore.

The Anticipated Journey of Gated Communities during the High Tech Tertiary Civilization in Developed and Developing Countries

The human ecosystem has not only been getting transformed at a geometric pace but its various determinants, such as people's demography,

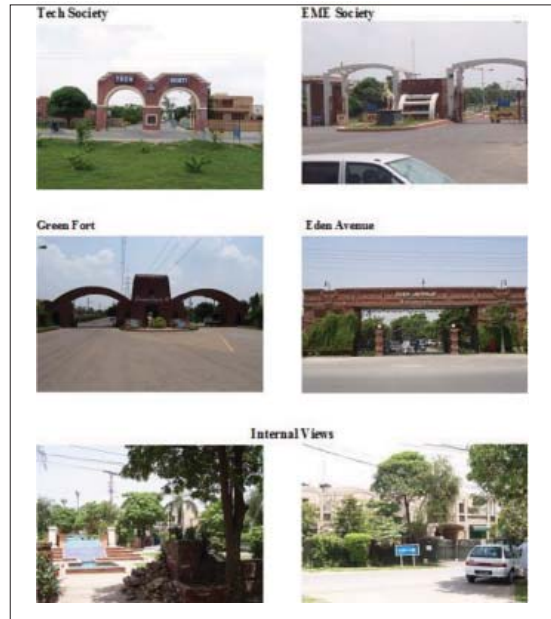


Figure 5: Some Typical Gated Communities of Lahore.
(Source: Authors).

culture, social organization, psychology, environment and technology have also been changing acceleratively at differential rates. As a consequence, some of the socioeconomic and spatial concepts are becoming outmoded, and still others are undergoing drastic transformations to suit the new realities of the high tech society. As a consequence, the evolution, growth and decline of gated communities in various countries during the tertiary civilization are expected to be highly cyclic. Figure 6 indicates the growth and decline of gated communities in developed and developing countries during the various phases of human civilization. The gated cities of the primary civilization have now become part of the history in both the developed and developing countries.

These cities are no longer gated. Their gates have either been eradicated or got eroded due to lack of maintenance; nevertheless, their masonry structures have assumed archeological and touristic importance. Over a period of time, either new functions have adapted to their traditional physical pattern or their pattern has been modified to suit the new functions.

During the industrial civilization the gated communities sprung-up sporadically in the developed countries as islands of "gated neighborhoods" all over the metropolitan fabric. The trend was followed by the developing countries at varying speeds, and is still on the increase. However, in the developed countries the rate of growth of the gated neighborhoods has not only been slowing down but lately, has also been showing signs of decline. This contention is substantiated by Low's study, which reveals a declining trend of social acceptance of gated neighborhoods in the United States (Low, S., 2004). Besides, certain land-use control measures are also being adopted which are resulting in a decline of gated neighborhoods. For instance, the concept of Planned Unit Development (PUD) is a step towards mixed uses and socially integrated housing schemes. It is being further augmented by the concept of "inclusionary zoning" (as opposed to "exclusionary zoning") which also promotes social integration rather than gated segregation of social and ethnic groups. Cluster zoning and cul-de-sacs are also coming in vogue (Anis-ur-Rahmaan and Anis, B., 1996). In Ketchum, Idaho (USA), "the planners are taking action to ensure that the city does not become a maze of gated neighborhoods. The Planning and Zoning Commissioners endorsed a set of policy changes that would prohibit gates on any private road and driveway that provide access to more than one

single family residence (Foley, G., 2004).

Although the trend of gated neighborhoods in developed countries, like the United States, are showing signs of decline during their journey to the high tech tertiary civilization, yet there are well founded apprehensions that the developed countries, per se, are becoming gaited communities (Figure 4). Friedman has described the status of developed countries during the global city era as follows: "The United States would be a gated community, with metal detectors at the front gate and a lot of people sitting in their front yards complaining about how lazy every one else was, even though out back there was a small opening in the fence for Mexican labor and other energetic immigrants who helped to make the gated community function" (Friedman, T., 2005). Likewise, Friedman has described the Western Europe as "an assisted-living facility with an aging population lavishly attended to by Turkish nurses".

As compared to the situation in the developed countries, the gates of most of the developing/less developed countries will almost be wide open. According to Friedman: "Latin America would be the fun part of town (the global city), the club district, where the work day does not begin until 10 p.m. and every one sleeps until mid-morning. It's definitely a place to hang out, but in between the clubs, you do not see a lot of new businesses opening up, except on the street where Chileans live. The landlords in this neighborhood almost never reinvest their profits here, but keep them in a bank across town." (Friedman, T., 2005)

Friedman further remarks that "India, China and East Asia would be the 'other side of the track'. Their neighborhood is a big teeming market, made up of small shops and one room factories, inter-

persed with Stanley Kaplan SAT prep schools and engineering colleges. No body ever sleeps in this neighborhood, every one lives in extended families, and every one is working and saving to get to 'the right side of the track'. Perhaps the only exception among the developing countries may be the Arabian Countries which Friedman has described as follows: "The Arab street would be a dark alley where outsiders fear to tread, except for few side streets called Dubai, Jordan, Bahrain, Qatar, and Morocco" (Friedman, T., 2005).

is another example of a gated region. Although gated regions do result in a better and coordinated development of the member states with in the gated region, yet they adversely affect the goal of a "unified global development" by promoting regional polarization. As a result the globe is likely to be sharply divided in to "developed regions" and "depressed regions" instead of "developed" and "developing" countries.

Impact and Challenges of Gated Communities for Sustainable Development in Developed and Developing Countries

The temporal analysis of growth and decline of gated communities at the city, neighborhood, national and regional levels, during the various phases of human civilization, in developing and developed countries, carried out in the preceding sections, leads to the inference that these physical barriers have had differentiated impacts on the sustainable development of the human ecosystem during the various phases of human civilization. During the primary civilization, the cities were gated to avoid the feudal and barbarous invasions from the countryside. Nonetheless, each city functioned as single social entity as there were no internal gates in it. The physical development pattern was homogenous with uniform building heights. The hierarchy of community facilities and services were reasonably accessible to all the citizens, and the "haves" and the "have-nots" were not discriminately barricaded. The physical development pattern of walled cities has been time tested, and appears to have sustained itself during the primary civilization. A glaring example of social integration and sustainability is the walled city of Jerusalem whose gates remain open all the time. Although the walled city per se is divided into four ethnic quarters (viz., Muslim, Christian, Armenian,

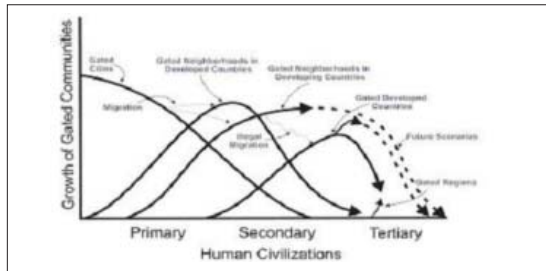


Figure 6: Conceptualization of the Dynamics of Gated Communities in Developed and Developing Countries. (Source: Authors).

Alongside the tendency of "gated countries" a new phenomenon of "gated regions" is also developing. Regional cooperation for development is resulting in lifting the "country Gates", and erecting them on the entire region. European Community is a glaring example of this. All the countries within the EU have become gateless for each other; nonetheless, if a person outside the EU wants to visit any one of the 15 counties in Europe, he has to obtain a Schengen visa. Once a person enters any one of the 15 countries, he can move around freely in any of the Schengen countries; nevertheless, to be able to obtain a Schengen visa, one must have complete insurance, proof of hotel booking and sufficient funds. GCC (Gulf Cooperation Council) region

and Jewish), yet, despite the ethnic tensions, there are no gates between these quarters and all the inhabitants share common shopping streets and community utilities.

There is sufficient evidence in the pertinent literature that the gated neighborhoods have adversely impacted the sustainable development of the developing as well as developed countries. They have not only brought about differentiated standards of infrastructure and community facilities in the urban areas, but have also increased socioeconomic disparities in the society. However, it is satisfying to note that some communities in the developed countries have already expressed their concern about them, and taking some redeeming and corrective steps in order to alleviate their adverse effects. Nevertheless, the situation in the developing countries is quite alarming; despite their damaging effects on the sustainable development of the human ecosystem, their number is increasing. This is resulting in a vicious circle. The higher rate of growth of gated neighborhoods in these countries is resulting in the increased deterioration of the city infrastructure, intra-city disparities, inequities in the distribution of physical and financial resources, social segregation and the discrimination, widening of the gap between the "haves" and the "have-nots", and worsening of law and order situation. All these consequences, in turn, lead to further growth of gated neighborhoods!

The "gated countries" and "gated regions" in the developed world has the same effects on the global city as "gated neighborhoods" have in their respective countries, particularly if the countries happen to be developing or less developed! Although both the impacts are interactive, yet the former impacts the "macro level", whereas the latter effects the "micro level", viz., the "gated

developed countries" in the context of global city are just like the "gated neighborhoods" in various developing countries. The gated developed countries also damage the infrastructure and community facilities of the global city; they also increase the international disparities by increasing the inequities in the distribution and consumption of financial and physical resources; likewise they also widen the gap between the rich and the poor nations, violate the fundamental human rights and promote the international terrorism. The projections, based on empirical data, lead to the conclusion that the number of "gated neighborhoods" in the developing countries; and the "gated countries" and "gated regions" in the developed world are going to increase in the foreseeable future. Conceptually also, most of the followers of the three great religions of scripture (who constitute about 55 % of the world population), believe in the coming of "Anti-Christ" or "Dajjal", and the return of Christ ("Messiah" or "Moshiach" or the Prophet "Isa (AS)". The Webster dictionary describes Antichrist as: "a great antagonist expected to fill the world with wickedness but to be conquered for ever by Christ at his second coming".

The adverse effects of the gated communities outlined in the foregoing paragraphs call for preventive as well as curative measures at the international and the local levels. The measures at the international level should, predominantly, be resolute and coordinative; and should ensure healthy birth of the global city without gates; whereas, the local measures would mostly be action oriented. Figure 7 highlights the implications and complexities involved in the process of formation of the global city. It comprises two highly dynamic and interacting sets of diametrically opposite variables, one facilitating and the other hindering the formation of the global city. Each

set interactively impacts the global city and in turn gets a feed back from it through a system of two back to back prismatic frameworks. The beauty of the back to back prismatic frameworks is that each of the five variables in each set is directly connected with each other, and can influence and get influenced by each other" (Anis-ur-Rahmaan, 1999).

Along with the positive influence of the facilitating determinants - such as globalization of technology, political alliances for global development, global economic restructuring and global socio-cultural diffusions - the global city will also be subjected to varying degrees of adverse effects of the counteracting deterrents such as technologic lag, political dissensions, interregional disparities and socio-cultural dilemmas and obsessions, which are destroying, weakening or delaying the formation of a desirable Global city. The evolution of a healthy global city without gates will obviously require concerted efforts for the promotion of its facilitating determinants and the alleviation of the debilitating forces. This calls for the augmentation and reorientation of the existing as well as creation of new international institutions in order to bring about the desired resolution of conflicting objectives and coordination of development activities of various nation states.

It is imperative that the resolatory and coordinating efforts at the international level are followed-up by action oriented policies at the local levels. Fortunately, some happy tidings are already appearing on the horizon. Friedman, in his best seller "The World is Flat", contends that the world is getting flat. He has identified ten "flatteners" which are either at work or in various stages of development and incipience. The salient flatteners, cited by Friedman are the: Fall of Berlin Wall; Work

Flow Software; Open-Sourcing; Outsourcing; Offshoring; Supply-Chaining; Insourcing; In-forming; and the Steroids (Friedman, T., 2005).

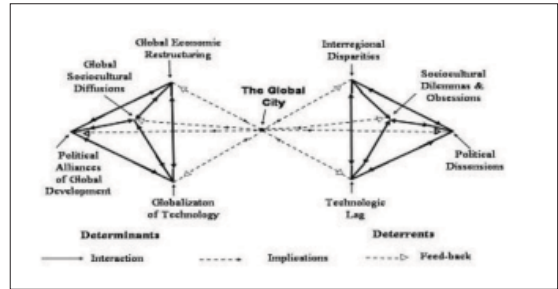


Figure 7: The Salient Determinants and Deterrents of the Global City (Source: Authors).

Conclusions and Recommendations

The journey to the tertiary civilization, which is a pre-requisite for the global city, would be different for different nations in terms of its timing, ways and means. It is a journey of hope and despair – hope for those who are prepared for it; and despair for those who will be caught unaware. Different countries would be taxiing from different directions, at different speeds with different types of technological equipment in different state of preparedness to take off for the civilization of the twenty first century (Anis-ur-Rahmaan, 1999).

The review of the pertinent literature and the analysis of the dynamics of gated communities in developed as well as developing countries lead to very grave and depressing conclusions. The world has become more economically polarized both between countries and within countries. According to a UNDP report "the combined income of 358 richest people is equal

to the combined income of the poorest 45% of the world population... if the present trend continue the economic disparities between industrial and developing nations will move from inequitable to inhuman." (Schaffer, J., 1996). If preventive and proactive steps are not taken, then reactive movements and revolutions would take over to cure the human sufferings and injustices.

The journey through the three successive human civilizations appears to be an unbelievable story of science fiction. During this journey, land has lost its importance to capital, and capital to intellectual properties. As a consequence, the cultural values are getting transformed and the emphasis on physical space has been shifting to cyber space. During this drastic transition from the nodal gated cities to gated countries and gated regions, and on to the anticipated gateless global city, both the facilitative as well as the debilitating forces have been and are at work. Fortunately, there is a ray of hope on the other side of the tunnel. Although, pragmatically it appears that things will still have to go from bad to worse before they start getting better. However, yet, as mentioned earlier, the followers of all the three great religions of "scripture" believe that after the return of Messiah, peace and tranquility will prevail in a borderless world.

Doxiadis, a Greek planner/philosopher has also put forth a similar scenario about the formation of a gateless global city. He has predicted that by the end of the twenty-first century, mankind will be living in a universal city (Ecumenopolis) which will be transnational in its extent and non-racial in character. He has pointed out that "the Ecumenopolis is already beginning to take shape and if we do not intervene actively,

it may take shape as a city bearing in its roots the elements of death" (Doxiades, C. A., 1968). Doxiadis further believed that "Ecumenopolis means the phase in which mankind will be able to operate as one community."

Based on the foregoing analysis and inferences, it appears imperative that cost effective and smooth formation of a gateless global city with sustainable socioeconomic and environmental conditions will, among others, require:

- a. Capitalization of the facilitative effects of the determinants of the global city as well as minimization of its deterrents. This can be achieved by restructuring the international code of conduct; and augmenting/modifying the existing international organizations as well as creating new appropriate institutions to resolve the conflicts between the member states, and bring about better coordination between them.
- b. Imposition of policies to make the rich poorer, and to make the poor richer, both nationally and internationally. This can be achieved by bringing about an equitable distribution of resources and facilities; promulgating policies to enforce austerity measures by the affluent class by imposing progressive income taxes in geometric progression such as in Scandinavian Countries; and by encouraging philanthropy in the private sector by providing liberal tax exemptions.
- c. Restoration of confidence in human dignity and justice; and creation of socially integrated communities without gates.
- d. Imposition of proactive and preventive measures rather than expensive reactive measures.
- e. Judicious utilization of recycled resources rather than wasteful consumption of meager natural resources.
- f. Adaptation of "think globally and act locally (glocal)" approach.

g. Discouraging the tendency of gating the communities at all levels, namely, neighborhoods, countries, and the regions.

Acknowledgements

The authors gratefully acknowledge the contribution made by Messrs. Horoon Siddique, Atif Mahmood, and Ms. Zaira Tahir, urban and regional planning students of UET, for carrying out the survey of the gated communities of Lahore.

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Anis ur Rahmaan

Anis ur Rahmaan holds B.Sc. in Civil Engineering, M.Sc. in City Planning and Ph. D. in Urban and Regional Planning degrees from the Universities of the Punjab (Pakistan), Illinois and Wisconsin (USA) respectively. He also received first prize in a Post-graduate Course in Tropical Architecture at the AA School of Architecture, London, and was awarded an International Development Fellowship by the East-West Center Hawaii. He taught at the University of Engineering and Technology, Lahore, University of Wisconsin, Green Bay, King Abdul Aziz University, Jeddah, and also received the "Best Professor's

Award" at the KAA University, Jeddah. He also worked as Director of Town Planning of Punjab in Pakistan and as United Nations Advisor on Urban and regional planning in Saudi Arabia. He has contributed papers in various International Conferences, chapters in books, and published articles in numerous refereed journals. Currently, Dr. Rahmaan is the President of Institute of Planners, Pakistan and Chairman, Center for Urban, regional, environmental and Social-Studies (CURES) and is engaged in a number of academic and applied research projects in Urban and regional Planning.

Bushra Anis

Busra Anis holds M.Sc. degree in Sociology from the Punjab University, Pakistan and a Post-graduate Diploma in Ekistics (Science of Human settlements) from the Graduate School of Ekistics, Athens, Greece. She worked as Deputy Director, Physical Planning for the Government of Punjab. The job involved planning, execution and evaluation of Low Income Housing Schemes in the province of Punjab. She carried out a Housing Study for the town Shawano in Wisconsin as a faculty member by the University of Wisconsin, Green Bay; and also worked as Project director in the Community Development Section of the Department of Social Services of the State of Wisconsin; and directed the execution of various Community development projects in the State. Bushra Anis is a Fellow Member of the Institute of Planners Pakistan and a Life Member of the Pakistan Council of Architects and Planners.