AGAINST THE GREAT DIVIDE BETWEEN THEORY AND PRACTICE: GATED COMMUNITIES VERSUS URBAN LIVEABILITY

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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 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 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 them with contemporary theory of good community. It explores systematically the ways in which these types of developments are reshaping micro community and their relation with adjacent community and the ways in which they collectively reshaping the public and private realms of the city, and accordingly shape the livability of the city at large. Finally It gives sight into how planning process, especially the role of the state and developers, affects the formulation of Gated Communities inside new towns urban fabric, and consequently reshape the spatial structure of metropolitan areas.

Keywords: Theory versus practice - Gated versus open community - connected versus divided city-livability - Greater Cairo Region – 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 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 influences on the evolution of metropolitan area in term 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(Abdelkhalek 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.

As 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 a more sustainable, healthy, and connected city has emerged.

Therefore, This paper aims to criticizing 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 westernized 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, better understand of the impact of gated communities as a dominant residential morphology production of its suburban new towns. 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 patterns in relevance to traditional city form, and theories of good city form. Thus, answering these queries may be achieved by reviewing the literature that touched this echoes. 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 livability 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 a society that is Caged inside the walls, and its parts has been divided from each other and away from the overall image of the city.

Gated communities and their 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 theoritical comparison between both gated and opened urban patten in both way of creating relation with its broader city is Conducted. An analysis through physical, functional, economic, and social

interaction should be redicovered. Through three levels: first nature of gated versus open pattern, second micro-macro relationship for both cases, finaly, 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 themselves out from their broader city context, so they use lolibobos and col-de-sac as a common tree street pattern to decrease connectedness and increase isolation from everything else. On the contrary, open communities usually try to connect themselves with their broader city fabric, so they use gridded and radial as a common network pattern. This pattern increase connectivity and continuity with their broader urban fabric. Increasing relation and correlation with their 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).
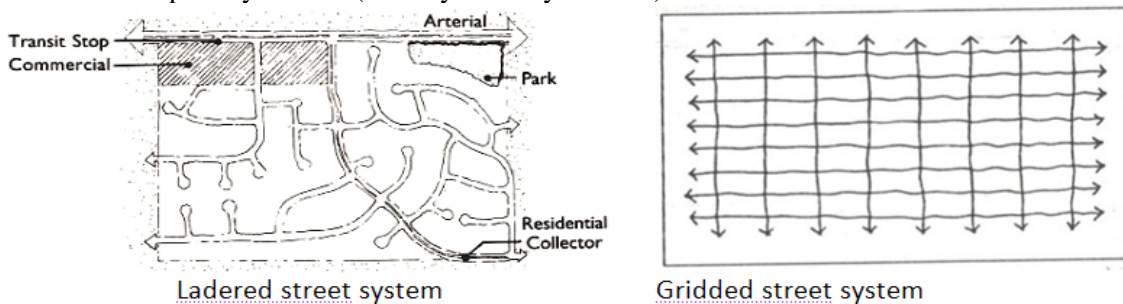

Fig. (1): comparison between girded versus treed street network pattern (calthorp, ...)

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).

Gated Communities usually try to isolate itself out from its broader city context. That is why they reinforce the splintering with physical walls and cul-de-sac as a common inward oriented street network pattern. This decreases relation, connectivity and continuity with its broader urban fabric, and increases isolation from everything else. Gates and hierarchical street network pattern reflect the design goal to rule out the existing public street pattern as possible, with the added benefits of control and privacy as well (Blakely and Snyder1998).

On the contrary, Open Communities, usually try to connect itself with its broader city fabric, so they use girded street network patterns as a common outward oriented street network pattern. This pattern increases the relation, connectivity and continuity with its broader urban fabric.
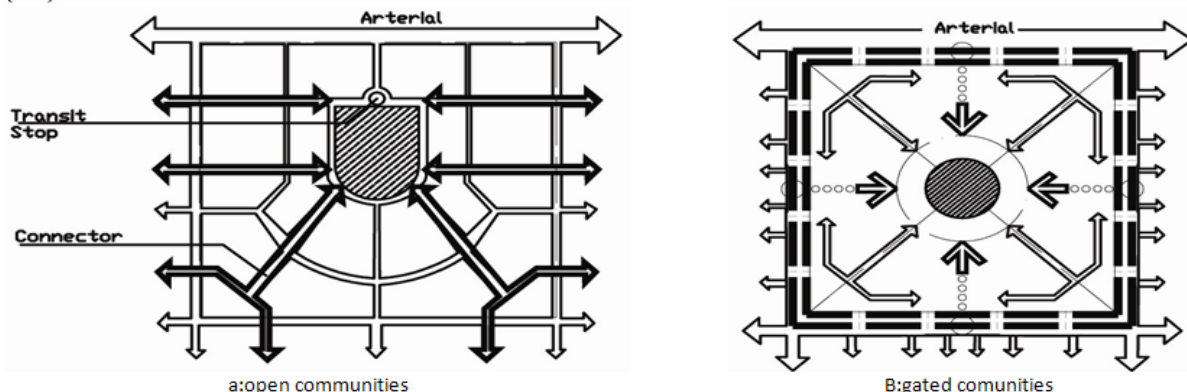

Fig. (3): comparison between gated and open development.

Caldeira (1996: 55-66) argued that Gated Communities are private property for collective use. They are physically isolated, either by walls, empty spaces or other design devices. They are turned inwards and not to the

street; and they are controlled by armed guards and security systems. Gated Communities break with the outside and create physical segregation so they are expected to offer high levels of self-sufficiency. Gated Communities develop mitigated forms of self-sufficiency and territorial segregation (Santos, S., Pinho, P. 2010). They express the desire to privatize, cutting back the responsibilities of government to provide services and replacing it with private and focused institutions (Calthorpe, 1993).

In Gated Communities, the open spaces and the common services (streets, parks, footways etc.) as well as a lot of common facilities (public libraries, swimming pools, schools etc.) are owned, managed and regulated by a self-governing private organization, they focusing on the post-public space features. The residents of Gated Communities no longer need daily relation with their context to receive services including health, schooling, shopping, even leisure time activities because many of them privatize civic goods, namely police protection and communal facilities.

On the contrary, open Communities are public property for collective use. Their boundaries are blurred, or their boundaries are arterial streets in the worst case. They are continuation of the context urban fabric. In open Communities, the open spaces (streets, parks, footways etc.) as well as a lot of common facilities (public libraries, swimming pools, schools etc.) are owned, managed, regulated and governed by local government, they focus on the public space features.

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

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

Proposed public road network and urban form In macro urban fabric

Transformed road network and urban form, from public finegrain to a gross urban fabric.
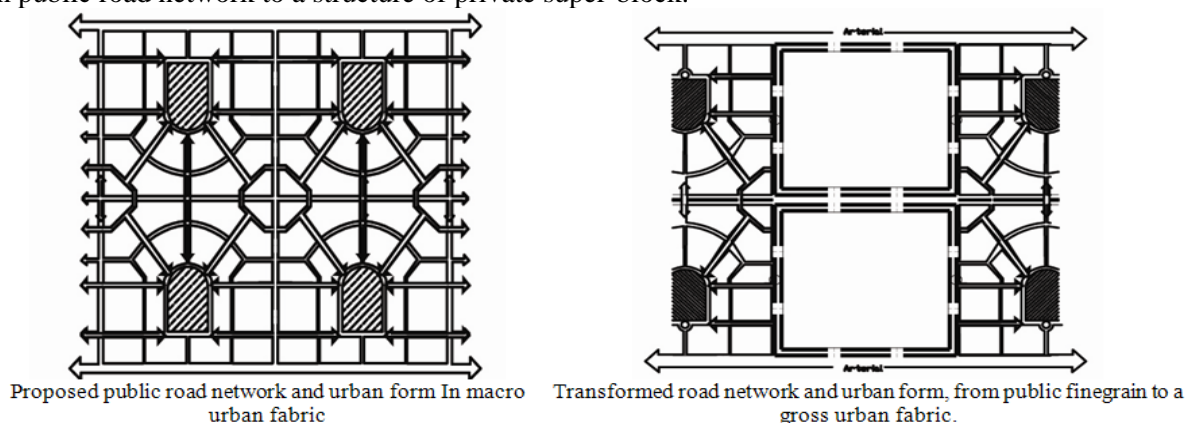
Fig. (4): Transformed urban fabric on micro internal scale

Through the formulation of internal pattern and its relation with external fabric, Gated or Non-Gated Community discourage or promote connectivity, accessibility and interaction with its adjacent neighbors and with its boarder city. The relation between the new development and its existing context determines its way of social, economical, political, and functional interaction.

Gated Communities blend with adjacent network, and splentring them out from their context, hence they are physically excluding adjacent area and segregating from each other and from the overall image of the city, they creates inaccessible bockets, super blocks and islands inside urban fabric, that cut the continuity of urban fabric.

On the contrary, Non-Gated Communities are spatially well connected to each other and to context hence, they are part of a continuous fine-grained pattern. They encourage community, connectedness and integration, focusing on public realm. Whereas, in macro level enable accessibility, permeability and continuity in the overall urban fabric.

5.3 Nature of divide city development versus connected city development

The urban fabric is the physical form of towns and cities. By closing off a large number of neighborhoods, the existing road network and spatial structure of city are severely affected and transformed form public road network to a structure of super-block. Large areas are now changed into isolated and inaccessible super-blocks, with little resemblance to the original fine-grained urban form. Gated Communities creates brockets

inside urban fabric, which destructs the continuity and connectivity of urban fabric. A new macro pattern appeared on macro level known as divided city, or city of walls.

On the contrary, development with open Communities impact the urban form and road network, leading to a very coarse grain, and the resulting open Community are a part of connected city.
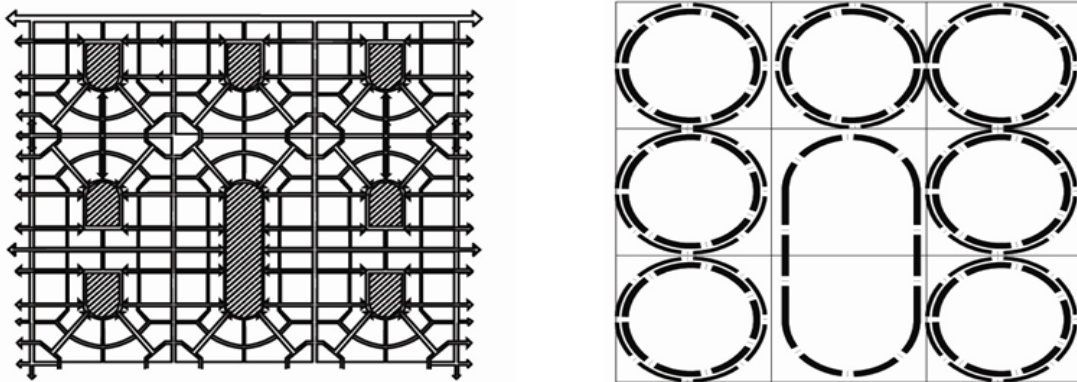

Fig. (5): Transformed urban fabric on macro scale (from connected city to divided city)

Low (1996) In "Imagining and Theorizing the City" conceptualized various types of cities among them, the Divided City and the Fortress City. This can explain and compare between gated and Non-Gated Community impact on the city. She argued that the divided city is evoked due to implicitly hidden barriers of race and class, uneven distribution of city space, and unequal distribution of culture capital and social capital. Furthermore; the fortress city is evoked due to explicit using of barriers, through the privatization of certain spaces for the purpose of certain groups excluding unwanted.

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 impose 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 livability. Accordingly, micro macro relationship behavior should be discovered. This part, criticize the development process of gated communities inside greater Cairo new towns in Egypt, it attempt to present a brief studies. **In part one**: the historical review of the concept micro-macro relationship behavior in Egypt until recent models. **In part two:** the theoretical review of theories of good urban form.

7.1 Historical perspective of micro-macro relationship in Cairo urban form:
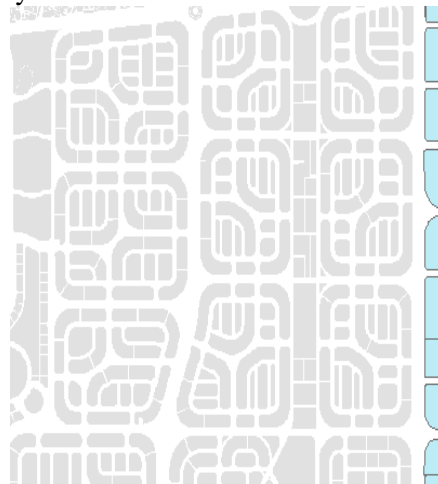
Looking to history of traditional Cairo physical urban form, reveals that a connected pattern is the common form for all historical stages, that reminds us of connectivity, permeability, overall society and community, These characteristics structured the relationship between micro and macro urban form 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 enemies, 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).

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 neighborhood 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).
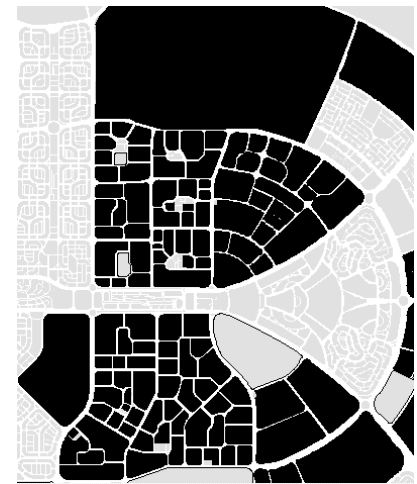
In contrast, post modernism lead to deconstruction, ethnicity, locality, pluralism, and diversity. Contemporary cities confronted with a process of privatization of their space. a new strategies of urban development in zoning depending on planned unit development, reflected contemporary trends in neoliberal deregulatory policy, and contemporary societal 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 separated totally from the city. A westernized 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.

A: Traditional pattern   B: Modern pattern   C: Post modern pattern

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

This changes lead to loss of public spaces, sense of community, 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 realm. Fig (7-c).

8 DISCOVERING AND CRITISIZING GATED COMMUNITIES:

After this historical revision, we will make a critical comparison between theories of good communities in one hand, and practice of gated communities in the other hand.

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

In this part we will theoretically 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 view 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). 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, efficiency and justice (lynch1981). He stresses how to make livable environments function at various scales in the city (lynch 1984).

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 livable, we must advocates 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 its 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 are 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 avail 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 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 Principle of for liveability are found in concept of traditional urbans, 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. Amirican institute of architects (AIA) developed 10 criteria for livable communities which is encoring the mixed use development, Three of them are as follows: First, encourage mixed-use developments: Integrating different land uses and varied building type create vibrant, pedestrian friendly and diverse communities. Second, use vary 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 liveability 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 of the relationship between environment and economy in development, how to reduce resources 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 environment polution.

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 stresses 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.

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).
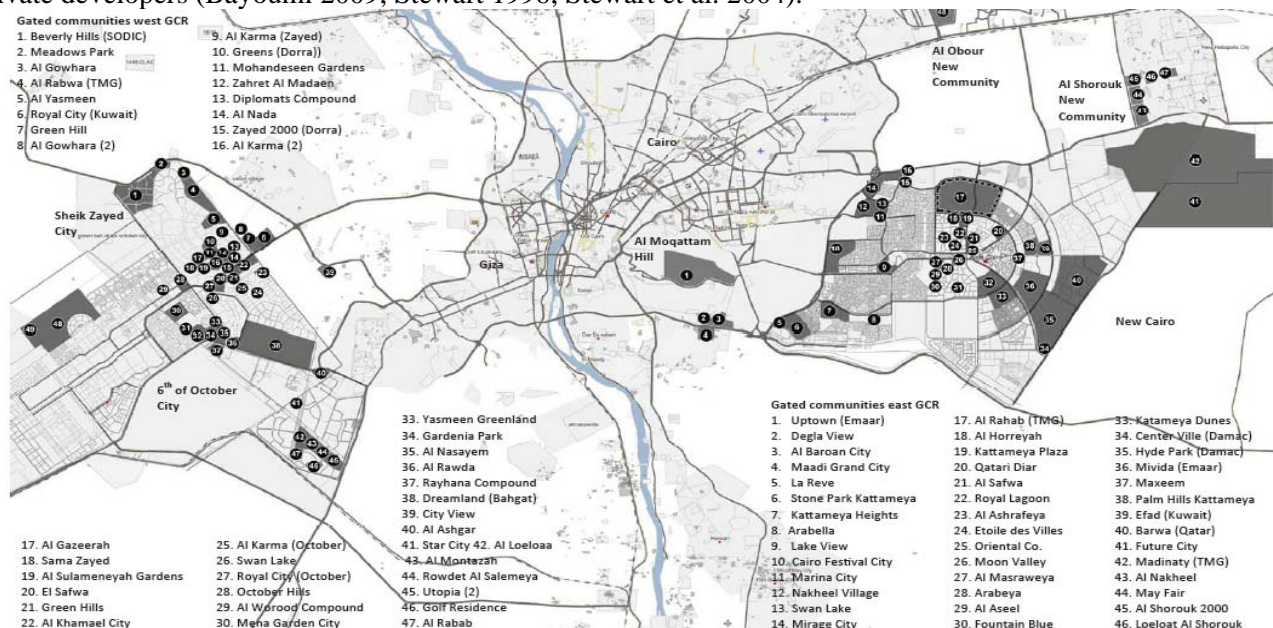

Fig. (8): Gated communities flourishing in GCR, source (yosry 2009)

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 livability 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:

This section gives sight into how planning process affects the formulation of Gated Communities inside new towns urban fabric. Many transformations have been carried out without taking proper cautions of their impacts. The government gives up to developers' pressure allowing them to make changes in urban fabric, changing its urban form and structure. A local authority 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 sack of total development. It showed the lack of awareness of variation of gated physical pattern and its consequences on the city.

Transformed road network and urban form In new Cairo city, from public fine grain to a gross urban fabric and a super-blocks

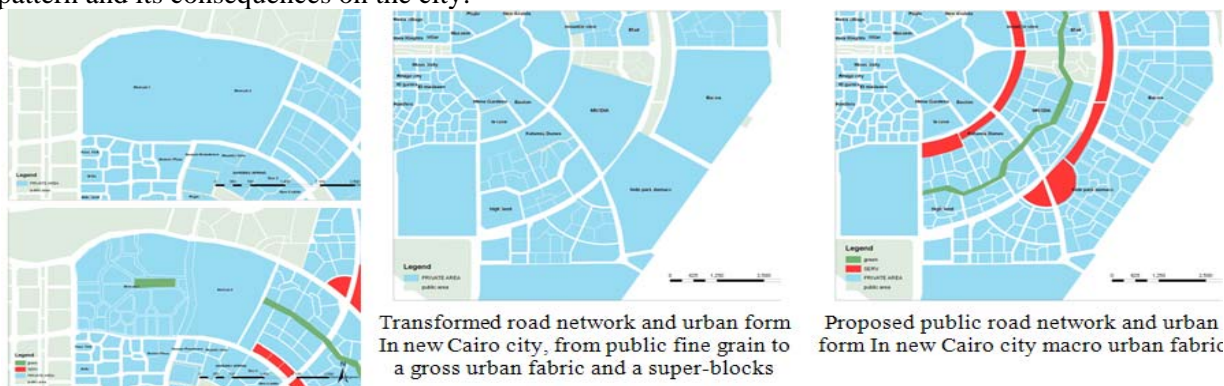Proposed public road network and urban form In new Cairo city macro urban fabric

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

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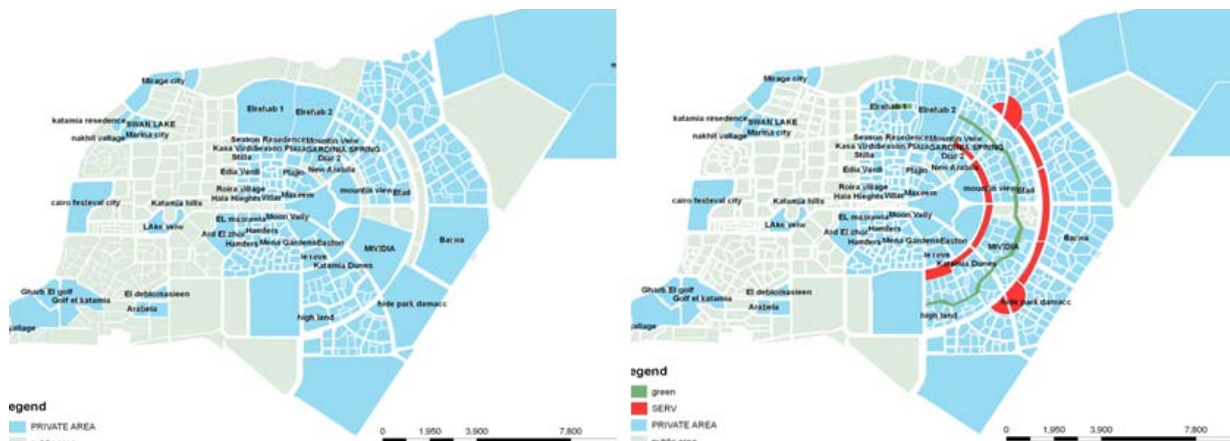
Fig (11) -: Transformed urban fabric in macro internal scale (from connected city to divided city)

The phenomenon in Egypt reflects the behavior of two factors; the state's role in plan approval and land subdivision and the input of the developers. Plan approval and land subdivision do not consider or give enough attention to the visualization of spatial impacts of Gated Communities on urban development. Municipal urban legislation has been changing all the time in order to meet private interests without any consideration to impacts on the achieved development for micro private, adjacent public, and macro public community. A study case in Greater Cairo Region shows how casuistic decisions taken by municipal public sector are able to promote space privatization, benefiting a small group of people with detriment of the majority of the population and affecting public actions and investments on infrastructures for metropolitan circulation improvement.

The municipalities do not have a specific policy in dealing with this phenomenon, especially land subdivision and master plan approval. They do not consider the regional impacts, not even by the metropolitan planning agency that finally approve the enterprise, or at least by the proposed regulation. Once again, the public sector demonstrates lack of articulation and competence to manage the development of the city. It does not have a development control tools to control these phenomena. It shows the lack of awareness of variation of physical pattern of Gated Community and its individual and accumulative consequences on the continuity and sustainability of public urban life of macro urban form.

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. Through this analytical comparative study between (contemporary gated pattern and traditional open pattern, practice and theory, westernized pattern and local unique characteristics), it's clear that, Gated communities stand short when measured to these principles, and it is not a holistic approach for urban development and community growth and can eliminate public life, sustainability, integrity, continuity patterns of development.

Practice of gated communitites	Theory of good communities
concern for ellite 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 unpermiable urban life	Connected permiable urban life
Walls and fences	Environmental protection
Do not encourage civic participation	Citizen participation
Not accessible	Equal access to services
Post public spaces elminated the public life	public spaces to bring people together
Just walls that shape public urban life	Architecture and zoning promotes a sense of place

Gated Communities imprint impacts on the spatial structuring of metropolitan areas urban configuration, spatial patterns, landscape and environment. The most outstanding consequences of the transformation it causes on urban governance are to impose new problems to public realm urban planners. Most striking are: increase of already high rates of urban fragmentation; increased number of barriers that block or complicate urban spread; expansion of urban perimeter; discontinuity of public spaces system; disregard towards public

policies and guidance for territorial, landscape and economic planning of metropolitan areas; inducement of new centralities along peripheral areas, many connected directly to highway systems; subsequent alteration transit patterns, circulation and mobility; low and punctual population densities implying high costs of public infrastructure networks; sociospatial segregation; gradual privatization of public spaces and basic services; compromised accessibility to public places and benefits. There is a need to reconnect the city for the good of livable, sustainable city for everyone.

City livability 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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