

Capacity Building Analyzing for Applying the Japanese Urban Planning System in Kabul New City Project

By: ¹Naweed Mohammad Eisa,

Prof. ²Kenichi TSUKUHARA, Associate Prof. ³Noriyasu KACHI

744 Mot-oka, Nishi-Ku, Fukuoka 819-0395, Japan, Department of Urban and Environmental Engineering,

Graduate School of Engineering, Kyushu University,

Email: m.eisanaweed@yahoo.com

Tel: 080-4314-3653

Abstract:

An overseas Research was conducted on March, 2013, for the purpose of interviewing with DCDA staff in Kabul Afghanistan to understand the capacity of them in understanding and utilizing the Japanese urban planning methods in the Kabul New City Project. In this research, the problems of the DCDA have been magnified through the interview analyzing.

Key Words: *Japanese urban planning system, Kabul New City Project, Capacity Building, interview*

(1) Introduction

Kabul New city project with area of 740 Km² and planned population of 1.5 million is located in north part of present Kabul city. As part of efforts to deal with the problems, the development of a new city in Dehsabz has been contemplated. The

Government of Afghanistan has requested the Government of Japan for technical cooperation to develop a Master Plan for the Kabul city with the new city as an important means to guide the future urbanization in the Kabul Metropolitan Area. In

response, the Japan international cooperation agency (JICA)-the official agency responsible for the implementation of the technical cooperation program of the Government of Japan, decided to conduct a study to examine the strategy and directions for urban development in Kabul Metropolitan Area (KMA) and to prepare a Master Plan for further design and implementation. The master plan was prepared in 2009 and the implantation started in 2010, form the Parcel one of phase one.

Dehsabz city development authorities (DCDA) are responsible for the master plan implementation and dealing with the project using the capacity support of JICA. For application of the Japanese urban planning system, firstly, it is very important to understand the system and analyze it according to the situations of the country or project, therefore, I did interview with the managers and engineers of the DCDA to ask them about the components of the Japanese urban planning system, the applicability of the suggested methods in the capacity report of JICA and the current application methods.

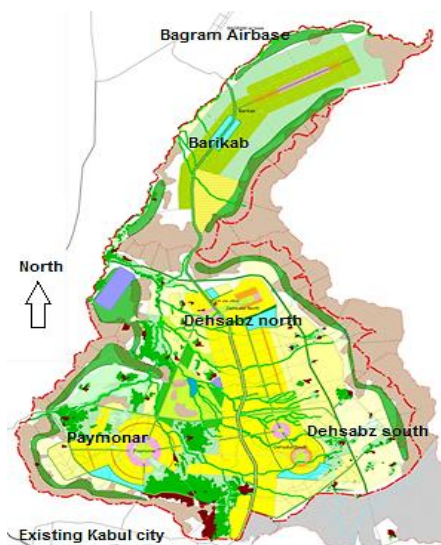


Fig 1: Kabul metropolitan area, DCDA official website

(1.1) Objectives

The objective of the overseas research was to interview the DCDA staffs to ask them regarding the components of the Japanese urban planning system, DCDA problems and their current application methods.

(2) RESEACH METHODOLOGY

As the data source in Afghanistan is very limited and sometimes very difficult to collect data due to security issues. Therefore, for analyzing the capacity of the DCDA, it was needed to specify a suitable method which could meet the needs of our research. With the guidance of my king prof. the questions of the interview were made and the interview was conducted on March, 2013.

(3) RESULT OF INTERVIEW

(3.1) Outline of the Overseas Research

Date: 9/3/2013 – 4/4/2013, **Place:** Kabul Afghanistan, **Respondents:** managers, DCDA (5 managers and 8 engineers), **Contents:**

1. Land use
 - a. Urbanization policy-based zoning
 - b. Land use based zoning
2. District plan
3. Urban development projects
 - a. Land readjustment project
 - b. Urban redevelopment project
4. Development permit system
 - a. Building confirmation
 - b. Land development permit system

(3.2) Land use

The Japanese urban planning system includes the urbanization policy-based zoning (urbanization promotion area and urbanization control area) and land use based zonings (twelve zoning categories).

(3.2.1) Urbanization Policy-Based Zoning

Urbanization policy-based zoning consists of the urbanization promotion area (UPAs) and urbanization control area (UCAs). The system has not been applied in the Kabul new city master plan and there is no explanation in the capacity report of JICA as well. The application challenges are:

1. land owners
2. low capacity of the government
3. Lack of an effective permit system

DCDA staffs had no detailed information about the concept of the system but after the explanation and discussion, it was identified as a good method which can help our urban planning system to deal with the relating problems by. I think it is really necessary to introduce the system in Afghanistan. The history of urban planning shows that any urban project and may be Kabul new city as well, faces to urban sprawl and informal infrastructures development very soon and there are no methods to prevent from destroying the agricultural and other green areas within the urbanized and the countryside and also to pressure the urban developments in the urbanization areas of the projects.

(3.2.2) land use based zoning

In the Japanese urban planning system, land use based zoning includes twelve zoning categories which Seven of them area for dominantly residential areas, Two are commercial, and three are industrial uses. in the Parcel I of Dehsabz south, eleven zoning categories have been planned.

The results of the interview show that the zoning categories are explained well in the capacity report of JICA and there was almost no problem for the managers and engineers to understand the land use zonings. The only problem in the zoning was the PRESERVE zone which causes some problems for the DCDA such as:

1. corruptions
2. land owners do not invest in the areas
3. Lack of urban specialist to specify a suitable land use for the areas.



Fig 4: Zoning categories in Phase I, Dehsabz south

(3.3) District planning

District planning is a detailed and comprehensive planning for specific districts to promote to improve urban environment, including description of future vision, location of access roads and public open spaces, designation of use, density, height, shape, setback and other exterior design of buildings. In DCDA, although, the restriction in the land uses buildings in the 11 zones of Parcel I was prepared by JICA, but still they were facing some serious problems. DCDA has to prepare detail plans for the areas which does not belong to the land owners and has to permit the district plans prepared by the land owners. Based on the result of interview, the following were not clear for the DCDA:

1. The structure of a comprehensive district plan
2. Types of district plans
3. Urban regulations related each zones

(3.4) Urban development projects

There are many types of urban development projects in the Japanese urban planning system, but land readjustment and urban redevelopment projects have played a key role in the reconstruction of Japan after the World War II and reconstruction of the areas destroyed by earthquakes (1923 and 1995), As by the end of 2005, the total of land area covered by land readjustment project across Japan stood at 400.000 ha.



Fig 5: Shizuoka Prefecture, Japan

There are many development projects in the Kabul new city area particularly along the Bagram road without official permission and also the agricultural farms around the existing villages, which need to be, changed the land use and characteristics of them and we it is needed for developing the public facilities. as the projects are not introduced well to the DCDA, therefore, at present there was no methods for dealing the areas.

(3.5) Development permit system

Development permit system is a control system applicable to any kind of development activities and ensures the objectives of urbanization policy-based zoning (UPAs and UCAs).

In DCDA, until March 2013, no development project was permitted and just a permit committee was established partly following the permit structure of the ministry of urban development affairs. The necessary procedure to receive the official permission from MUDA is very long (one month). This system has been applying since 2012, with the following achievements:

1. In 2012, 51 building units are permitted;
2. From 2002 – 2012, 334 land owners have applied for the official permission to MUDA.
3. Only 151/334 townships have received the official permission. The others were developed without the permission.

The achievements of the system in MUDA, never match the situations of Kabul new city project and the DCDA. In the Kabul new city

project for each phase the deadline of each phase is fixed. For example in Parcel I of phase I:

1. Total area 8.3 km²
2. Planned population of 41,700 people
3. Planned buildings units 5,763 units
4. The deadline is 2015.

By the end of 2015, there are 970 days are left, as we have two days off in a week, therefore:

$$2*32=256 \text{ days}$$

$$970-256= 714 \text{ working days}$$

$$5,763/714= 8 \text{ building units/ day....??}$$

Application of an effective permit system is one of most concern of the DCDA and I would focus more on in my research.

(4) DISCUSSION

Capacity of the DCDA can be analyzed in the two levels, managers or decision maker level and engineer's level. The five managers, who were interviewed, were master of Architecture, Finance and designer. Understanding capacity was very good but sometimes they had different understanding from a subject which I think, the problem was due to lack of sufficient knowledge and different field of study. But in the engineer's level, understanding capacity depended on the working period in DCDA, educational background, field of study and English ability.

New Findings:

- Although the urbanization policy-based zoning is not applied in the master plan of Kabul new city but they told me that it is really necessary

to introduce the system in our urban planning system to deal with the related issues in the country.

- Understanding capacity in the land use based zoning or eleven planned zone in Parcel one was very good and almost no problem.
- District planning was one of the problem and concern of DCDA which directly effects on the planning and application of permit system.
- Some of staffs, who have visited Japan or have attended to some conferences conducted by JICA in Kabul, had some idea about the two urban projects and though that for changing the characteristics and utilization of agricultural and existing villagers and other development projects areas, the projects can be useful but firstly, the applicability of them should be analyzed.

(5) CONCLUSION

Capacity of the DCDA has direct effects on the quality and quantity of the Kabul new city master plan implementation. Based on the result of the interview, the understanding capacity of the DCDA in some components of the Japanese urban planning system such as district planning, land readjustment and urban redevelopment projects and permit system is low and it is needed to research more and more.

(6) REFERENCES

- 1) <http://muda.gov.af/fa>
- 2) <http://www.dcda.gov.af/>

- 3) City Planning in Japan, JICA-NET, Multimedia-based Learning Materials in FY 2006.
- 4) Urban Planning System in Japan, 2nd Edition, Japan International Cooperation Agency, In Cooperation with Ministry of Land, Infrastructure and Transport, March, 07,6- 09
- 5) Urban Planning System in Japan, 2nd Edition, Japan International Cooperation Agency, In Cooperation with Ministry of Land, Infrastructure and Transport, March, 07, 6-10
- 6) DEVELOPMENT GUIDELINES FOR KABUL NEW CITY, in Reference to the Pilot Development Area (PDA), in the Dehsabz South Area, March, 2012
- 7) The study for the development of the master plan for the Kabul Metropolitan area in the Islamic Republic of Afghanistan, Final Report, September, 2009, JICA.
- 8) Zoning ordinance, MUDA, 2008
- 9) Master planning guideline, 2012
- 10) Permit system instruction, 2012