

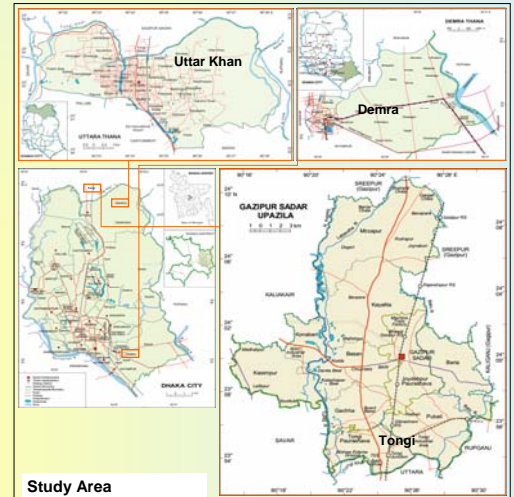
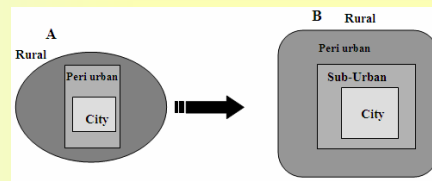
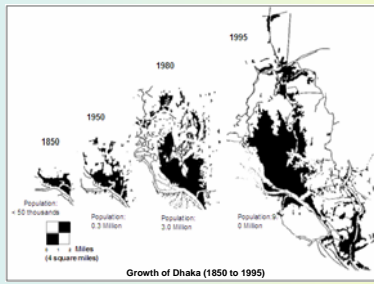
21st Century Land Use Planning for Megacities

The case of peri urban Dhaka, Bangladesh

Introduction

Rapid urbanization is a common scenario in developing countries in our days. Rural-urban migration and urban population growth is changing the city shape and city-border.

Therefore, peri-urban and rural landscape are changing towards urban uses. The peri-urban areas of Dhaka city changed significantly during the last two decades. There are many actors involved in the unplanned peri-urban development.



Objective

The objective of the research is to develop a land use guideline for land development in the peri-urban areas of Dhaka city.

Theory and Concepts

- The idea of New Town Model,
- Smart Growth – the theory of sustainable land-use development,
- Internal-external migration,
- Multi sector participation.

Methodology

The research was carried out based on qualitative methods using structured interviews with guiding questionnaires. Random and purposive sampling was applied. Primary and secondary data were used to analyze the present and the future situation. GIS and RS have been used to produce and determine the recent land use and dynamics of peri-urban settlement growth.

Key Findings

- In-migration is the major reason of peri urban development.
- Low-income settlements are high-density areas.
- There are many participants in unplanned peri-urban land development; private developers are the key actors.
- Lack of government control on peri-urban land use changes.
- Agriculturally suitable lands are used for urban purposes.

Conclusion and Recommendations

The unplanned peri-urban development of Mega-cities is unsustainable and has long-term detrimental effects on the entire urban environment. Thus, a systematic land use development approach is required.

Therefore:

A dynamic and participatory land use planning is needed.

- Integrated public-private development and planning strategy is needed.
- An updatable peri-urban land information system should be established.
- A foresighted land use planning system – reserve land for future development – need to be put in place.
- A very forceful approach of peri-urban development control has to be setup.
- Institutional reforms for sustainable peri-urban development shall be considered.

