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**THE POLITICS OF PHYSICAL PLANNING PRACTICE:  
*THE CASE OF THE INDUSTRIAL AREAS IN TENTH OF RAMADAN CITY,  
EGYPT***

Thesis Submitted for Examination for  
the Degree of Doctor of Philosophy

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**2004**

## ABSTRACT

This study is concerned with exploring, analysing and documenting the interlocking dynamic relationship between physical planning practice, political economy change at the national and global levels. To do this, it examines the institutional arrangements and power structures in Egypt and in the specific context of the industrial areas in Tenth of Ramadan City (TRC), which was constructed as part of Egypt's New Map Policy (ENMP) and the New Towns Programme (NTP) since the mid 1970s. The Programme aimed, among other goals, to redress a perceived imbalance in Egypt's human settlements pattern while providing support to successive economic development strategies. The study involves a critical examination of the impact of such interlocking relationship on the allocation of power and resources between the institutions, agencies and individuals affiliated to the central government, the local authorities, and the private sector (referred to here as the 'triangle of power'), decision-making within the urban development process, and on the resulting physical plans and land use patterns of the physical planning formulation and implementation processes respectively in the context of the case study.

The empirical evidence of the research reveals that the dynamic interests and power interactions between successive political leaderships and powerful agents, socio-political and socio-economic structures, and the powerful interests of the various international and national interest groups directed and influenced the formulation of successive national urban development policies, the creation of specific planning institutions and agencies, and the allocation of power and resources between and within the institutions and agencies involved. It also shaped the planning approaches adopted by the government in dealing with land and development and its physical outcomes, and constrained the implementation of planning policy objectives in the period 1974-2002. Such impact is examined during both physical planning formulation and implementation; and is manifested when certain concessions were awarded to specific institutions, agencies and individuals (central/local and public/private) thus guaranteeing them more political and financial powers and spatial advantages through the practice of physical planning.

The findings of the research endorse the research hypothesis, which postulates that the failure of physical planning practice in achieving the goals and objectives of successive urban development policies and local physical plans resulted from the continuous shift in the allocation of power and resources within the 'triangle of power', as the national political economy, institutional arrangements and power structures at the national and local levels changed in the period 1974 - 2002.

The research hypothesis was empirically tested using an analytical framework supported on various theoretical debates, claims, arguments, and criticism within two dynamic and interrelated areas of knowledge: first, different approaches to social structures with particular reference to the concepts of structure and agency, which provide various interpretations to the way societies work and manage their common affairs, such as the way governments deal with different interest groups throughout the urban development process and physical planning practice in a specific time-space edge. Second, shifts in the planning paradigm that comprises planning traditions, planning methodologies, and planning theories and approaches to land and development.

## ACKNOWLEDGEMENTS

Over the past four years, a number of individuals, agencies, and institutions have been associated with this PhD. I would like to express my special appreciation to Dr. Julio D Davila for his supervision. I thank him for his academic support and great friendship. I would also like to express my gratitude to Prof. Patrick Wakely, Dr. Nadia Taher, Caren Levy, Michael Safier, Adriana Allen, and all the administrative staff at the DPU for their time and effort.

This research would not have been possible without the financial and academic support provided by the Ministry of Higher Education in Egypt and the Egyptian Education and Culture Bureau in the UK, to which I am very grateful. My special appreciation goes to Prof. Alaa Elgindy, Prof. Amr Elatraby, and Dr. Nader Matar who have been great friends and valuable support.

Given the limited time and fund of the fieldwork, this research could not have been possible without the efforts and support of Prof. Maarouf Dief-Allah and Eng. Fouad Madbouly, to whom I am very thankful. I would also like to express my gratitude to all politicians, academics, practitioners, and administrative staff, who facilitated the conduct of the case study and data collection, and who dedicated much of their time, knowledge, and expertise to this research.

Clearly and most importantly, this research could not have been possible without the endless patience, love, and support of my dearest parents, my wonderful wife and lovely daughters, and my true friends both in Egypt and the UK.

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## LIST OF ACRONYMS AND ABBREVIATIONS

<b>ACR</b>	Advisory Committee for Reconstruction
<b>ANUC</b>	Agency for New Urban Communities
<b>ARP</b>	Agency for Research and Projects
<b>ASMINC</b>	Association for Developing Small and Medium-Scale Industries in the New Cities
<b>BOT</b>	Board of Trustees
<b>CAO</b>	Central Auditing Organisation
<b>CAPMAS</b>	Central Agency for Public Mobilization and Statistics
<b>CIDA</b>	Canadian International Development Agency
<b>CIPL</b>	Committee for Industrial Production Licenses
<b>COPA</b>	Consulting Office for Planning and Architecture
<b>COR</b>	Central Organisation for Construction
<b>EEAA</b>	Egyptian Environmental affairs Agency
<b>ENMP</b>	Egypt's New Map Policy
<b>EO</b>	Economic Organisation
<b>EPPP</b>	Environmental Pollution Protection Project
<b>ERSAP</b>	Economic Reform and Structural Adjustment Programme
<b>GAIFZ</b>	General Authority for Investment and Free Zones
<b>GCRDA</b>	Greater Cairo Regional Development Authority
<b>GOFI</b>	General Organisation for Industrialisation
<b>GOPP</b>	General Organisation for Physical Planning
<b>HCRP</b>	Higher Committee for Regional Planning
<b>IMF</b>	International Monetary Fund
<b>IRP</b>	Intellectual Property Right
<b>MOD</b>	Ministry of Defence
<b>MOF</b>	Ministry of Finance
<b>MOH</b>	Ministry of Housing, Utilities, and Urban Communities
<b>MOI</b>	Ministry of Industry and Technological Development
<b>MOP</b>	Ministry of Planning
<b>MSEA</b>	Ministry of State for Environmental Affairs
<b>NCP</b>	National Council for Production
<b>NRDA</b>	New Regions Development Authorities
<b>NTDA</b>	New Towns Development Authority
<b>NTP</b>	New Towns Programme
<b>ODP</b>	Open Door Policy
<b>ODEP</b>	Open Door Economic Policy
<b>OWP</b>	October Working Paper
<b>PO</b>	Public Organisation
<b>POWP</b>	Policies of October Working Paper
<b>RDA</b>	Regional Development Authority
<b>RPA</b>	Regional Planning Agency
<b>TOR</b>	Terms of Reference
<b>TRC</b>	Tenth of Ramadan City
<b>TRDA</b>	Tenth of Ramadan Development Authority
<b>TRIA</b>	Tenth of Ramadan Investors' Association
<b>WB</b>	World Bank
<b>WTO</b>	World Trade Organisation