

## Against the great divide between theory and practice: gated communities versus urban liveability

*Islam Ghonimi, Hassan El zamly, Mohamed Khairy, Mohamed Soilman*

(Research Assistant, Benha University, Cairo, islam.ghonimi@feng.pu.eg)

(Assistant Professor, Benha University, Cairo, Hassan.elzamly@feng.pu.eg)

(Assistant Professor, Benha University, Cairo, khairyamin@feng.pu.eg)

(Assistant Professor, Benha University, Cairo, Mohamed.soliman@feng.pu.eg)

### 1 ABSTRACT

The past few decades, have witnessed a practical orientation toward gated communities and divided cities. Enclosed planned unit development (PUD) has been centers of concern for city planning and urban theory since the late nineteenth century. The relation between PUD and its contextual urban fabric is a preventive force toward a livable city form, a major part of the problem was the blurring of clear boundaries between communities. On the contrary a reversed theoretical transformation towards achieving good urban form, which is mainly directed toward a more livable, sustainable, connected urban form is taking place. This paper criticizes the recent practice of gated communities in greater Cairo region new towns comparing with contemporary theory of good community, and compatibility with Egyptian urban fabric. It also investigates how to develop lessons from history and theory to criticize future practice of urban liveability in contemporary urban practice of gated communities?. It also explores systematically the ways in which these types of developments are collectively reshaping the public and private realms and accordingly shape the livability of the city at large, and with particular reference to the experience of a developing country like Cairo metropolitan area in Egypt.

### 2 INTRODUCTION

Over the past few decades, Egypt like many other countries in the world, drawn in to a dramatic economic and social change toward free market economy. These changes lead to a transformation in the system of organization and governance and consequently adapted policies that has reshaped development tools and methodologies and directed the trend of development toward the market privatization, and private sector control on development. This transformation occurred in all development branches, types, levels, especially in urban development. This process of privatization and orientation to private urban governance has begun to make its permanent impacts on the urban form and structure of greater Cairo region, creating a new phenomena in micro scale known as gated communities, and in macro scale known as Divided City. This phenomena has reshaped the face of urban life and has a great influence on the evolution of metropolitan area in terms of its form and structure causing in a harmful social, economical, cultural, urban effects, which exist in both micro and macro level, and has a harmful effect on urban sustainability and livability.

No doubt that future of Urban life is changing through some strong concepts. Gated communities is one of these strong concepts that have the ability to make deeper changes in the built environments of contemporary Egyptian city, Not only on micro level inside these communities but also on macro level for the entire city. This paper, therefore, question if the new gated pattern is really good urban form than that of traditional Egyptian cities or not? is it compatible with Egyptian urban context, or not?. and, is it obeys contemporary theory of good city form, or not?, And can we use gated communities as a holistic pattern of urban development, or not?. The answer seems debatable, Some argue that gated communities, are seen as environmentally or socially sustainable (Abdelkhalik 2009), other argue that it offers promises of healthy environment, comfort, convenience, various community services, peace and quiet (Kuppinger & College 2004), other argue that it is “a prestigious suburban lifestyle attained by common features such as a lush manicured landscape, architecture character security, and distinctive amenities and service facilities” (Yousry 2009). So the answer seems yes, however, this is not actually true when looking on the overall macro urban form and development of these cities. The paper assumes that these new trends in developing new cities would create various urban, functional, social, and economical problems.

In the local context, Government use of gated communities in Greater Cairo region new towns, ignored the traditional principles of Cairo earlier stages urban development and the unique characteristics of G.C.R. and also it ignored the vast amount of theoretical trends about sustainable, healthy, livable, and connected urban form. The matter that explore weakness of spatial strategies, that adopted by Egyptian government for new settlements in the overall point of view of the whole city livability, sustainability, social equity.

While this is the reality of contemporary urban practice of gated communities in Egypt, that brought different examples of divide unsustainable cities suffering from loss of urban livability. On the other side historical and theoretical opposite orientation exist, historically the unique characteristics of Egyptian context which is reflected on the typical Egyptian urban form reveals that the open interconnected pattern with high diversity and mix of social groups is a common form. Theoretically, a reversed trend toward more sustainable, healthy, and connected city has emerged. Therefore, this paper aims to criticize gated communities efficiency as a holistic pattern of urban development, through exploring the differences and similarities, first: between history and theory of good communities and recent practice of gated communities, and second: between gated communities as a foreign westernised pattern of urban development and the unique characteristics of Greater Cairo region new towns, in both efficiency of micro urban pattern, and macro urban fabric. With particular reference to Greater Cairo region new towns, getting better understanding of the production of its suburban new towns, which central on gated communities as a dominant residential morphology in suburban landscape. Stressing the issue of the role of public authorities in understanding and directing this phenomena in urban development.

### 3 METHODOLOGY

In order to answer these questions, the study first need to define communities in its relation to the city, then compare between open and gated communities in the ways in which these types of developments are collectively reshaping the public and private realms, and accordingly shape the livability of the city at large. Second, theorize and rediscover the traditional and theoretical relationship between micro and macro city urban form. Third, through theorizing micro-macro relationship we criticize the efficiency of these gated pattern in relevance to traditional city form, theories of good city form, and the unique characteristics of Greater Cairo region new city. Thus, answering these queries may be achieved by reviewing the literature that touched this echos. Yet, identifying the sustainability, continuity, integrity of the gated urban form in the new Egyptian cities and indicating the role of internal external relationship open or gated on their liveability are not well covered in academia.

### 4 GATED COMMUNITIES AND THE CITY:

For the purpose of this paper, we used England Newhorizon project definition of gated communities:

**Walled or fenced housing developments to which public access is restricted, often guarded using CCTV and/or security personnel, and usually characterized by legal agreements (tenancy or leasehold) which tie the residents to a common code of conduct. (Atkinson, R., Blandy, S., Flint, J. and Lister, D. (2004))**

Gated communities as a pattern of urban development are physically separate a specific area from its context and create areas that are restricts access inside urban fabric. These patterns of planned unit development have reshaped the relation between micro and macro scale urban product behavior, and have isolated itself out from the overall image of the city, the matter that affected the public life in modern Egyptian cities. This change in the relation with the city have not only affected the micro urban fabric inside these communities, but also affected the overall pattern of the city fabric, that Change macro pattern of the city from connected one to a divided one. Gated communities have affected the overall pattern of development creating city of walls, which lead to a transformation of the urban form that shape the built environment surrounding human live inside the city changing it to merely some zones and walls, that motor paths can penetrate. Which draws a Frustrating picture for society Caged inside the walls, its parts has been divided from each other and away from the overall image of the city. Gated communities and its relation to the city, necessitate a theoretical need to discover and explore the relation between micro and macro urban form, what is the need for micro urban form to have a connection and relation with its outer context and the city? what is the need of the city to have its parts to be connected?.

### 5 A NEED TO A THEORY FOR MICRO-MACRO RELATIONSHIP BEHAVIOUR

In this part a theoretical comparison between both gated and opened urban pattern in both way of creating relation with its broader city is Conducted. An analysis through physical, functional, economic, and social interaction should be rediscovered. Through three levels: first nature of gated versus open pattern, second micro-macro relationship for both cases, finally, nature of divided versus connected patterns.

## 5.1 Nature of gated development versus open development

Through analysis its apparent that gated communities usually try to isolate itself out from its broader city context, so they use lollipop and col-de-sac as a common tree street pattern. This pattern decreases connectedness and increase isolation from every thing else. while, in the oposite, open communities, usually try to connect itself with its broader city fabric, so it uses grided and radial as a common network pattern. This pattern increase conectivity and continuity with its broader urban fabric. Increasing relation and corelation with its context. Gated communities reinforce the splintering of communities with social separation and physical walls Fig. (1). In suburbs gates are the logical extension of the original “suburban” drive. In the city, gates and barricades are also sometimes called “cul-de-sacization” – a term that reflects the design goal to create out of the existing urban grid a street pattern as close to the suburbs as possible, with the added benefits of control and privacy as well (Blakely and Snyder1998).

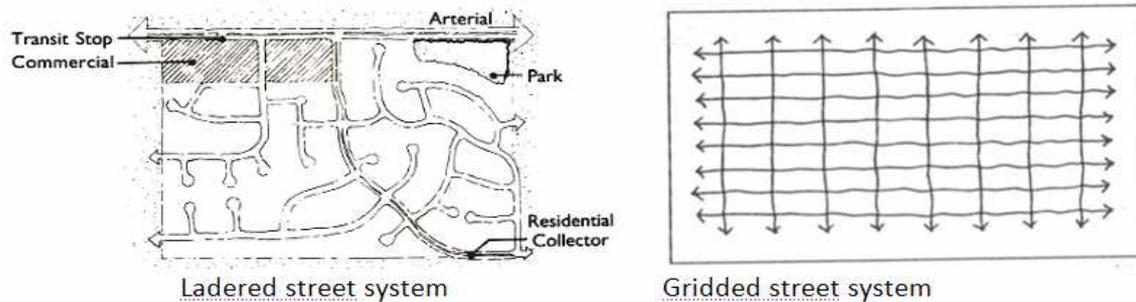


Fig. (1): comparison between grided versus treed street network pattern (calthorp, ...)

Peter Calthorpe, a new urbanist cited that gated communities Physically denotes the separation, and sadly the fear, that has become the subtext of a country once founded on differences and tolerance. Politically it expresses the desire to privatize, cutting back the responsibilities of government to provide services for all and replacing it with private and focused institutions: private schools, private recreation, private parks, private roads, even quasi-private governments. Socially, the house fortress represents a self-fulfilling prophecy. The more isolated people become and the less they share with others unlike themselves, the more they do have to fear. To this extent privatization is a powerful force in the marketplace that directs the home building industry and our land use patterns (Calthorpe, 1993).

## 5.2 Nature of micro-macro relationship of gated development versus open development

Through the formulation of internal pattern, gated or open community interact with its neighbours and with its brouader city. A relation between the new development and its existing context determine its way of social, economical, political, and functional interaction.

Internal pattern of street network and its relation to external surounding discourge or promotoe connectivity and accssibility. Street network blends with adjacent network Fig. (2). Open development Is physically connected to each other, so it characterizes in micro level by encouraging community, connectedness and integration, fousing on public releam, with mixed use, externanalised facilities, unifying elements, integrating neighbourhood through activity corridors. While in macro level enable accissibility, permiability and continuity in the overal urban fabric Fig. (3-a). While gated development is physically restricted and isolated from each other and from the overall image of the city, encourage some internal features on the expense of other coasts on macro level. Encourage segregation and separate, not only urban put also functional, social and economical segregation of neighbourhood, focusing on the pot-public space features Fig. (3-b). ( landman 2006).

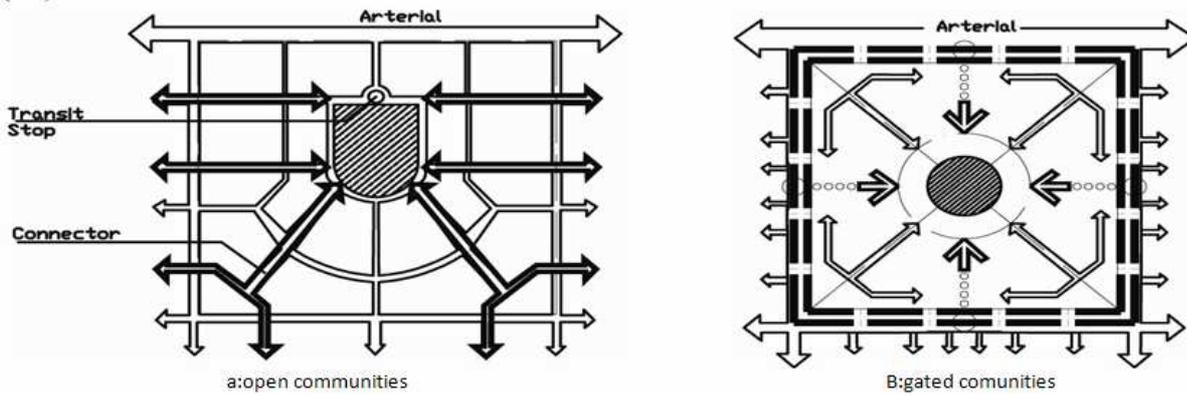


Fig. (3): comparison between gated and open development.

**5.3 Nature of divide city development versus connected city development**

Private sector through the practicing of gated communities, witnessed a transformation in the structure of city form from public road network to a structure of private super-block.

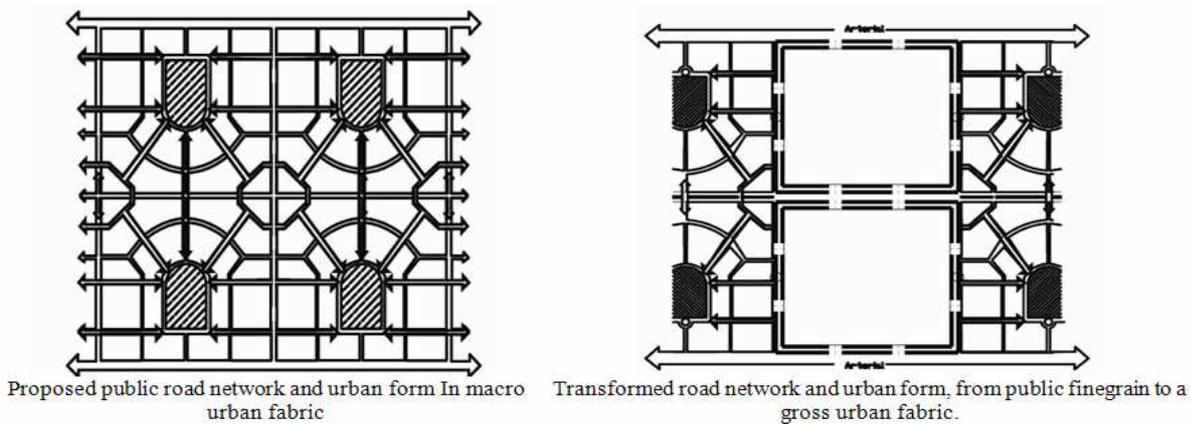


Fig. (4): Transformed urban fabric on micro internal scale

By closing off a large number of neighbourhoods, the existing urban form and road network, are severely affected and transformed. Large areas are now changed into isolated and inaccessible super-blocks, with little resemblance to the original fine-grained urban form. Through-traffic is also limited to a few major arterials that often lead to increase congestion and travel times (Karina landman, 2004). A macro pattern appeared on macro level, divided city, or city of walls Fig. (5).

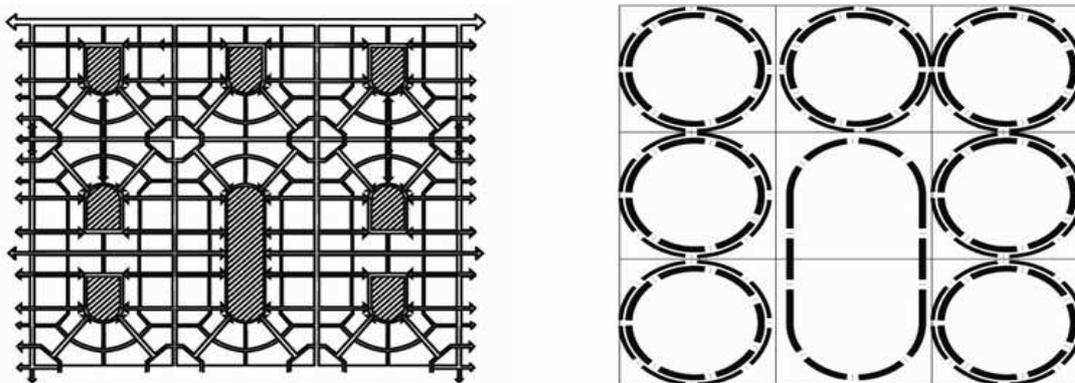


Fig. (5): Transformed urban fabric on macro scale (from connected city to divided city)

This physically separates the specific area from its surrounding environment. It also creates zones or pockets of no access within the urban fabric, leading to a very coarse grain. In addition, it forces travelers, both motorists and pedestrians, to take an alternative route, which in many cases can prove to be much longer and more time-consuming. Gated communities, therefore, not only have an impact on the urban form and functioning, but also on the daily activity patterns of people.

## 6 CONNECTED CITY AND URBAN LIVIEABILITY

A city's life comes from its connectivity (Dupuy, 1991), Urban connectivity, permeability, integrity are a major echoes in formulating urban livability. A livable city has to exert a degree of visual, geometrical, functional and path connections. Gated communities a new development pattern has destructed the relation between different parts of the city, destroying the concept of permeability and connectivity, hence remove the livability from our city Fig. (4). While Nikos A. Salingaros see that the degree of "life" in a city or region of a city is tied to the complexity of visual, geometrical, and path connections. There is an optimal distribution of connection lengths in a living city, and violating this distribution removes life from the urban environment. Alternative formulation of a living city reveal the complex structure that is required to generate human contact, which is the basis for city life.( Salingaros 2003). Gated communities create inaccessible areas inside urban fabric, reducing the degree to which "ability to access" and possible benefit of services, amenities and urban environment is accessible by as many people as possible. A gated community creates restricted inaccessible areas increase the extent to which urban forms restrict movement of people or vehicles in different directions, severing neighborhoods, reducing Permeability. Which discourage movement on foot and encourage longer journeys by car. Street networks should in general be connected. Connected or 'permeable' to encourage walking and cycling and make places easier to navigate through.

Gated communities isolate its residents away from everything, to go anywhere one must leaf and get out the gate and go on collector road its boundaries just a wall, which pedestrian walks are long, inconvenient and unsafe, so residents should have their cars for any daily needs increasing car dependency, And generate traffic cognition in the outer city that should harm city sustainability. Which affect movement pattern of all community in the city, Walking or biking in the city, become a big problem, to walk from a point to another it talks to longer paths which consumes more distance and time. Even all passes turned into arterial roads that don't have any use, only some fences which increase street criminality and reduce sense of safety, hence discourage workability and reduce livability. On focusing on the development of public transportation as one of the determining element of the sustainable, livable city, Public transportation, need connected permeable street network, and need accessibility to bus stop inside these gated communities, which is not acceptable, hence public transportation is not practicable transportation option. Only private car is the available way for moving inside the city, no walking, biking or public or any alternative transportation options.

Gated communities has a big role in reshaping urban life, rather than encourage connectivity and continuity, public rights to reach services amenities and urban space, street livability, pedestrian, pickles and car alternatives' and so Support public life in the city, and enforce sense of community. On the contrary, it showed a lot of harmful impacts on the overall image of the city, it impacts city attractiveness, sustainability, continuity, livability. This would affect social behavior in new Cairo "When people or entire communities turn inward, it forces people to lose a sense of responsibility to their city or region" (Lang 1997), "which in the long term threatens values of democracy diversity, class, mobility, and racial integration" Low (2001).

## 7 THEORIZING THE MICRO MACRO RELATIONSHIP:

The relation between parts of the city and the overall city is a critical echo in post modern city liveability. Accordingly, micro macro relationship behavior should be discovered. In this part, I will criticize the development process of gated communities inside greater Cairo new towns in Egypt, we have attempted to present a preif studies. **In part one:** the historical reveiw of the concept micro-macro relationship behavior in Egypt until recent models. **In part two:** the theoretical reveiw of theories of good urban form. **In part three:** the compatibility of gated communities to the unique environmental, physical, social, economical, and cultural characteristics of Egypt, to define the basis of Egyptian culture, identity, development, entities, that produced the micro-macro relationship of urban form and of its settlements.

### 7.1 Historical perspective of micro-macro relationship in Cairo urban form:

Looking to history of traditional cairo physical urban form, reveals that a connected pattern is the common form for all historical stages, that reminds us of connectivity, permiability, overal socity and community, These characteristics structured the relationship between micro and macro urban form which have witnessed overlay, overlap, connectivity and integration led to the secretion pattern of connected cities. Also this period witnessed practice of gating as a tool for defending against annies, but An important characteristic of these

walled cities was that the wall enclosed the entire town or village and therefore served to enhance and emphasize a sense of unity Fig. (7-a).

But as a reaction to modernism which left important marks on our cities, through the evolution in traffic science, and the change toward separate land use patterns, zoning planning depend on a clear separation of land use, modernism recall image of construction, society, community, permanency, and similarity. All were motivated to start thinking about changing this relationship and emerging trend toward neighbourhood implementation. The first half of the twentieth century, have witnessed the first change in the relationship between the micro and macro urban form of the city Fig. (7-b).

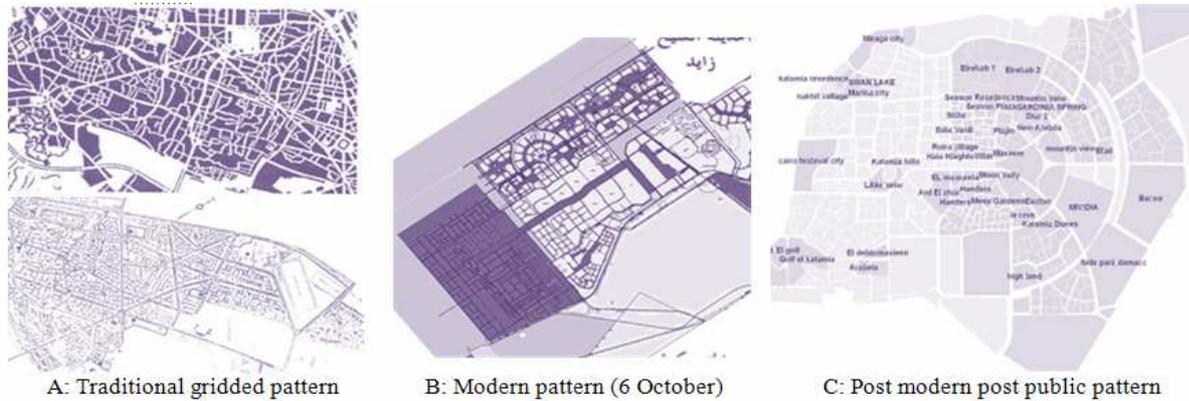


Fig. (7): A change from public highly connected micro urban pattern of historic gridded connected towns vs. recent divided post public suburban forms of divided city

In contrast, post modernism lead to deconstruction, ethnicity, locality, pluralism, and diversity. Contemporary cities confronted with a process of privatization of there space. a new strategies of urban development in zoning depending on planned unit development, reflected contemporary trends in neoliberal deregulatory policy, and contemporary socital change, toward elitism, exclusivity, social class, fear of crime and desire to be protected. As a response for all this, developers sought to produce divide urban development units, that seprated totally from the city. A westerbnized globalized gated patterns have emerged in egypt and considered as the most common practicing tool for urban development. Which extends the concept of separation between micro and macro urban form in the city. This changes lead to loss of public spaces, sence of communitiy, belonging and identity. These recent Change in micro macro relationship of urban form threatened some concepts of good city form like integration, social justice, urban coherence, sense of community, sense of belonging, and public realem. Fig (7-c). This relation would be discoverd criticized Through two steps, first: a comparison between theoretical good city form, with the practicing gated communities, second: compatability of this westernized pattern with G.C.R new towns unique charchterstics.

## 8 DISCOVERING AND CRITISIZING GATED COMMUNITIES:

After this historical revesion, we will make a critical comparison first: between theories of good communities in one hand, and practice of gated communities in the other hand, second: comparison between westernized gated pattern of development and the unique charachterstics of GCR new towns.

### 8.1 Criticizing gated communities in relevance to theories of good urban form characteristics:

In this part we will theoritically criticize gated community through classical theory of good community of Christopher Alexander (city is not a tree), Kevin lynch (theory of good city form), Jane Jacobs (death and life of great American city), and contemporary theory of good community of new urbanism, smart growth, livable city, sustainable urban development, exploring its veiw to the micro macro relationship.

#### 8.1.1 Classical theory:

Jan Jacobs in The Death and Life of Great American City cited that "Neighborhoods that worked best had no beginnings or ends. A major part of their success depends on their overlapping and interweaving"( Jacobs ,1961). While Kevin lynch in Good City Form cited that "Planning a city as a serious of neighborhoods was either futile or would support social segregation, because any good city has a continuous fabric rather than a cellular one" (lynch 1980), he stressed on vitality, sense, fit, access, effeciency and justice(lynch1981). He

stresses how to make livable environments function at various scales in the city (Lynch 1984). While Christopher Alexander cited that City is not a tree "A living city is modeled by a mathematical semi lattice, in contrast to a dead city, which is modeled by a tree. A semi lattice has a vastly larger number of internal connections than a tree of comparable size has. Not only are there many connections in a semi lattice, but there is a great variety of them; by contrast, trees have unique connections. To be liveable, we must advocate a return to more traditional and natural states of place-creation, a place must generate a sense of belonging in its users, participatory, self-created.

### 8.1.2 Contemporary theory

International scientific and practical organizations and design movements have published their manifestos and conferences to shape practical theories about good and livable communities, A Livable City, New Urbanism, Smart Growth, and Sustainable Urban Form.

The principles of New Urbanism strive to build communities that are public, interconnected, promote mixed-use developments with a range of housing types, has a network of mass transportation and pedestrian-friendly designs, and is sustainable over time. New urbanists see gated communities as the antithesis of their vision; they see gated communities as anathema or enclaves that shut the city out. While New Urbanism advocates diversity and mixing, gated communities' projects promise homogeneity and separate residential uses behind a wall of privilege (Grant, 2003). Peter Calthorpe, a New Urbanist claims that gated communities are manifestations of the growing imbalance between public and private space in American cities and suburbs: The gated community is perhaps the most blatant and literal expression of the trend [toward increased private space and the disappearance of public space] (Calthorpe, 1993), he offered a model of connected development "transit-oriented development" proposed high-density nodes and corridors that would offer "pedestrian pockets" as options to replace car-oriented suburbs. The key-differentiating element between New Urbanism and gated community is the emphasis on public space. Residential interaction is promoted by having more venues for social contact which enables people to build communities, to commit themselves to each other, and to "knit the social fabric" (Beem, 1999). Gary Pivo, argues that when people or entire communities turn inward, it forces people to lose a sense of responsibility to their city or region (Lang and Danielsen, 1997), which in the long run threatens values of democracy, diversity, class, mobility, and racial integration (Low, 2001).

Livable urban form, International making cities livable (IMCL) conference discusses ideas about livable places, This conference put Principles of livability are found in concept of traditional urbanism, with particular reference and emphasis on the city as a holistic social entity, that requires a network of physical meeting groups to encourage people to communicate, learn from each other, and enjoy the public life of the city. American Institute of Architects (AIA) developed 10 criteria for livable communities which encourage the mixed use development, Three of them are as follows: First, encourage mixed-use developments: Integrating different land uses and varied building types create vibrant, pedestrian friendly and diverse communities. Second, use varied transportation options of walking, biking and using public transportation, in addition to driving, reduces traffic congestion, protects the environment and encourages physical activity. Third, build vibrant public spaces to stimulate face-to-face interaction, collectively and encourage civic participation, admire public art, and gather for public events. AIA cited that gated communities as much as harmful to livability in the city.

Sustainable urban development movement, strives for compact development, environmental protection, citizen participation, equal access to services, concern for all members of the community, public spaces to bring people together, and architecture and zoning that promotes a sense of place. It is interested in the relationship between environment and economy in development, how to reduce resource consumption, through context compatible physical design that can reduce climate impact on urban form hence reduce using air conditioning, also use compact development to reduce traveling distance to reduce fuel consumption hence reduce travel cost, and in the time reduce environmental pollution.

Comparing these theoretical characteristics with gated communities we could find that Gated communities as dominant practice are faced with all the previous theoretical trends that stress new development to be, First: to include mix of uses, to create a livable micro community. Second: encourage Social Interaction by including mix of housing levels, Pedestrian circulation, Traffic calming, Sheltered space for public interaction. Third: encourage variable alternative transportation options, to reduce car dependency and

increase improve pedestrian oriented public realm to satisfy both urban livability and sustainability. Fourth: increase public urban space that increases urban, functional, social, political connectivity. Through this analytical comparative study, it's clear that, Gated communities stand short when measured to these good city form principles. It is single use, eliminates public life from the city, discourage transportation alternatives, depend completely on motor car for every day needs, do not encourage civic participation, are not accessible, and fail to be diverse. so it is harmful to urban livability, connectivity, sustainability of our cities. We conclude that there a great diviosn between theory and practice.

## 8.2 Criticizing gated communities in relevance to greater Cairo region unique characteristics:

G.C.R new towns as a context for urban development yeilds to several variables that make a constraints on supposed pattern of development, while Gated communities as foreign, westernized, and globalized pattern of urban development, have a different environmental, social, cultural context. To what extent is gated communities compatible with this local unique characteristics. This part is interested in exploring this relation, a Compared dimensions for compatibility of gated communities: explore the unique characteristics of new towns, Explore the Supposed compatible micro, macro urban form, Explore The existed gated micro, macro urban form, finally Define the deference and similarity and hence the compatability of gated communities for greater Cairo new towns.

The physical elements in hot dry communities are environmentally, socially and economically crucial (El- Zamly 1999). This part we will explore greater cairo new towns unique social, culture, economic, and environmental characteristics that has to influence its urban form formulation. Environmentaly, Greater Cairo new towns have been developed in the eastern and western desert where there is a high mean duration of sunshine, minimal rainfall, high level of solar radiation, high temperatures (El-Zamly 1994), water scarcity and deficiency of suitable land for agriculture (GOPP 2006). That suppose that Basic urban form in G.C.R should first: provide maximum shade, allow minimum reflection in streets and open spaces and minimize indirect solar radiation to avoid heating the air (Golany 1978). Socially, egyptian people often prefer streets, buildings, neighbourhood, and even the city, is filled of life and activities, streesing concepts of „ulfa“, „lama“, „wanass“, these concepts mean, social contract, and sence of community and safty(Ghannam 2002, abd el khalek 2009). That suppose that basic urban form compaction, variation, and mix of land uses and compaction, variation, and mix of social housing types. Economicaly, G.C.R new communities constructed to decintralize the concentration of population in cairo, to provide housing for all the community low, middle, and high, and not only heigh income residents.

Comparing these unique charachterstics with gated communities we could find that on the conturary, gated communities **First:** is not regarding environmental requirments, it use huge area of land, causing more commute distances that consume more time and feul, use large amount of water for green irrigations, and dicourge transportation altarnatives. **Second:** depend completely on motor car for every day needs hence increasing energy consumption for private communiting. **Third:** it is not architecturally environmental so it consume energy in air conditioning. It consume large amounts of water, fuel resources, and also cause environmental polution. **Fourth:** It is single use, fail to be diverse, do not encourage civic participation, socially excluding, are not accessible, and eliminate public life from the city, hence cause many social problems. So we could conclude that gated communities is harmful to urban livability, connectivity, sustainability and not compatible with G.C.R context.

Through this analytical comparative study between (contemporary gated pattern and traditional open pattern, practice and theory, westernized pattern and local unique charachterstics), its clear that, Gated communities stand short when measured to these principles, and it is not a holistic approach for urban development.

## 9 LOCAL CONTEXT:

Egypt has transformed its economy to a free market economy (Bayoumi 2009). the government followed laissez-faire policy (Bayoumi 2009) where the private companies put forward their design principles and ploy governmental regulations. The government sold large portions of public desert land to real estate developers to finance housing development(Khalil 2007), leaving the arena of developing these towns in the hands of private developers (Bayoumi 2009; Stewart 1996; Stewart et al. 2004).

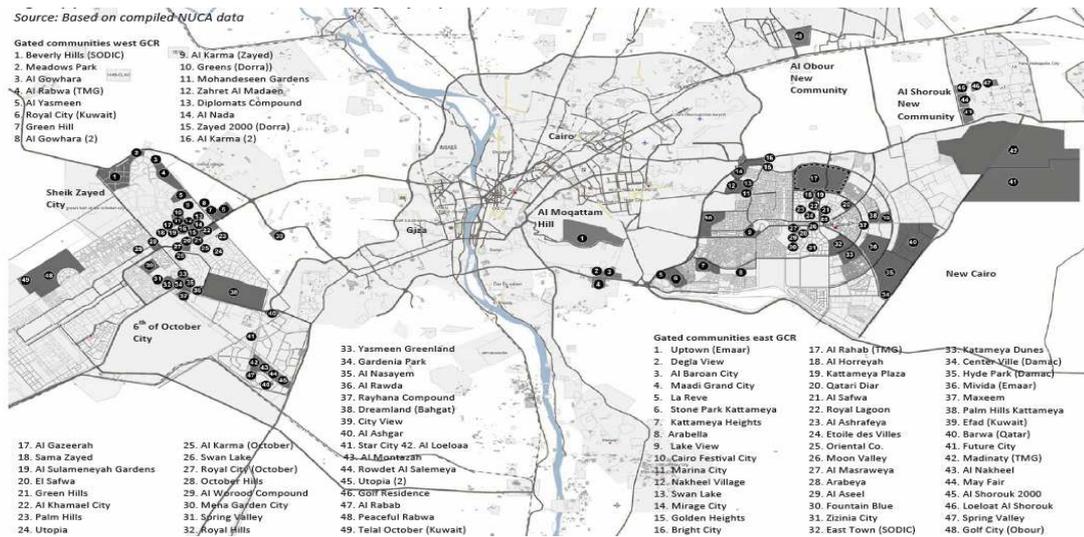


Fig. (8): Gated communities flourishing in GCR, source (yosry 2009)

The new satellite cities around Greater Cairo, are now home to a growing number of resorts, golf courses, theme parks and amusement parks that offer entertainment facilities (Saoud 2002). The construction of private gated communities has become a mass trend in new town urban developments on the outskirts of the Greater Cairo Region since the mid 1990s. They contribute to reshape the suburban landscape of GCR's new towns (Meyer 2000). Figure (8) shows the magnitude of this flourishing phenomenon (Yosry 2009).

**9.1 Tracing gated developmental on plans of New Cairo city and impacts of urban liveability:**

New Cairo city one of GCR new towns, has developed accumulatively on inconsistency manner in five different sequential master plans, the last stage reflected market driven forces, and flourishing of gated privatized areas. Planning polices and master plans, leading to dividing urban form and massive trend to enclosing large areas of land inside the city creating city of walls. This has bad Impact on liveability of the city. Isolating public streets from its life, and converting it to merely some zones and walls, that motor paths have penetrated it. Which draws a Frustrating picture for society Caged inside the walls, its parts has been divided from each other and away from the overall image of the city.



Fig. (6): Contemporary image of New Cairo city, (city of wall).

**9.2 Planning response:**

A local authorization trend showed some kind of unawareness of this effects on the city, the municipalities, did not have a specific policy in dealing with this phenomena, especially land subdivision and master plan approval. It didn't have a development control to control these phenomena for the sake of total development. It showed the lack of awareness of variation of gated physical pattern and its consequences on the city.



Fig (10): Transformed urban fabric in micro internal scale

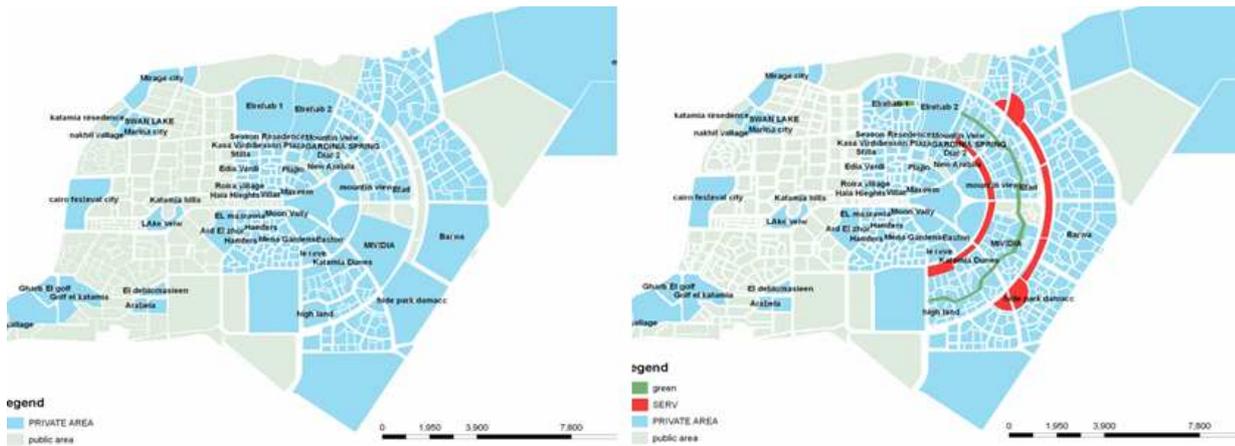


Fig (11) -: Transformed urban fabric in macro internal scale (from connected city to divided city)

Many transformations have been done without taken any caution to its Impacts, the government obeyed developers pressure allowing them to make changes in urban fabric, changing its urban form and structure, for example el rehab 1&2 have been combined increasing gated area, also many large projects like barwam midvia and hyde park increased what is proposed in previous master plans. This change transformed urban fabric of from public road network to a structure of private inaccessible super-block. Government have big role in the developing of this phenomena, rather than encouraging the new development to be part of the overall image of the society it increases fragmentation, and hence affect the public life in the city.

**10 CONCLUSION**

Gated community generally and especially in Egypt, witnessed a great divide between theory and practice, this divide is cleared in the relation between gated communities and the overall city. Practicing Gated communities witnessed a second division, stressing the micro needs on the expense of greater macro Impact on the overall city. Through This study it is apparent that gated communities is not a holistic approach to community growth and can eliminate public life, sustainability, integrity, continuity patterns of development. There is a need to reconnect the city for the good of livable, sustainable city for every one.

Practice of gated communities	Theory of good communities
concern for elite members of the community	concern for all members of the community
Single separate use development	strives for compact mixed development
lack transportation options (only private car)	Strives for alternative transportation options
disconnected unpermeable urban life	Connected permeable urban life
Walls and fences	Environmental protection
Do not encourage civic participation	Citizen participation
Not accessible	Equal access to services

Post public spaces eliminated the public life	public spaces to bring people together
Just walls that shape public urban life	Architecture and zoning promotes a sense of place

City liveability against gated communities is one of the most important goals a state can seek. There is no single strategy to achieve this result. Rather, an interlocking set of initiatives in areas such as integration, accessibility, mixed land uses; environmental quality, diverse housing types, and boundary urban design can help promote livable internal external communities. Meeting livability needs will require the state's governmental jurisdictions, political leaders and businesses to move beyond individualism and self-interest to seek common goals and take collective action.

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