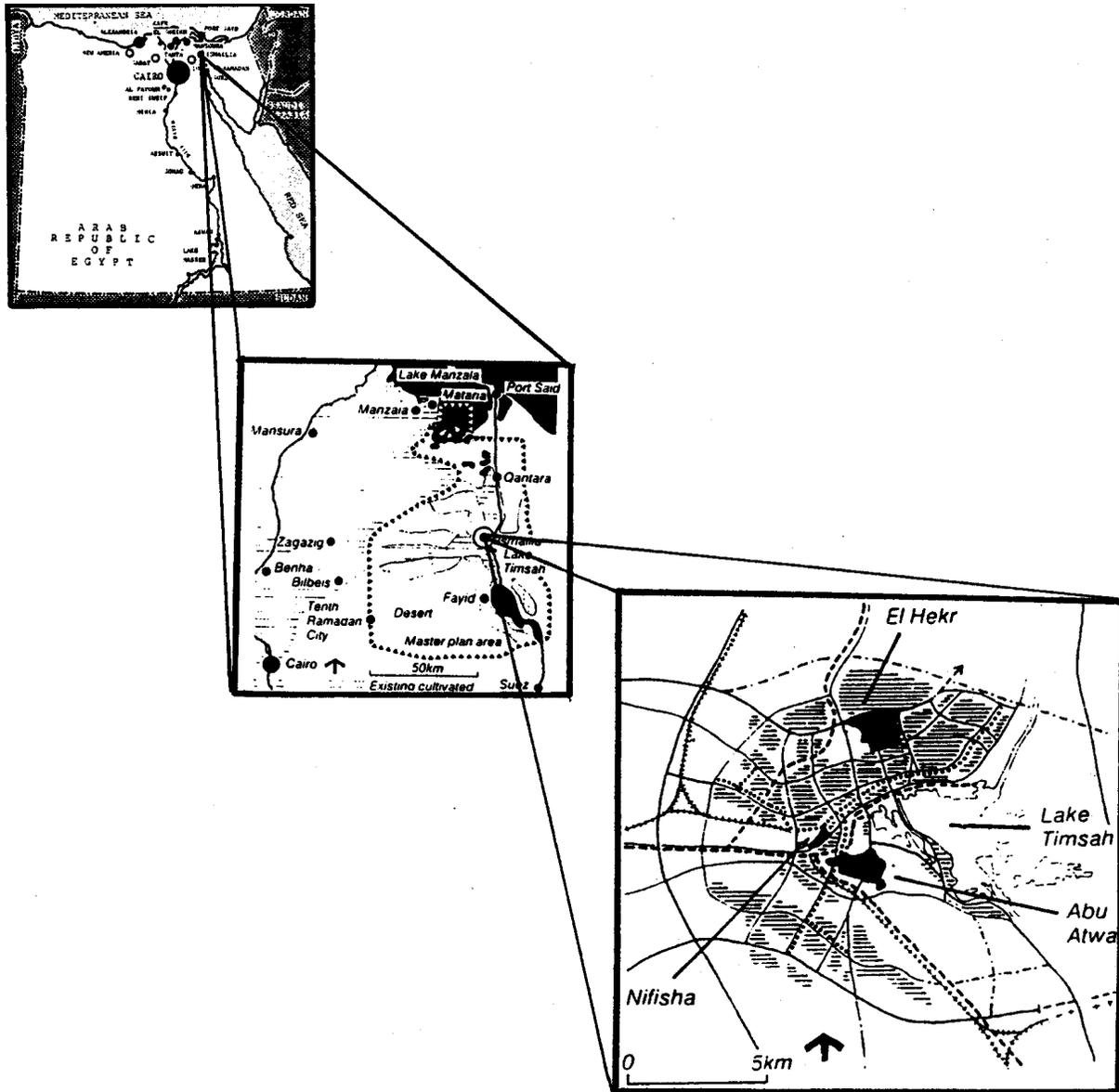


I. INTRODUCTION



EGYPT: NATIONAL CONTEXT

The urban population of Egypt nearly tripled between 1947 and 1977 (from 6.2 to 17 million). It is expected to increase to 45 million by the year 2000. This high rate of urbanization is attributed to four major factors:

- Rapid population growth with an annual growth rate of 2.6 per cent;
- Scarcity of agricultural land with limited job opportunities in the already high ratio of labour per acre;
- Concentration of services in urban centres, particularly Cairo;
- Migration to urban centres in Egypt, particularly to Cairo.

The high rate of urbanization of urban centres at about 3.6 per cent annually in Egypt, resulted in an acute housing shortage with a demand of about 119,000 housing units per year. The public and private sectors together could not satisfy this tremendous demand. Consequently, squatting on desert land and informal settlements on agricultural land spontaneously produced large unplanned areas that lack services and utilities.

ISMAILIA: URBAN CONTEXT

Ismailia City was established in about 1875 as the headquarters of the Suez Canal Authority (see figure 1.1). It was laid out with a "European quarter" (tree-lined boulevards and parks) and an "Arab quarter" with a narrow grid layout.

The Suez Canal Authority is the largest employer in the city. Other employment includes small-scale shipbuilding, light manufacturing and service industries. There has never been long-term stability -variations in employment being related to major construction works or politics. For example, high points have been the construction of the Suez Canal and the establishment of the headquarters of the British Army; the low point was the evacuation of the city for seven years between 1967 and 1974. It is thus not possible to extrapolate statistical trends from the past - there are no statistically reliable trends.

The city has the advantages of a beautiful site on the north shores of Lake Timsah, an attractive "garden city" layout, and good communications with Cairo. It has a good water supply from the Sweetwater Canal which runs from the Nile and also serves Port Said and Suez.

The rapid urbanization and the devastation of the war set the need for reconstruction and the provision of housing in the city. Hence a comprehensive study for the city, a master plan, was necessary. Ismailia City in 1975 had a population of some 175,000.

Ismailia Master Plan

Master plans for both the Ismailia Area (see figure 1.2) and the City of Ismailia (see figure 1.3) were commissioned by the Government of Egypt (GOE) and the United Nations Development Programme (UNDP), in 1974, to Clifford Culpin and Partners, Chartered Architects and Planners, assisted by other firms. The goal was that the Canal Zone and its cities should play a positive and increased role in the development of the Egyptian economy, and participate in relieving the urban pressure from the congested cities of Cairo and Alexandria and other large cities in the Nile valley and delta, as well as provide for the rehabilitation of the city.

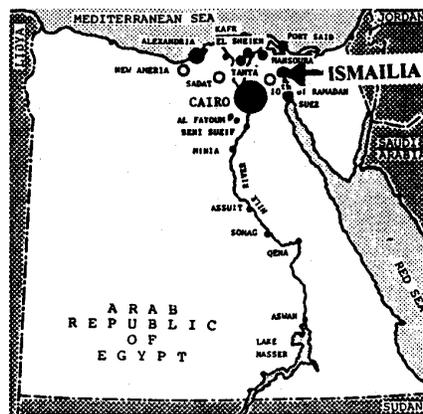


Figure 1.1. Egypt: Location of Ismailia

Source: El Sioufi, Mohamed, 1981

Approach

The consultant planning team was convinced that to ensure the success of the project, the plans had to be rooted in what existed, have achievable targets and obtain local support. Therefore one of the key aspects was the housing situation. A limited number of "in-depth" interviews were conducted with randomly selected families to provide insights into the working of the "housing system".

Master plan proposals

The research led to the following sectoral proposals:

Employment

Support small industries, increase development of the Canal University, transfer of some central-government jobs and allow limited development of tourism.

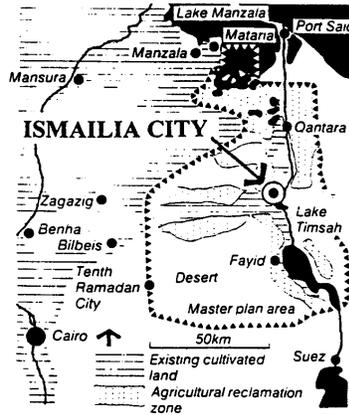


Figure 1.2. Ismailia area master plan
Source: Davidson, Forbes and Geoff Pane (ed.), 1983

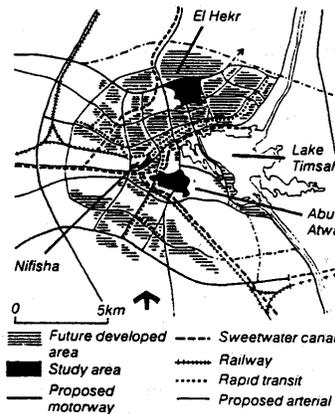


Figure 1.3 Ismailia City master plan
Source: Davidson, Forbes, and Geoff Pane (ed.), 1983

Housing

Provide new subdivided land, roads and infrastructure. Upgrade traditional and informal areas.

Physical planning

Develop a new centre west of the existing one on land to be vacated by the Government.

Tourism

Develop tourism primarily for the domestic market, on Lake Timsah.

Agriculture

Reclaim land in areas between the Canal Zone and the Nile valley.

The master plan also proposed several demonstration projects to illustrate the implementation of the master plan concepts.

HAI EL SALAM: CASE STUDY

The demonstration projects called for in the master plan comprise the detailed designs of two areas. The first area, El Hekr, later called Hai El Salam, combines the upgrading of existing spontaneous housing with new housing development. The second area, Abu Atwa, is devoted to the creation of an estate for light industry. This case study discusses the first of the two demonstration projects and it will be referred to as Hal El Salam.

Importance of the case study

The Hai El Salam project has become a classic example of solid professional work applying innovative concepts in the field of upgrading, community improvement and the provision of land for lower income groups. The project itself and its implementation provide a variety of lessons to be learned ranging from the methodological approach to the problem, to the inception of the physical planning concept, and its implementation and occupation. Internal cross-subsidy, sites-

and-services, upgrading, community involvement and participation, and the creation of a project . implementation agency are among the areas of innovation in the project. Indeed for these reasons, the Hai El Salam project might be one of the most documented projects today.*

* Numerous papers, studies, and a manual, among others, have been published regarding this project (refer to bibliography). Each paper deals with one or more of the aspects related to the project such as sites-and-services, upgrading, implementation, financing etc. The *Urban Projects Manual* presents a guide to preparing upgrading and new development projects accessible to low-income .groups based on the methodology used and experience gained in the Hai El Salam project.

This study discusses the various facets of the project. It starts with the existing situation, the proposed plans, and their implementation with an evaluation of what actually happened15 years after the launching of the project. The format follows the stages of the project: concept, physical planning, urban design, housing and architecture. Each of these aspects is discussed in terms of the analysis of the