

Understanding the private sector's role in the development and management of public green Areas in the context of Cairo, and its Impact on the publicness degree

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Nadine Ayman Elsaman

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Abstract

Today, due to the lack of public budget and the neoliberal policy, urban parks are under great pressure to be self-sufficient, and consequently under the pressure of the commercialization and privatization associated with it. Much research argues that the increase of the private sector's role in parks threatens users' access and decreases its publicness. This research focuses on the private sector's role in Cairo's public parks and the way it impacts the park's publicness degree. It aims to contribute to understanding "what are the consequences, potentials, and challenges of the increase of the private sector role in Cairo's public parks?"

In an attempt to answer the research question. The thesis follows a theoretical and an analytical approach. First, it defines the role of the private sector in the self-sufficient parks management model, which is the research focus as the park agency in Cairo follows this model and then develops a framework that can assess the impact of the increase of the private sector role on public parks' publicness degree. Secondly, in order to understand the phenomenon of privatization in Cairo's public parks and apply the developed framework, this issue is explored via the case study of the child park in Nasr city, which has witnessed a transformation of its four comers into commercial zones in the last few years.

Our analysis shows that the physical transformation associated with privatization led to an adverse impact on the park's green areas, and reduced park users' physical and visual access. The result also demonstrates that although, the commercial activities helped in attracting users from medium and high-income groups to the park. However, low-income groups are excluded from the recreational services offered by the private sector as they can't afford the fees. Moreover, the research findings show that although the revenue generated from the private sector inside the park contributes to the park's operation and maintenance. However, a significant amount of the revenue from the private

sector represented in the rental fees from the commercial zones in the park's corners isn't used for park keeping or to re-establish other degraded parks and is rather used for different purposes.

We concluded that although the private sector contributes to park funding and attract more users from medium and high-income groups. However, it undercut the park mission as it is a major step in the gentrification of the already limited public spaces in Cairo.

Keywords:

Public Parks, Commercialization, Private sector role, Publicness degree.

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List of abbreviations:

SGP	Special Garden project
O	Ownership
C	Control
A	Accessibility
DPP	Degree of physical presence
AP	Access point
Tr	Transparency
BP	Barrier's visual permeability
D	Diversity
A	Acceptability
SEG	Socio economic groups
AGG	Age groups &gender

Chapter 1: Introduction

1.1. Research background:

“Financial crises are known to be path-shaping moments and laboratories for new urban models and management ” - Jessop & Oosterlynck, 2008

Due to financial constraints and political ideology, public spaces are increasingly viewed as strategic investment possibilities for the government (Besussi, 2016). This global trend can be described as the financialization and repositioning of the city as a commodity. Public places are viewed as assets or underutilized commodities that may be sold or leased for commercial use.

(Carlos et al., 2017).

Parks are perceived by the majority of decision-makers as an expensive investment with little if any, economic benefit(Colding et al., 2020; Park, 2012). While some park advantages, such as environmental, social, and aesthetic qualities, are widely acknowledged, they are seen as less significant when government budget priorities are established(Maland, 2002)Parks, plazas, and promenades are becoming more and more privatized across the world as a result of hosting events or renting out spaces to individuals and businesses(Howse et al., 2022; A. Smith, 2014).

For instance, San Francisco was compelled to withdraw a proposed rule that would have let groups pay to reserve patches of grass in Dolores Park(H. Smith, 2016). Moreover, a new tree-top adventure ground that charges £18 to use has taken the place of an old adventure playground in London's Battersea Park (A. Smith, 2019).

This global trend can be partially explained by the fact that many governments throughout the world are experiencing budget cuts and in an attempt to retain or improve their open spaces, they are partnering with the private sector (Carmona et al., 2019; Park, 2012; H. Smith, 2016).



Figure 1: shows the increase of user's fees in public spaces, Source: Sarah Anderson.

According to Davidson(2013), The introduction of revenue-generating functions and the increase of the private sector's role in parks to make them self-sufficient is maybe the defining feature of parks in an age of neoliberal austerity. Public parks are transitioning from the traditional governance and funding approach to a model with an increased focus on commercial income creation and cost reductions (Nam & Dempsey, 2020a; Park, 2012; Velotta, 2014).

However, managerial decisions about fees frequently are driven by fulfilling the crucial but narrow goal of income generation(T. More & Stevens, 2000). Additionally, choices are frequently made with little to no input from those who may be impacted, including park visitors and locals (Gathoni et al., 2022). Such limited goals and a lack of engagement with stakeholders can result in unexpected consequences and long-term problems (Colding et al., 2020)

Parks are therefore increasingly being produced and managed by commercialized park agencies and organizations as capitalist commodities even if they are still officially public spaces (Cooke, 2007a). Their publicness, quality, and availability are all significantly impacted by this approach and the increase in private sector presence affiliated with it (A. Smith, 2018). Accordingly, this research goal is to draw attention to the growing pressure on Cairo's public parks to be financially self-sufficient, as well as the growing dependency on the private sector as the

main source of funding and its effects.

1.2. Problem statement:

Privatization of public spaces is widely perceived by governments as a quick and easy method of managing financial issues, and parks have not been immune to this trend. Cairo Governorate currently put up 249 acres in 30 public parks for the private sector (see figure ()). Although, privatization in Cairo's parks and urban green areas in general is not new. However, the private sector presence has been increasing in a significant way in the last few years.



Figure 2: shows bulldozers removing green areas from 3 different parks: Lotus Park, International Park and Abd el aziz gawesh (from left to right) in Cairo to add commercial activities. source: Facebook group (shakawa hay shark madenet Nasr)

The reasons for concern about impacts of this increase are numerous. For instance, impacts include making the park less attractive, desirable, or functional, loss of tree cover and green areas and soil erosion, these are few examples. Another key problem regarding private sector increase presence in public parks is whether the access of park users as consumers of this public benefit is harmed as a result of usage constraints necessary for commercial activities. Moreover, in a public park agency system, the impact of the increase of privatization compromises their main objective of "public good 'as it diminishes public access to green areas(T. More & Stevens, 2000).

It is easy to imagine many ways that public park use could be impacted.

From the research perspective, the issue would then be to what extent the private sector presence in the park impacts its publicness and whether the revenue from the private sector is significant enough to justify the decrease in the park's publicness degree.

In other words, if the private sector help in funding the park maintenance and its presence have little or limited impact on the park's publicness, they have some rationale and purpose. Accordingly, it is a question of limiting the degree of the negative impact of the presence of the private sector on the park's publicness and increasing the degree of the private sector's role and contribution in parks operation and maintenance.

Although, privatization of public parks is a growing phenomenon, most of the research published on urban parks in Cairo has focused on its historical significance, landscape features...etc. However, there has been little work exploring the role of the private sector for profit in Cairo's public parks and its consequences. As a result, the purpose of this study is to give a much-needed analysis of a current challenge.

1.3. Research questions:

As private involvement became increasing in Cairo's public parks. The main aim of this research is to understand "what are the consequences, potentials, and challenges of the increase of the private sector role in Cairo's public parks?"

Therefore, several research questions are asked to help address the main aim of the research:

1. How revenue generated from the private sector is being used for parks keeping?
2. To what extent the private sector role in the park affected the green areas and the functions?
3. What is the impact of the increase of the private sector role on the park's publicness degree: ownership, control, accessibility, and diversity?

1.4. Methodology:

To understand the role of the private sector in Cairo's public parks and how their increase presence impacts the parks publicness degree. The thesis follows a theoretical and analytical approach.

As first, it defines the role of the private sector in self-sufficient parks management model and proposes a framework that can assess the impact of the increase of the private sector role on public parks publicness degree, through defined indicators and methods. This is done by reviewing literature related to the role of the private sector in parks and the different assessment models of publicness degree. As well as reviewing international literature of urban parks to understand the logic behind the current increase in private sector role, the challenges parks are facing and why publicness is defining key of successful parks.

Secondly, in order to understand the phenomenon of the increase of privatization in Cairo's public parks , The research presents the results of a case study "The child park " in which the assessment framework is applied .

The case study is divided to 2 main chapters .chapter five explores ,cairo's parks background and the special garden project "SGP" park agency, as the selected case study is part of its organization. This is done by analysing secondary data and semi structured interviews with the SGP parks' management.

Chapter 6 represent the case study analysis and is divided to 2 main parts:

The first part aims to understand the role of the private sector in the park according to the defined points in the theoretical framework, this is done through field observations and interviews with the park management and private investors. Then the second part is the assessment of the impact of the increase of the private sector role on the park degree of publicness. The assessment is conducted based on the developed framework in chapter 4. Therefore, the indicators and methods are defined in the framework which are field observation, online questionnaires and finally semi structured interviews with the SGP

management, the direct park management, the private investors and the park users.

1.5. Chapters overview:

The research problem is addressed in two main parts: the first theoretical framework is represented in chapters 2, 3, and 4 then the analytical framework is represented in chapters 5 and 6. Chapter 1 includes the introduction and chapter 7 represents the main findings and conclusion of the overall thesis (see figure 3)

Chapter 1: The first chapter mainly includes a summary of the purpose of this research, the research questions to be investigated, the methodology used, and finally chapters overview.

Chapter 2: This chapter discusses the importance of urban green areas and what defines successful urban parks and underlines the important relationship between a park's degree of publicness and success. This chapter also explores the different challenges faced by urban parks, the different stakeholders, and the increase of the private sector's role.

Chapter 3: This chapter discusses briefly the rationale behind privatization and its background, then it examines The different park management models, varying from completely public to completely private, and defines the research focus which is “Financially self-sufficient parks”, Afterwards it determines and examine in details the role of the private sector in this specific park management model, finally the chapter explains the different arguments with and against the increase of the private sector role and finally it highlights how the decrease in publicness degree is one of the main arguments against the increase of private sector presence in public parks.

Chapter 4: The main aim of this chapter is to develop an assessment framework

to measure the impact of the increase of the private sector's role on the park's publicness degree. This is mainly done by reviewing different measurement models and previous research to identify the main indicators suited for this park management model. The tools used for measuring the different indicators are discussed in depth. Finally, all the main dimensions of the publicness degree and its indicators, scale, and tools are summarized in one assessment table.

Chapter 5:

This chapter provides a general overview of Cairo's urban parks and the local context. Then it examines in depth the special garden project "SGP" park agency, as the selected case study is part of its organization. It explores its background, and the motivation behind the Increase of the private sector role, it also defines the main forms of private sector involvement in the SGP parks and categories them based on their characteristics, finally, it explores some keys concept related to the private sector role in the SGP parks.

Chapter 6:

Include the analysis of the selected case study which is "the child park ", The analysis is conducted through the already defined points that describe the role of the private sector and the developed assessment framework to measure the impact of the increase of the private sector on the park's publicness degree, then the qualitative data are translated into quantitative data to better understand the impact on the park's publicness degree. Finally, the main findings of the empirical research are summarized at the end of the chapter.

Chapter 7:

This chapter represents the research main findings and presents a conclusion of the overall research, then it offers some recommendations to overcome the challenges and maximize the potential of the increase in the private sector's role in public parks. Finally, it presents the research limitations and future research.

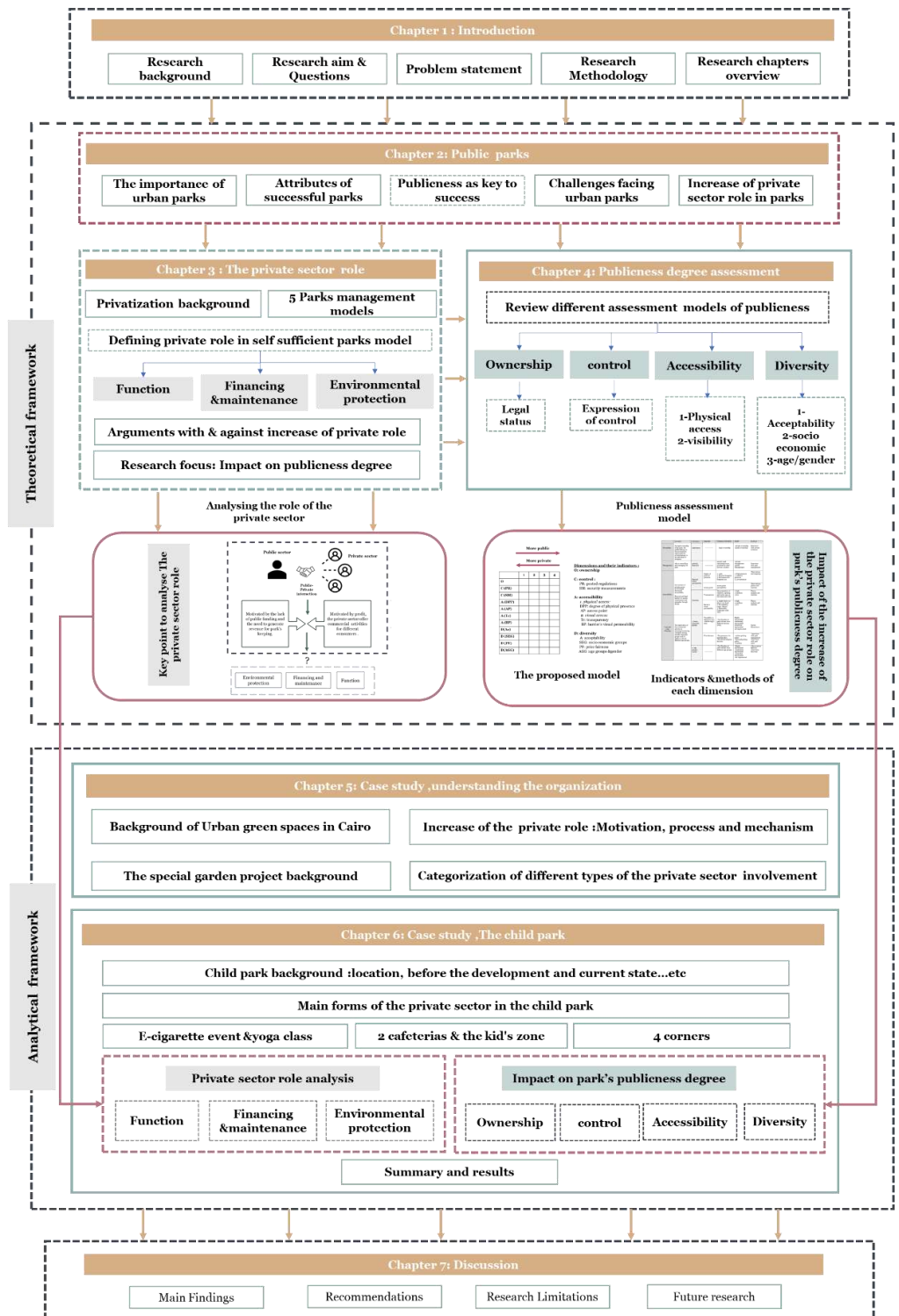


Figure 3: shows the research structure & chapters overview.

Chapter 2: Public parks

In the face of increased urbanization, preserving green spaces quantity and quality is a pressing global issue (Cowan et al., 2005; El Araby, 2002). Open and green spaces are an important way to increase urban areas' attractiveness, citizen satisfaction, and participation, and to promote a healthy, functioning urban life (Tempesta, 2016). Consequently, this chapter aims, first, at shedding the light on urbanization and how it impacts public and green spaces. Then understating what is an urban park and its importance. Furthermore, the chapter aims to explore the attributes of successful parks and the challenges it faces, and why publicness is key to a park's success. The chapter then explains why parks can be perceived as liabilities or assets. Finally, identifying the key stockholders who are involved in public parks. Which would lead to the next chapter discussing the increase of the private sector role.

2.1. Urbanization:

Today, 55% of the world's population lives in cities, and this ratio is anticipated to increase to 68 % by 2050(United Nations, 2018). Although, Economic agglomeration benefits from urbanization, as well as employment opportunities and services, It also stresses land and natural resources, causing a lack and unaffordable housing, inadequate basic services, increasing pollution, and traffic congestion(Ali, 2017; Kaw Kher & Lee, 2020).

The deregulation of authority over urban land, and the blurred corporate-government borders through public-private partnerships all led to a new age of corporatization of cities (Douglass, 2009). Corporatization reshaped the metropolis as a competitive engine of growth, socially rationalized by economic development (Padawangi et al., 2014). Cities are quickly breaking into corporate and private enclaves that divide, dissocialize, and remove city-making from the public realm(Gleeson, 2006).

Rangan et al. (2016), state that Corporatization has seven dimensions: the privatization of basic services and public spaces, the taking of land and assets for mega-projects, the displacement of local shops and public markets by chain stores, mini-marts, and shopping malls, the building of private new towns in and around cities that wipe out whole urban neighbourhoods and villages, and the End of full-time employment.

Table 1 : shows the main characteristics ,Impacts and examples of Appropriation of Public Space under cities Corporatization. Source :(Rangan et al., 2016)

Dimension	Main characteristics	Impacts	Examples
Appropriation of Public Space	Selling public land to corporations for private use.	Permanent loss of public spaces	Loss of public parks, promenades, public markets, streets, and lanes.

The frictional forces of urbanization and their negative externalities present themselves in various ways in urban areas, including neglected parks and open spaces that become collectors of rubbish and pollution (Colding et al., 2020) and in other cases privatization and complete loss of public land(Rangan et al., 2016). Thus the degree to which cities will remain sustainable as they develop will be determined by how they manage the trade-offs between the advantages of urban agglomeration and the costs that uncontrolled urbanization entails. (Kaw Kher & Lee, 2020; Ming, 2014)

2.2. The desire & need for urban green areas:

Today, maintaining the quantity and quality of green areas in the face of rising urbanization is a major challenge(Colding et al., 2020; Elmaghraby, 2019). High-quality public spaces and greenery have become a benchmark of a city's quality of life, economic vibrancy, and innovation(Kaw Kher & Lee, 2020; M. M. Keleg et al., 2015; Planning et al., 2015).

Sustainable cities put a priority on creating vibrant, accessible, and inclusive urban green spaces through careful planning and management, enabling them to attract talent and investments. (Kaw Kher & Lee, 2020; Maland, 2002; Ming, 2014). The majority of urban green areas consist of semi-natural spaces including parks, gardens, allotments, golf courses, urban agriculture, etc. (Colding et al., 2006)

2.3. Public parks & their importance:

Tempesta, (2016) defines Urban parks and gardens as landscapes that have been developed and are managed to satisfy part of the population's needs. He further explained that These needs are related to the need to relax by spending time in nature, enjoying the view of visual and architectural landscapes, meeting people, or engaging in social activities, playing, or participating in physical activities and sports. Public parks are primarily intended to deliver advantages (both recreational and social) that can only be obtained via direct use by citizens (Tempesta, 2016). To have a better understanding of why the decrease in the number of urban parks in cities is a pressing issue. The research explores the value of public parks and green areas and their impact on different life aspects. (see Table 2)

Table 2 : shows the importance and value of the park and urban green spaces, Source: developed by the author from a figure created by the World Health Organization 2017, and a figure by. Roué-Le Gall in Milvoy & Roué-Le Gall (2015) and other resources.

Aspect	Urban green space's positive Impacts
Social Value	<ul style="list-style-type: none"> - Social cohesion, interaction, and exchange. - Healthy and social spaces for the elderly. -Playgrounds for children. - social Equity: equal access to public spaces -increased security and safety -Better quality of life
Environmental/ ecological Value	<ul style="list-style-type: none"> -Biodiversity support - Reduce Air and noise pollution - Soil protection - Temperature regulation (Reduce Heat Islands) - Water regulation -Reduce energy consumption
Health status and well-being	<p>Public parks can reduce health risks associated with urban living:</p> <ul style="list-style-type: none"> - Promote a healthy lifestyle - Immune system function - Mental state (a space for Relaxation and leisure) - Physical fitness (a space for physical activities)
Economic Value	<ul style="list-style-type: none"> -Job creation -Attraction and sustainable tourism (City image) -Reducing health care expenses. -Effect on rent levels and land value. -Change in the living Environment and residential quality. -Foster multi-generational uses.

2.4. Attributes of successful parks:

A successful urban park is a gathering place for socializing and interaction. Parks should be for people of all ages and backgrounds, including both genders (Colding et al., 2006). They should be socially inclusive and multifunctional. In general, everyone should be comfortable, and no single group should be dominant (Cowan et al., 2005). Such spaces promote a sense of place, improve the built environment, and connect a variety of neighbourhoods (Kaw Kher & Lee, 2020). A variety of activities happen simultaneously, indicating that a variety of users are having fun while feeling safe and welcome in the space. (Project for Public Spaces). Urban parks should help connect people to nature and promote biodiversity (Aly & Dimitrijevic, 2021) and foster social and environmental well-being. They enhance health and habitat by filtering air and water, keeping locations cooler, and functioning as green infrastructure. They also promote environmental management, education, and responsible habitat interaction (Dempsey & Burton, 2012). Finally, a successful park involves the locals in the design process and the management, which lead to a park that represents the community's identity and culture (Cowan et al., 2005)

2.5. Publicness as a key attribute for public parks:

Publicness is a trait that assesses the openness of public areas. A public park is a public good in the sense that everyone in the community can use it. Staeheli & Mitchell, (2008) define publicly accessible parks as places where the public can participate in a variety of activities. The importance of park publicness is founded on the belief that space cannot be truly public if it does not guarantee access to all citizens, regardless of their race, age, gender, income, or religion (Kohn, 2004; T. A. More, 2005).

Much of the positive attention devoted to publicly accessible spaces focuses on their supposed potential to serve social purposes by allowing varied groups to meet and interact (Kohn, 2004; Németh & Schmidt, 2011). The inability to access public space widens the social division inside a city (Gleeson, 2006), because only

those who can afford it, get to enjoy leisure activities in semi-public spaces like gated communities, athletic clubs, amusement parks, retail malls, and so on (Triantis, 2020).

2.6. Challenges that lead to unsuccessful urban parks:

Due to the great advantages of urban parks, ensuring their success is key for sustainable city and citizens wellbeing (Elmaghraby, 2019). However, urban parks and green spaces in general are facing many challenges that lead to their gradual quality declines. This section highlights some of the main points that lead to unsuccessful public parks,

Kaw Kher & Lee, 2020 defined 4 main reasons that lead to unsuccessful public and green spaces:

1-Local governments *limited capacity* to plan, finance, implement and maintain public and green spaces.

2-*Top-down design* solutions that are insensitive to the local context and result in urban forms that do not respond to community needs.

3-*High land demand*, Governments are under pressure to turn over land used for public purposes for other priorities or private developments, resulting in the loss of public space.

4-*Poor maintenance* regimes, resulting in deterioration of public spaces and low service levels.

Colding et al., (2020) further explained the impact of these challenges in-depth on urban green areas and discussed it from different points :

1. *Congestion*: refers to the Direct over-use of a public greenspace, According to (Colding et al., 2020), When congestion generates excessive transaction expenses, and if the operating costs become too high in political or financial terms, then public space could become subject to land alienation where the local

government seeks to dispose of the property.

2. *Underutilization*: The Flowchart shows the main 2 reasons behind the underutilization of urban green spaces, According to Colding et al., 2020 the first reason is the poor quality of the space and service provided, which lead to monoculture use and underutilization by high-income groups, the second reason is when the park is located in a distant place, for example, the green spaces in the London Green Belt are underutilized because of the poor management and distant location (boundary parks) that has made them less accessible and attractive to be in (Simmie, 2020).

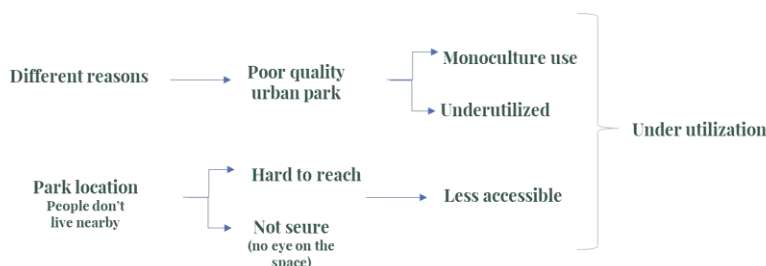


Figure 4 :shows the main reasons that lead to urban green spaces underutilization .Source: Author, adopted from different resources .

3-separation of attributes, There exist serval cases where underfinanced recreational areas have been opened to private interests, like restaurants, cafés, and other social spaces, to a point where only a few areas are public, and the majority are private (Jones, 2000). While local authorities can reinvest the income from rents as well as property charges for re-establishing degraded public spaces, benefits are rather often used for different purposes. (Colding et al., 2020)

4. *Increase of control*: In many cities, with the increased fear of terrorism, new restrictions and increase surveillance over public spaces were imposed (Colding et al., 2020). For example, in the case of Malmö Live, Sweden, the space was intended as a common place to be used by the locals. Instead, the design and the constant surveillance by the staff kept the residents outside (Carmona et al., 2019)

2.7. Urban green spaces as a liability or assets:

Urban green areas play an important role in increasing the quality of life in cities, and in most situations, their benefits to the citizens outweigh their management costs (Tempesta, 2016). However, It is hard to estimate and communicate their economic value to decision-makers (CABE, 2006).

From a municipal finance perspective, They are frequently on the liabilities side of a city's financial sheet (Kaw Kher & Lee, 2020). In the era of government austerity, The expense of maintaining UGS can be too high, and they may become rundown and unused (Colding et al., 2020). This may lead to vandalism, monoculture use, antisocial behavior, and more serious crime (Cowan et al., 2005).

However, Well-designed, well-maintained green spaces may increase land and property prices in the surrounding region, boosting the city's economy (Maland, 2002). Applying a financial value to urban green space benefits is becoming more prevalent. For instance, A recent study of U.S. cities suggests, tree cover decreases heat-related mortality, morbidity, power consumption, and cooling needs and that urban tree cover saves US\$5.3 billion to US\$12.1 billion yearly (McDonald et al., 2020)

To sum up, Local authorities may simply not be able to afford to maintain the green areas (Nam & Dempsey, 2020b) and unless the park is part of a larger green space strategy and has a secure revenue source, it may become underused and run-down (Cowan et al., 2005). Therefore, shifting to a place-keeping and life-cycle approach and focusing on "what happens to an urban park after it is

created" ensures its financial and organisational sustainability and contributes to the creation of well-maintained, high-quality urban parks .(Dempsey & Burton, 2012; Kaw Kher & Lee, 2020; Nam & Dempsey, 2019)

2.8. Actors and stakeholders

Globally, liveable cities adopt and maintain high-quality public spaces in a variety of ways (Jones, 2000; M. M. Keleg et al., 2015). This section discusses the 3 key actors involved in urban parks, from strategy to finance to management and governance. First main stakeholder is the government, as most public parks are municipally owned and controlled, governments have a large role and impact on park quality(CABE, 2006).

The second key stakeholder is the local Community, Some of the most successful public-space efforts are grassroots(SF Planning, 2014). This highlights a key factor local governments frequently neglect to leverage: Allowing local people to participate in both the design and operation of their park.

Finally, in the Private Sector, in a situation of governments with limited capacity, partnerships with the private sector may offer resources, innovative ideas, and efficient management to establish and sustain well-run parks(Gilroy et al., 2013). Although increased private involvement in public spaces can result in cost overruns, a lack of long-term commitment, little oversight, or limited public accessibility, the reality is that it is becoming increasingly common.(Carmona et al., 2019; Nam & Dempsey, 2020; H. Smith, 2016)

2.9. Conclusion :

To sum up, parks management is becoming a multisector collaboration and joint undertaking between the government, the private sector, and the community (Walker, 1999). Today, the neoliberal policy adopted by the governments, combined with public budget constraints, is pushing us, rather unavoidably,

toward an increased role for the private sector in parks(Nam & Dempsey, 2020). The next chapter explores privatization, and different park management models and underlines the key points that define the role of the private sector in the self-sufficient park management model which is the research focus.

Chapter 3: The private sector role in public parks

The neoliberal policy has affected almost all dimensions of people's life. This chapter aims to explore the shift to privatization and examines existing literature about the increased role of the private sector role in parks and its impact.

The chapter is divided into four main sections: The first section investigates privatization and related concepts. Section 2, explore different park management models varying from completely public to completely private.

Section 3 discusses the 'self-sufficient park management model' in depth as the selected park agency in Cairo follows this model, this section also defines the key role of the private sector in this specific model. Finally, the chapter represents the different arguments with and against the increase of the private sector role and highlights the main impacts and introduces the research focus which is the impact of the increase of the private sector role on the park publicness degree.

3.1. Logic behind Neoliberal policy:

The process of privatization can be attributed to different reasons. The first is the glorification of neoliberal economic models(Chong, 2020). Based on this viewpoint, economic logic should direct more areas of people's daily lives(Park, 2012). The role of the state shifts from a managerial to an entrepreneurial model (Heynen et al., 2007). In the case of cities, privatization and marketization are the best options(Rangan et al., 2016).

These policies have direct effects on public spaces. It creates tensions between the fact that public spaces are public and the goal of encouraging capital accumulation by turning public urban land into a commodity.(Kohn, 2004; Mierzejewska, 2011).The commercialization and privatization of parks reflect the current adoption of neoliberal principles(A. Smith, 2018). Many studies explain the processes in which environmental resources, market forces, economic

growth, and local development are combined as examples of the neo-liberalization of environmental resources (Park, 2012). According to park, market environmentalism is based on arguments that economy–environment contradictions can be ameliorated and overcome, by bringing the environmental resources more fully within the universe of capital accumulation. Thus, the idea is to conserve resources and ecosystems by allowing them to be privatized and marketized (Park, 2012).

According to Castree, (2009), the reasons that motivate governments to adopt “neo-liberalization of environmental resources can be summarized in 4 points. ‘logics’”

1. Contradictions between the economy and the environment can be resolved by integrating its resources into the world of capital accumulation.
2. previously protected or state-controlled elements are commercialized to create new opportunities for capital accumulation.
3. To utilize environmental resources however they see fit, capitalist companies invoke free trade principles.
4. Minimal state approach: States try to avoid issues by delegating responsibilities to the private sector.

3.2. Load shedding through privatization :

Privatization and commercialization both attempt to minimise financial allocations from public budget by boosting private sector and individual engagement.(Subramoney, 2015) . Commercialization is a shift in resource management approaches that incorporates commercial concepts such as efficiency, cost benefit analysis, and profit maximisation goals(Heynen et al., 2007) .Overall, commercialization refers to the operation of a government firm with the primary goal of profit. (Gialis et al., 2011).

3.3. Privatization :

People have mixed feelings regarding privatization (Walls, 2013). For some privatization represent the biggest threat to parks and public spaces (Job Sijbrandij, 2018; H. Smith, 2016), it stirs fears of property sell-offs and the transfer of publicly owned resources to the private sector to do with as it wishes (Chong, 2020; Kim, 1987; Walls, 2013). On the other hand, for neoliberal approach advocates and proponents of small government, privatization is often seen as the cure-all for state park financial and management problems (Fretwell & Huggins, 2011)

There is a wide range of definitions of privatization in the literature, from narrow to broad ones. The most common are narrow definitions, which limit transfers of public assets and state-owned companies to private investors (Mercille & Murphy, 2017; Walls, 2013)

This study adopts a broad definition of privatization. It defines it as the various methods in which the for-profit private sector displaces the public sector in providing goods (Mercille & Murphy, 2017).

3.4. Four privatisation scenarios:

Drawing from the literature, Mercille & Murphy, (2017) stated that There are four privatization scenarios in which the private sector replaces the public sector (Whitfield, 2006). The first form is Ownership, which occurs when the sale or transfer of public assets (including public corporations, buildings, services, and land) to private interests. Second is Financing, which takes place when the financing sources of public assets and service providers become private, for example, through generating private cash rather than relying on public support.

Third form is management, when private firms take over the management and operation of public assets and service providers. And finally, Production and provision: when private corporations take over the production or supply of a good

or service, generally through public-sector outsourcing (Mercille & Murphy, 2017). He also stated that privatization is a multi-layered process that occurs through one or more of these forms in combination.

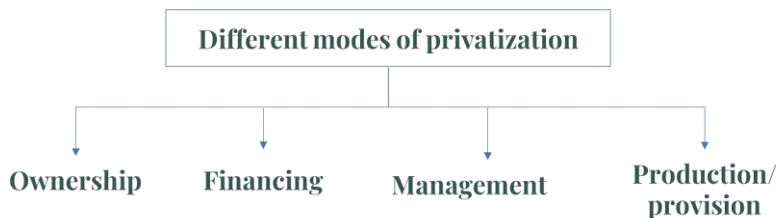


Figure 5 : shows the four modes of privatization ,Source: Mercille & Murphy, (2017) illustrated by the author

3.5. The increase of the private sector role in parks:

Urban parks offers great value. however, most public park systems are suffering(CABE, 2006; Colding et al., 2020; Walls, 2013)

because of a lack of funding, aging infrastructure, and growing deferred maintenance (Colding, Gren, and Barthel, 2020), park agencies have cut expenses by decreasing park operation hours, cutting services offered to users, and, in some cases, shutting parks entirely. (Walls, 2013).

Such challenges have forced governments to reconsider established methods of funding and management of parks. One way is to encourage the private sector to have a larger role in park keeping and operation(Gilroy et al., 2013).

3.6. Park management responsibilities & The Five models:

According to Gilroy, Kenny, and Morris (2013), park management responsibilities can be defined in 5 key points: land ownership, overseeing and strategy Environmental protection ,recreation and finally maintenance &investment. The responsibilities distribution between public and private sector varies form one park to another, More,(2005) outlines the five most common park management models ranging from fully public to fully private ,in this

section we will explore each model and its advantages and disadvantages.

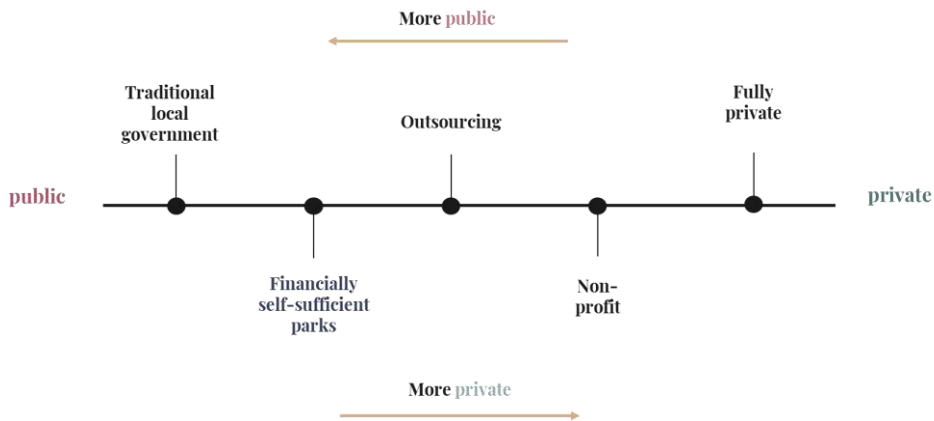


Figure 6: shows the different parks management models ranging from public to private

3.6.1. Traditional local government funding:

The first model is Traditional local government funding, according to this theory, park should get all of the necessary funding administration from taxes and the park agency is responsible for the management.

Table 1: shows the main argument with and against the Traditional local government funding ,
Source: Author based on different resources.

Main argument with	Main Argument against
the capacity to pursue non-economic (unprofitable) aims such as the protection of biodiversity or ecological integrity, participatory decision-making, and having the parks open to the public for usage at minimal to no expense.	The fundamental criticism of this approach is that non-users of park services must contribute through taxes to its funding, second, when budget cuts are necessary, the budget for parks probably decreases first since they are not perceived as a priority. Another claim is that bureaucrats are slow to adapt to shifting public demand.

3.6.2. Financially self-sufficient parks:

The public sector oversees and manages the park under this form, as it does in the completely public model. The major objective, however, is to make the parks financially self-sustaining. Public parks might function similarly to public utilities such as water, gas, or electricity, with the park covering part or all of the costs (Quinn 2002). As the majority of Cairo's urban parks are under this management, this model is the research focus and will be further discussed separately in this chapter in more detail.

3.6.3. Outsourcing:

The third management style is outsourcing. In this case, a public agency may contract with private companies to produce the practical services while still providing financing for instance: landscape upkeep, tree pruning, rubbish disposal, and other operations and maintenance work.

Table 2: shows the main argument with and against Outsourcing, Source: Author based on different resources.

Main argument with	Main Argument against
short-term savings for agencies	Unknown long-term consequences as Private businesses commonly employ low-paid workers and offer fewer benefits than the government, which might have significant long-term socioeconomic repercussions. (Bernstein and Conlin 2004).

3.6.4. Non-profit:

Under this model, the park is managed and sometimes also owned by not-for-profit organizations. One of the most successful fundraising practices is done by the central Park Conservancy (CPC), New York City, it includes a \$67 million budget, of which 25% comes from the city's public budget and 75% is privately raised. However, while not-for-profits do not require government support, they depend on raising funds, making them sensitive to economic swings.

3.6.5. Fully private:

The fifth model is entirely privatized, in which individual companies own and run natural regions and parks for profit.

Table 3: shows the main argument with and against Fully private park management model, Source: Author based on different resources.

Main argument with	Main Argument against
offers effectiveness while also reducing the burden on the public budget	There are no assurances against future development or alternative uses as the market demands, The investor may convert the park into a retail mall or another profitable project.

3.7. Research focus: Financially self-sufficient parks

As discussed there exist different models for park management ranging from public to private. The research focuses on model number two ' the financially self-sufficient park "management model. This model was selected because the selected case study follows the same management model.

The park agency in this model is a commercialized system, That aims for financial self-sufficiency through an increase of private sector role: The private sector and users provide funding for the urban parks through licensing and franchising, sponsorship, entry fees ...etc (A. Smith, 2018).

User pay vs public good:

According to Eagles, There are two underlying and opposing ideas within park management and other public services: public good and private advantage(Eagles, 2014). Conservation of natural and cultural resources is commonly considered to be a public good, with all members of society benefiting to some extent(Eagles, 2014; Lindberg & Halpenny, 2001). Conversely, the use

of a park is seen as a private good, benefiting only those who participate following the principle of “he who benefits, pays”(Chung et al., 2011; Kim, 1987).

Therefore, the Integration of income-generation activities in the park is often seen as an attempt to balance the public good and the private benefit(Eagles, 2014). There is much discussion about the relative proportions of the cost attributed to the public budget and the cost attributed to the private good, and hence to the user fees of people who are involved. (Eagles & McCool, 2002).

According to Eagles (2014), Three scenarios of dependency on private sources to cover operating costs exist among different parks (see figure 3)

a. Traditional local government funding: local and national funds as the main source of income, which cover the maintenance and administration cost of the park agency

b. Matching public and private funds: Other parks take a balanced approach by having half of the estimated total operating costs covered by the public fund and the other half from concession operation and diversified private financing.

c. Relying heavily on income from concession operations and other private support. While the Public budget covers a small amount or doesn’t cover any of the park costs.

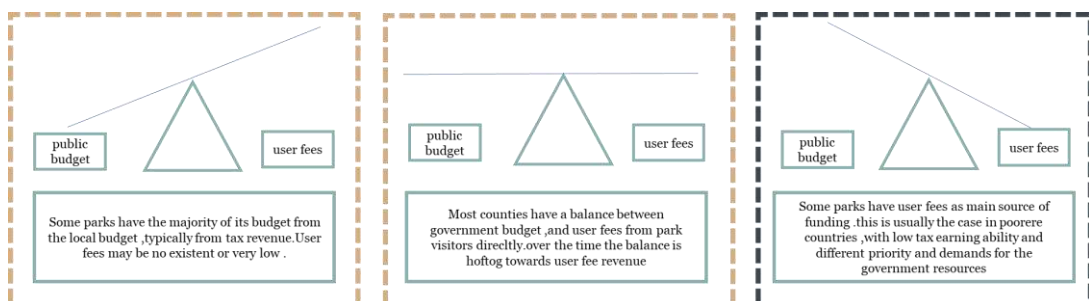


Figure 7: The three different scenarios for the balance of public funding and private funding.

3.9. The delegation of responsibilities to the private sector:

In This model, The government would keep park ownership public and continue to play its traditional role of monitoring strategy, planning, character, and amenities for each park(Gilroy et al., 2013). In addition, the public sector would retain control over policy decisions on environmental programs, user fee rates, and facility and capital investment plans(Perić Hadžić et al., 2015). This can help guarantee that the park is run and maintained in line with the park's long-term vision(CABE, 2006; Walls, 2013). The next section aim to explore the private sector role in financially self-sufficient parks model according to the key points of park management defined by (Gilroy et al., 2013) .he Outlines the key responsibilities associated with public park management and illustrates the Delegation of Responsibilities in Park Operation to the private sector .In the next section ,Each point will be explored to better understand the private responsibilities.

3.9.1 .Function:

The involvement is, primarily through use of Private concessionaires to provide different services , such as restaurants, retail, leisure activities, and other commercial services. (Nam & Dempsey, 2019).

Concession agreement	Use Permit
Retail, shops, restaurants, coffee shops...etc	Events, Music festivals, markets...etc

Gilroy, Kenny, and Morris, (2013), define the private sector's role in relation to function in operation, staffing, and consumer service. He also added that the public sector should be responsible for the oversight and fee approval.

3.9.2. Financing & Maintenance:

Private sector role in financing:

Lack of funding has a cumulative detrimental effect that might lead to park low maintenance, closures, and the termination of open public areas. As a result, the main responsibility delegated to the private sector in this model is financing. Before exploring the involvement of the private sector in park maintenance and funding. The next section aims to first understand park costs and financial needs.

Why parks need funding :

Park keeping is costly, hence financing is an important component of management (Colding et al., 2020; Walker, 1999; Walls, 2013).

Tempesta (2016) summarized park costs in two main categories: operating and capital costs. These costs can vary widely depending on the specific characteristics of the area where the park has been established and its design. Tempesta, also added that the maintenance and operation costs represent the highest portion of the total park cost (75%-95%).

However, while planning and financing public spaces, local governments frequently forget to consider future O&M costs and their impact on the public budget. This frequently results in a lack of adequate O&M and the deterioration of public space (Kaw et al., 2020).

For example, In its national infrastructure report card, the American Society of Civil Engineers (ASCE) gave the "Public Parks and Infrastructure" category a C-, citing unstable funding sources and a general lack of maintenance. The ASCE expected a \$48.2 billion budget shortage for parks and recreation in the next years (Walls, 2013).

The expectations that public parks should be funded by governments are

common(Park, 2012, p. 2; Smith, 2018; Nam and Dempsey, 2020; Kaw, Lee, and Wahba, 2020; Liu, Wu, and Bradley, 2021). However, financing from public budgets poses challenges, because local governments usually suffer from chronic shortages of funds (Colding et al., 2020; Eagles, 2014; Kaw et al., 2020), that place significant pressures on state park systems, which often have to compete for funds alongside higher—spending priorities such as education, health, sanitation...etc (Kaw et al., 2020; Nam & Dempsey, 2020b; A. Smith, 2018; Walls, 2013).

Such challenges have forced policymakers to rethink conventional ways to fund and administer state parks(CABE, 2006). Engaging the private sector is one viable alternative that would allow the private sector to take a larger role in park keeping without putting additional costs on the public budget(Gilroy et al., 2013). Numerous parks use private concessionaires to provide distinct services within parks, including dining, retail, recreational activities, and other commercial services (Gilroy et al., 2013; Walls, 2013).

Private sector role in financing:

As previously stated, the private sector is involved in financing urban parks, mostly through food/retail concessionaire agreements and park usage permits (see figure 8) primarily for commercial purposes. A typical concession will be constituted as a 5–20 years commercial lease; if capital investment is necessary, the contract period would generally expand to 15-20 years.

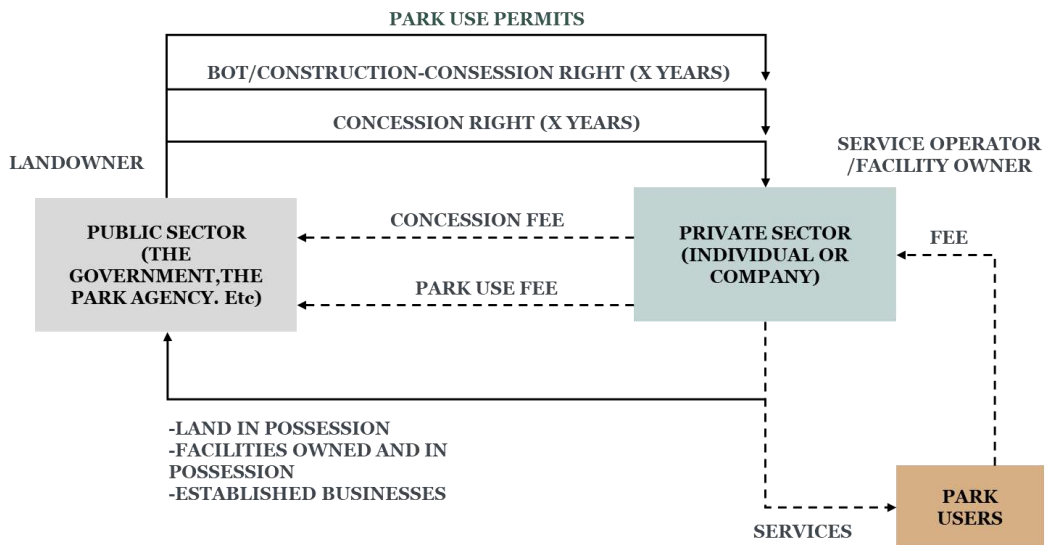


Figure 8: shows the money flow between the park agency, the private sector & park users. Source: Author, from different resources.

This provides the chance to reduce or remove public subsidies that assist fund park operational costs. However, Gilroy, Kenny, and Morris, 2013 argue that While this technique may have a somewhat significantly positive effect on park revenue and day-to-day maintenance cost, it is unlikely to create significant additional revenues because a proportion of new income from traditional concessions will only represent a fraction of the operating deficits that public park agencies confront.

Maintenance ,formal& informal role:

Although under this model the park agency is responsible for the park maintenance, sometimes the concessionaire agreements include maintenance responsibilities and day-to-day park operations such as landscaping, trash services, daily repairs, and bill payments. Gilroy et al., (2013) state that, even though these operational responsibilities by no

means represent the entirety of the effort necessary to maintain parks open, they help save the great bulk of the money spent on these tasks by the park agency.

Even if his contract does not hold him accountable for any maintenance responsibilities, the private sector may play an informal role in maintenance because without satisfied park users who will return, neither the park system nor the private sector profit will be long-lasting (Gathoni et al., 2022; Kim, 1987; Neal, 2010).

3.9.3. Environmental protection:

Commercial activities have an impact on resources such as plants, soil...etc. (Gathoni et al., 2022). However, as we move from the more primitive and wilder end of the spectrum, toward the more urban and developed end of the recreational opportunity the problems associated with a given level of impact decrease. (Cole, 1986)

Gilroy, Kenny, and Morris (2013) define the private sector's involvement in environmental protection in 2 key points: The first point is education, for example by providing information and educating users about different plant types, the second point is environmental mitigation, the Council on Environmental Quality (CEQ), define Environmental mitigation as the approach through which project proponents take steps to avoid, limit, or compensate for the negative consequences and environmental repercussions of their projects.

Mitigation has several layers, which are referred to as the "mitigation hierarchy." The hierarchy starts with the most favourable mitigation approach and descends to the least benefit mitigation method (see figure 9).

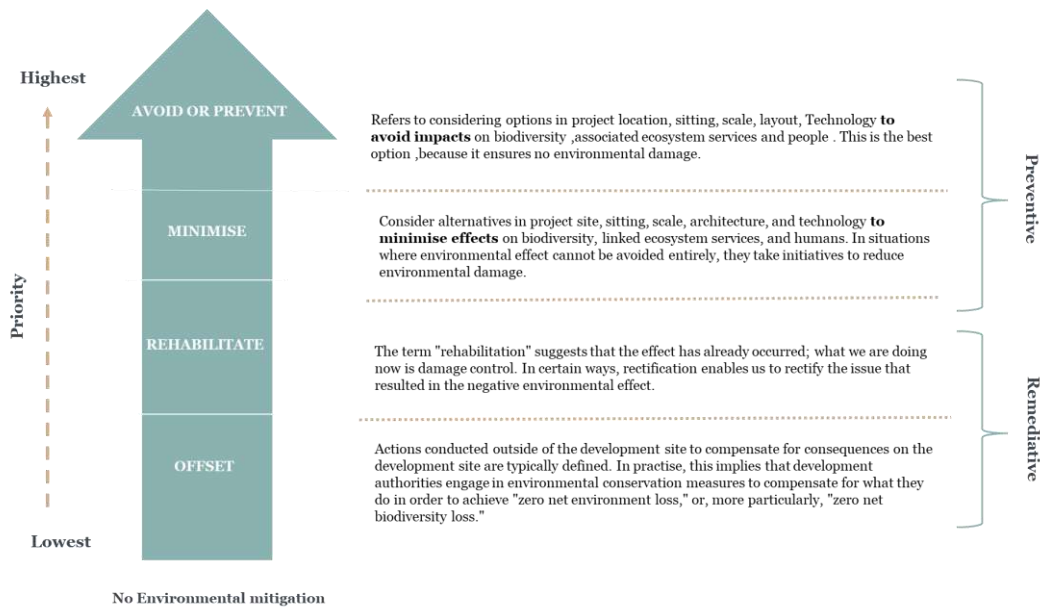


Figure 9 :Shows the different environmental impact mitigation hierarchy. Source: adopted by the author from different resources

Although Strict policies and mitigation premeasures assist in ensuring that the negative environmental repercussions of a development project are reduced or avoided. However, this is not the always the case, Park agencies who have revenue as their main goal might neglect the environmental mitigation and regulations in order to achieve maximum profit and attract private investors. According to Nam and Dempse (2019), there may be a tipping point where adding commercial activities in parks becomes unacceptable:

If any resource here “the urban park” is not exploited at a sustainable rate, it will eventually be depleted because there are no clear boundaries on how much and when the resource may be taken. In other words, if the rate of commercialization continues to climb with no regulations or a set limit, it will be irreparably damaged, creating a considerable risk of permanently harming the good that is capitalized on(Eagles & McCool, 2002).

Summary :

According to the previous discussion and as the park ownership and strategy is a public role in this park model “financially self-sufficient park”, we can sum the involvement & delegation of responsibility to the role of the private sector in 3 main points: function, financing and maintenance, and environmental protection.

3.10. Arguments with & against:

This section explores several main arguments for and against increasing the private sector's role in public parks. By analysing the arguments made by supporters and opponents, we can better understand The impact of the increase in the private sector.

3.10.1. Main Arguments with :

Generating revenues:

Today, in the era of neoliberal and government austerity measures, park agencies are obligated to seek alternative sources of funding(CABE, 2006; Carmona et al., 2019). The main argument in favor of the increase of the private sector's role is that they help generate funds for park maintenance.(Lindberg and Halpenny, 2001; Smith, 2019; Nam and Dempsey, 2020) , According to Gathoni, Munayi and Wanjira (2022),It is in the public self-interest to have a good park environment, both physically and managerially, without adequate funds for park management and maintenance, the park's natural and man-made environments will suffer .

Place marketing:

Events, retail, and other paid recreational activities offered by the private sector are promoted as a way to attract new users and make the park as accessible and visible as possible so that the largest number of people can enjoy it.(A. Smith, 2014, 2018, 2019)

Enhanced Opportunities for Local Businesses and Employees

Encourage the involvement of local businesses which create additional local employment and stimulate the economy (Gilroy et al., 2013; Lindberg & Halpenny, 2001).

Economic value:

Income generation opportunities provided by the increase of the private sector role can give economic value to urban parks (Kaw et al., 2020). One of the main issues in funding urban green spaces is delivering their values to decision makers (CABE, 2006; Colding et al., 2020). The Self-sufficiency raises public perception of its worth and the abilities of its administration, which can be used as political leverage and to attract donors to invest in larger conservation projects. (Lindberg & Halpenny, 2001)

Commercial professionalism:

Privatization can increase commercial professionalism and reduces the site manager's business responsibilities and the associated operating costs (Lindberg & Halpenny, 2001).

Enhanced Site and Experience Quality:

In many cases, Increase of private sector role is key in the transformation of certain parks from worn-out, degraded reserves to steadily improving urban spaces (Gilroy et al., 2013; Kaw et al., 2020). Perić Hadžić, Jugović and Perić, (2015) explain that although the main aim of the private sector is profitability, another aim is the long term resource (here the park) usage and image. He further explained that: Collaboration between public and private partners mostly result in improvements to the overall quality of a destination as well as the quality of the user experience, because if the consumers aren't pleased with the overall experience in the park, this will have a negative impact on the private investor profit as they won't return to the park.

3.10.2. Main Arguments against:

Cultural/Political Values:

One of the most common disadvantages of privatization and paid services in parks is negative perception and citizens opposition, people have viewed public parks and other public natural areas as part of their national heritage. They feel that the areas, and recreation at those areas, are "public goods" (in the broad sense) that should be provided by the government to all citizens. Conflicts can also be attributed to the multiple ways that parks are valued: while citizens appreciate parks for their use or symbolic value, other interests aim to take advantage of their exchange value (A. Smith, 2014).

Park imaginary:

Although some people view parks as a "destination" to visit and a fun day out for a variety of people, a vibrant place for entertainment and social interaction that are integrated into rather than distinct from the rest of the city. (A. Smith, 2014) Many still hold the idealistic and sentimental perception of urban parks as tranquil spaces for reflection and as healing locations that locals use for their daily needs, "escape from the city". (Nam and Dempsey, 2020)

Equity Across Socio-Demographic Groups

The main argument against paid services is that it excludes low-income citizens from enjoying the space if user fees are high-priced (T. More & Stevens, 2000). According to Smith, (2019) the point about a big commercial event and paid services is that it's a consumerist event, 'It does bring different users into parks, but they will bring people who've got money in their pocket'.

Accessibility:

The increase of private sector role impacts access by taking spaces from the park that used to be accessible for all the park users to the private interest concern (Nam and Dempsey, 2020). For example, events disrupt park access for a significant

period during events and whilst temporary structures are assembled and disassembled (A. Smith, 2018). Restaurants and coffee shops, on the other hand, can remain permanent as long as the contract is active, which can be for many years(Chong, 2020).

Environmental impact:

The concern is that the financial benefits of encouraging development in parks could have a negative impact on its natural resources. (Ann, 2022; Kalff & Region, 1995). Multiple studies have shown that these effects result in reduced height, reproductive ability, and abundance of vegetation. In many cases, all vegetation is completely removed (Cole, 1986; Gathoni et al., 2022).

Change in the Experience:

Another factor to consider is how privatization may alter the visitor experience by structuring and commercialising it. it involves the transformation of urban space into staged experiences aimed at wealthy, white consumers (A. Smith, 2019)

Distribution of revenue:

One of the reported reasons for the park user's opposition to fees is a fear that the revenue will not be used to improve it .Their scepticism stems from their doubts about the government's ability to convert revenues from private sector into concrete actions to maintain the urban green spaces(Environnement et al., 2000). According to Colding, Gren and Barthel (2020),several situations have occurred in which underfunded public parks have been opened up to commercial interests however while local governments can reinvest rent and/or property tax income in rehabilitating damaged greenspace, earnings are frequently used for other objectives.

Misplaced priorities:

A parks agency that prioritises revenue ,risks losing sight of some of its goals and leaning toward increase privatization to generate income rather than maintaining the parks natural resources and user satisfaction(Cole, 1986) : when many concession agreements are implemented, Risk of Land alienation or leaseholds of bits and pieces of public greenspace increase. In order to prevent resource overuse or damage, it is crucial to maintain control over the concessionaire's operations.(Colding et al., 2020; Eagles, 2014)

Liabilities & Enforcement

First ,With more commercial activities, increased exposure to legal liabilities for on-site accidents increase. Second, Different commercial activities in the park can be difficult to manage and control entry to specific locations.

3.10.3. Change in Park's Publicness degree as a main impact:

The previous section represented the different argument with and against the increase of the private sector role. Figure (10), sum up the different points into four main impacts which are: impact on the user experience, impact on the park's publicness degree, economic impact, and impact on the park quality. Due to the time limitation and as publicness is key factor that define successful public parks and is considered by different research as the main impact of the increase of the private sector role. The research focus on the impact of the increase of the private sector on park's publicness degree, which will be further discusses in the next chapter.

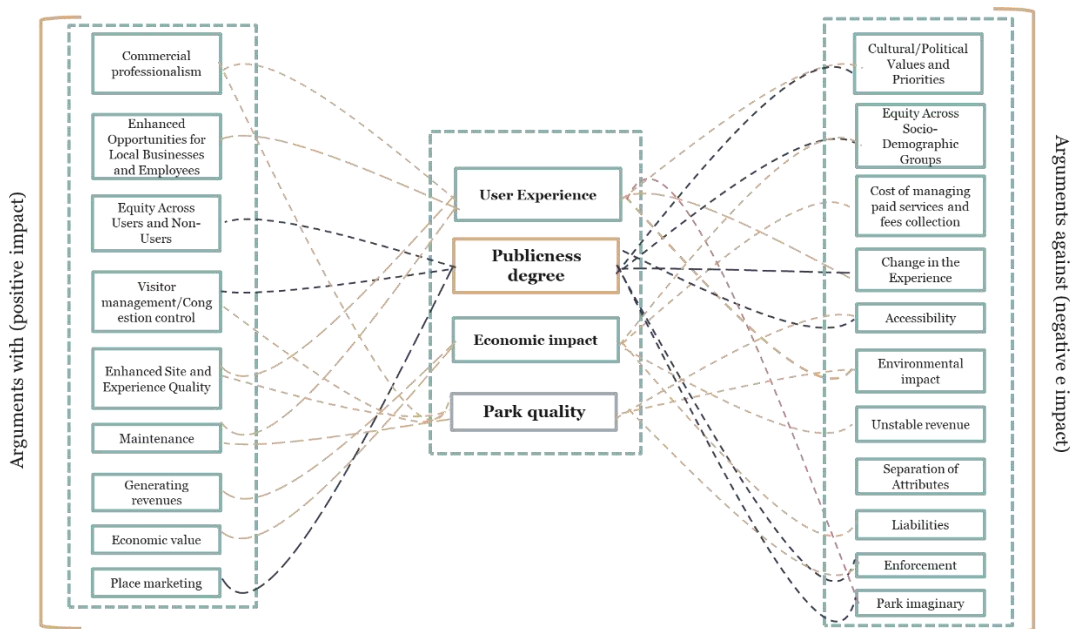


Figure 10: shows the different arguments with and against the increase of the private sector role and categorizes them into four main impacts. Source: Author, adapted from different resources.

3.10.4. Conclusion:

While the increase of the private sector role is perceived by policymakers as a solution to the lack of adequate funding for parks, others see it as arguing that it harms the park's symbolic and physical access and therefore its publicness degree. This research sits on a neutral ground among both positions and aims to explore to what extent the private sector contributes to the park's keeping and how it impacts the park's publicness degree.

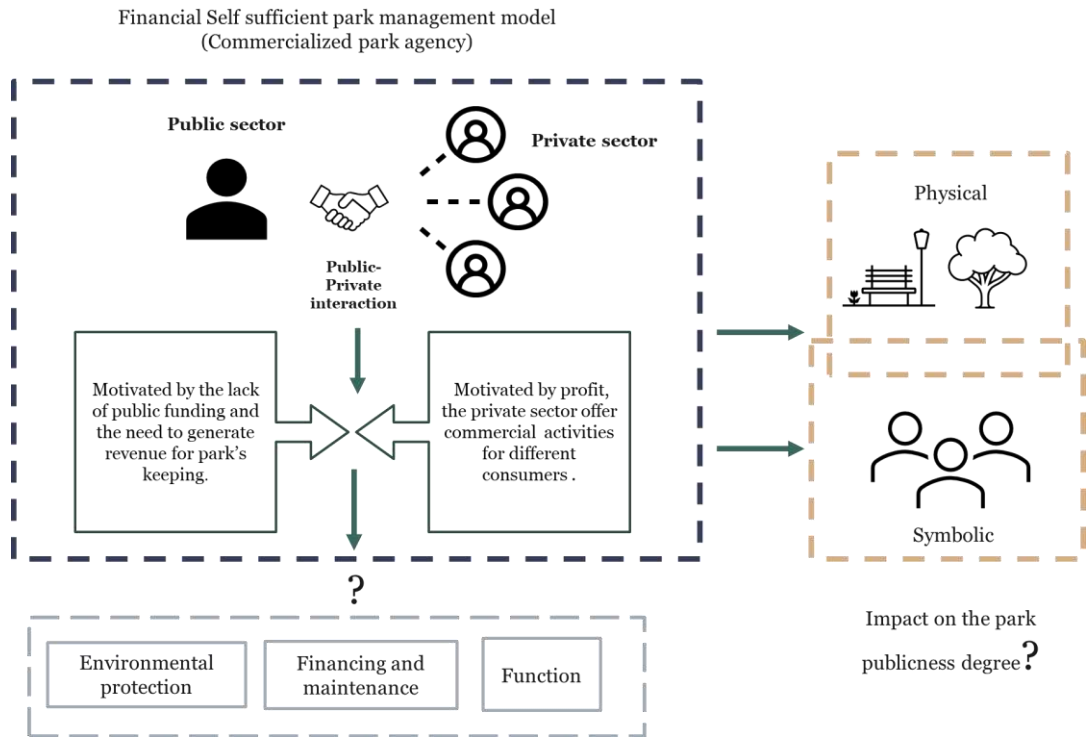


Figure 11 : shows public-private interaction and the research focus: the park's publicness degree and acceptability, Source :Author.

Because the addressed shift in publicness in this study is focused on The increase in the private sector's role through concessions agreements and commercial activity in public parks. It is critical to investigate the various dimensions and indicators related to their effects on urban parks and their users. Therefore, the next chapter aims to generate an assessment framework that includes different indicators to measure the impact of the increase of the private sector role on the park's publicness degree by reviewing different publicness assessment models and literature.

Chapter 4: Publicness Assessment framework

In the last chapter, we discussed the current debates about the increase of the private sector's role in parks and the arguments with and against it and concluded that this increase involves multiple dimensions and impacts, so to provide focus this chapter attempt to develop a framework with different indicators to analyse to what extent the increase of private sector role impact park publicness.

4.1. The dimensions of publicness

A growing number of research has focused on the publicness of public space, stressing the negative impacts of privatization, such as more control over the place, and exclusion. social exclusion, and a reduction in the diversity of users and uses(Langstraat & Van Melik, 2013; T. A. More, 2005; T. More & Stevens, 2000).

Benn & Gaus, (1983) highlights the multifaceted aspect of publicness and established three dimensions: access, agency, and interest. Other researchers have added, altered, or expanded on these original dimensions. The degree of publicness in this study essentially describes how well a public area serves different users and how its physical conditions encourage social interaction.

Kohn (2004) , defines public spaces as areas controlled by the government that is open to the public and encourages dialogue and engagement. He identifies three publicness criteria: ownership, accessibility, and intersubjectivity. The idea of inter-subjectivity refers to the type of interactions and communications that are encouraged in the environment. Németh and Schmidt, (2011) present a tri-axial model that defines publicness as the combination of a space's ownership, management, and uses/users. The OMAI model was developed by Langstraat and Van Melik, (2013) they summarise the key publicness indicators as

ownership, management, accessibility, and inclusiveness. Management refers to control methods such as the installation of Cameras or security staff. Accessibility relates to both the physical connection of a location and the design of the location itself. Inclusiveness refers to the extent to which the needs of various persons and groups are covered in a given setting.

Mantey & Kępkowicz,(2020)introduces a new approach to evaluating publicness. Her approach has three dimensions, each with two indicators: diversity (diverse users and activities), management (kind of management; and freedom of access, usage, and behavior), and accessibility (financial and spatial constraints). Lesan, (2020) developed a model with indicators related specifically to measuring streets publicness: accessibility (economic access and socio-symbolic access), management (business agglomeration and spatial and political representation) diversity/inclusiveness (diversity of users, diversity of activities). Thus, this study concentrates on developing an assessment model related to the impact of the increase of the private sector on public park's publicness degree.

Table 6 : shows the different defining criteria of publicness assessment according to different models of publicness .

Different defining criteria of publicness assessment:	
	Criteria of publicness
Benn & Gaus, (1983)	Access, agency, and interest
(Kohn, 2004)	ownership, accessibility, and intersubjectivity
The triaxial model developed by Németh and Schmidt, (2011)	space's ownership, management, and uses/users
The OMAI model developed by Langstraat and Van Melik, (2013)	ownership, management, accessibility, and inclusiveness
Model for assessing publicness in suburban gathering places developed by Mantey and Kępkowicz, (2020)	Diversity (diverse users and activities), management (kind of management; and freedom of access, usage, and behavior), and accessibility (financial and spatial constraints)

Model for assessing publicness in multicultural streets developed by Lesan, (2020)	Accessibility (economic access and socio-symbolic access), management (business agglomeration and spatial and political representation) diversity/inclusiveness (diversity of users, diversity of activities)
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4.2. The publicness dimensions & indicators :

Many scholars hold the view that The increased use of parks for commercial purposes pushes them toward a model in which the most profitable uses and consumers are prioritized, and publicness is sacrificed for income (A. Smith, 2019). The term public refers to the government or state, or services done for the citizens by the state, on the other hand, private refers to industries and services managed by an individual person or commercial corporation rather than the state or an official institution(Collins Dictionary).

According to Chong, the change in space access occurs when authorities grant a private enterprise smaller parts or sections of a specific public space to adopt a new use. This mostly shows as enclaves of commercial activities that are still associated with the 'recreational' spirit of public space, such as mechanical games, sports courts, boating on artificial lakes, and others(Chong, 2020).

Chong also stated that, in this situation, the public space is partially surrounded by physical features to define the area controlled by the private actor, and entrance and usage are only allowed for a charge(Chong, 2020). The majority of the time the space is still visually permeable, However, the degree of visual exposure varies based on its characteristics (Abdel-Rasoul et al., 2017; Stamps, 2005). Furthermore, the introduction of these new commercial uses includes other built interventions, which can have a higher or lower degree of physical presence(Chong, 2020; Kim, 1987).

To Conclude, the degree of publicness represents: how the private sector impacts the park 's ownership and control. What happens to the park's physical and visual

access when parts of it are privatized? How different types of park users are represented? do they have the same chance to access the space? or do some of them excluded?

This study builds on the dimensions of publicness described by previous models and adjusts them to the park environment and the physical configurations associated with the presence of the private sector. The four dimensions of publicness are ownership, Control, accessibility and diversity. In the next section the following sections discuss each dimension in more detail.

4.2.1. Ownership:

According to Németh and Schmidt,(2011), publicness depends on ownership and it can be considered the most straightforward to define because it refers to the legal status of the space (Job Sijbrandij, 2018). The legal ownership and property of space distinguish the public from the private: the public belongs to the government, meanwhile the private belongs to an individual or company (Németh & Schmidt, 2011).

4.2.2. Control:

Madanipour, (1999) defines public space as “ a space that is not controlled by private persons or organisations and is thus available to the broader public.” This dimension is focused on the park regulations ,who is responsible for general it, as well as control techniques used such as the presence of CCTV security guards(Langstraat & Van Melik, 2013).

4.2.3. Accessibility: (physical & visual access):

Accessibility is defined as having access to a specific space as well as the activities that take place within it (Madanipour, 1999). The privatization process cause a physical modification of the space(Langstraat & Van Melik, 2013), with a decrease in access that might be physical or visual (Job Sijbrandij, 2018), as well as a shift in usage that focuses on the individual and private rather than the

common and public. This also means that the space regular users have been transformed and diminished (Varna & Tiesdell, 2010).

According to (Langstraat & Van Melik, 2013) the main defining components of accessibility are Physical, visual, and legal barriers to access and obstacles through design. Therefore, The enclosure of specific sections in the park has a major influence on its publicness (Chong, 2020; Kim, 1987; A. Smith, 2018, 2019). To enclose is defined as surrounding with barriers (e.g. Walls, fences,...etc) to restrict free access or exit. (Simpson, 1997) .For Smith (2001), Enclosure means a function of the degree of mobility (free entry or exit) through something (barrier or boundary).

As permeability is the degree of mobility through something, he proposes a conceptual change from accessibility to permeability (Stamps, 2005). Permeability involves two important parameters which could be used for measuring the publicness of a physical interface, they are physical permeability (physical access) and visual permeability (visibility). The following part moves on to describe in greater detail both dimensions.

Physical access (Physical permeability):

Permeability is defined as “the extent to which an environment allows people a choice of access through it from place to place” (Yavuz & Kuloğlu, 2014) . Physical permeability refers to physical access to a space. while Accessibility is usually employed for describing the capacity of human flow. In this case, the permeable layer acts as an obstruction to the human flow. Accordingly, an empty space is the maximum case of permeability and any architectural elements added may reduce its accessibility and the capacity of the layer to allow human flow to define its permeability.

Degree of physical presence:

Chong, (2020) discusses the degree of the physical presence of private intervention in Three dimensions: the scale of the intervention, Physical footprint and permanency or flexibility. This is based on the idea that the higher the physical presence of the commercial use and physical transformation, the more it limits park user's access(Chong, 2020; Kim, 1987; A. Smith, 2019).

First , the scale ,which is an evaluation of how large the intervention is, and can be measured as a percentage of the total area of the commercialised public space. The second dimension is the physical footprint, which determines whether the intervention is heavy or light in structure. Finally, permanence or flexibility, which Chong, defined based on how long the intervention is, is it temporary or permanent. The three are interrelated, for instance a big building, has a higher sense of permanency due to the heavy structure/materials. On the other hand, a smaller scale intervention (eg. A wood kiosque) is lighter and more removable (Chong, 2020).

Table 7 : shows the different degree of physical presence ,Source: Author based on different resources.

Degree of physical presence	Very High presence	High presence	Medium presence	Low presence
based on scale. Physical footprint and permanence or temporal use.	Large-scale, the transformation of most of the public space (more than 50%). The high financial investment to build a new opaque and permanent construction.	Transformation of a significant percentage of the space, however (less than 50%). A permanent construction	Medium scale and financial investment. The enclosure of partial areas but visually permeable. Construction of new infrastructure that seems permanent.	Low - Smaller scale and physically permeable. Temporary occupation by a vendor, their products, and other equipment.

Access point:

According to Leclercq and Pojani (2020), creating smooth transitions rather than hard boundaries is critical to ensuring that 'private' and 'public' places merge naturally. In this way, the park may be regarded as a whole rather than as a group of isolated zones, some of which are public and potentially undermanaged, while others are private and probably overmanaged (Carmona et al., 2019). Thus, to produce a visual and functional integration, the design should address both the appearance and function of the transition zone.

Based on the literal meaning of Permeability "the capability of a solid to permit the flow of fluids through its pore spaces" and the idea that the "space" appears as "solid.(kuen Ephes, 2006),explores the permeability range of access points from open space (fully permeable to humans), to completely segregated (No access point). Figure 12, shows the different human flow scenarios.

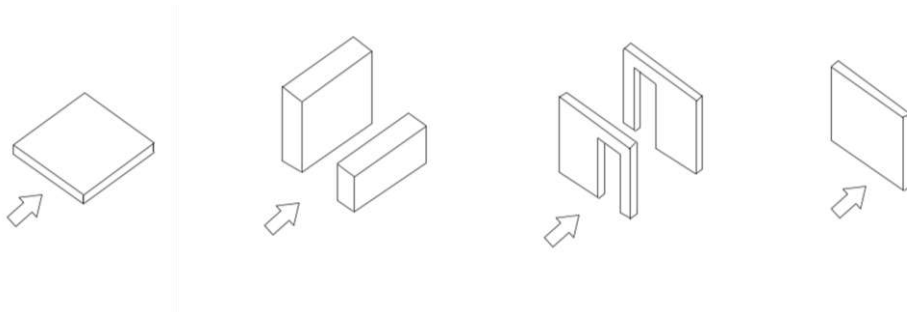


figure 12 :shows different human flow scenarios and access points,Source :Author adapted from (kuen Ephes, 2006).

Thus access point permeability can vary from high to low based on how it impacts the park user's flow and movement, for example, can they pass through the commercial activity with no restrictions? Is it only somewhat passing through under specific conditions (fees, permission ...etc) or they can only pass by it? or is it completely segregated as park users are not allowed to access it under any condition?

Visibility (Visual permeability):

Is defined as The extent to which people can see human activity or what is beyond the edge (Ewing & Handy, 2009). said that more visibility meant more openness, even if people couldn't move through the boundary. He also added that perceptions of the enclosure are affected by two types of visual permeability: Through and over. Over, represented in Barrie's permeability, and through the building itself represented in transparency (Stamps, 2005).

Transparency :

According to (Ewing & Handy, 2009),the proportion of windows, openings, and Active uses in the same public space side are the main variables for measuring its transparency .To study Space permeability and the relationship between the "in and out" , (kuen Ephes, 2006),classified the physical permeable layer into different types and proposed a scale to measure permeability based on materiality (see figure 13).

Material	Visibility
Solid wall with no opening	Low
Solid wall with limited size openings (e.g. windows and doors)	Moderate
Concrete frame /arches	Moderate
Glazing wall	High
Low Balustrade/barrier	High

Figure 13 :scale to measure permeability based on materiality ,source kuen Ephes, 2006.

For instance, Window openings and semi-transparent walls can encourage people to explore the boundary, doors, fences, landscaping, and openings are other physical factors that influence visibility(Ewing & Handy, 2009). Accordingly, façade characteristics play an important role in promoting publicness, engagement, and spill over of activities(Ewing & Handy, 2009; Gehl et al., 2006; Hassan et al., 2019).

Barrier's visual permeability:

A barrier is a physical separation method, mostly used to separate 2 areas or realms. For instance, a full-sized wall used to separate a park or a public space from the street is an extreme separation approach. on the other hand, using A half-size fence might allow better visual access. Materiality also plays a significant role when separating 2 spaces. Glass walls for instance are more permeable than solid walls, which doesn't allow perception through them. (Stamps, 2005) ,represents the barrier's visual permeability by two points: the barrier's height and porosity. The porosity is examined by 2 factors, the material of the barrier and its density.

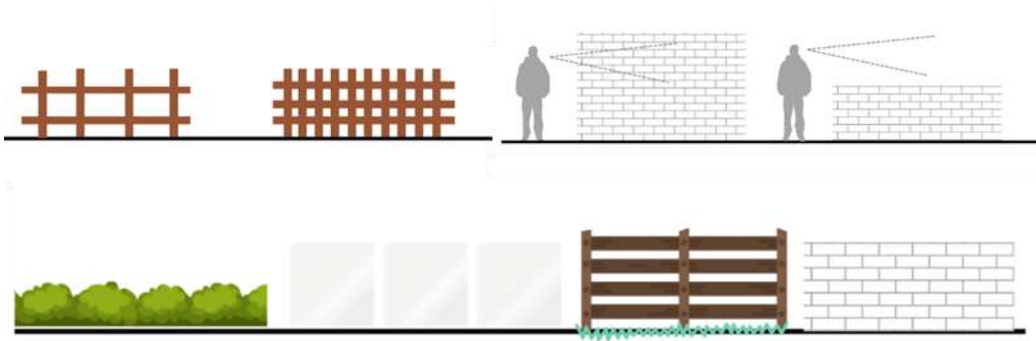


Figure 14: shows the different barrier's permeability scenario .Source :Author based on stamps, 2005

Hence it can be said that three main factors impact a barrier's permeability: First, the barrier's height, to measure it an observer-centric measure of below or above eye level was used. Second, the barrier's materiality ranges from glass walls to brick walls. On the other hand, density is based on If one could see through the barrier. Table 8, shows the scale suggested by Abdel-Rasoul et al.(2017),to measure the barrier's permeability.

Table 8 :shows the scale suggested by Abdel-Rasoul et al.(2017),to measure the barrier's permeability.

Barrier's permeability based on: 1. height (below or above) eye level. 2. Permeability (open-dense) 3. Materiality (softscape-solid wall)	Very High permeability	high permeability	Medium permeability	Low permeability
	-No barriers	-somewhat barriers	-somewhat permeable	Low Permeability - opaque

4.2.4. Diversity:

According to (Franck & Paxson, 1989), The more the diversity of users and activities permitted and manifested in space, the more public it is. Thus, urban parks should provide a diversity of experiences that encourage various people to use them. (Kaw et al., 2020; Planning et al., 2015; A. Smith, 2019) which requires, shifting from mono-cultures use (Messiri, 2004; Morsi, 2021; Shetawy & Asaad, 2017) and year-round use and activities geared toward people from diverse ages groups, and backgrounds. (*Creating Parks and Public Spaces for People of All Ages*, 2018)

Yet, public spaces that seem more public to some may feel less public to others. Staeheli and Mitchell (2008), state that not everyone shares the same objectives of openness or inclusion, as it might oppose the ideal of an organized, regulated public space that may be constructed more to promote relaxation and comfort. For example, An employee eating lunch in a business plaza may feel welcome, but a homeless person may feel unwanted, even though it's the Same space, same ownership, and management (Németh & Schmidt, 2011). According to Messiri (2004), To encourage the use of parks by diverse sections of society, there should be a minimum of mutual respect among them, without interfering with the different groups' cultural patterns of entertainment. Messiri Also added that soft zoning the gardens might help achieve this. This doesn't mean

segregation, but rather smoking/non-smoking zones, the section for Children, ball games, music, etc.

Therefore, a good park should be diverse and respond to different users' needs. However, any assessment of publicness must constantly consider to whom a park may be more or less public as well as the activities within (Németh & Schmidt, 2011).

Acceptability:

Johnson, Scholes, and Whittington, (2005), describe acceptability as the stakeholders' positive and negative perceptions, public concern, stakeholder benefits, and response to a specific intervention or phenomenon.

Commonly, researchers assess acceptability by having participants respond to a structured questionnaire (Frankle, 1976; Karlton, 2006). These measures can be administered to a wide range of stakeholders (e.g., park users, park management, residents) to determine the extent to which they believe an intervention (here the increase of private sector role in parks) is acceptable and appropriate (Weiner et al., 2017).

There exist different variables that affect the acceptability of the integration of commercial activities in parks (T. More & Stevens, 2000; Nam & Dempsey, 2020b; Uyarra et al., 2010). For instance, a study done by Nam and Dempsey (2020) shows significant differences in attitudes toward different types of commercial activities. The findings show that overall, The Respondents were most positive about temporary commercial use, such as fun days, music festivals, and circuses, rather than permanent activities.

Another dimension that influences people's acceptability is place attachment, it is defined as a symbolic bond with the location, it refers to the emotional significance of a specific place, which connects individuals through emotional and cultural relationships to it. (Hashem et al., 2013) Williams and Roggenbuck

investigated the idea of place attachment in the context of two dimensions: place identity and place dependency. (Williams et al., 1992)

Place dependence is linked to the functions provided by the place itself. For example, from the standpoint of leisure and recreation, area reliance refers to how much a place can provide activities that people utilize and enjoy.(Chung et al., 2011; Farnum et al., 2005). Nam and Dempsey, 2020) indicated that non-park-users were more willing than users to approve commercial activities in parks.

On the other hand, Place identity refers to place identity as the dimensions of self that create an individual's unique identity in connection to their physical surroundings through a sequence of conscious and unconscious beliefs. (Proshansky, 1978). "Place identity may be based on personal and emotional ties and experience. As in favourite childhood swimming pool, or a more abstract meaning, in the way, national parks symbolize our heritage."(Williams et al., 1992)

Many researchers agreed that memories, experience, and time have a significant impact on place attachment because it develops when people spend a high amount of time in that place.(Farnum et al., 2005; Proshansky, 1978; Shamai, 1991). Moreover, evidence shows that length of residence and park visitation is significant: Long-term residents (30 years) were less likely than shorter-term residents (10 years) to accept The integration of commercial activity in the park.(Nam and Dempsey, 2020).

To conclude, The section will focus on explore users acceptability and perceptions in general of the increase of commercial activities in public parks and to better understand what influence their perception .

Equity Across Socio-Demographic Groups:

Public space is a co-product of dynamic and evolving social patterns, activities, cultures, and timelines (Shetawy & Asaad, 2017). This explains why some areas

are connected with a specific social class, class culture, and an economic and social activity (Manzi & Smith-Bowers, 2005). Today, many public places exclude particular socioeconomic groups instead of being for everyone (Shetawy & Asaad, 2017; Van Deusen Jr., 2002). This happens gradually when certain social and economic activities are designated to the space, encouraging specific socioeconomic groups and social classes to claim ownership of it (T. A. More, 2005). The main argument against the increase of the private sector's role in parks is that it excludes economically disadvantaged citizens from enjoying the space if user fees are high-priced (Chong, 2020; Chung et al., 2011; Liu et al., 2021; T. More & Stevens, 2000; A. Smith, 2018). According to (A. Smith, 2019) "the city has now become a place where rights to use spaces are more and more based in one's ability to purchase them"

According to Van Deusen Jr. (2002), public space design and activities create the conditions within which gentrification can occur. For example, commercial playscape in parks are considered a structured environment that transforms playing into an experience that can only be acquired by those who are willing, able, and have the money to purchase the product that is played "a pay-for-play basis", on the consequence, it excludes low-income people who simply can't afford to pay (McKendrick et al., 2000).

On the other hand, commercial activities in parks are promoted as a way to make the park as accessible and visible as possible so that the largest number of people can enjoy it. (A. Smith, 2018). Smith, 2019, argues that although paid activities in park may be regarded as commercial 'incursions' that make the space less public, at the same time, it can also help promote sociability by creating new activities, reshaping old perceptions of parks, and increasing participation and "broaden its user base" hence making the space more public.

In order to reduce the equity impacts on disadvantaged groups, different approaches have been used by parks agencies, for example, Pricing policy to

monitor fees set for the different commercial activities to ensure price fairness. McCarville et al. argued that while fair fees receive little public attention, unfair fees evoke considerable hostility and displacement. (McCarville et al., 1996) . Price fairness is therefore described as "a consumer's judgement and emotions of whether the difference (or absence of difference) between a seller's price and the price of a comparable other party is reasonable, acceptable, or justified." (Xia et al., 2004). It is also important to note that perceived price fairness or unfairness differ from one to another based on each person reference price and ability and willingness to pay. (Chung et al., 2011) .

Different age groups & Gender:

Park infrastructure should encourage inclusive and dynamic usage and activities rather than discourage them (*Creating Parks and Public Spaces for People of All Ages*, 2018). Children outdoor time has fallen over the previous two generations. The researchers discovered that active recreation facilities is critical to grabbing children's interest and directing them away from electronics and into parks (Neal, 2010). Advocates of commercial activities in parks argue that it will activate and add more excitement to a space perceived as old fashion, as it will increase the park chance to attract a diverse users' groups who won't normally come to the park (A. Smith, 2019). Therefore, the ability of the commercial activity to meet the need of different age groups and gender is key to ensure user diversity. For example, commercial playscapes for children are promoted to both parents and children, with a balance between adults' worries about safe play and children's need for interesting play options (McKendrick et al., 2000). As a result, it contributes to attracting both families and children.

Another example is events, as they may create a sense of inclusiveness by promoting future visitation. They engage different audiences, such as teen-agers that would normally not use these spaces. It is crucial to emphasise, however, that this does not apply to tightly controlled events aimed for elite groups, given that they do not broaden the space, but rather constrain it.

Another example of exclusion through commercial activities is If the majority of the activities for example are targeting a specific group this consequently decrease the chance of the other to access the space (Shetawy & Asaad, 2017; A. Smith, 2019). For example, men dominant spaces ,decrease women access as they feel less safe (Franck & Paxson, 1989) .To conclude commercial activities offered by the private sector should: Attract diverse users by offering different types of activities, and to have affordable prices to ensure that it doesn't exclude low-income groups.

4.2.5. The proposed model:

The main aim of this chapter is to propose a model that measure the impact of the increase of the private sector role on park's publicness degree. Figure 15, shows the proposed model, the different dimensions and indicators. It also shows the measurement scale from one (lowest score of publicness) to four (maximum score of publicness).

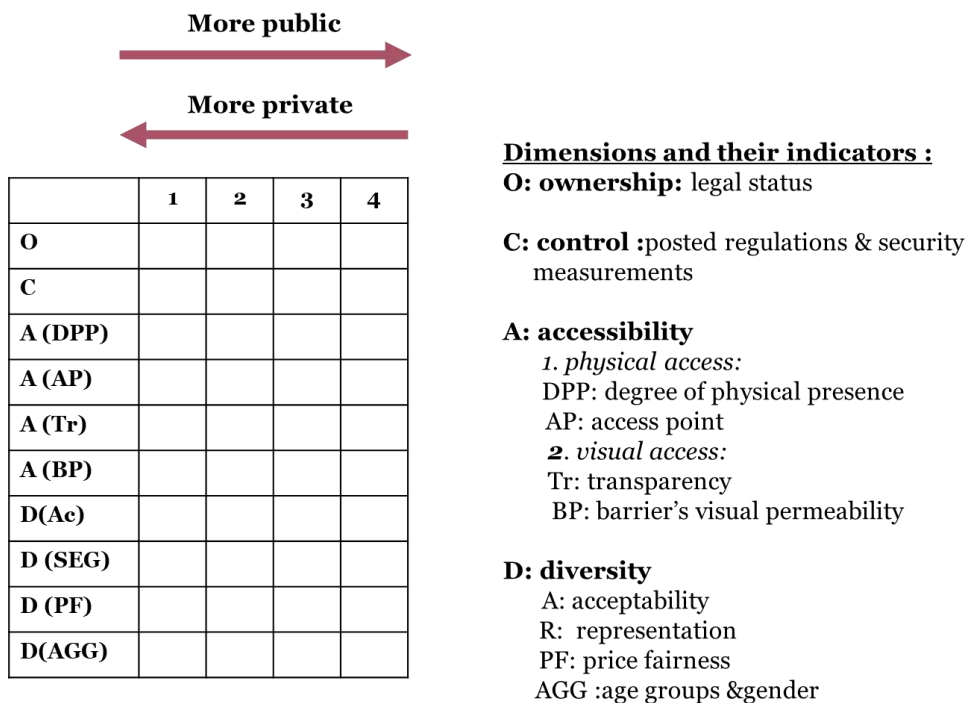


Figure 15: shows the proposed publicness model ,Source :Author.

The model is meant to translate the qualitative data into quantitative data to better understand the impact and for comparison reasons (comparing the publicness of one commercial activity to another to explore how some are more or less public than others) and to understand the overall impact on the park's publicness degree.

The different scores of publicness are based on the developed assessment framework in this chapter. which consists of the different publicness dimensions: Ownership, control, accessibility, diversity their indicators, and the associated criteria. Table 9, shows a summary of the assessment framework, the different publicness scales, and the methods used for the assessment.

The next chapter examines the local case study area, First by exploring the case study methodology followed by a discussion of urban green spaces, and urban parks in Cairo, and then a depth analysis of the chosen case study.

In the next chapter, the research explores parks in the Egyptian context, their historical background, and classification and introduces the research focus which is the special garden project park agency (SGP), The main aim of the next chapter is to understand the SGP, as the selected case study "the child park" is part of its organization. In chapter 6, the developed assessment framework and publicness model will be applied to the selected case study to understand in depth what is the impact of the increase of the private sector role on Cairo 's park's publicness degree.

Table 9 : shows a summary of the publicness assessment framework.

	Concept	Indicators	Aspects	Criteria/checklist	Scale	Method
Ownership	the legal ownership of the park, the public belongs to the government, the private belongs to an individual or company	legal status	-----	legal ownership	1-private ownership 4-public ownership	Interviews with private investors and the park management
Control	The degree of control features added by the private sector . (who is in control)	Expressions of control	Presence of security and regulations by the private sector.	1. visible set of rules posted 2. security cameras & security personal	1-highly controlled 2-controlled 3-low control signs 4-no control signs (by the private sector)	Interviews & field observations
Accessibility	The increase of the private-sector involvement decreased accessibility	Physical access permeability	Degree of physical presence	1. scale. 2. Physical footprint 3. Permanence or temporal use.	1. very high presence 2. High presence 3. medium presence 4. Low presence	Field Observations
			Access point	access point permeability	1. No access point 2. Access under conditions 3. Access through barrier 4. Completely accessible	Field Observations
	Physical and legal barriers to access; visual access and obstacles through design	Visibility	Transparency	The proportion of windows, opening and Active uses at the same park side	1. low 2. medium 3. high 4. Very high	Field Observations
			Barrier's visual permeability	1. height (below or above) eye level. 2. Permeability (open -dense) 3. Materiality (glass wall-solid wall)	1. No barrier 2. Low permeability 3. Medium permeability 4. High permeability	Field Observations
User and uses diversity	The implication of the commercial activity on reducing/ increasing visitation among specific economic groups and its ability to attract different age groups.	Acceptability	Users' perception & opinion	-The way the increase of the private sector presence in the park is perceived.	1.low acceptance 2. Medium acceptance 3. High acceptance 4. Very high acceptance	Questionnaire & interviews
		Socio-economic groups.	representation of different Socio-economic groups	-The ability of the commercial activity to represent (low - middle-high) class	4. High ability 3. Medium ability 2. Low ability 1. Very low ability	Questionnaire & interviews
			Price fairness	-The presence of a pricing policy. -price fairness	4. very high fairness 3. High fairness 2. Medium fairness 1. Low fairness	Interviews with park management & with park users
		Age groups/ Gender	Representation of different age group and gender	The ability of the commercial activity to attract different age groups and gender.	4. Very high ability 3. High ability 2. Medium ability 1. Low ability	Field Observations & interviews

Chapter 5: Background & The SGP park agency

This chapter aims to have a better understanding of the Egyptian context, explore the special garden project park agency (SGP) as the selected study is part of its organization, discuss the motivation behind the current increase in privatization and define the different types of private sector involvement in the SGP's parks. Therefore this chapter is divided into 3 main parts. The first part explores Cairo's urban green areas, their background, history, classification, and current situation. The second part explores the SGP background, why special, its management model, and its funding approach. The final part helps provide an insight into the increase of private sector role in The SGP parks, different types of private sector involvement, the pricing policy, and budget allocation.

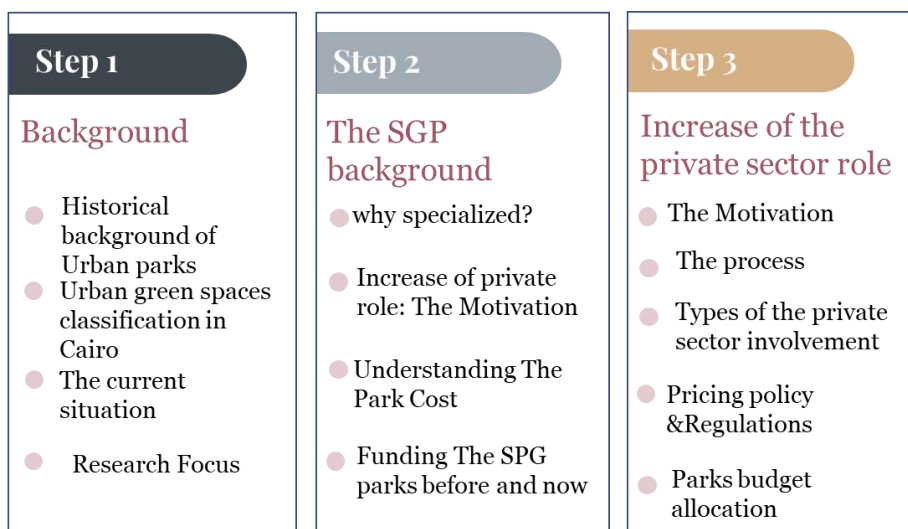


Figure 16 : shows chapter 5 overview and structure ,Source:Author.

5.1. Historical background of Urban parks in Cairo:

The concept of a Western Park as a more or less natural piece of nature is nearly non-existent in Egypt, the fact that every plot of green ground is cultivated, planted, and watered distinguishes it from natural parks in terms of size and maintenance (Rabbat, 2004). According to Messiri (2004), the idea of public parks is relatively new in Egypt. Since ancient Egyptian times, parks have been the exclusive territory of governing families and the elite (I. Dwidar & Metwaly, 2019). For example, the Gardens of the royal residences of Hatshepsut, The Muslim royal gardens...etc. As a result, these gardens acted as royal getaways, and their influence on city people was minimal.

Influenced by the park movement at the time, Khedive Ismail known as the leader of the green revolution in Cairo chose to drain the previously existent lake in El-Azbakia Plaza and convert it into a park (Tawfik & Ali, 2018). However, it was mainly used by western people and the privileged Egyptian public (Wanas & Samir, 2016). Therefore, because the park was disconnected from local culture, it became a symbol of western decadence, His vision is also responsible for the establishment of the Horeyaa and Aquarium Grotto parks in Zamalek, the Zoo, and the Orman Gardens in Giza (Abd El-Ghani et al., 2007).

In the nineties, the private sector continued to be a key producer and supporter of public parks. According to (Kim, 1987), Public spending and the private sector's supplementary support coexisted rather naturally at the time. The economic elite with considerable power and influence provided both political and financial support. For example, Zulfiqar Ali Pasha founded both the Japanese park and the Andalus park in Zamalek. The

royal family also created Zuharia garden during this period with the main aim to supply the royal palaces with different types of plants (Abdel-Rahman, 2016). With only a few exceptions, the gardens established in the nineteenth century did not live long, owing to urban pressure from a rising capital city at the start of the twentieth century (Abdel-Rahman, 2016).

For the most part, government agencies relied on existing public open green areas as a convenient resource for the implementation of residential, industrial, educational, and infrastructure projects (Tawfik & Ali, 2018), for example, El-Azbakeya park (see figure 17) lost around 40% of its area to infrastructure projects (Wanas & Samir, 2016). Each ministry claimed the right to use such unoccupied locations for its objectives (Messiri, 2004).

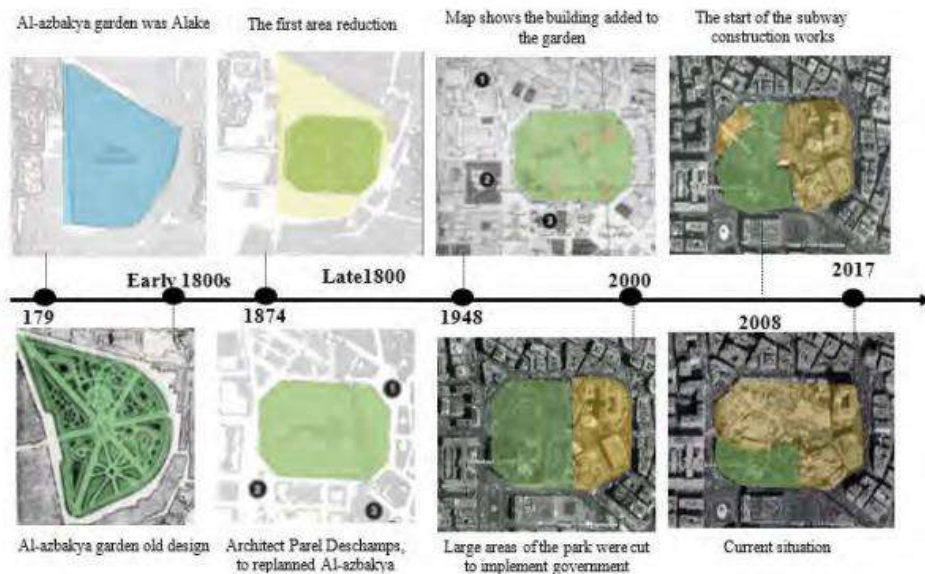


Figure 17 : shows El-Azbakeya garden's Origin and transformation over the years, source : (Tawfik & Ali, 2018)

Over the years the green spaces in Cairo vanished and decreased. Because of The harsh climate, high maintenance costs, and as they provided ideal grounds for urban expansion (Diefallah, 2020; Wanas & Samir, 2016) and “the more valuable land uses.”. However, infitah (opening up) economic policies elevated

awareness of the need for green areas and the risk of air pollution. The Ministry of Environment was established, and throughout the final several decades, new administrative levels were accountable for open green spaces and park management.

5.2. The current situation:

In the last few years, Cairo's urban green areas witnessed a great transformation, this can be mainly regarded as the construction of different Infrastructure projects and the increase in the privatization of public spaces.

Egypt's 2016/17 sustainable development plan envisioned the private sector contributing 55% of necessary financing. The neoliberal policy adopted by the government and the lack of funding both lead to increase privatization:

The privatization of urban green areas in Cairo takes different forms, for example, the complete transformation of open green areas to large-scale private projects such as a multiple-level garage (see figure x). Another example is the privatization of smaller-scale areas for commercial activities such as restaurants, and coffee (see figure 18)



Figure 18 :Before and after photos of cairo' urban green areas and their decrease due to privatization and infrastructure projects ,Source : Facebook group (ashgarek ya masr)and the

Author.

Such decision making, according to Kahn, (1966), is a "tyranny of little decisions." Also, It may give a temporary solution for governments to deal with fiscal difficulties. This is reflected in urban planning as ad hoc solutions to issues with no clear strategic vision for long-term spatial planning and its cumulative impact (Colding et al., 2020).

According to the Central Agency for Public Mobilization and Statistics, the population of Cairo has surpassed 10 million in 2022 (CAPMAS). With the current growth rates GCR population is expected to grow towards 38 million people in 2050 (Egypt vision 2050) and to be doubled within the next 40 years. Today, Cairo is showing increasing signs of environmental stress: Poor air quality, excessive density, traffic overcrowding, communities missing essential facilities and services, expanding population (Elmaghraby, 2019).The diminishing share of urban open green spaces contribute to these problems and increase their harmful effects. According to Aly and Dimitrijevic, Cairo lost 910,894 m² of its already limited green space between the years 2017 and 2020. The individual share of green space fell from 0.87 to 0.74 m² as the population increased and without any major addition.

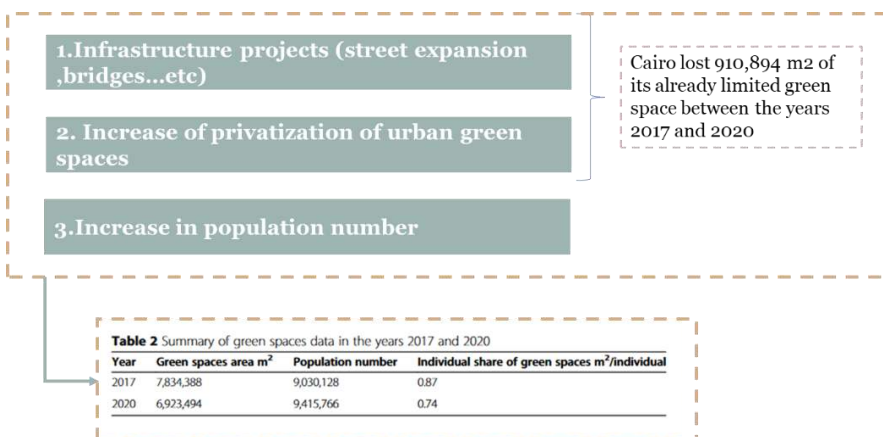


Figure 19: shows the main reason behind the decrease of urban green areas in the last few years in Cairo. Source: adopted from Aly and Dimitrijevic and edited by the author.

5.3. Urban green spaces classification in Cairo:

There is a gap between the international categories and Egyptian norms and classification of urban green spaces . (Aly & Dimitrijevic, 2022; Diefallah, 2020; M. Keleg, 2018). However, Cairo's Cleanness and Beautification Agency, developed its own classification, on which Aly & Dimitrijevic(2022),developed and added to it equivalent category in literature (see table 10)

Table 10 :shows Cairo's Cleanness and Beautification Agency urban green areas classification and its equivalent category in literature. Source: Aly & Dimitrijevic (2022).

Public parks	Amenity green spaces in the districts' streets, squares, and between buildings in residential areas that are free to use	Amenity/incidental spaces
Main axes green spaces	Green spaces in the middle or sides of main streets	Linear green spaces
Self-efforts green spaces	Green spaces created through the collective efforts of residents and the support of CCBA	Amenity/incidental spaces
Nurseries	Used to grow different types of vegetation to be used by CCBA and to sell to the public	Functional green spaces
Distinctive parks (Dp)	Green spaces that are controlled and actively managed for recreational use by a dedicated management agency the DG Administration	Amenity/recreation: public park
Specialized parks (Sp)	Green spaces that are controlled and actively managed for recreational use by a dedicated, independent management agency—the SGP Administration	Amenity/recreation: public park

Today Cairo has almost 54 public parks with specific administration and active recreation (El Araby, 2002). The CCBA classification includes 2 categories of Amenity/recreational public parks which are the distinctive and specialized parks, However, there exist other public urban parks that were not taken into consideration for instance Botanical gardens and zoological gardens which are under the Ministry of Agriculture's authority and parks in historical palaces and museums which are under the responsibility of the ministry of tourism. It is

important to note that almost all these public parks are gated and require an entrance fee, however, they are considered public as they are controlled by the government and have a relatively low ticket.

5.4. Research Focus:

Cairo Governorate currently puts up 249 acres in 30 public parks for the private sector. According to what was announced by The SGP management during a press interview, this step is part of the larger national plan to maximize returns from assets and increase resources (see figure 20), pointing out that the annual number of visitors to the SGP's parks ranges between 2 and 3 million people, with a return of up to 30 million pounds from entrance fees. He also announced that the replanning and development of multiple SGP parks to attract more users and to play a role in tourism is currently being discussed and in progress for example the Japanese garden in Helwan, the international park, El Gezira and Al-Rawda Park.

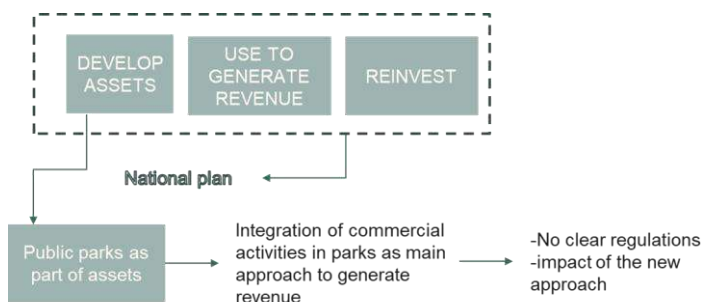


Figure 20: shows the current policy adopted by the government and the increase in privatization associated to it ,Source :Author.

The next section focuses on the special gardens project its background, funding, management, the increase of private sector role, and the process and mechanism used to achieve it.

5.5. The SGP Background:

In The beginning, All of Cairo Governorate's parks belonged to the Department of Beautification and Cleaning”CBA”. However, The CBA became overburdened with many tasks (e.g.cleaning the city, maintenance of urban green areas...etc). After the establishment of the International Garden at Madinet Nasr in 1896 and its success. And with the rising awareness of the need for green areas in the city, the Department of Special parks”SGP” was established and it became in control of twenty-three newly created or conserved parks. (Messiri, 2004)

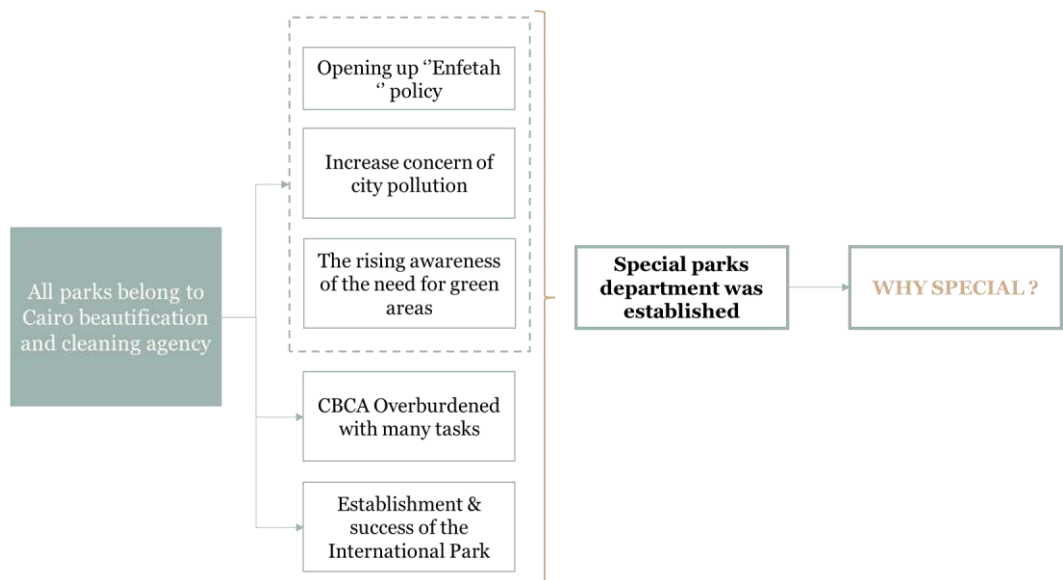


Figure 21: shows the main reasons that led to the establishment of the special garden project “SGP”,
Source: Author.

5.5.1. why specialized?

In the beginning, the SGP parks were considered 'heritage gardens' because of their historical, cultural, or artistic attributes, as they can be regarded as being of local, regional, national or international significance(Messiri, 2004).

As the SGP is One of the agencies affiliated with Cairo Governorate. The Cairo governor had the authority to designate to the park agency any new or renewed

park that he finds has a special value(Messiri, 2004). As a result, the Majority of the Parks are different in their settings, features, and scale and their management is the main common feature (Aly & Dimitrijevic, 2022).

Per the interview conducted with SGP management, another feature that the SGP parks have in common is the skilled agricultural workers of the Barajeel area. The Barajeel is a part of Osim in Giza Governorate known for its nursery and where most residents work in agriculture.

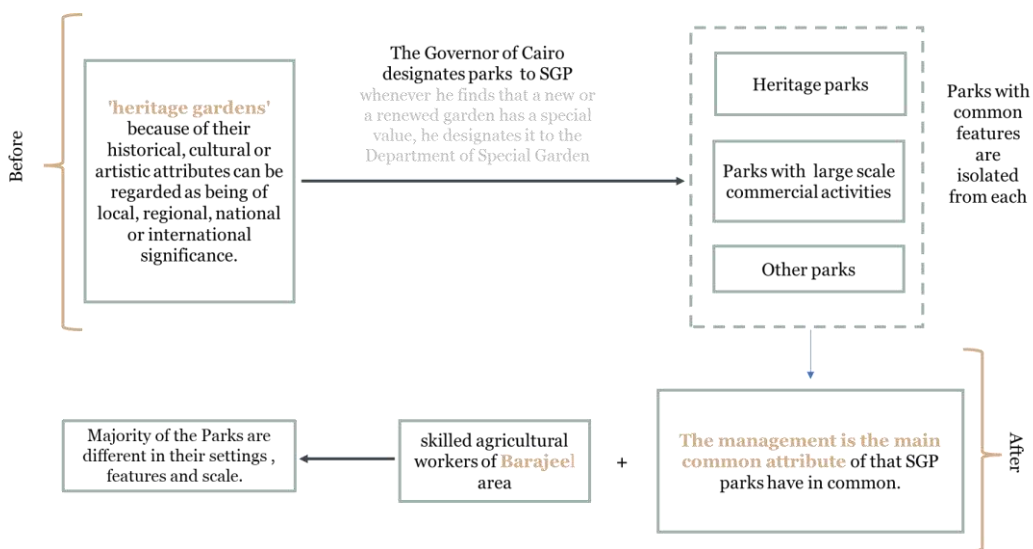


Figure 22: shows the initial and current classification of SGP's parks and why they were considered special, Source :Author.

Today, the special garden project is responsible for 3 types of parks (see figure 21): parks with historical values (e.g., Andalus Park, The Japanese Park) parks that offer large-scale recreational activities (eg. International Park that has both a theme park and a zoo) and finally parks that don't have unique features (eg. Vodafone Park). However, even parks of the same type are often kept isolated from one another(Aly & Dimitrijevic, 2022). The only classification that the SGP's parks have today is based only on their location, as the project currently includes 30 parks distributed over the following areas in Cairo Governorate:

- 9 parks in the western region.
- 9 parks in the southern region.
- 8 parks in the eastern region.
- 4 parks in the northern region.

However, it is important to note that there is no significant relationship between the parks located in the same region.

5.5.2. The Special Garden project parks management model:

As previously discussed in chapter 3 there exist different parks management models varying from completely public to completely private, The SGP park's management follows model number 2 "self-sufficient public parks", where parks are oversight and managed by the public sector, However, making the parks financially self-sustaining is the primary goal by depending on park generated revenue and a "user pays" approach.

Today, SGP is self-sufficient with partially centralized governance:

Although, every park has its manager and necessary employees, they all follow a top-down administration structure, under the supervision of one management located in the international park and share the same financial budget, four planting nurseries, and t under (Abou El Ezz et al., 2018).

5.5.3. Understanding The Park Cost "operation &Maintenance Needs":

According to the SGP park management, " *In order to fulfil our mandate, we employ accountants, mechanics, drivers, agricultural engineers, security guards, tickets sellers along with workers who are responsible for day-to-day park cleaning, maintenance, cleaning, tree cutting and specialized crews and tradespeople who maintain and repair park infrastructure* ".

The park operation and maintenance cost can be summarized in 2 main points: first the *fixed costs* which represent the expenses that are paid each month, which are mainly the cost of the employees' salaries. Although it varies from one park to another as the park's staff number varies. The total SGP parks employees' salaries are 14,000,000 pounds.

The second costs are the *variable* expenses which are divided into 2 main sub-points: the consumption for example electricity and water bills, The second variable expense is the facility maintenance represented in the day-to-day maintenance such as greenspace, toilets...etc, and other maintenance needs for example repairs, irrigation networks, equipment depreciation...etc

5.5.4. Funding The SPG parks before and now:

Under the General Authority of Cairo cleaning and beautification agency, As government employees, the SGP's staff members received their salaries regularly from the government's general budget. The park generated revenue from ticket sales, concessions, and commercial activities were used to cover the other park operation and maintenance costs, and when parks generated extra revenues(profit), the money was used to reward the employees and buy new supplies. To sum up the special garden project The park agency was self-sufficient except for the staff salaries and was depending on 2 sources of funding represented in the public budget the park generated revenue and

After years, A decision to separate the SGP from CCBA was made and The SGP became under the direct authority of Cairo government, yet the employees still received their salaries from the government. However, in recent years policy changes took place and the parks' employees and workers' salaries that used to be paid from the general public budget stopped: The SGP became 100 % self-sufficient in their financial operations (see figure 23). The second issue is that although the SGP parks depend only on park-generated revenue for funding, the ministry of finance conducts 15% of its revenue, which causes a decrease in the

already limited budget and increases the pressure on the SGP park agency to generate more revenue.

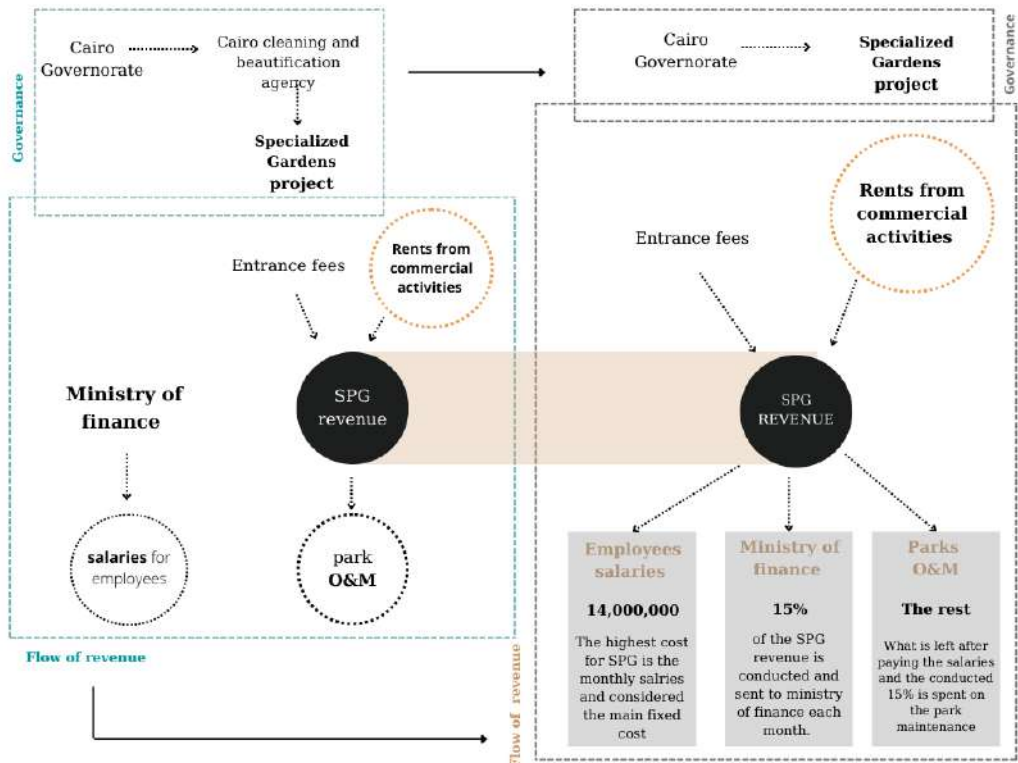


Figure 23: shows the change in the special garden project funding and revenue allocation in the last few years, Source: Author.

To conclude, a major shift in the finance of parks took place in the last few years, moving away from government budget allocations towards higher levels of a park generated revenue, SGP park agency is under pressure to increase their income from different sources and considerable experimentation with various income sources is occurring: Today, Concessions and park use permit comprise the single largest revenue source after entrance fees.

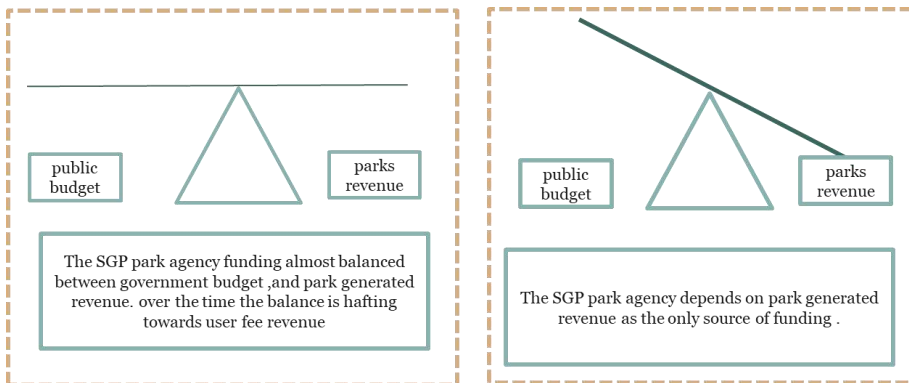


Figure 24: shows the shift from dependency on both public and park-generated revenue to dependency only on park-generated revenue. Source: Author

5.5.5. Increase of private sector role: The Motivation:

Per conducted interviews with the SGP park management, the main motivation behind the increase of private sector role is "Economic extraction" which can be defined as the need to generate income from the land on which the urban park is built due to the lack of public funding. Another reason is, efficiency as The park agency lacks the resources and capacity to maintain and operate the park's leisure activities and different user services.

5.6.6. Privatisation: Process and mechanisms :

This section describes the process of privatization in the SGP's parks as well as the procedures and tools utilized to achieve it. Chong stated that while some processes are Formal: implemented in accordance with established laws or municipal regulations and therefore require payment to the government, others are Informal and occur primarily due to a lack of control or under-regulation and thus do not generate direct revenue to the park agency. The next section will explore the 2 main formal mechanisms used by the SGP park agency to regulate the process of the involvement of the private sector in the SGP parks.

Park uses permit:

The BC parks agency (2012), defines it as permits for an individual, group, or organization to conduct a certain activity and specifies the circumstances under which the requested activity may take place. This mechanism mostly occurs for temporary commercial activities for example events, or the use of a commercial recreational activity operated by the SGP for an example soccer field.

Concession agreement:

the act of leasing or renting all or a portion of publicly owned space (here the SGP's parks) to a private business for a set length of time. In exchange, the private party pays a set sum to the park agency(Mundhe, 2008), This applies to large-scale and long-term "permanent" rentals.

The SGP has two methods of granting concessions: direct award and competitive bidding. To guarantee efficiency, The SGP commonly uses a competitive bidding procedure. However, in other cases, the government may award the concession directly or through bilateral agreements.

5.7. Types of private sector involvement:

This research classify the private sector involvement based on The length of their presence: is it temporary occupation (limited duration) or permanent occupation (long duration), and accordingly the impact they cause.

5.7.1. Temporary:

The first type of privatization occurs when a park area intended for users is temporarily used to undertake a commercial activity as a source of revenue. This intervention is mostly conducted through the use of movable furniture or equipment such as seats, boxes, tables, and so on. Accordingly, it has a smaller impact than permanent intervention(A. Smith, 2019). For example, events, music festivals, special occasions, and photo sessions.



Figure 25: Shows different temporary commercial activities organized in the SGP's parks, Source: Al Hurriyah Park Facebook page and Mouled El Akeel Facebook page.

5.7.2. Permanent:

The second type is more permanent and mostly conducted through the use of long-term interventions. It is classified into two main categories based on the forms that exist in the SGP parks and Chong's classification of the different forms of privatization. The next section explores the characteristics of each form separately.

Partial transfer for commercial use:

In this scenario, the private sector is responsible for the operation of the recreational facilities within the urban park, the spaces from the park are partially surrounded by physical components to define the area operated by a private actor. The park visitors can access the space under specific conditions (tickets, fees...etc). These enclaves are permanent throughout the duration of the contract, which might be several years. For example Cafeterias, children's amusement parks, sports courts...etc



Figure 26: Shows examples of different examples of partial transfer for commercial use in The SGP's parks, Source :youm el sabea

Transformation:

In this form, a large section of the overall space is altered and rebuilt to meet the new usage. This sub-type involves the biggest physical alteration, as well as the greatest degree of physical presence. Private firms are motivated by having access to an exclusive and available "empty" location (of the size and scale they want and that is ready to be built on (Chong, 2020). For example, gyms, restaurants...etc. The target users are mostly not park visitors and, in many cases, the privatized space is completely segregated from the park.



Figure 27: shows the different wedding venues in the SGP's parks , Source El saker event organizer's official website.

Other:

Temporary and permanent forms are the 2 main types of private sector involvement defined by the research in the SGP parks. However, there exist other forms of private sector involvement such as palm-shaped cell phone tower which is found in the majority of large-scale parks and urban advertising. However the research will only focus on the previously mentioned 2 types.

5.8. Summary:

Table 4, is an attempt to summarize the main form of private sector involvement that exists in the SGP's parks which are mainly: temporary forms of involvement, represented in partial and complete use, and permanent forms represented in partial transfer and transformation.

Table 11: shows the different types of the private sector involvement in the SGP' parks, Source: Author

The different types of private sector involvement in the Special Garden project parks				Examples	Mechanism
Temporary	Partial use	formal	Follow SGP regulations and require payment in return for using a section of the park for a specific time.	eg. bazaars, that only limit access to specific places.	Park uses permit
		informal	Do not generate direct revenue for the park agency. Mostly short termed (few hours) and small scale.	Yoga, Zumba class, painting class...etc
	Complete use	The private investor (event organizer) pays for the SGP in return for using the hall park for one or several days which limits the park access completely.		Large-scale events such as music concerts and festivals...etc	Park uses permit
Permanent	Partial transfer for the private sector	spaces from the park are partially surrounded by physical components to define the area operated by the private actor, most of the time the park user could access it if he paid fees.		The playing area, mini zoo, cafeterias, food kiosks...etc	Concession agreement
	Transformation	involves the biggest physical alteration, as well as the greatest degree of physical presence, most of the time doesn't serve the park users.		Wedding venues, gym, stores ...etc	

To better understand the involvement of the private sector in The SGP parks, the next section will explore 3 key points related to the increase of the private sector. First will explore pricing policy, then the regulations, and finally revenue allocation.

5.9. Pricing policy:

While privatization has been rationalized economically (as an alternative option to the inadequate public budget), It has been criticized regarding social fairness(Chung et al., 2011; Nyaupane et al., 2009).

This is one of the reasons why Laarman & Gregersen, (1996) asserted that price policy is an effective instrument for achieving efficiency, justice, and environmental sustainability. They emphasized the importance of basing public-sector pricing policies on broad demographic research and on-site "user" questionnaires.

Per conducted interviews and according to old concession agreements between the private sector and the SGP, The tenant was obligated to submit a price list of the different products and services to the SGP, which was responsible for approving or changing the prices set by the private investor, for example, The SGP requires the private investor to price the cup of tea at 2 pounds , require him that kids zone fees don't exceed 5-pounds, etc...

The concession agreement also states that the tenant needs to announce the prices in a clear place in the commercial space after it's approved to ensure that no change is done without the SGP approval. The price limit was based on the perceived fairness for low-income groups as they were the main public park users and target group(Messerli, 2004; A. Shetawy & Asaad, 2017).

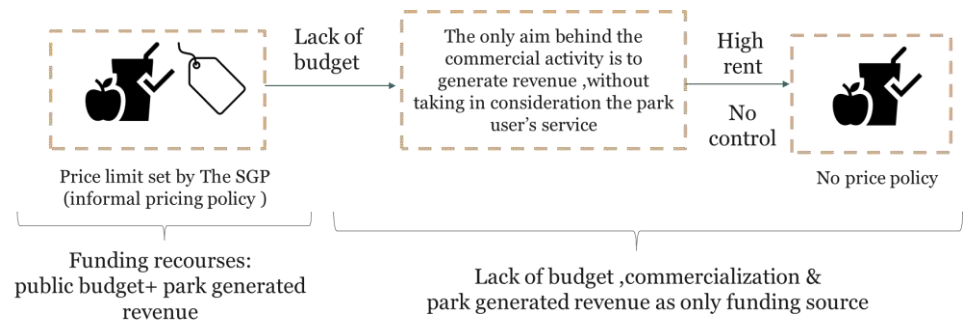


Figure 28: shows, the impact of the lack of funding and dependency on the park-generated revenue as the only source of income on the SGP pricing policy,Source :Author.

However, Today with the lack of budget and the dependency on park-generated revenue as the main funding resource, the SGP increased the rents to cover their costs. which leads to a secondary issue which is the loss of control over products and services prices set by the private investors (See figure 28).

5.10. Regulations:

The concession agreement between the SGP and the private investors includes different regulations some are generic for example:

“The contract is terminated if the tenant violates public morals, offends the

reputation of the park, or disturbs the public appearance, and this is estimated by the management alone without warning or judicial ruling, in addition to recourse to compensation if necessary.” And another “The tenant is obligated to work during the official working hours of the park. Other regulations are related to the physical presence and differ in each case, for example “The tenant is obligated to put maximum (80) chairs and (20) tables, within the space authorized in the contract.” In another concession agreement regarding a children's theme, park: “The constructions shall be made of materials that are easy to dismantle, install and dismantle, and the ownership of the fixed facilities that are set up shall be transferred to the Authority after the end of the contract period.”

When it comes to events and temporary activities, According to SPG management, not all temporary activities are acceptable, Although there is no clear rule to define “acceptable”. It is based first on what won’t offend public morals second point is, the liability level if a certain commercial activity will have a high liability attached to it, it will be rejected because of the fear of an accident. to illustrate, The SGP management stated, “A Bakery wanted to sell their products, during the feast in the park, but their request was rejected as we can’t guarantee the food quality and it might lead to poison accidents “. However, the same loss of control over prices applies to regulations as fewer rules are set to attract high bidders and increase rents and use fees.

5.11. Parks budget allocation:

All income, including entrance fees, rents, and park use permit fees, are placed into one central consolidated revenue fund. In turn, SGP uses this money to pay the various expenses related to the parks, including the employees’ salaries. However, It is important to note that each park doesn’t receive the budget allocation. In other words, The park only receives the salaries of its employees and the tools essential for park maintenance.

According to the interview conducted with SGP park management, “some parks

don't generate almost any revenues, it is not their fault, the park is underutilized because they don't have basic services or located in an unattractive place. On the other hand, some parks like international parks and child parks generate high revenues, so they make up the difference.”. Therefore, it can be concluded that, under this funding scheme. internal revenue generation by a park is unimportant.

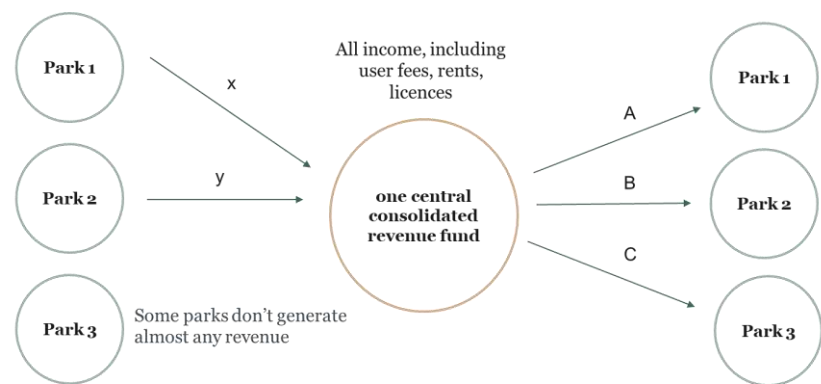


Figure 29: shows the distribution of the revenue in Th SGP parks, x and y represent the revenue generated by each park, and A, B, and C represent the salaries of employees of each park and the tools required for its maintenance.

5.12 .Conclusion:

This chapter aimed to first have a general background of Cairo's urban green spaces and parks and second to understand" the special garden project " as a hall as its the park agency responsible for the management of that child park, which is the selected case study is a part of (see figure 30).

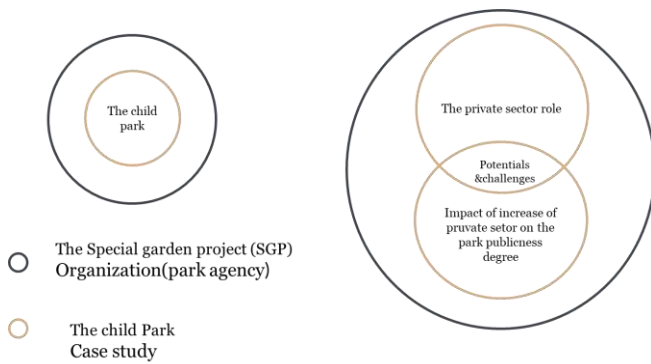


Figure 30: shows the overall case study analysis approach, Source :Author.

To conclude The lack of funding for SGP and Cairo's parks, in general, resulted in a system of parks that was becoming more impoverished over the period studied and that is facing an increase in privatization through concession agreements and park use permits in almost all the urban parks without clear regulations or set limit.

The next chapter focus on the selected case study "The Child park ", The research explores in depth the different forms of private sectors that exist within the park, their role, and how their presence impacts the park's publicness degree.

Chapter 6: Case study, the child park

Throughout the previous chapters, the research discusses the increase of the private sector role in urban parks, their role, and the impact of this increase on parks degree of publicness. In the last chapter, we explored the Special Garden project (SGP) park agency, it's background and how the private sector role gradually increase in it.

In light of the theoretical framework developed through the previous chapters, this chapter explore the selected case study, which is the child park, one of the public parks under the special garden project management. This chapter is divided into 5 main sections :First section represent the case study methodology and research tools , the second section discuss the background of the child park : it's location ,history and current state...etc .The third section explore the private sector role in the park .The fourth section illustrate in details the impact of the increase of the private sector presence in the child park on its publicness degree based on the assessment framework developed in chapter four .The final section is the summary &results which highlight the main findings of the case study analysis .

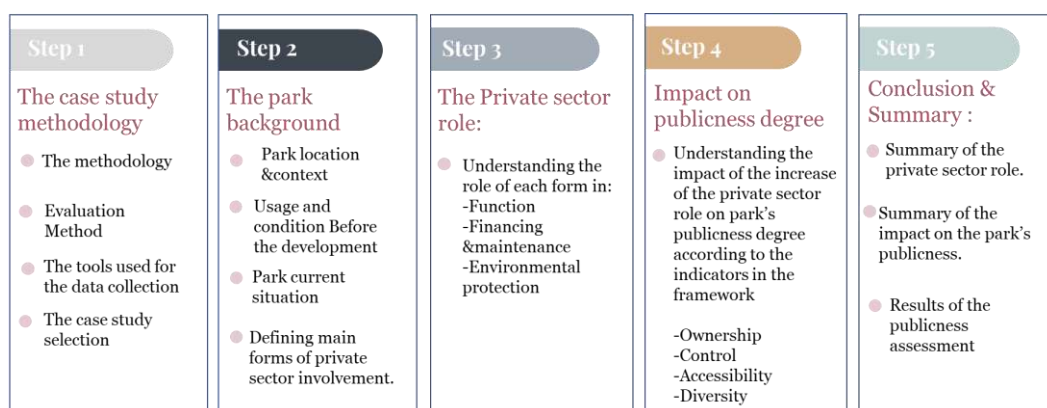


Figure 31 : shows chapter 6 overview and structure ,Source :Author.

6.1.The case study methodology :

The case study methodology consists of 4 main stages (see figure 31). The first stage have 2 main aims : First ,to explore the SGP park agency in general and to understand the organization that the child park is part of. The main findings related to the SGP were discussed in chapter five. Then the second aim is to explore the child park background, location ...etc. The methods used are semi-structured interviews with the SGP park management, the child park management, and the park staff, and by reviewing secondary data such as official documents, old photos, newspaper articles...etc.

The second stage of the case study methodology aims to understand the role of the private sector according to the three main points previously defined in the theoretical framework. The methods used are semi-structured and unstructured interviews with the park management, the private investors, and field observations.

The third stage of the case study aim to assess the publicness of each form of private sector involvement. The publicness model developed in chapter 4 is used for assessing the impact on the park's degree of publicness based on the indicators and methods defined in the framework table. The impact of each form was rated based on the author's field observations, as well as the information obtained about each commercial activity from the park management, the private investor, and the park users. An online questionnaire is used to understand better the park user's perception and the impact of the increase of the private sector on users' diversity.

The aim of the forth and final stage is to provide a summary of the private sector's role and the assessments of the publicness of the different forms of private sector involvement, translate the qualitative data to quantitative data, and present the overall impact on the park's publicness in one diagram.

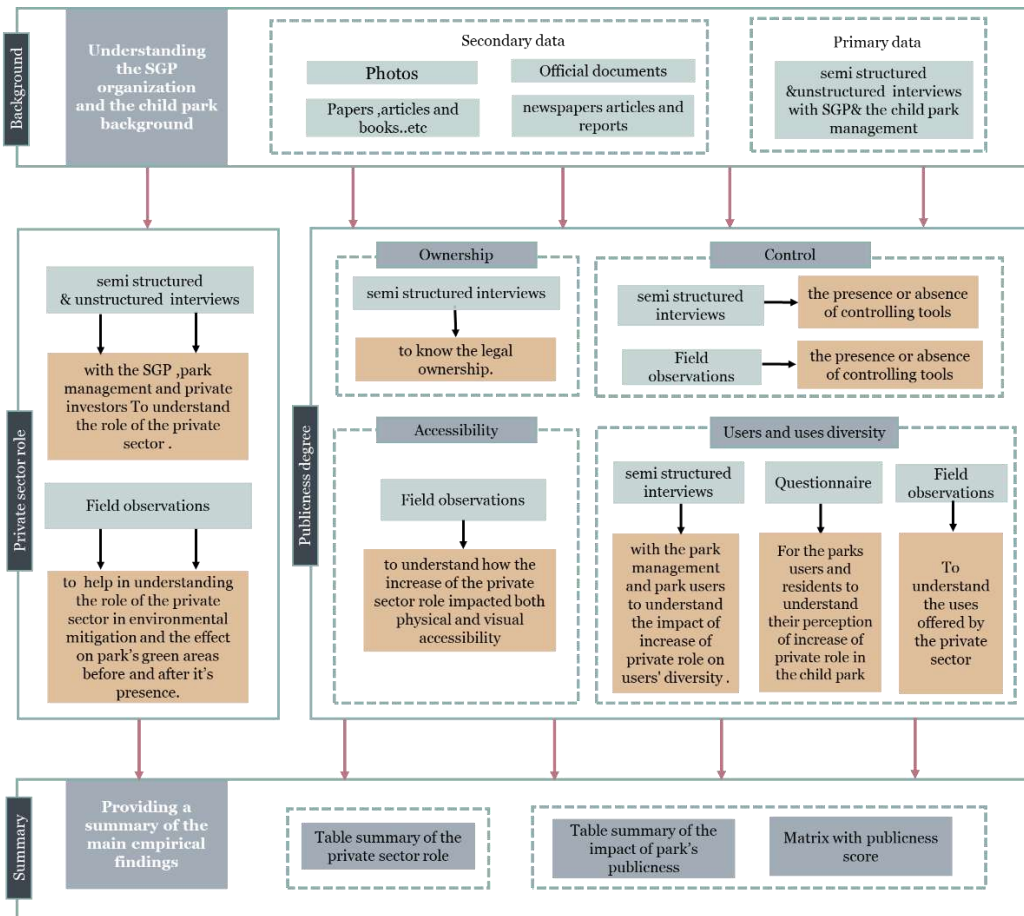


Figure 32: shows the case study methodology .Source :Author, 2022

6.2. Different Methods:

6.2.1. Interviews:

The case study aims to explore in depth the challenges and potentials of the increase of the private sector role. As a first step in the exploration, several interviews were conducted with the key stockholders involved: The special garden project (SGP) park management, the child park management, the park staff, the private investors, and the park users. The interviews were conducted in May, June, and July 2022.

Interviews with the Park management:

The SGP park management: four Interviews with the SGP park management were conducted in their main office at the International Park. The aim was to understand the SGP organization, the reasons behind the current increase of commercial activities and their types, the different challenges the park agency is facing, and how the private sector contributes to parks keeping. The main findings of these interviews are represented in chapter five.

The child park management & staff: 2 interviews with the park manager were undertaken to explore the park background, the motivation behind the development, and the current park state. The interviews focused on the role of the private sector and how it increases presence assists in park keeping and how it impacts the park user's diversity. Furthermore, 2 unstructured interviews with park staff were conducted to better understand the park situation before the development and explore how the increase of the private sector impacts the park in their perception.

Interviews with the private sector:

Inside the park:

To understand the role of the private sector in the park's keeping. First, 2 interviews were conducted with the private investors responsible for the 2 cafeterias and the kid's zone, and then a phone interview with the trainer responsible for the Yoga class for women.

The 4 corners:

An interview with the private investor and designer of park view (one of the commercial corners in the park), to understand how the private sector's contribute to the park keeping, the concession agreement, the regulation, and the design approach...etc. A phone interview was also conducted with one of the architects responsible for the design of the commercial zone.

Interviews with the park users:

The aim of interviews with park users is to have a better understanding of their perception regarding the increase of privatization in the child park, perceived price fairness, and impact on users' diversity, another main reason for conducting interviews with the park users is that the majority of the respondents of the questionnaire defined themselves from high income groups, therefore, the interviews aimed to explore and understand the perception of low-income groups.

6.2.2. Questionnaire:

The purpose:

Both Mantey & Kępkowicz(2020); Németh & Schmidt,(2011) agreed that to measure users and uses diversity it is favourable to use a questionnaire, Thus, the main aim of the questionnaire is to analyse the different indicators of diversity: Acceptability (How the respondents perceive the privatization in the child park it's disturbances and potentials ?), It also aims to explore The impact on different socio-economic groups and to explore what influence users acceptability or rejection of the increase of privatization.

Structure:

Derived from the literature reviewed earlier, the online questionnaire is comprised of three main sections: First some socio-economic/demographic data on gender, age, length of residence, and household income. The main aim is to explore if a resident will affect their perception of the increase of private presence and if low-income groups are excluded. The second section asked a range of closed and open questions, to understand both the positive and negative impacts of the increase of private sector role in the park from the park user's and resident's perceptions. For future recommendations, the final section includes different questions to understand what park users think is the best approach to fund parks in general and to explore what forms of private sector involvement are more acceptable to the users.

Sample:

The sample size was calculated by assuming an accepted measurement error of 6.5 %, a confidence level of 90%, and the half of the residents of East nasr city as the targeted portion of the population which is around 3 75000 persons. The questionnaire was completed by the expected sample size for the survey which is 160.

The questionnaire is created in both English and Arabic language, distributed online using social media. The questionnaire were filled in a period of almost one month from June to July 2022. The respondents are balanced between non-residents (51%) and residents(49%) of the park surrounding area . More than half of respondents were female (67%), In terms of household income, most of respondents indicated living in households with incomes ranging from 8000 and above (68%) and only (9%) living in household income ranging from 4000 or less. As previously stated, interviews with low income were conducted to better understand their perception.

6.2.3. Field observations:

The purpose of the field observations is to assess the impact of the increase of the private sector's role on the park's publicness degree: Control: expression of control (security staff, CCTV cameras, and posted regulations), Accessibility: access point, buildings transparency, barrier's permeability ...etc.

Field observations also contribute to understanding the role of the private sector in environmental mitigation and the impact of commercial activity on the park's green areas.

The field observations were carried out from May to September 2022.

Through this method different tools were used for instance field notes, taking photos for example photos of the different facades to analyze the degree of transparency, sketches, and mapping of the current state.

6.3. Evaluation Method:

A matrix table is used to translate qualitative data of the publicness analysis into quantitative data. Where each key point is assigned a degree from 1 to 4, these analyses provide 10 values for the different indicators of the four main publicness dimensions: ownership, control, accessibility, and diversity. These grades are used to understand the variations in the impact of the different commercial activities and the overall impact of increasing the private sector presence on the park's public.

6.4. Case study selection:

The selection of the child park for analysis was based on:

-The Private sector role: The park has a diversified form of private involvement, it provided an insightful example of the way Cairo's public parks are increasingly used as a place for commercial activities, Given it, corners were recently transformed into restaurants and coffees shops also include private restaurants and coffee shops in its 4 corners.

-Repetition: Currently, the SGP management is exploring the possibility of repeating the transformation of the 4 corners in the child park in other parks, for example, the current transformation occurring in the 4 corners of the International park in Nasr city.

-The location: In 2006, East Nasr City had the highest individual share (4.89 m²). It did, however, witness the greatest loss of green spaces in Cairo, where it lost 311,283 m² between 2017 and 2020, lowering the person share of green space by 25% to 1.69 m² (Aly & Dimitrijevic, 2022).

6.5. Nasr City:

6.5.1. Background of Nasr city:

The Child Park is located in Cairo in Nasr city. The Park has one main entrance, which is on Abou Dawoud Al Zahery Street, and a separate private entrance for the library at Ahmed Fakhri Street. Its main Entrance can be accessed from Makram Abaid Street which is one of the main streets in Nasr city which connects between two main axis which are Al—Nasr Rd. and Mostafa Al-Nahas Street (see figure 33).

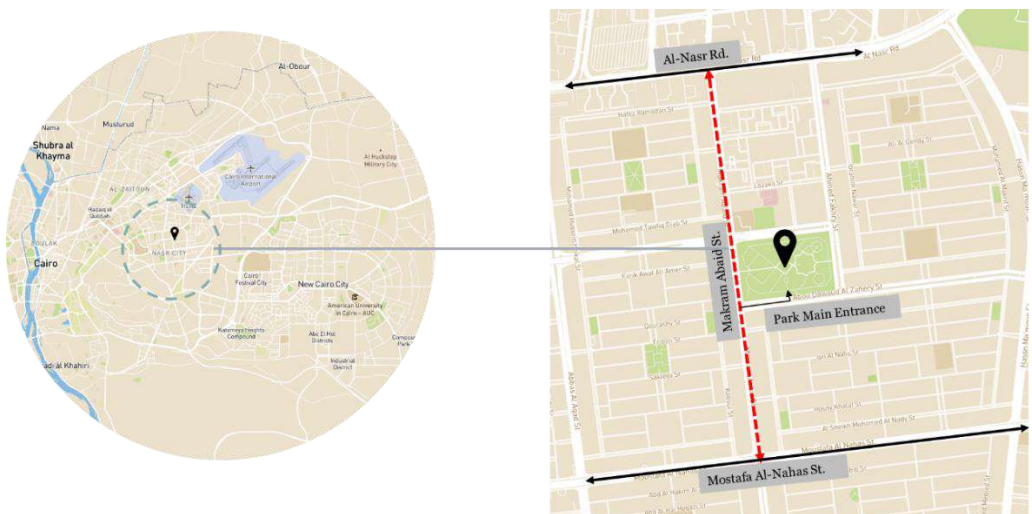


Figure 33 :shows the location of Nasr city and the Child Park on cairo's map .Source :Author, using map box.

Nasr City is a district located in the east of Cairo Governorate ,occupying nearly 250 km² and 17.3 % of its area. It was established in 1960 as an extension to the settlement of Heliopolis (Hafez, 2020). According to Keleg & Abdellatif (2019), Nasr City's master plan was created to meet modern planning principles and contained a large number of open public spaces in comparison to other Cairo neighbourhood's, however, Because the public areas were not positioned in relation to the pedestrian network, they were seen as destinations that were visited on purpose. Keleg and Abdellatif (2019), also stated that as a result, the

quality of these public places is critical because it directly influences decisions to visit them; in Nasr City's instance, they are primarily visited for leisure.

Most of the people who live in the Nasr City district are upper-middle-class and high-income citizens.(Shetawy & Asaad, 2017) as The housing levels consist of 20% economic housing, 40% moderate housing, 20% up moderate, and 20% luxury housing. In addition to the informal housing in Ezbat Elhaggana. (Greater Cairo Urban Development Strategy Vol. 1, 2012)

6.5.2. Commercial activities & main pressures:

According to Mohammed and Abd Elrahman(2017), the present land use of Nasr city is completely different from the original, it changed from a residential neighbourhood centred on commercial services to a grid of mixed-use corridors, the main reason behind this shift was the change in the state role from provider to monitor. He also noted that this was due to a lack of competence in the public sector and open-door policies that enabled the private sector and investors to acquire land and build residential buildings. To maximize profit, private developers overlooked the restrictions and building standards for heights and uses incorporated into residential properties, allowing the same building to occupy 50 apartments instead of 20 apartments that can be sold as residential apartments, offices, commercial spaces...Etc. This harmed residents' quality of life and added pressure on the infrastructure.

According to a study conducted by Hafez(2020), he examined & summarized the main factors that currently pressure Nasr city district:

- High-density population growth.
- Commercial, office, and service centralization.
- Unplanned areas with uncontrolled extension (Ezbat El-hagana).
- There is no control over converting residential uses to administrative and commercial uses.
- High land prices, and rents.

6.6. The child park background:

The Child Park was officially opened in 1996 as part of the first wave of public parks that were designed to help address rapid urbanization. The park's total area is 92400 m² (22 acres), According to Chubb (1981), parks classification the child park can be considered a community park based on its size (10-50 acres), he describes community parks as parks intended to provide a wide range of activities for different age groups of, such as sports fields, playgrounds, picnic places...etc.

The child park include a library, which covers 10,000 m² and represents almost 11% of the total park size. However, there is no relationship between the park and the library. The two are completely independent entities, the library belongs to a non-profit civil association, which is the Egypt Association for Culture and Community Development, and therefore they are separate, and each has an independent entrance, management, and activities.

6.6.1. Condition & usage before the development:

Although the responsibility of maintaining the parks is the SGP park's responsibility, it had been neglected for many years, it hasn't been maintained or cleaned, the green spaces and the trees were not cultivated, and the grass had dried and changed into bare soil and the majority of the seats were damaged and there were almost no lighting units (see figure 34).



Figure 34: show the uncultivated green areas, old seats , bare soil and neglected plants, Source: Facebook page (Ashgarek ya masr) and Facebook group (shakawa ahl madenet nasr)

Per conducted interviews, the most neglected part was its four corners as they Turned into garbage places and were occupied by homeless people at night. The park also included one cafeteria and a large kid's zone operated by the same private investor. However according to the interviews and the different photos both had a low quality (see figure 35).



Figure 35: shows the old cafeteria and the chairs and tables surrounding it and low-quality neglected kid's games in the kids zone, Source: the child park Facebook page .

The park management had argued that those problems were due to the lack of budgets through the years, lack of operational staff, and the user's low awareness. They added that most of the park's old visitors were not residents but rather outsiders: "The residents who live in the surrounding park area didn't visit the park. The majority of the users were from low-income neighbourhoods, such as Ezbat el Hagana, who used it frequently and especially during the holidays."



Figure 36 :The changes in the child park over the years ,2003 before adding the library ,2014 after adding the library and 2019 before the development.

Throughout the years the park has undergone different changes (see figure 35) However in 2020, a development plan for the park was created, initially it included: Establishing a new and modern irrigation system, adding new electrical outlets and lighting units, redeveloping the internal walkway, paving all roads with Interlock tiles, trimming trees and palms, painting external walls and curbs, and increasing plantings. The development work also includes upgrading the seat quality, replacing the damaged ones, renovating the soccer field, and making new pergolas.

6.6.2. The Current Situation:

According to the park management one of the main changes after the development is that the number of the park staff increased, currently, the total staff number is 52 divided to 2 main shifts. The park is open every day until eleven o'clock in the evening in the winter, and at twelve o'clock in the summer season. Another main change after the development is that the park's entrance fee increased from 10 pounds to 20 pounds for adults and from 5 to 10 pounds for kids . It is important to note that almost all the public parks in Cairo require an entrance fee which normally varies from 5 to 20 pounds.



Figure 37: shows the child park entrance and ticket booth, Source: Author, 2022.

The park includes some main elements such as 1 large wooden pergola and previously mentioned library. The development plan also included introducing new private uses to the park which will be further discussed in the next section.

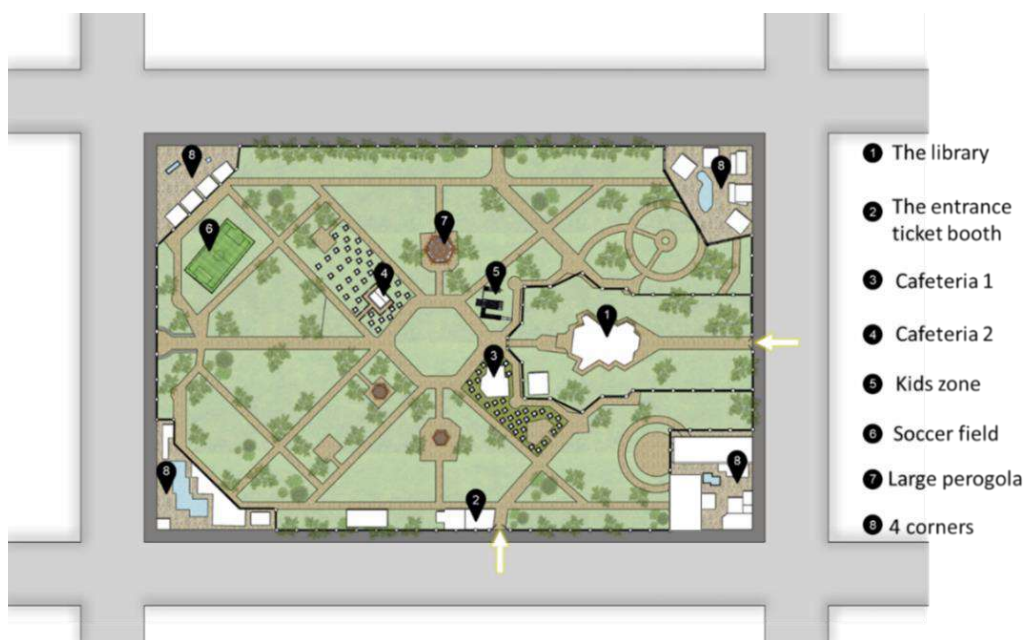


Figure 38: Current plan of the child park and its main elements, Source: Author

Location	Total area (m ²)	Type	Forms of private involvement	Special Elements
East Nasr city Cairo, Egypt	92400 (22 acres) 20	Community Park	E-cigarette event, yoga class, 2 cafeterias, kids' zone, and 4 corners	Library, soccer field, wooden pergolas



Figure 39: shows pergola, new seats and interlock flooring for passages (from left to right). Source: Author 2022.

6.7. Main form of private sector involvement:

As previously stated the park include a different form of private involvement. This section aims to define the main forms and give a short overview of each one and classify it into a temporary, partial transfer, and transformation. Based on the (Chong, 2020) classification and the already defined characteristics in Chp.5.

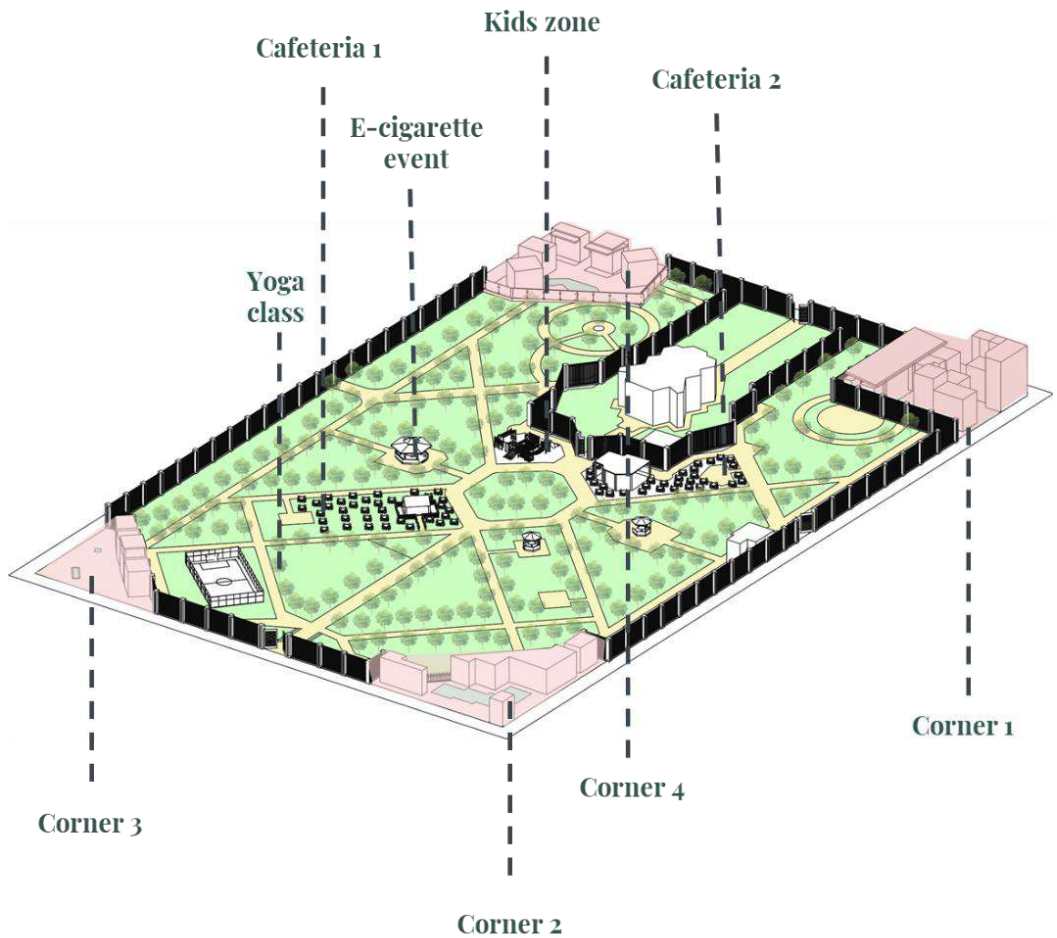


Figure 40 :The main forms of The private sector involvement in the child park ,Source :Author.

6.7.1. Temporary activities: E-cigarette event:

On the first Friday of every month, the child park Host E-cigarette event where developers and sellers of e-cigarette meet to share their experiences, promote their business and sell their products. The event is organized by an e-cigarette

developer and takes place in a large pergola. According to the park management, there were almost no events or bazars before the development except for the flower fair which is now hosted by Orman park.

6.7.2. Temporary activities: Yoga class

Organized by a yoga trainer, each week, a yoga class for women is held in the child park. The idea started when one time The yoga trainer decided to organize an outdoor class in Horeya park in Zamalek and had a positive reaction from the participants, so she decided to change the location for her classes from indoor to outdoor areas. The location of the yoga class is mainly near the soccer field.

6.7.3. Partial transfer: The 2 cafeterias & the kids' zone

Both the 2 cafeterias and the kid's zone are operated by the same private investor. Cafeteria number one includes an indoor and outdoor seating area on the other hand cafeteria number 2 only includes an outdoor area.

Per conducted interviews, the investor was motivated to invest after the development. Although the number of users and consequently his consumers is less than he expected, he stated that the users are from high socio-economic groups which helps increase his profit. He is currently negotiating with the park management to expand his cafeteria to a restaurant and offer more kids activities: Soap soccer field, trampoline ..etc

6.7.4. Transformation: the 4 corners:

Cairo government signed an agreement with different private investors, valid for 5 years then it was negotiated to become 7 years. The intention and excuse behind this transformation were to help cover the funding necessary to renew the neglected park and ensure that the park is well maintained in the long term by providing a stable source of funding. In addition to paying 2 million for each corner, the private investor was also responsible for designing and building the commercial zones.

6.7.5. Other forms:

Before defining the main forms of the private sector in the child park it is important to note that there exist other forms of commercial activities in the park, which are the soccer field and photo sessions permitted.



Figure 41 :The soccer field in the child park ,source: Author ,2022



Figure 42 :Wedding photo session in the child park ,source :Author ,2022

However, both won't be a part of the analysis as it is operated by the park management without the involvement of the private sector. The user pays directly to the park management a sum of 150 pounds to get a use permit for the soccer field for 1 hour and 350 pounds for a photo session permit in the park.

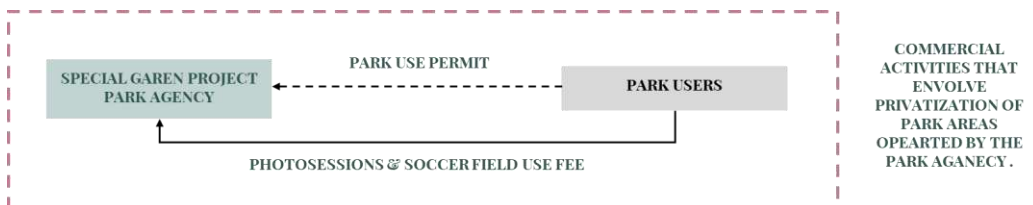


Figure 43: The process of photo session and soccer field use permit.

6.8. The role of the private sector:

In the previous section, we discussed the main forms of private sector involvement that exist in the child park. This part aims to understand the role played by each one of them in recreation, financing, and maintenance, and finally environmental mitigation & education.

6.8.1. E-cigarette Event:

Function:

The E-cigarette event doesn't offer a specific function or service for park users, it's a consumer event, targeting people who mainly want to buy e-cigarettes and sellers who want to promote their products and sell them.

Financing, maintenance& Environmental mitigation:

The event is organized by an event organizer who also sells e-cigarettes, he applies for a use permit request to the SGP management to allow him to place a specific number of tables to sell products, with a cost of 200/table.

The number of tables varies from 40-50 table with an average revenue of 9,000 pounds. Then the organizer rents the tables to different tenants at a higher price to make a profit. (See figure 44)

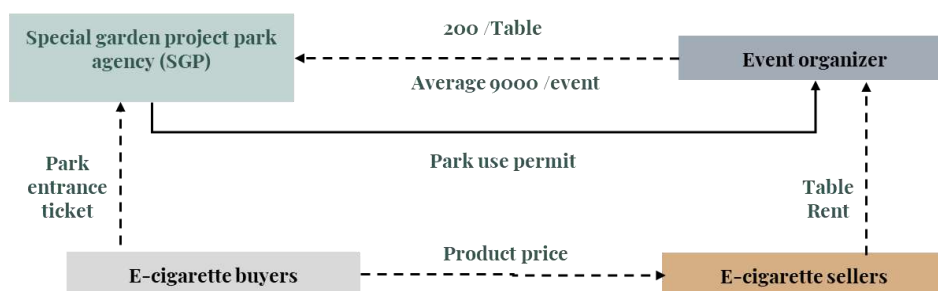


Figure 44 : flow chart shows the role of the E-cigarette event in funding, source: Author .

However, no role is played in maintenance, according to the park management, The event puts a lot of pressure on the park staff: The workers who need to clean after the event, the security staff, and the ticket sellers as several visitor increases. *'Friday is already the busiest day in the week with the added pressure, we become short staffed and therefore agriculture engineers might work as ticket sellers and maintenance workers as security'*

There is no environmental mitigation or education offered by the private sector. However, according to the park management, the event organizer is completely responsible for any accidents or major damage in the park.

6.8.2. Yoga class:

Function:

Also, the yoga class is in the park, but the participant is not park users, The class requires a reservation and mainly provides a recreational and sport activity for women who play yoga and come specifically to attend the class.

Financing, maintenance& Environmental mitigation:

The Yoga class cost 60 pounds per participant and the participants also pay entrance fees for the park. The activity can be considered informal as it doesn't require a formal request to The SGP.

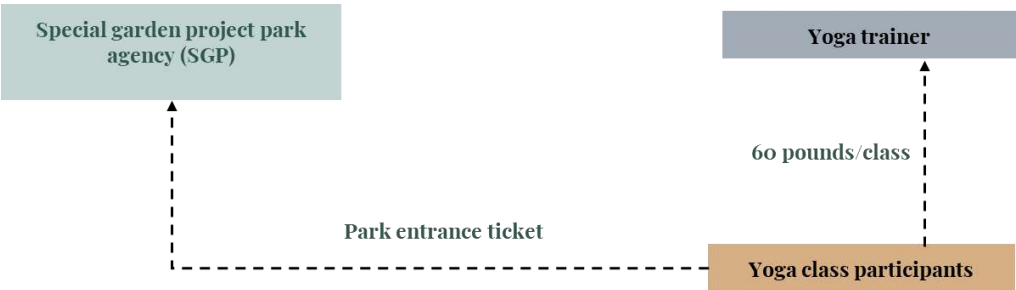


Figure 45 : Flow chart shows the role of the yoga class in funding ,Source:Author .

However, lately, the trainer had been asked to pay “ land rent ” by the park management. The main problem according to the yoga trainer is that 60 pounds are considered an affordable price by the yoga class participants. If the trainer had to pay land rent that will probably lead to an increase in the class fees and might lead to a decrease in the number of class participants numbers who can't

afford to pay both the park entrance fees and the newly adjusted class fees.

Also, no role is played in maintenance or environmental mitigation. However, the class plays a role in education about the importance of parks and increasing environmental awareness, The main slogan is ‘Appreciating, respecting and connecting to nature ‘.

6.8.3. The 2 cafeterias &The kid’s zone:

Function:

The 2 cafeterias provide a place for the park users to eat, drink and buy snacks from. The kid's zone offers a place for the kids to play different games and activities. So, both commercial activities serve the park users.



Figure 46: cafeteria 1 and it's indoor and outdoor seating area. Source: Author ,2022.



Figure 47: A women watching her grandkids in the kid's zone. Source: Author, 2022.

Financing & maintenance:

Financing:

A concession agreement between SGP and the private investor gives him exclusive rights to operate the business (2 cafeterias and the kid's zone) in the park for 5 years under specified terms and conditions. In general cases, The SGP uses Competitive bidding to choose the most efficient investor. However, in this case, a Bilateral negotiation was used to fasten the process.

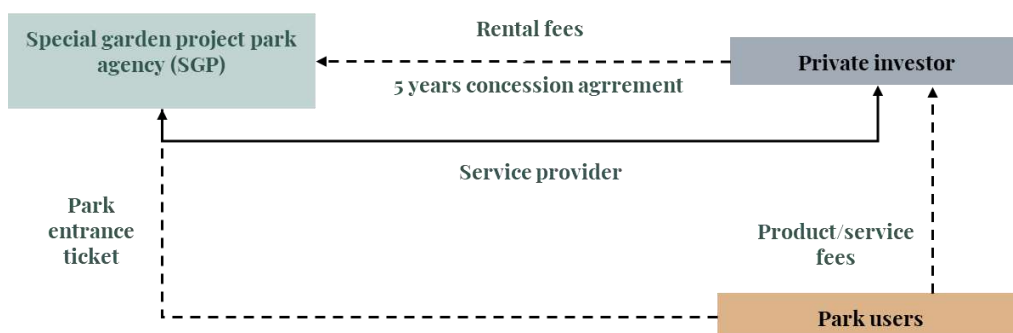


Figure 48 :Flow chart shows the role of the 2 cafeterias and the kids zone in funding ,Source:Author.

Maintenance:

Although the private sector has no formal maintenance responsibility, However As the park's image is key for business success. The business owner plays an informal role by providing the park with some supplies for example light bulbs, paint, water Stopcock ...etc

Environmental mitigation & Education:

To allow the private investor to put tables and chairs on the grass the park management ask him in return to buy fertilizers, to help with the desertification caused by it. This can be considered “Environmental rehabilitation” of the occurred damages. Sometimes the park management asks for an extra quantity to use for surrounding areas too.



Figure 49 : One of the park staff gardening the plants in the area surrounding the cafeteria, source: Author,2022.



Figure 50 :Bare soil under one of the cafeteria's table ,source :Author,2022.

6.8.4. Transformation: the 4 corners:

Function:

The 4 corners mainly include restaurants, coffee shops, and 2 kids' areas.

As will be discussed further in the publicness degree analysis, there is no access between the park and the 4 corners, accordingly, the commercial activities in it don't serve the park users or offer them a service.

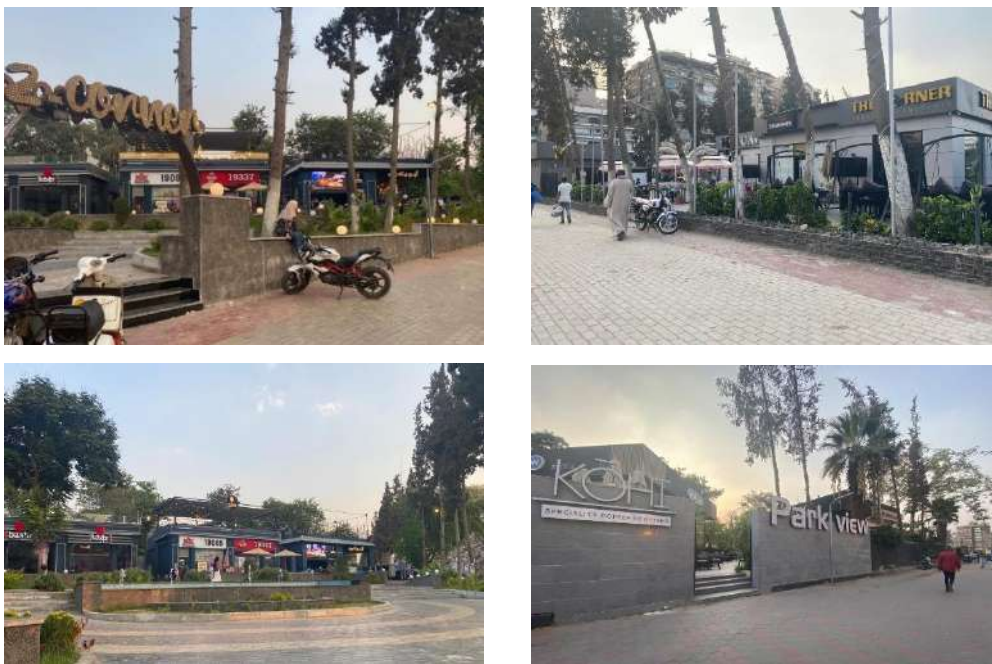


Figure 51 :The commercial zones at the child park corner and their only entries from the street side,
Source :Author,2022.

Financing & maintenance:

Financing:

According to SGP the initial development plan of the child park only included the commercial activities inside, represented in 2 cafeterias and 1 kids' zone, and the rehabilitation of the existing soccer field. The idea of the transformation of the 4 corners came with a decision issued by the governor's office, the main motive was

Reimbursement of what has been spent on the park development and to make sure that the park quality stay the same after the development for an indefinite period, to guarantee and ensure the financial sustainability. However, the money from the 4 corners doesn't go to the SGP agency nor to the park itself, it goes to the Cairo governate which was responsible for the development and is used for other purposes. Like the partial transfer, the awarding followed a bilateral negotiation, to speed the process. A concession agreement between Cairo governance and the different investors took place, The agreement period was 5 years then it was negotiated to be 7 years.

Under The agreement, the private investor gets the rights to design, build, operate and maintain his commercial corner. In return, he pays a fixed sum of 2 million /year with a total of 8 million for the 4 corners to Cairo governate. Revenue to the private investor come from the rent paid by different coffee shops and restaurant tenants. After the contract period, the investor transfers the built facilities to the government, and another bidding or negotiation takes place for a new contract.

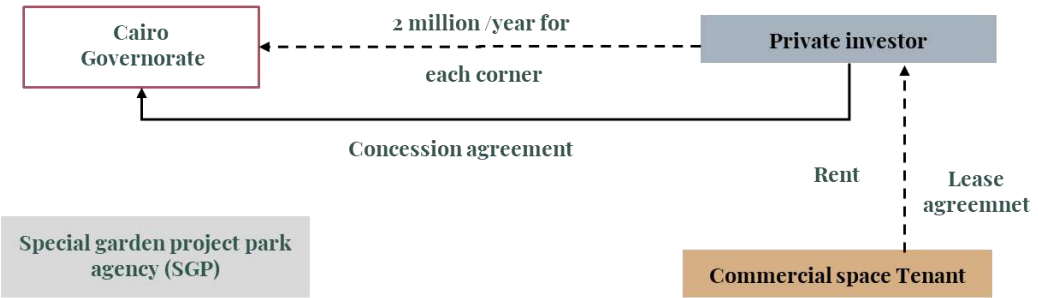


Figure 52 : Flow chart shows the role of the 4 corners zone in funding ,Source:Author,2022.

Maintenance:

The concession agreement between the private investor and the government doesn't hold them responsible for official maintenance works. However, according to interviews with the park management & private investors.

Corners 4 & 2 buy supplies and pay informally to the workers to ensure that the surrounding area of their corner is well maintained and kept. This is mainly done with the aim that the view of the park is attractive to their consumers.

Environmental Mitigation & education:

As a result of the lack of regulations from authority and the investor's aim to generate maximum profit, no environmental mitigation measures were taken during or after the transformation of the corner.



Figure 53 :show the removal of trees at the child park ,Source :Facebook group (mashakel ahl hay shark madenet nasr).

Almost all the trees were cut during the building process, except for the 4th corner “park view” which is discussed in detail in the next section.

6.9. Corner number 4, Park view:

The project vision is to create a green food court based on three main pillars: recreation, education, and nature (see figure x). The owner and designer of park view “Dr. Tarek ” owner of a landscape and architecture firm, stressed that one of his main aims was to preserve and increase the existent trees.:*’you should bring someone who loves the space and is not only aiming to make profit... I did it to showcase the idea that you can make a profit without disturbing the environment and make people happy”*



Figure 54: shows the design plan of Park view, Source: The grid Architects landscape and architecture office.

6.9.1. Conserving the existent trees:

There was almost no tree cut during the construction of the project, as per conducted interviews and site observations.



Figure 55 : shows the existent tree in park view .Source :Author ,2022.



Figure 56 :shows a tree passing by a wood shade .Source:Author ,2022.

6.9.2. Increasing Trees and green areas:

Dr.Tarek stressed the importance of increasing the greenery not only maintaining the existent one “The project should complement and add to the park not take from it “There was an increase of around 30% in the green area, which can be summarized in 3 main points:

The pond:

The water pond includes koi fish and different plants eg. a papyrus plant, lotus flowers, a bamboo tree...etc. One of the main issues that users complain about was mosquitos in the outdoor area, to get rid of it naturally lemon grass is used in contrast with existing trees.



Figure 57: shows the water pond in park view. Source: Author and Masry el youm.

The green roof:

As a resident of the surrounding area of the park, Dr. Tarek felt the need to respect the resident park view, accordingly all the buildings have loans on top except for Dina farms building, which is currently using the roof as an outdoor seating area.



Figure 58 :Layout showing the Green roof covering the different buildings in park view ,Source: Google earth

Decorative landscape:

Different plants were used for aesthetic and design value.



Figure 59 : Decorative landscape in park view, Source :Autor, 2022.

Summary :

This section explores the role of the private sector in the child park. The next section explores how the increase in the private sector in the park impacts its degree of publicness according to the developed framework in chapter four.

The main points concluded in both sections will be summarized at the end of the chapter.

6.10. Publicness degree:

After investigating the role of the private sector in the child park. This section will explore on a micro-scale how the increase in the private sector's role in the park impacts its publicness. The analysis will be based on the developed framework and the 4 main dimensions of publicness defined in it which are ownership, control, accessibility, and user and uses diversity.

6.11. Ownership:

All the properties in The SGP parks are built on land owned by the Government. When a company or individual invests in a commercial business in the park, they do not become the legal owner of the land on which the structures stand. Instead, the individual or organization pays a fee to the government in exchange for the right to use the premises for a set length of time. If the agreement includes a capital intervention (building a new facility), its ownership goes to the government after the agreement period is finished. The municipality keeps control over the park ownership through this agreement.

6.12. Control:

The SGP park agency and the direct park management are responsible for general strategy, vision, and the security and surveillance of the park. There is only 2 set of rules posted in the parks, one by the direct park management at the entrance, to encourage people not to throw garbage and a second one posted by CNR which is a non-profit organization for stray dogs, the post gives some, guidance about how to deal with dogs in the park. There is no set of rules posted in the park by the private sector, and no security cameras or personnel. However, this only applies to the private uses inside the park itself, the park management has no control over the 4 corners as it has its security staff, cameras and regulations.



Figure 60: posted regulations and electronic surveillance in the commercial corners, Source: Author, 2022.

6.13. Accessibility

This section aims to explore the impact of the increase of the private sector's role on the park's accessibility. The analysis is conducted according to the 2 main points of accessibility defined in the developed assessment framework. Therefore, this section is divided into 2 main parts, part one explores the impact on physical access and part two explores the impact on visibility.

6.13.1. Physical access (permeability):

A significant percentage of the previously accessible spaces by the park users are now occupied by different forms of commercial activities, some of these uses have heavy structures and others are only using light structures. Some have access points and others restrict access completely. Therefore, this sector aims to analyse the impact on the park's physical access according to the already defined aspect and indicators in the assessment framework which are: Degree of physical presence represented in scale, Physical footprint, Permanence or temporal use, and Access point represented in the permeability of the access point. It is important to note and as previously discussed in the park background, the park includes a child library, which is completely separate from the park: different entrance, management & ownership therefore and to better understand the degree of physical presence(scale) of the different private uses the library area will be subtracted.

Temporary activities: E-Cigarette event & the yoga class:

First, the E-cigarette event has a low degree of physical presence as it occupies almost 560 m² which represents around 0.7% of the total park area. The main physical intervention is carried out using small pieces of furniture or equipment such as boxes, tables, and chairs (see figure 62). However, it expands, as they add other equipment that promotes its economic activity, for instance, structures to display its products, lighting units, screen projector, and DJ.

The E-cigarette event is free of charge and any park user is allowed to access it with no restrictions. However, the event environment suggests that consumption is required for accessibility. As a result, although no fees or entry are required, park users become unwelcome if they are not interested in buying the products (the E-cigarettes). Second, The Yoga class occupies only 12.6cm/sq. which represents around 0.01% (this is based on the average yoga mat size of 70*180 cm and class participant's number range is 8 people) and accordingly is considered to have a low degree of physical presence.



Figure 61: shows the space occupied by the yoga class participants, Source: Author, 2022.



Figure 62 : Movable furniture and equipment in the E-cigarette event, Source: Child park, Facebook group.

Partial transfer: The 2 cafeterias & the kid's zone:

First, as previously explained in the background the child park includes 2 cafeterias one with an indoor and outdoor seating area and the second with only an outdoor area. Cafeteria 1 area is around 395 m² which represents almost 0.5% of the park, however, if we add the outdoor seating, the area is 1290 m² which

represents almost 1.5% of the park area. The Same scenario applies to cafeteria number 2: although its area is 160 m² (0.1%), when we add The expansion of the outdoor seating area it becomes 1600 m² around 2% (see figure 63).The park users can path through both cafeterias, however, to be able to use the seats, The park user is required to order food or drinks from the cafeterias.



Figure 63: shows the different spaces occupied by the kid's zone and the cafeteria and the extension of the radius of activity of the 2 cafeterias ,Source: Author,2022.

Regarding The structural system of the 2 cafeterias, a light wood structure system is used, the implementation however involved other physical interventions for instance changing the grass into hard flooring (see figure 64), a brick balustrade barrier, wood, and fabric shades and different movable furniture such as tables, chairs.



Figure 64: shows the indoor area of cafeteria 1, its light structure system, and the tent used as a shade



Figure 65: shows cafeteria 2 its light wood structure, and the balustrade.

Second, the kid's zone has an area of almost 600 m² and a ratio of 0.75% which include the food cart that sells toys and sweets. Accordingly, the total ratio of the 3 private spaces is around 4.5% of the park area. All the games in the kids' zone are movable and don't require any heavy structure. The park users can only pass by the kids' zone as it is surrounded by a wood fence, to enter the space an entrance fee is required, however, it only allows the kids to play for a limited amount of time around 30 minutes (see figure 66).



Figure 66: shows the kid's zone and the movable kid's games and the kid's zone entry, Source: Author ,2022.

The 4 corners:

The area of each corner, according to the concession agreement, is about 2500 m² which represents almost 3 % of the total park area. All the areas differ in small percentages except for the second corner which has a 3000 m² as a total area. In total, the 4 corners represent around 12 % of the total park area which is considerably high scale compared to the other forms of private sector involvement.

In the beginning, there were no instructions to regulate the building process. Corner 3 was the first corner to be lent to private investors and a heavy concrete structure was used. Corner 4 was built using a light structure which made, the Cairo government decide to require the private investors to only use steel structures and glass facades. However, this is not an official requirement and not

part of the concession agreement, therefore most buildings have a high percentage of solid wall, and some extend to a second floor and consequently have a heavy footprint.



Figure 67 :shows the structure of one's of the commercial building using steel beam and high percentage of solid wall in contrary of the government unofficial requirements of using glass.

The users of the 4 corners are not allowed to access the park under any condition, although there exists a door at corners 3 and 4 and vice versa, it is completely closed. According to the park management, this was essential to be able to manage the park entrance fee collection. *“To allow access from the 4 corners to the park require a ticket seller at each corner we don’t have that capacity, The worker's numbers only cover the maintenance work ”*



Figure 68: No access between the park and the commercial zones, Source: Author, 2022.

6.13.2. Visibility:

Another physical modification caused by privatization is the decrease in the openness and visibility of the park to the park users and the pedestrian passing by it, however, this research will only focus on the impact on the park users.

According, the next section analyses the degree of visibility of the different forms of the private sector involved in the child park. This analysis will be based on the already defined indicators developed in the analysis formwork which are transparency and the barrier's visual permeability. This is based on the idea that the more visible the space is, the more the opportunity for passive interaction between park users and private space users increases.

Temporary activities, E-Cigarette event & the yoga class:

The E-cigarette event degree of visibility is high as the only visible barriers are the tables and the lighting units which are used to define the event space and therefore create somewhat of a barrier (see figure 69). On the other hand, the yoga class is completely visible as there is no barrier of any kind.



Figure 69: shows the lighting units used to define the event space and creating somewhat a visual barrier, Source: Author, 2022

Partial transfer: The 2 cafeterias & the kid's zone

Regarding cafeteria 1, the majority of its façade is somewhat visually permeable as its boundary is only defined with plant boxes and 50 cm wall brick and there is almost no solid object to block the eyesight from indoor to outdoor and vice versa except for a percentage of the façade which is covered with an opaque solid

banner, printed and transparent fabric.



Figure 70 :The visual permeability of cafeteria 2 façades, , Source: Author, 2022.

According to the cafeteria owner, the modifications to the façade are mainly to decrease the heat in the indoor area and protect it from dust, therefore, keeping it cleaner for a longer time. The food & drinks station is in the middle of the space accordingly all the façades have active uses represented in the indoor seating area, display fridges...etc. In Cafeteria 2, to define its boundaries a balustrade is used . All The façades from the surrounding area are visually permeable except for the left facade as it is partially enclosed with a gypsum wall (see figure 71). As cafeteria 2 doesn't include an indoor seating area the main active use is people ordering food and buying snakes from the food display.



Figure 71 :shows the visual permeability of cafeteria 1 façades, Source: Author, 2022.

The kid's zone is visually permeable, it's a boundary defined with wood fences with a height of 150-1600 cm, it is relatively high compared to other barriers used in this type and considered at eye level (see figure x), All the kids zone façade are visible and have active uses except for the back façade as it only consists of the back part of the larger scale games (see figure 73)



Figure 72 : shows The access point to buy a ticket and enter the kids zone to use the different games, Source: Author, 2022



Figure 73 : shows the backside of the large games creating visual obstacle , Source: Author, 2022

Transformation: The 4 corners

Transparency:

In this section, each corner will be explored separately to better understand the different scenarios of visual permeability. First, regarding corner 1, The majority of the façade is completely solid except for the inner court between the two buildings. There is almost no active use at the park side, which eliminates any chance of passive interaction between the park users and the users of the coffee shops and restaurants.



Figure 74 :low transparency of corner 1 façade at the park side , Source: Author, 2022.

Second, regarding corner 2, the façade on the park side can be considered more transparent and active as it includes a solid wall with large glass windows (see figure 75) and the kids area which is highly transparent and is only covered with a mesh net (see figure 76) which increase the chance of passive interaction between the park and corner users.



Figure 75: shows Solid wall with large glass windows in corner 2 creating medium transparency, Source: Author, 2022.



Figure 76: shows the kids zone on the park side in corner 4 covered with mesh net, Source: Author, 2022.

Regarding the third corner 3, the façade on the park side is almost opaque except for 2 windows (see figure 77). There is no active use because all the coffee shop's active facades are facing the opposite park side. As a result, the space between the fence and the buildings is completely neglected and used as a dump for unwanted stuff and tools (see figure 78).



Figure 77: corner 3 back facing the park side creating an opaque facade, source: Author, 2022.



Figure 78: Corner 3 space at the park side neglected and used as a dump, Source: Author, 2022.

Finally, regarding corner 4, the outdoor seating area which represents almost 2:1 of the indoor seating area is on the park side (see figure 79), which increases the possibility of passive interaction between park users and users of the coffee shops and restaurants. Another active use at the park is the kids' zone (see figure 81). Almost all of the façade on the park side are also transparent (see figure 80) and have active uses except for the only visual barrier, which is the artificial lake with the soft scape.



Figure 79: shows the outdoor area on the park side in corner 4, Source: Author, 2022.



Figure 80: shows the transparent façade on the park side in corner 4, Source: Author, 2022.



Figure 81: shows kids zone at the park side in Corner 4, Source: Author, 2022.

Barrier's visual permeability:

Corner 1 use 2 types of barrier first :a metal barrier and the solid wall of the commercial buildings .Regarding Corner 3 ,it is using a metal fence similar to the fence surrounding the park a barrier . The fence height is above eyesight which makes it relatively long compared to the other corners.



Figure 82: solid wall and metal fence used as a barrier in corner 1, Source: Author, 2022.

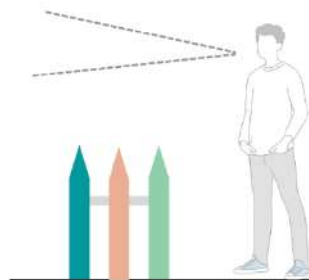


Figure 83: metal barrier similar to the park fence used in corner 3, Source: Author, 2022.

Regarding Corner 2 barrier, it is a low-coloured wood fence. Finally, Corner 4 barrier is a glass fence (see figure 84), height under eyesight (70cm) with a small softscape (see figure 85), which makes it highly permeable.



Figure 84: shows corner number two low coloured wood fence under eye sight, Source: Author, 2022



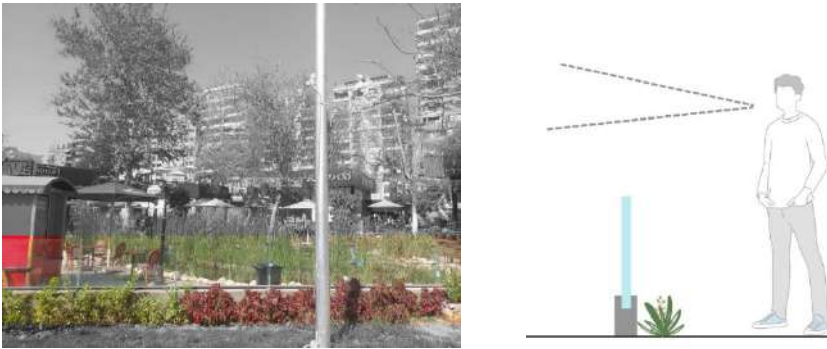


Figure 85 : shows corner number four low glass barrier under eye sight, Source: Author , 2022.

6.14. User diversity:

This section aims to understand the impact of the increase of the private sector role on the park user's diversity, The analysis is conducted based on the already defined points in the assessment framework: which are Acceptability, Socioeconomic groups, Age groups, and gender.

6.14.1. E-cigarette Event:

Regarding the acceptability of the commercial activity, for opponents, the e-cigarette events were inappropriate for a park. According to one of the park users *‘it is called the child park, what are we teaching our kids by having such an event, yes it only happens one time a month, but it is on Friday the most crowded day in the week’*.

The main argument was not that they are against hosting events in the park in general but against hosting an event that sells cigarettes. On the other side, some interviewees felt e-cigarettes are a healthier alternative to cigarettes and the park management felt that these events attract users who will never go to a park in normal cases. *“The only thing that brings them is the event and maybe they will like it enough to come on different occasions”*. However, another opponent's argument is that “ this not the type of visitor we want the park to have .” Arguments that e-cigarettes were commercial events staged in parks are not the main issue, according to the analysis above. It shows that this resistance is mainly motivated by ideological and symbolic concerns. These

divisions were supported by contradictions between what is appropriate and what is not.

Regarding the ability of the commercial to attract different socio-economic groups, gender, and age groups: The event is free of charge as it is considered more of an open market because the area in the park is only occupied for an amount of time by the trader, their products and people who want to buy it. Therefore, most of the event participants are men from high and medium income, who want and afford to buy e-cigarettes. They are not regular park visitors however are attracted by their purchasing needs.

6.14.2. Yoga class:

The Yoga class is only for women and the majority are from the medium and high classes who play yoga regularly. Most interviewed people felt this is a good initiative and should be encouraged on the other side some people felt that parks are not the space for women to work out. *“Do they have to work out here? why don’t they do it at home or a gym ”*. The opponent's arguments here are based on what they perceive as appropriate and what is, not on the distributions caused by the activity. Another argument is the safety issue: *‘I don’t think that it is safe, they should be careful people might harass them ’*

This is quite true, according to one of the yoga class participants, women working out in outdoor and public spaces in Egypt is not common, which sometimes attract unwanted watchers and cause irritation for them. However, this rarely happens during the yoga class because the class takes place on weekdays, early in the morning (9-11) and the park is almost empty.

6.14.3. Two Cafeterias & kids’ zone:

The main complaint of park users regarding the 2 cafeterias and the kids zone was the High prices. It was notable how the perceived price fairness varied according to different park users. Higher-income users Highlighted the better

quality and service offered by the new cafeterias and kids zone.

“The cafeteria is clean and the quality is also great, we live just nearby and started to come after the development.....our kid also enjoys the kids zone so now we almost come every week “

However, opponents pointed out the small scale of the kids zone, the short play duration, and the expensive food and beverage offered in the cafeteria. It is also important to note that old park users compare old and current situations.

“We used to come before the development, the park was much better the entrance fees were cheaper and the kids’ zone was so much better it was larger and cost only 10 pounds for an unlimited time...”

Arguments also included more user experience that went beyond simple criticisms of the price. A park user pointed to the ways the kids zone location forced her to change hers.

“I have three kids and I am a widow; I just can’t afford to pay for the kids zone. The children are nagging me because they want to play, it is the feast I want to make them happy but I just can’t pay 30 pounds for each child and only for 30 minutes, it is just too much...I had to move away from the kids zone so they forget about it “

Accordingly, we can conclude that higher income showed more acceptability than lower income groups who prioritize the price more than the quality.

Socio-economic groups :

As previously discussed in the previous section, Due to the high rent the products and services pricing is not regulated by the SGP and is left for the private investor to decide. As user perception of price fairness was already explored in the acceptability section. this part will explore how this change impacted the presence of the different socio-economic groups in the park.

Throughout the years the child park had a large kid's zone and a cafeteria, according to park management, the old investors are one of the main reasons behind the park's deterioration as their poor quality, only attracted low-income visitors (see figure 86). However, as the quality was low the prices were also relatively affordable for instance (5-10) pounds for all the games in the kids' zone for an unlimited period. Currently, the services offered by the private sector (kids' zone, food, and beverage) are better in quality, however, are unaffordable for low-income groups, which resulted in 2 main changes: An increase in the presence of park users from high-income groups who are attracted by the better quality and a decrease in the low-income groups who can't afford the new prices.



Figure 86 : shows the difference in the quality of the cafeteria and the kids zone before (on the left) and the current cafeteria and kids zone (on the right), Source: Child park Facebook page and Author.

Age groups & Gender:

The kids zone plays a key role in attracting kids and young families to the park (see figure 86), per conducted interviews with the park staff ,the park users ask at the park gate if the kids zone is open before buying the park ticket ,this highlight it's key role in attracting kids to the park .However, it only includes games that serve young kids, from ages 3-7. According to the private investor, his plans include expanding the kids' zone and adding other games and activities for older kids and teenagers. On the other hand, Although the cafeteria is used by different genders and age groups they don't play a major role in attracting a specific age group or gender. Per interviews with the park management and private investor, the cafeterias mainly serve the park users who need to eat or drink during their visit to the park and don't help in attracting a specific gender or age group.



Figure 87: kid's zone attracting kids and young families, Source: Author 2022.

6.14.4. The 4 corners:

The transformation of the 4 corners of the park to private spaces represents the largest intervention and has the highest impact on park accessibility, accordingly, to better understand its impact on users and uses diversity a questionnaire for the park users and the residents of the surrounding areas was used. The questionnaire respondents show that Both The residents and non-residents agreed that the main disturbances are that they can't find a parking spot for their

car, and the second and third disturbances are the delivery motorcycle occupying the sidewalk and the park view while walking around it.



Figure 88 :shows the delivery motorcycles occupying the sidewalk, source :Author,2022.



Figure 89: shows a park space reserved using a cone ,Source facebook group (shakwa hay shark madenet nasr).

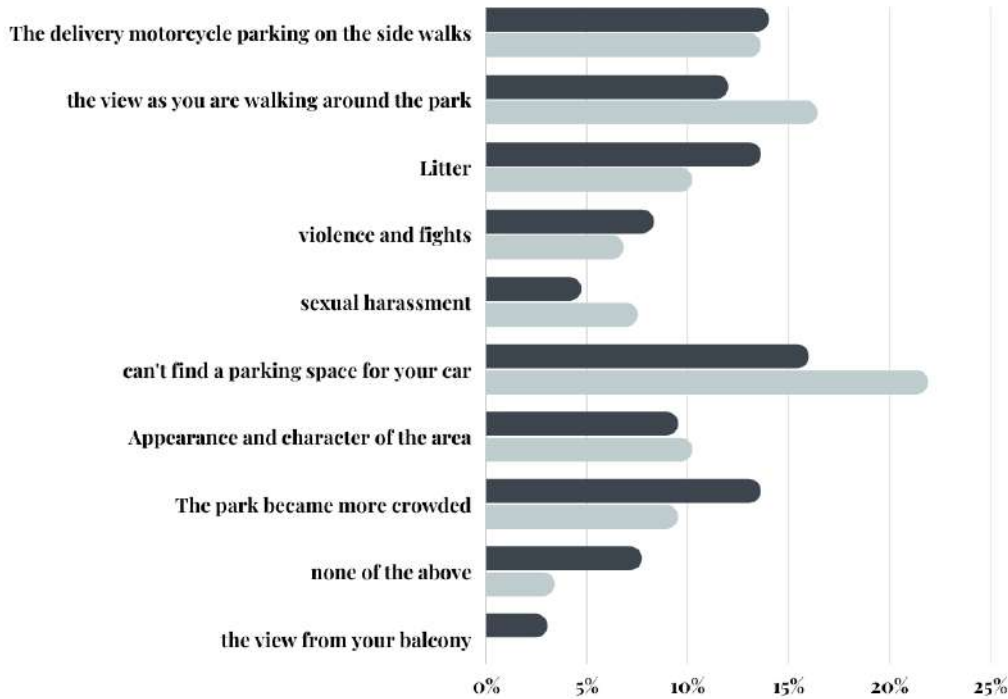


Figure 90: The residents and non- residents' respondents when asked about the main disturbances caused by the commercial activities.

No significant difference was found between the residents and non-resident respondents regarding the positive impact of the 4 corners (see figure 91). Both agreed that the main positive impact is: attracting new users to the park and that the park became more lively.

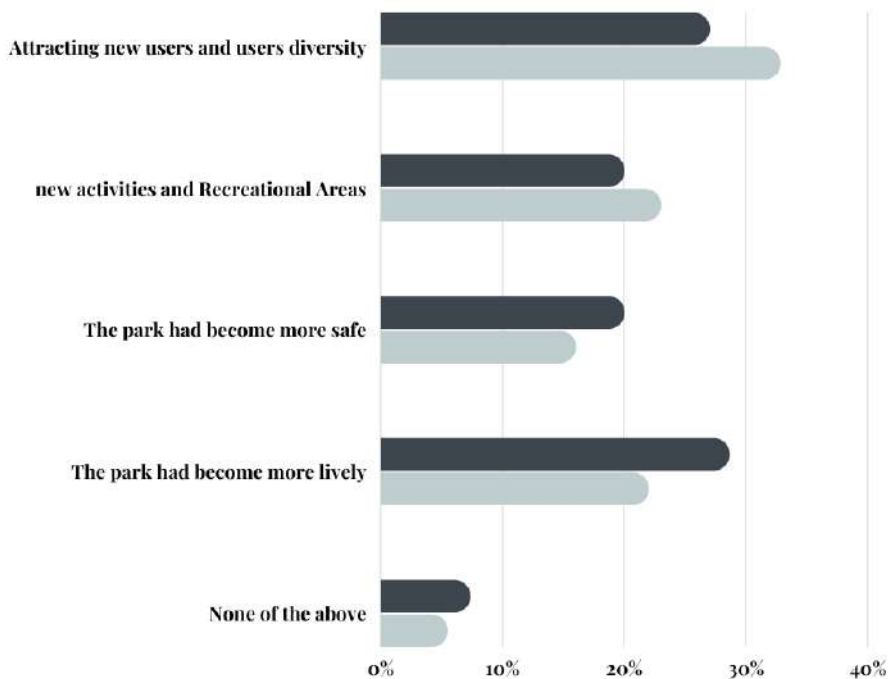


Figure 91 :The residents and none residents respondents when asked about t regarding the positive impact of the commercial activities at the 4 corners, Source: Author ,2022.

On the other hand, the main influence that impacts people's acceptability according to the survey & per conducted interviews is: How they perceive park in general "park imaginary ": The increase of private sector role, according to opponents, is unsuitable for a park setting since it does not match with their park ideal, which believes parks do not need to give organized entertainment, They are seen as calm spaces for contemplation and as meditative areas to be used for mundane, everyday duties for instance walking, reading...etc.

“I hate it there, it makes me feel of how horrible Nasr city has become when it comes to dealing with the green areas”. Another respondent stated “The park used to be a calm place where can I relax and enjoy the fresh air, now so crowded and loud .”

Advocates for increased private sector role were based on a quite different image, in which parks were viewed as dynamic venues of leisure and sociability. According to Smith (2019), In this scenario, the park is a destination to visit, a day trip that can be experienced by different individuals.

“After the development and adding the new coffee shops, the park becomes more alive and attractive to visit ”

“I like that it's considered a very near destination to go out and meet friends”

Smith (2019), also added that this perception is a more contemporary, broad vision of what and who a park is for and one that fits better with the concept that the trade value of parks should be recognized to insure it is kept.

Socioeconomic groups:

The park management has zero control over the decision-making and prices set by the tenants and franchises. Approximately half of the survey respondents (47 %) stated that the main reason behind their visit is to eat and drink in the coffee shops and restaurants in the park 4 corners. When asked about their household income, around 90% of respondents referred to themselves as high-income groups, 10 % as a medium income group, and zero % as low-income.

Therefore, we can conclude that the 4 commercial corners mainly can attract medium-high-income socio-economic groups.

According to the interviews conducted with the different stakeholders. They all agreed that after the park development the number of users from low-income groups decreased. This is mainly due to the increase in the park entrance fees from 10 to 20 pounds and the high fees for the different services and products offered by the private sector in the park.

However, the number of people from low-income groups, who were the main users before the development decreased. According to official numbers from the park management, The number of park users increased relatively, and the development (see figure 92)

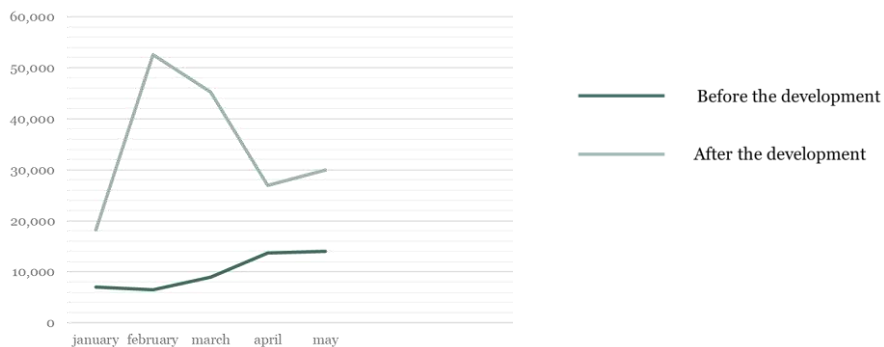


Figure 92 :shows the increase in the number of users after the park development.

According to the survey, when asked if their visit to the restaurants on the external borders of the did motivate them to go inside the child park itself, around 33 % stated yes and 40% maybe. Therefore, it can be concluded that the child park witnessed an increase in the number of users from high-income groups after introducing private uses at its four corners.

Age groups & Gender

Except for corners 2 & 4 which include the kids' zone (see figure 93), the 4 corners main uses are restaurants and coffee shops. Regarding the ability of the commercial zones to attract specific age groups the research adopt the database created by Rateb, (2013). It shows that Coffee shops and restaurants in Cairo attract almost identical percentages of men and women (51% women and 49% men). And regarding age groups, they attract mainly (20-30) and (31-40) and they have a low ability to attract (the 51-60) and (+60) age, groups. Therefore, we can conclude that 4 commercial corners attract both men and women and mainly attract young adults and adults.



Figure 93: kids' zone at corner 2 and corner 4, Source: Author, 2022.

6.15. Summary:

This section presents a summary of the main findings of the case study analysis discussed in this chapter in 3 tables: The first table (see table 11) represents a summary of the role of each commercial activity in the child park and its impact on the park's publicness degree. The second table (see table 12) provide a summary of the impact on the park's publicness degree according to the different publicness dimensions: ownership, control, accessibility, and users and uses diversity. The third and final table (see table 13) summarize the main findings related to the role of the private sector.

	Dimension/ Key point	Indicators/aspects		E-cigarette event	yoga	Cafeteria 1	Cafeteria_ 2	Kids zone	Corner 1	Corner 2	Corner3	Corner4
Private sector role	Function			Don't provide recreational service or added function to the park users.	The class require online reservation and the participants are women who come for the class not the regular park users.	Both cafeteria 1&2 provide a service to the park users who want to buy snakes or eat something during their park visits .		The kids_ zone provide a paid recreational service for the park users .	There is no access between The 4 corners and the park itself ,therefore the commercial activities in the corners are mainly used by_ non park users .			
	financing & maintenance			The event is organized in the park once every month with a revenue of 9000 pounds	The yoga class don't generate revenue to the park (informal activity)	The 3 commercial activities are operated by the same private investor , through a 5 years concession agreement and the revenue generate go to The special garden project central budget.		Each corner pays 2 million with a total of 8 million per year for the 4 corners . However, the money don't go to the special garden project budget or park maintenance but rather used for other purposes				
	Environmental mitigation and education			No environmental mitigation. (no clear damage)	No environmental mitigation (no clear damage)	The table and chairs set by the private investor cause the transformation of the grassland into bare soil ,the investor_ buy fertilizers to help in its rehabilitation.		No environmental mitigation.	Most of the trees were cut during the construction of corner 1,2 and 3 .There no environmental mitigation measures of any kind.		Almost no tree was cut during the construction and the percentage of the green area also increased .	
Impact of the increase of the private sector's on park's publicness degree	Ownership	legal status	public ownership: the land on which the different commercial activity take place is owned by the government									
	Control	Expressions of control	Presence of security and regulations by the private sector.	No control signs	No control signs			Highly controlled (posted regulations and CCTV cameras)				
	Accessibility	Physical access permeability	Degree of physical presence	The E-cigarette represent a small-scale temporal activity; physical intervention is carried out using movable pieces of furniture , lighting units, screen projector ...etc.	the yoga class represent only a small percentage of the park area ,there is no physical modifications to the space of any kind. (Low presence)	Although the scale of the 2 cafeterias_ are relatively small ,however the outdoor area led to an expansion of the scale of the 2 commercial activities and increased its physical presence .		The commercial activity is permeant , with medium scale and low degree of physical footprint as all the kids' games are movable	permanent commercial activity with a high degree of physical footprint and scale	permanent commercial activity with a high degree of physical footprint and scale	permanent commercial activity with a very high degree of physical footprint as it is using concrete for the building's infrastructure	permanent commercial activity with a high degree of physical footprint and scale
			Access point	Accessible to the park users with no charge however it's a consumer event .	Access under condition of paying the class fee.	Conditional use park users can use the cafeteria in return of buying food and drinks. (Access under conditions)		Accessible to the park users in return of entrance fees (Access under conditions)	The park users can't access the park and vies versa as there is no access point			
		Visibility	Transparency	High level of transparency as the event is in the middle of the park In open air.	The yoga class have a high level of transparency as it is in the open air with no enclosure of ay kind.	Medium level of transparency as part of the facades are covered with different fabrics and banners	Medium level of transparency as the façade is partially_ covered with gypsum boards	high level of transparency as all the facades are visible with the expectation of the facades with the backside of large games	Low level of transparency as most of the façade on the park side is completely solid except for court between 2 buildings however it's barely used (no active use).	Medium level of transparency as the facades at the park side are solid_ with large glass windows it also include a kids' zone which is only covered with a mesh net .	The façade on the park side is completely opaque as the commercial buildings are blackfacing the park side.	High level of transparency as The outdoor seating area is on the park side and all the buildings facades are made of glass
			Barrier's visual permeability	The lighting strings create somewhat a visual barrier.	There is no barrier of any kind surrounding the yoga class .	There is no barrier surrounding cafeteria 1	medium level of permeability as to define its boundaries a balustrade ,under eyesight is used	Medium level of permeability as the barrier is Coloured wood fence, at eyesight level	low level of permeability as part of the commercial building solid wall is used as barrier	high level of permeability as the barrier used is a coloured wood fence below eyesight	Medium level of permeability as the barrier used is a metal fence above eyesight.	High level of permeability as the barrier is made of glass , and its height is below eye level.
	User and uses diversity	Acceptability	Users' perception & opinion	Although people showed high acceptance for temporary event is the park however the majority rejected the ide of e-cigartte event in the park .	With the exception of people who believes women shouldn't work in public spaces, the majority accepted the idea .	High and medium- income groups showed a higher acceptance for the new with better quality cafeteria and kid's zone .However most of the park users from low- income groups prefeed the old commercial activities as they were more affordable.		Although according to the survey park users acknowledged some the positive impact of the increase of the private sector :attracting more users and making the park more lively .however they define the lack of parking spots and the delivery motorcycle parking on the side walks s the main disturbances. There is no significant difference between residents and non residents' response however according to questionnaire and per conducted interview the way parks and privatization are perceived are the main influence of people acceptability or rejection.				
		Socio- economic groups.	representation of different Socio- economic groups	The event mainly attract men from high income groups who want and can afford to buy e-cigarette	the yoga class mainly attract women from medium-high income groups .	Due to the high prices set by the private investor ,the commercial activities mainly serve people from medium and high- income groups however it's excluding low -income groups who can't afford it .		The 4 corners are mainly targeting high income groups who can afforded and want to buy their products .according to the questionnaire almost all the users of the commercial corners defined themselves from high income groups.				
			Price fairness	the e-cigarette event don't require am entrance fees , however the SGP have no control over the prices as it is the decision of each seller.	The fees are fair according to the yoga class participants , who most of them are from medium - high income groups.	No pricing policy set by the park management due to the high rents which decreased the control over the prices set by private sector. The fairness from low-income groups perspective is low .		The park management have no control of any find over the management , prices and operation of the commercial corners.				
		Age groups/ Gender	The ability of the commercial activity to attract different age groups and gender.	Attract adults and young adults' men ,who want t buy e-cigarette	Attract young women who wants to practice yoga	the 2 cafeteria don't play a significant role in attracting specific age .However they serve the park users (different age groups and gender who want to drink or eat .		The kids_ zone attract kids and young families	The coffee shops and restaurant in the commercial corners have a high ability of attracting young adults and adults from both gender			

Table 11: represents a summary of the role of each commercial activity in the child park and its impact on the park's publicness degree.

Table 12: shows a summary of the impact of the increase of the private sector's role on the child park publicness degree.

	Indicators	Aspects	The impact of increase of private presence on different aspect
Ownership	legal status	-----	-The park land is completely owned by the government. -The ownership of all the heavy structure built by the private sector will be transferred to the government after the concession agreement period is finished.
control	Expressions of control	Presence of security and regulations by the private sector.	a) Inside the park: -The private sector doesn't add any additional site-specific regulations. -The park management is completely responsible for park security and the private sector doesn't show any visible expression of control. b) The 4 commercial corners: -a highly visible expression of control represented in security guards, electronic surveillance, and posted regulations.
Accessibility	Physical access permeability	Degree of physical presence	-Combining different types of commercial activity in the park: Temporarily represented in the E-cigarette event and the yoga class, partial transfer represented in the 2 cafeterias and the kid's zone and the transformation of the 4 corners into commercial zones increase the scale of the privatized spaces and significantly impact park users access. -The outdoor seating areas of the 2 cafeterias inside the park occupy a large area of the park's green spaces and create an obstacle for the park user movement. -The degree of the physical footprint of the 4 corners differs from one corner to another varying from the smallest footprint in corner four (lightweight structure and materials) to corner 3 which scored the highest footprint (concrete and heavy materials)
		Access point	-There is no access between the commercial zones at the park corners and the park itself.
	Visibility	Transparency	-The degree of transparency differs from one corner to another varying from highly transparent (corner 4) to low level of transparency (corner 3). -A critical aspect that impact the level of transparency is the setting of the commercial activity facing the park or back-facing it.
		Barrier's visual permeability	-The lack of regulations created different forms of barriers with different levels of permeability. However, all the barriers used have a high-medium degree of permeability, except for corner 2 which used the building's wall as a barrier.
Diversity (Uses & users)	Acceptability	Users' Perceptions and Opinions	-The main disturbances according to the questionnaire respondents are the lack of parking spots, the delivery motorcycle occupying the sidewalk, and the park view while walking around it. -The main aspect affecting users acceptably is their park imaginary and what they believe a park should be (an escape from the city vs an active space) -There was no significant correlation between place attachment and rejection or acceptability of the increase of private uses.
	Socio-economic groups.	The ability to represent (low -middle-high) class	-Due to the increase in the park entrance ticket and the prices of the recreational services offered by the private sector inside the park, the number of park users from low-income groups decreased. -The park witnessed an increase in the number of users from high-income groups due to the improvements in the quality of services and products offered by the private sector inside the park . -The transformation of the 4 corners of the parks into coffee shops and restaurants encouraged high-income groups to visit the park.
		Price fairness	-The park management has no control over the prices of the different products and services offered by the private sector. -The perceived price fairness differs according to different socio-economic groups which relational impacts their presence in the park.
	Age groups/ Gender	The ability to attract a specific age group or gender	-The kids zone play key role in attracting kids and young families to the park. -The 4 commercial corners attract young adults and adults from both gender

Table 13 : shows a summary of the private sector role in the child park

The private sector role	Function	-Except for the kids' zone &the 2 cafeterias, the functions offered by the private sector doesn't serve the park users.
	Financing & maintenance	-Although, the revenue from the private sector represent a main source of funding for park's keeping ,however, The rental fees paid by the private sector for the 4 corners don't go to the child park nor the SGP park agency. -Although the agreement between the private sector and the government don't hold them responsible for maintenance works. some of them play an informal role by providing supplies to the park management.
	Environmental mitigation &education	-With the exception of the corner number 4 , the lack of regulations lead to the removal of the green areas in the 4 corners ,no environmental mitigation measure were taken by the private sector during the design and construction .

6.16. Results:

This section translates the qualitative analysis into quantitative data. To be able to better understand the variations between the different commercial activities and the impact of the increase of the private sector role on the park's publicness in general. The degree of publicness is measured by using a matrix model. Its dimensions and indicators were based on the previously developed assessment framework.

Therefore, it is based on four dimensions: Ownership (O), Control (C), Accessibility (A), and Diversity (D) and 10 Indicators: A (DPP) degree of physical presence, A(AP): access point, A(Tr)transparency, A(BP) barrier's visual permeability, D(A) acceptability, D (R) representation of different socio-economic groups, D(AGG) age groups &gender. Each indicator has a four-point scale specific to it. The assessment's findings are shown on a matrix, allowing for a comparison of different commercial activities in the park. The lowest the impact of commercial activity on the park's publicness, the highest the publicness score is.

The analysis in this chapter was conducted by doing a comparative analysis between the different forms of private sector involvement in the child park. The results of the assessment are divided into two sections, In the first section, the research represents the results of the assessment of each corner as they represent the highest impact on publicness compared to other forms. Then the second section, represent 2 tables: first a table of the results of the different form of private involvement in the park: temporary, partial, and transformation. Finally, a bubble chart diagram represents the cumulative impact of the increase of the private sector on the child park's publicness degree.

1. The 4 corners:

The comparison of the 4 corners' impact on the park's publicness shows that all four corners are highly controlled and dominated by security personnel, electronic surveillance, and posted regulations. There is almost no significant difference between the 4 corners score except for the accessibility indicators (see figure 94).

The result also shows that the case with the highest score , corner 4 is the only corner completely oriented towards the park which creates a more transparent façade , active uses on the park side and increase the opportunity for passive interaction between the park users and the users of the commercial zones. On the other hand, the Corners with the lowest score (corner 1 &3) are partially or completely back facing the park side which consequently, created an opaque façade and inactive use.

	CORNER 1				CORNER 2				CORNER 3				CORNER 4			
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
O																
C																
A (DPP)																
A (AP)																
A (Tr)																
A (BP)																
D(Ac)																
D (R)																
D (PF)																
D(AGG)																

Figure 94 : shows a matrix diagram, which represents a summary of the publicness assessment of the 4 corners ,Source :Author, 2022.

The park publicness degree:

The total publicness score of space could range from 10 to 40. The obtained results were in the range of 18 to 29(see figure 95). None of the different Types of the commercial activities studied reached the maximum total score, the total publicness value (the lowest impact on the park's publicness according to the assessment framework).

	TEMPORARY					PARTIAL					TRANSFORMATION			
	1	2	3	4		1	2	3	4		1	2	3	4
O														
C														
A (DPP)														
A (AP)														
A (Tr)														
A (BP)														
D(Ac)														
D (R)														
D (PF)														
D(AGG)														

Figure 95 :shows a matrix diagram, which represents a summary of the publicness assessment of the 4 corners, Source :Author, 2022.

Finally, The bubble chart diagram(see figure 96) shows the average score of the publicness dimensions of the different types of commercial activities in one graph to understand how they affect the overall park’s publicness degree. Ownership scores the highest level of publicness as the park land is legally owned by the government. The lowest level of publicness and consequently, the highest negative impact on the park’s publicness is the uses and user diversity. This is mainly because although this increase helped to attract new users from high-income groups, however, the lack of pricing policy set by the park management and the high prices set by the private sector, led to the exclusion of low-income groups.

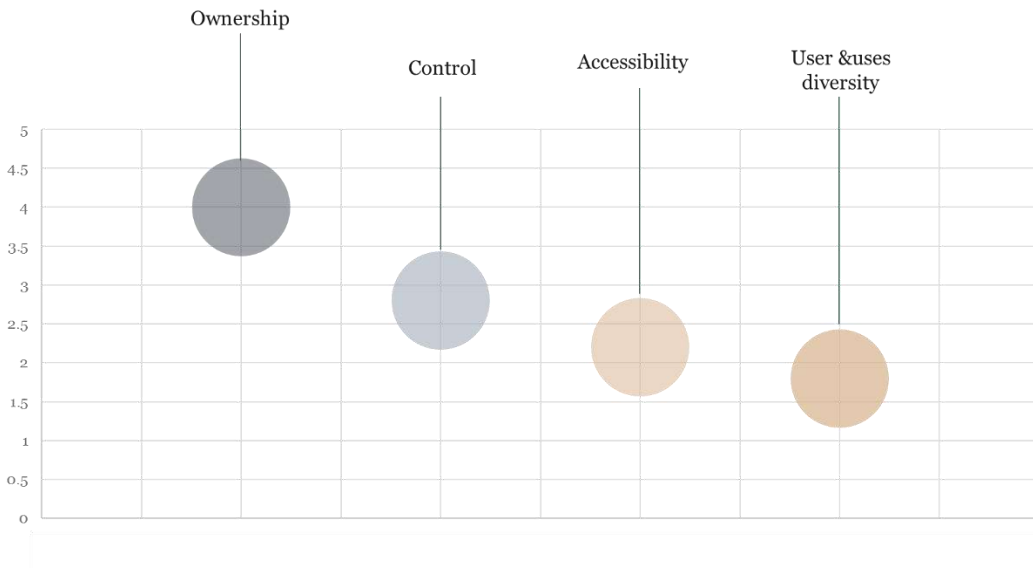


Figure 96 : Bubble chart diagram shows the average score of the different dimensions on the overall park's publicness degree.

This chapter explores the role of the private sector in the child park and how it's impact the parks publicness degree .The next The next chapter, discuss the main research findings and the thesis conclusion.

Chapter 7: Conclusion

The purpose of this thesis is to investigate the involvement of the private sector in Cairo's public parks. It seeks to understand how the private sector contributes to the park's keeping and to what extent the presence of the private sector influences park publicness. Two points emphasize the importance of this research. The first is linked to a global phenomenon: which is the lack of a public budget for parks and the increased dependency on the private sector as a main source of funding. The second is the importance of equal public access to parks and a diverse socio-cultural park environment.

The research tries to address the main question, "what are the consequences, potentials, and challenges of the increase of the private sector role in Cairo's public parks?" to answer this question, in the beginning, a theoretical framework was developed to have a better understanding of the private sector role in self-sufficient park management model. Then, an assessment framework is proposed to analyse the influence of the increase of the private sector role on the park's publicness degree, which is developed by analysing different publicness assessment models and previous studies. Finally, after introducing the SGP park agency, the developed framework was applied to a specific case study, "the child park," which is a public park in Nasr City, Cairo.

This chapter discusses the main research findings, first regarding the role of the private sector, and secondly regarding the impact of the increase of the private sector role on park publicness degree, followed by a conclusion of the overall thesis. After a better understanding of the challenges and opportunities of the increase of the private sector's role in Cairo's public parks. The thesis proposes some recommendations, then discusses the study limitations, and finally concludes by examining the potential for future studies.

Main Findings:

This section represents the main findings related to the role of the private sector and the impact of the increase of the private sector role on the park's publicness degree.

7.1. Main findings according to the private sector role:

7.1.1. Function:

Due to the lack of funding, The SGP allows revenue maximization to dictate its policy regarding commercial operations. For example, it may be more appropriate not to allow events that don't offer services to the park users, especially if their message conflicts with the park agency goals, for example, the Event that promotes E-cigarette use. While this reduces the revenue, it also helps protect park resources from activities that are quite external to the agency mandate.

7.1.2. Financing & maintenance:

Financing:

The income from the 4 corners which represent the highest revenue generated from the private sector (8 million pounds) returns to the government public budget (a political decision beyond the SGP control) and has no significance to the SGP funding. And although the revenue generated from the private sector contributes to the park keeping, however, it won't enable improving the overall quality of the SGP parks and help achieve the financial goals of the park agency.

Maintenance:

Although, the presence of green areas is an asset to attract consumers to "nature sell", except for corner number four, almost all The setting of the buildings in the park are back-facing the park side and isolated from it rather than integrated. Accordingly, the concept previously discussed in the literature review, argues that the presence of the private sector help ensures the quality and maintenance

of the park as the private sector plays an informal role in maintenance to attract park users “ without satisfied park users who will return, neither the park system nor the private sector profit will be long-lasting.” don’t apply here. However, the study also shows that the private sector inside the park itself plays a higher role in maintenance to ensure park users' satisfaction and return as their consumers are the park users.

7.1.3. Environmental protection:

The lack of regulations set by the park agency and the government to protect the green areas leads to the elimination of most of the trees and vegetation in the 4 corners of the parks. This is mainly due to the way the private investors perceive it as an obstacle to their expansion plans and profit maximization and the lack of regulations set by the government. Moreover, the private sector plays no role in environmental education.

7.2. Main findings according to Publicness degree:

7.2.1. Ownership & Control:

The child park scored the highest degree of publicness in ownership as the parkland is completely owned by the government. Regarding The private sector control over the park, the research findings show that the private sector inside the park has low control, in sentence that they don’t use security cameras, or personal, or have a set of rules hanged. On the other hand, the 4 commercial zones while they have no control over the park space itself, however, they are completely in control of the commercial zones and have security cameras, staff, and regulations. Furthermore, the park management has no control over them.

7.2.2. Accessibility:

Cumulative impact on the park user's access:

As previously discussed research indicates that there may be a tipping point at which it is no longer acceptable to add commercial activities operation in a park (Nam & Dempsey, 2020b). The area of the spaces occupied by the private sector in the child park if they are perceived separately are not that large for instance: an E-cigarette event requires around 560 m² which represents around 0.7% of the total park area, One commercial corner represents 3 % of the park area. However, the total areas represent 17.5 % which has a significant impact on the park user access.

Expansion of radius of activity:

Another issue that impacts the physical access of the park is the expansion of the area occupied by the private sector, for instance, the two cafeterias' areas represent around 0.6 % however if the outdoor seating is added the occupied ratio become 3.5%, creates a barrier for the park user's movement and decrease their access.

No access point:

One of the main issues is that there is no access point between the 4 commercial corners and the park, which decreases opportunities for active interaction and diminishes the possibility of spillover as is no access for commercial zone users to access the park.

Blackfacing the dark side:

A critical issue that led to the decrease of the façade transparency and consequently the active uses on the park side is the setting of the buildings in the commercial zones back facing the park side, which create facades with few openings or completely opaque.

Lack of design regulations:

No design regulation takes into consideration the impact of the increase of the private sector role on the park publicness degree. Most of the commercial spaces constructed by the private sector do not fit well with the park landscape and are often enclaves. This is because private actors may be more concerned with keeping costs low than with its impact on the park accessibility.

7.2.3. users' diversity:

Park imaginary:

The research shows that in most cases, people's acceptability or rejection of the increase of the private sector role in the child park is based on how they perceived public parks and what they believe a park should be for: is it a place for relaxation ? or a place for activities? another thing that impacted the acceptability is how privatization is perceived: some people saw the 4 corners transformation as a representation of the privatization of public spaces in Cairo and the removal of green areas in Nasr city.

Price fairness:

Another key issue is that The dependency on the private sector as a main source of funding leads to a shift in the priority of the park agency, currently, the rent set by the park agency is high, and as a consequence the services and products fees offered by the private sector are pricy and therefore unavailable to park users from low-income groups, creating a monoculture use by high-income groups.

Attracting users from high-income groups:

The main users of the child park before the development and public parks in Cairo are low-income groups(Shetawy & Asaad, 2017; Wanas & Samir, 2016), However, The increase in the quality of the commercial activities offered by the private sector inside the park and the transformation of the 4 corners to commercial zones helped in attracting users from high-income groups.

Decrease in the number of users from low-income groups:

The number of users from low-income groups decreased mainly due to the increase in the entrance fees from 10 pounds to 20 pounds and the high prices of the different products and services provided by the private sector. In other words, while the users from high-income groups are benefitting from decisions to improve the quality of the recreational services in the park, other users from low-income groups find themselves increasingly excluded, by not being able to afford the new increased fees.

7.3. Conclusion:

The research presented here highlights growing pressures on public parks to increase private sector role and the ways these contribute in parks keeping and impact the publicness degree of the park. This is part of a wider debate about the commercialization and privatization of public spaces driven by reduced government budgets.

Although commonly accepted and encouraged by decision-makers, an increase in the private sector role severely discriminates against those with low incomes. According to the research conducted in the child park, the majority of low-income individuals have been negatively affected by the park's increased privatization since they cannot afford the new high fees and consequently are unable to use the paid services. However, the number of park users from middle-class and upper-class backgrounds increased because they can afford the prices and don't mind paying for them, since it gives them access to higher-quality services. It is important to note that this study should be treated as case specific, the nature of the park and its location in a high-income neighbourhood is one of the main factors which influenced the increase of users from high-income groups, the result might have been different if the study had been conducted in a park located in a low-income neighbourhood.

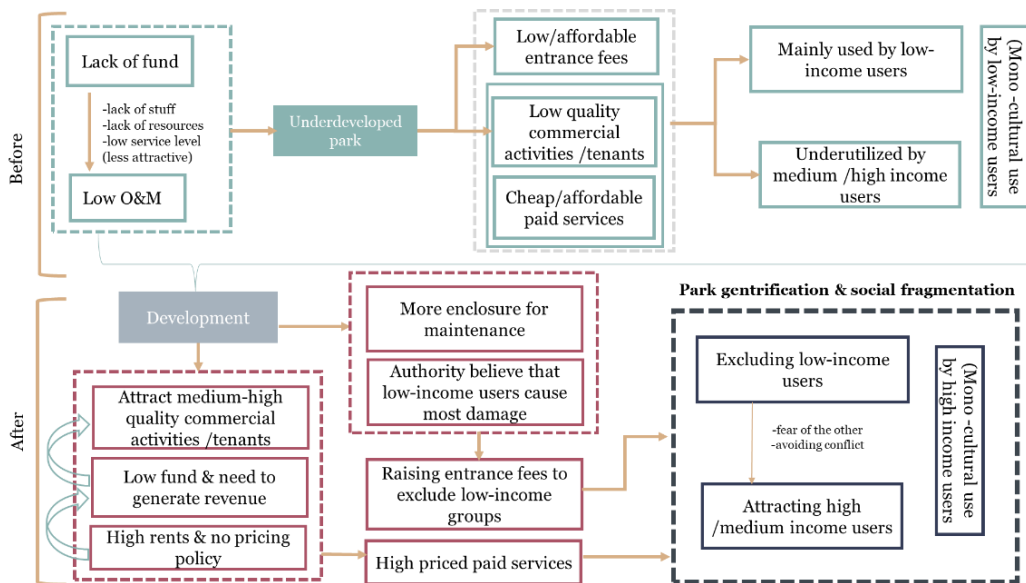


Figure 97 : shows the mono- culture use of the child park by low income groups before the development and the current mono culture use by high income groups ,Source :Author.

The exclusion of low-income park groups from the child's park brings attention to a serious issue with public park policy: the issue of the public good. The special garden project park agency's official aim and vision are "Creating an outlet for the low-income groups to access the green areas..... and for all the residents of Greater Cairo and nearby governorates to enjoy green areas, as well as other recreational services such as children playgrounds, cafeterias.....The number of annual visitors to the SGP parks is high as the entrance ticket and commercial activities fees are affordable for low-income people"

According to More and Stevens (2000), for the public sector to engage in a particular activity, there must be a public purpose for it, some public need that must be met, and some public aim that must be achieved. Green areas preservation and promoting public usage and well-being are some of the main benefits of urban parks and why they were established and considered public goods(Cooke, 2007a; Petrunoff et al., 2021; Tempesta, 2016).

The fundamental issue thus becomes: How does the increased private sector participation in parks benefit or limit the ability of the SGP park agency to carry out its mission? The improvements are, generating revenue to help in funding the park keeping and attracting users from high-income groups. However, it is important to note that not all the revenue generated from the private sector is used to support the SGP park agency goals as the revenue generated from the 4 commercial corners is rather used for other purposes. Another main problem is that the implementation of the commercial activities led to the removal of green areas in the park which contradicts the park agency's mission to protect and increase green areas. Moreover, the increase in the private sector decreased the park's publicness degree and significantly impacted low-income groups which also contradicts the concept of the park as a public good.

To sum up, the SGP park agency is commercialized in an attempt to be self-sufficient through high entrance fees and uncontrolled privatization. In other words, this supposed public place has shifted toward a more private setting that promotes consumption much like a private club where only families who can afford to pay, use the space and enjoy it.

Our results suggest that although the increase in the private sector contributes to funding public parks and attracting more users from medium and high-income groups, however, it undercut the park mission as It is a major step in the gentrification of the already limited public spaces in Cairo. When the parks are reserved for the comfortably well-off, can they still be considered public?

Recommendations:

The research's findings contribute to a better understanding of the challenges associated with the growing private sector's role in public parks and their impact on the parks publicness degree. After recognizing the existing facts and

constraints, steps could be taken to boost the potential and reduce the negative impact of this phenomenon.

7.4. Recommendations regarding the role of the private sector:

7.4.1. Earmarked & revenue Retention:

The effectiveness of dependency on park-generated income and the private sector as a primary source of funding depends on the park agency's retention of revenues and its allocation on actions that enhance parks' quality (CABE, 2006; Environment et al., 2000; Nam & Dempsey, 2020b). This does not necessarily mean that the park where the money is raised must receive all the funds. As was previously discussed, The SGP allocates all earned revenue to a single central fund. In other words, Once the park where the revenue was generated maintenance needs have been met, funds could be better invested in other parks or urban green areas in the neighborhood.

7.4.2. Services offered by the private sector aligned with SGP park objectives:

As previously stated, also it may be more profitable to allow any type of private sector involvement in the park even if its message contradicts the park agency goals or if it might only be of interest to certain population segments. However, minimal negative impact on the park green areas and park's publicness degree, and the ability of the services to attract users from different backgrounds are among the key dimensions which should guide the selection and approval of private involvement in parks. Also, it might be less profitable however in the long term it will ensure that the park resources, image, and objectives are protected.

7.4.3. Environmental mitigation requirements:

The fundamental goal of the mitigation measures in concession agreements and park user licenses is to reduce, if not eliminate, the negative impacts on the natural resource of the park. The ecological state of the park should thus be

assessed before the projects are implemented to identify any significant negative consequences and then develop a plan that will take into account the functions and values of the natural resources that will be impacted by the proposed project or commercial use. These requirements specify what kind of commercial activities are allowed in the park, where building and use licenses may be acquired, and it helps define which design features are acceptable. This policy will provide the SGP park management guidance on the requirements that the private sector should follow and the restrictions for recreational activities within public parks.

7.4.4. Role in maintenance:

If the concession agreement requires the private sector to perform some maintenance duties, the park quality might improve, and at the same time, the park agency will be able to save money and have more opportunities to reinvest the revenue from the private sector for capital improvements and the restoration of deteriorating parks.

7.5. Recommendations regarding the publicness degree:

7.5.1 Design Regulations:

Establishing clear design regulations for the private spaces to ensure they are integrated into the park's environments. This will help ensure that the areas created by the private sector merge with the park seamlessly by focusing on designing dynamic edge zones. By doing so, the park may be seen as one entity rather than a separate island. The design should consider the permeability of the access points, the transparency, and the usage of the buildings facing the park side to create a visual and functional integration. The design regulations should also limit facades blackfacing the park side. To sum up, Commercial spaces within urban parks should encourage opportunities for passive and active interaction between different users and be physically and visually accessible.

7.5.2. Setting Clear revenue objective & pricing policy:

Currently due to the lack of funding the special garden park agency's main aim is to generate maximum revenue. However, it is important to establish revenue-raising objectives for different types of services and facilities.

Consideration of possible fee objectives is crucial to help guide the scale of commercial activities, and fee amounts (Environment et al., 2000; Lindberg & Halpenny, 2001). Different objectives exist, including:

a-Cost recovery, which means generating enough revenue to cover a portion or all of park's financial costs (for example, green spaces maintenance, employees' salaries...etc)

b. Generating "profit," with the excess of income over costs going toward funding other deteriorated parks, environmental awareness campaigns, and user programs.

A clear revenue objective will guide the park agency toward establishing a criterion of selection, limiting private involvement and establishing a pricing policy...etc. If the revenue objectives are not achievable and will have a significant negative impact on the park environment and users' accessibility. The park agency should consider other funding approaches or decrease the costs.

7.5.3. Lack of pricing policy:

Due to the lack of a pricing policy set by the SGP park management, the fees are set by the private sector and cannot be altered by the park management.

As previously discussed, this is mainly due to the high rental fees, which led to the SGP's loss of control over the prices. Therefore, setting balanced rental fees based on market research will, isn't too low as it will attract low-quality recreational services or too high as it will offer high-priced services and products that are unaffordable by low-income groups. To sum up, service fees should be at affordable levels, and special SGP management needs to have a clear pricing policy and consider prices and fees impact on different user groups.

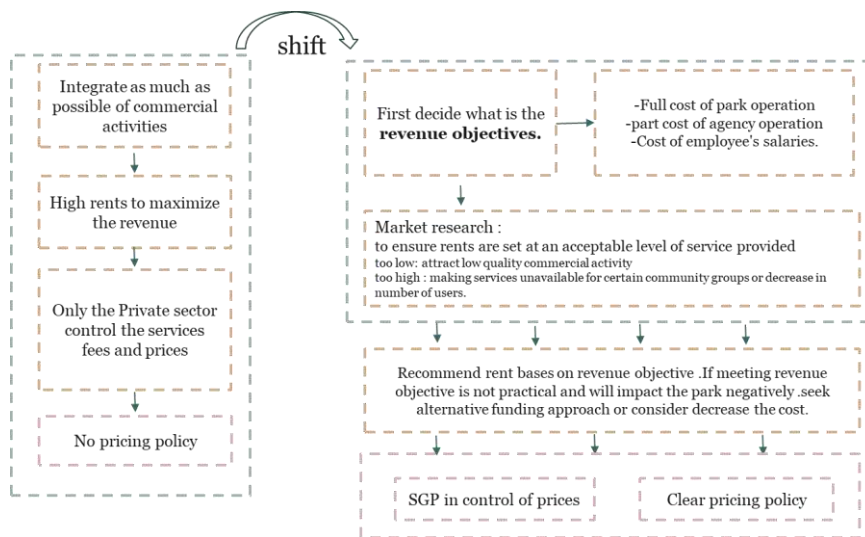


Figure 98 : shows the need to shift to clear revenue objective and pricing policy, Source :Author.

7.5.4. Uses diversity:

Before the development of the child park, the high class was marginalized due to the lack of adequate recreational activities and low maintenance, Today the low class is marginalized as this class can't afford to be there as neither the entrance fees nor the recreational services offered by the private sector support its presence. In The 2 scenarios, therefore, the park is mono-cultural and doesn't address the needs of the different socio-economic groups. Therefore, the park should include a variety of functions that attract visitors from various socioeconomic levels, age groups, and genders. This will encourage and maintain multiculturalism and social interaction while also assisting in the creation of a balanced, diverse social environment.

7.6. Recommendations regarding park agency & government policy:

7.6.1. Better classification& Case-by-case involvement:

Currently, the main common thing between the SGP parks is their management, accordingly, a better classification for the parks that would take into consideration their characteristics and uniqueness, for instance: historical value, location, landscape...etc, is necessary for better management and should also

help in guiding the park agency while deciding what type of private involvement is suitable.

7.6.2. Affordable entry fees:

The most obvious answer to the urban park financial dilemma is for park authorities to collect or increase admission fees(Fulton, 2012). However, the special garden project's current aggressive park entrance price and cost-recovery method undermine the park agency's objective by creating socioeconomic inequalities. It is critical to distinguish between core services (access to the park), which should be supplied for free or at a minimal cost, and the extra services (commercial activities), which need payment. A quick mitigation of the current situation is for the special garden project to offer free passes days on official holidays, discounted entry fees for students and elderly people, and multiple uses discounted passes.

7.6.3. Collaboration & community engagement:

Building strong relationships with different stakeholders and several local organizations can help with park finance (Fulton, 2012). It will enable the pooling of financial sources as well as the discovery of new sources of funding.

Therefore, the special garden project authority should encourage cooperation and education between official bodies, such as the ministries of environment and health, as well as other groups like NGOs and neighbourhood associations. Giving the community the chance to participate in park management will support the SGP in prioritizing its activities and initiatives while also building a stronger sense of community.

7.6.4. Cost reduction and focusing on maintenance:

The SGP park agency should consider cost-cutting measures and implement the low-maintenance green design, for example, sustainable landscaping. In the current fiscal situation, it is probably also advisable to focus on making sure that existing facilities and public spaces, in general, are in good repair rather than the

construction of new facilities.

7.6.5. Exploring the potential of private individuals' donations:

The child park users and residents of surrounding areas, when asked if they are willing to actively contribute to the park's maintenance and improvement by paying a donation, around 25 % answered yes and 40% maybe. And as the dependency on one source of funding increase the chance of financial limitations(Velotta, 2014). New financial models should be established to guarantee that SGP has enough resources to take on this important task. One way this could be done is by exploring the potential of community funding and donations. It is important to note that this funding approach is more appropriate for parks in high-income areas. The potential for park agencies to access funding from fundraising and donor programmes is likely to increase due to the higher levels of residential income and economic activity in high-demand areas(Cooke, 2007; Aseres and Sira, 2020).

7.6.6. Balance between public funding & park generated revenue:

In the context of the increasing financial pressures, the dependency on traditional public funding alone has its limitations, However, the dependency on park-generated revenue alone is rather inconsistent, it increases the risk of over-commercialization and environmental damage and exclusion.

Therefore a balance between public funding and the dependency on different funding resources is key to ensure that the park agency has enough funding to cover its maintenance works, and at the same time limit and hold control over park-generated revenue and that it won't be guided by revenue maximization goals.

7.6.7. Tax exemption:

Currently, the special garden project pays around 15% of its revenue to the ministry of finance which decreases its already limited budget, Taxes put extra

pressure on the park agency's revenue objective as it is not only aiming to cover its operation and maintenance cost. However, the SGP aims to generate extra revenue to be able to pay taxes. Therefore, we recommend a tax exemption for the park agency or at least a reduction in the tax fees.

7.7. Research Limitations:

7.7.1. Long-term impact:

According to Cole (1986), Recreational impact analysis is rarely conducted on a long-term basis. With the increase in the private sector, involvement is relatively new in the child park and although this research has been conducted over almost 9 months, it only explored the short impact of the increase. Further research regarding the long-term impact of the involvement needs to be explored.

7.7.2. Environmental impact:

The research has only been able to investigate the most visible and easily detectable environmental effects of the increase of the privatization in the child park. Consequently, more data should be collected, and future studies must be undertaken comprehensively to understand the ecological impact in depth.

7.7.3. The impact of increase of private sector role on the neighbourhood:

This research discusses the impact of the increase of the private sector role on the park publicness degree mainly from park user perspective, however further research needs to be conducted regarding its impact on the pedestrian movement in the neighbourhood, The overall quality of the surrounding areas, and land value.

7.7.4. Inconvenience of using an online questionnaire for targeting low-income groups:

The questionnaire sample was weighted toward more medium and high-income groups. Therefore, the results of the questionnaire should be treated as sample

specific. This highlight that using an online questionnaire to target low-income groups is inconvenient. Although unstructured interviews were conducted to understand the opinion and impact of privatization on low-income groups. However, it would be more accurate to offer a paper survey as an alternative of online questionnaire.

7.8. Future Research:

7.8.1. Exploring Non-profit role in public parks:

This thesis explored the role of the private sector for profit in the child park. However, it is important to explore the role of non-profit organizations in Cairo's public parks. For example, in the child park, a small non-profit program called CNR, which aims to control the overpopulation of street animals was responsible for neutering The child park's dogs, the campaign costs almost from 35,000 - 50,000, which was collected, through donations and by selling tote bags (see figure 99). Further research needs to discuss the role and contributions of small non-profit organizations and programs in public parks.



Figure 99 :shows a callout for volunteers to help catch dogs for neutering in the child park and figure and the tote bag that CNR is selling to help fund the campaign in the child park.

7.8.2. Impact on user experience and park quality:

Further research needs to explore how the private sector presence in the park impacts the overall user experience and park quality this will help in better understanding the privatization phenomena and its potential and challenges

7.8.3. Comparative assessment between different parks:

A comparative analysis between different parks will help better understand the privatization phenomena in Cairo's public parks.

and comprehend the differences between the private sector role and its impact on parks publicness within the same context.

7.8.4. The cumulative impact:

This research focuses on the increase of the private sector role that took place in the child park, without exploring the cumulative impact of the increase of privatization in different public parks on Nasr city and Cairo's scale.

Further research is needed to understand the macro-scale impact of this phenomenon.

7.8.5. The Applicability of new financial models:

To repair neglected parks, capital money is essential, and income funding is necessary to maintain restored parks to a high quality and prevent future decline(CABE, 2006). More research needs to explore the applicability of different funding models used globally to fund urban parks and green spaces in the Egyptian context.

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Appendices

Appendix A: Questionnaire

Commercialization of urban green spaces : Child park in Nasr city

First, I want to Thank you for taking the time to answer these questions. Today, Parks have a growing emphasis on revenue, and Commercial activities in Cairo's parks are increasing and taking many forms. The purpose of this survey is to explore the impact of the integration of commercial activities on park users. This survey is targeting Child Park users and the residents of the surrounding area. This information is required for purely research purposes, and no individual will be identified in any analysis or report. Your responses will be treated with complete anonymity.

Note :If your age is below 15, your parents must be aware of your participation in the questionnaire.



أولاً ، أود أن أشكرك على للإجابة على هذا الاستبيان. اليوم تتزايد الأنشطة التجارية في حدائق القاهرة وتتخذ أشكالاً عديدة. الغرض من هذا المسح هو استكشاف تأثير الأنشطة التجارية على مستخدمي المتنزهات و سكان المناطق المجاورة. يستهدف هذا الاستطلاع مستخدمي "حديقة الطفل" وسكان المنطقة المحيطة. هذه المعلومات مطلوبة لأغراض بحثية بحتة ، وأن يتم تحديد أي فرد في أي تحليل أو تقرير. ملحوظة :إذا كان عمرك أقل من 15 عامًا، فيجب أن يكون والداك على دراية بمشاركةك في الاستبيان.

1. What language do you prefer? أى لغة تفضل

Mark only one oval.

☐ English Skip to question 2

☐ العربية Skip to question 59

2. Are you a resident of the surrounding area of the child park in Nasr city?

Mark only one oval.

☐ Yes Skip to question 3

☐ No Skip to question 32

6. Household income :

Mark only one oval.

- ☐ 4000 or less
☐ 5000 to 7000
☐ 8000 and above

7. what is the purpose of your visit to the child park?

Tick all that apply.

- ☐ meeting with someone
☐ attending an event
☐ sporting purposes
☐ to eat/drink in the coffee shop in the park
☐ to eat/drink in the coffee shops and restaurants on the external boundaries of the park
☐ enjoying the nature
☐ playing in the park
☐ playing in the kids zone in the park
☐ attending yoga class
☐ Visit the library
☐ Other: _____

8. If the main reason for your visit was to go to the restaurants on the external borders of the park or to the library ,did that motivate you to go inside the child park itself ?

Mark only one oval.

- ☐ Yes
☐ No
☐ Maybe

9. How frequently did you use to visit the child park BEFORE the renovation?

Mark only one oval.

- ☐ Daily
- ☐ weekly
- ☐ more than once a week
- ☐ monthly
- ☐ more than once a month
- ☐ occasionally (once or twice every couple of months)
- ☐ rarely (once or twice a year)
- ☐ on special occasions and holidays (Eid, Sham el neseem ...etc)
- ☐ I have never visited the park before the renovation
- ☐ Other: _____

10. How frequently do you use to visit the child park AFTER the renovation?

Mark only one oval.

- ☐ Daily
- ☐ weekly
- ☐ more than once a week
- ☐ monthly
- ☐ more than once a month
- ☐ occasionally (once or twice every couple of months)
- ☐ rarely (once or twice a year)
- ☐ on special occasions and holidays (Eid, Sham el neseem ...etc)
- ☐ I have never visited the park after the renovation
- ☐ Other: _____

11. If you went to the park after the renovation, How satisfied are you with your visit?

Mark only one oval.

Disappointing

1 ☐

2 ☐

3 ☐

4 ☐

5 ☐

Exceptional

12. What do you like/dislike about the park in particular ?

13. Do you plan to visit the child park again soon?

Mark only one oval.

☐ yes

☐ no

☐ maybe

☐ do not know

14. Based on your answer in the last question can you please explain why ?

15. when was your FIRST visit to the Child Park

Mark only one oval.

- ☐ in the last 12 months
☐ 2-5 years ago
☐ 6-10 years ago
☐ 10 years and above
☐ I have never visited the park

16. which of the following statement do you agree with (you can only choose one)

Mark only one oval.

- ☐ I have a negative emotional attachment to the child Park.
☐ I don't have an emotional attachment to the child Park.
☐ I have little emotional attachment to the child Park.
☐ Child Park means a lot to me.
☐ I feel a strong sense of belonging to this park

17. what are the main activities that you do in the park? (you can choose more than one)

Tick all that apply.

- ☐ sitting/laying down
☐ chatting
☐ reading /studying
☐ picnic (with food)
☐ walking
☐ exercise in the park and other physical activity
☐ running in the park
☐ running /exercice around the park
☐ yoga
☐ Other: _____

18. After the park development how was your activity affected?

19. how affected are you by the noise from restaurants and cafeterias in the Child park?

Mark only one oval.

- ☐ not annoyed
- ☐ Moderate annoyance
- ☐ high annoyance

20. which of the following disturbances are caused by the activities in the park.(you can choose more than one answer)

Tick all that apply.

- ☐ The delivery motorcycle parking on the side walks
- ☐ the view from your balcony
- ☐ the view as you are walking around the park
- ☐ litter
- ☐ violence and fights
- ☐ sexual harassment
- ☐ can't find a parking space for your car
- ☐ Appearance and character of the area
- ☐ The park became more crowded
- ☐ none of the above
- ☐ Other: _____

21. From your point of view, what is the positive impact of the restaurants and coffee shops on the child Park.(you can choose more than one answer)

Tick all that apply.

- ☐ Attracting new users and users diversity
- ☐ new activities and Recreational Areas
- ☐ The park is more safe
- ☐ The garden has become more lively
- ☐ none of the above
- ☐ Other: _____

22. On a scale of 1 to 5 how was your experience affected as a user by the integration of commercial activities in the park.

Mark only one oval.

not affected

1 ☐

2 ☐

3 ☐

4 ☐

5 ☐

highly affected

23. In the last question if your response was 3 or above can you please further explain why?

24. Do you agree with each of the following statements:

Mark only one oval per row.

	yes	no	maybe	do not know
Paid - services are a fair way of collecting revenue	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
overall the commercial activities in the park are a good thing.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I feel that commercial activities are inappropriate in parks.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I feel that commercial activities are inappropriate in parks but I understand the reasons behind it, and so i accept them.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Paid activities are inappropriate because they exclude some visitors.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

25. Which of the following facilities and activities Would you like to see in the child park and would you be willing to pay for?

Tick all that apply.

- ☐ kiosk
- ☐ restaurants
- ☐ fun days
- ☐ bazars
- ☐ music festivals
- ☐ Theme park for kids
- ☐ Sports facilities and activities
- ☐ purchasing plants to take home
- ☐ Educational activities (eg. arts workshops)
- ☐ Other: _____

26. In your opinion whose responsibility is it to maintain the park ?

Tick all that apply.

- ☐ public funding
- ☐ private and public partnership
- ☐ Development opportunities (only applicable in new residential and commercial developments.)
- ☐ Income-generating opportunities (coffee shops , kids zone ,...etc)
- ☐ Voluntary and community sector involvement Not-for-profit

27. if you have any other ideas how parks can be funded and maintained please add it here .

28. would you be willing to contribute to the park's maintenance and improvement by paying a donation?

Mark only one oval.

- ☐ Yes
☐ No
☐ Maybe

29. why ?

30. if your answer was yes or maybe ,what are the services that you would prefer to support with your donation?

Tick all that apply.

- ☐ planting more trees and plants
☐ maintaining the current trees
☐ play areas and new activities
☐ sport facilities and outdoor gym
☐ park improvements : new benches ,shades ..etc
☐ Other: _____

Appendix B: Interview questions

GENERAL QUESTIONS

1. (Ice breaker) كيف يكون روتينك اليومي كمدير للحديقة؟
- 2- ما هي الأنشطة والخدمات المختلفة التي تقدمها حديقة الطفل؟
- 3- ما هي التغيرات الأساسية التي شهدتها الحديقة بعد عملية التطوير؟
- 4- ما هو عدد زوار الحديقة؟ كيف تغير عدد زوار الحديقة بعد عملية التطوير؟
- 5- من الذي قام بوضع مخطط التطوير الخاص بالحديقة؟ هل يوجد رسومات هندسية لها؟ هل التصميم متطابق مع ما تم تنفيذه؟

FUNDING & GENERATING REVENUES

- 6- ما هي المصادر المختلفة التي تحقق ارباح للحديقة؟
- 7- ما هي الارباح التي تحققها الحديقة؟ كيف تغيرت بعد عملية التطوير؟
- 8- هل يوجد خطط مستقبلية لزيادة الدخل؟ هل تشعر بالضغط لزيادة الأرباح؟
- في السابق (2016) تم عمل معرض للزهور فهل يوجد خطط مستقبلية لعمل معارض؟
- 9- كيف يتم إدارة الأرباح وهل يتم إعادة استثمارها داخل المتنزه؟
- 10- هل ميزانية المخصصة للحديقة تغطي تكاليف ما تحتاجه من نفقات تشغيل، وتوفير المعدات وأدوات وأعمال صيانة ونظافة المكان؟
- 11- كيف تؤثر الأرباح على الميزانية الخاصة بالحديقة؟ هل تؤثر على الميزانية التي تحددها هيئة الحدائق المتخصصة؟
- في رأيك هل تعتقد أن السماح للمتنزهات بالاحتفاظ بجزء من دخلها أو كله سيكون له تأثير إيجابي أم أنه من الأفضل الحصول على ميزانية محددة من هيئة الحدائق المتخصصة؟
- ما هي المشاكل التي تواجهها الحديقة بشكل عام؟ أو المتعلقة بالتمويل والموازنة؟

COMMERCIAL ACTIVITIES

- 12-كيف تم اختيار الموقع الحالي الأنشطة التجارية؟ لماذا لا يوجد ربط -طريقة مباشرة للوصول من الحديقة إلى المطاعم الخارجية؟
- 13-ما هو برأيك الجانب الأكثر صعوبة في إدخال / إضافة الأنشطة التجارية إلى حديقة الطفل؟
- 14-هل يوجد اشتراطات محددة في العقود للمؤجرين للتعامل مع الحديقة؟ من مسؤول عن تحصيل الإيجارات؟
- 15-ما هي الاختلافات ان وجدت بين المؤجرون داخل الحديقة وعلى أطرافها -هل يختلف سعر الايجار؟ هل يقوم المؤجرين بالتعدى على المساحات المخصصة لهم؟ اى تعديات أخرى؟

ENTRANCE & USER FEES

- 16- في مصر تعد رسوم المستخدم من الأمور المتعارف عليها في المتنزهات الوطنية لعقود. هل هناك أي استراتيجيات مستخدمة لتحديد الرسوم المقبولة (استراتيجيات التسعير).
- هل هي سياسة مكتوبة؟ هل هي سياسة غير رسمية (إن وجدت)
- 17-لماذا تغيرت رسوم الدخول من 10 إلى 20 بعد التجديد؟ كيف أثر ذلك على اعداد وطبيعة الزائرين؟

RESTAURANTS/COMMERCIAL ACTIVITIES OWNERS AND WORKERS

- 1- ما هو السبب الذي شجعك على القيام بالتاجير في حديقة الطفل ؟
- 2-كيف تقوم بجذب المستخدمين و الترويج الى مشروعك ؟
- 3-هل قمت بعمل تغييرات في المكان ليتلائم مع طبيعة الخدمات التي تقدمها ؟
- 4-هل تقوم إدارة الحديقة بتقديم تسهيلات او تتعاون في حالة وجود اى شكاوى او مقترحات؟
- 6-هل تخطط لتجديد العقد الخاص بك مرة أخرى ؟
- 7-هل يوجد لديك مقترحات لتحسين الحديقة و ما هي التسهيلات التي تتمنى ان توفرها لك ؟
- 8-كيف تؤثر المحلات الخارجية على ارباحك و عدد المستخدمين ؟
- 9-في رأيك ما هو دورك كمؤجر في الحفاظ و تطوير الحديقة ؟
- ما هو تقييمك لحالة الحديقة بشكل عام ؟ هل يوجد لديك مقترحات لتحسين الحديقة و ما هي التسهيلات التي تتمنى ان توفرها لك ؟

This interview explores the following questions:

- a. How the commercial services influence parks and public spaces (according to literature)
 - 1-Cleanliness and beautification
 - 2- Safety and security
 - 3-a source of income
 - 4-help maintain the quality of the space
 - 5-promoting the space and attracting users
- b. How to attract them & involve them in the process of maintenance

Appendix C: publicness score

		O	C	A (DPP)	A (AP)	A (Tr)	A (BP)	D(A)	D (R)	D (PF)	D(AG G)
TEMPORARY	E. CIG.	4	4	4	3	4	3	1	2	2	1
	YOGA	4	4	4	2	4	4	3	2	2	1
PARTIAL	CAFÉ 1	4	4	3	2	2	4	2	2	1	2
	CAFÉ 2	4	4	3	2	2	2	2	2	1	2
	KIDS ZONE	4	4	3	2	3	2	2	2	1	3
TRANSFORMATION	CORNER 1	4	1	1	1	1	1	2	1	1	3
	CORNER 2	4	1	1	1	2	3	2	1	1	3
	CORNER 3	4	1	1	1	1	2	2	1	1	3
	CORNER 4	4	1	2	1	3	3	2	1	1	3

مستخلص البحث

اليوم، بسبب نقص الميزانية العامة و وجود السياسة النيو ليبرالية، الحقائق الحضرية تحت ضغط كبيرة لتكون مكتفية ذاتيا، و بالتالي تحت ضغط زيادة الخصخصة المصاحب لها. الكثير من الأبحاث اثبتت أن زيادة دور القطاع الخاص في الأماكن العامة يؤثر على وصول المستخدمين وتقلل من عاميتها. هذا البحث يركز على زيادة دور القطاع الخاص في الحقائق العامة بالقاهرة وكيف تؤثر هذه الزيادة على درجة عامية الحديقة. يهدف هذا البحث الى المساهمة في فهم "ما هي العواقب، الإمكانيات، والتحديات لزيادة دور القطاع الخاص في الحقائق العامة بالقاهرة؟"

في محاولة للإجابة على سؤال البحث، تتبع الأطروحة منهجا نظريا وتحليليا. أولا يقوم الباحث بتحديد دور القطاع الخاص في الحقائق العامة طبقا للدراسات والأبحاث السابقة. ثم يطور اطارا يمكنه أن يقيم تأثير زيادة دور القطاع الخاص على درجة عامية الحقائق الحضرية. ثانيا، من أجل فهم ظاهرة الخصخصة في الحقائق العامة بالقاهرة وتطبيق إطار العمل المطور، يتم مناقشة هذه الظاهرة من خلال دراسة الحالة لحديقة الطفل بمدينة نصر، التي شهدت تحويل أركانها الأربعة إلى مناطق تجارية في السنوات الماضية.

يظهر تحليلنا أن التحول المرتبط بالخصخصة أدى الى تأثير سلبي على المناطق الخضراء، والحد من الوصول المادي والبصري لمستخدمين الحديقة. النتيجة توضح أيضا أنه على الرغم من أن الأنشطة التجارية ساعدت في جذب مستخدمين جدد من الفئات متوسطة ومرتفعة الدخل الى الحديقة. لكن قد أدت الى تم استبعاد فئات صاحبة الدخل المنخفض من الأنشطة الترفيهية التي يقدمها القطاع الخاص بسبب عدم قدرتها على تحمل الرسوم.

لقد استنتجنا أن بالرغم من أن القطاع الخاص يساهم في تمويل الحقائق، ويجذب مستخدمين من الفئات المتوسطة والمرتفعة الدخل الى الحديقة. لكن لها تأثير سلبي على عامية الحديقة.

الكلمات المفتاحية:

الحقائق العامة ؛ دور القطاع الخاص ؛ درجة العامية

هذه الرسالة مقدمة في جامعة عين شمس للحصول على درجة العمران المتكامل والتصميم المستدام. إن العمل الذي تحويه هذه الرسالة قد تم إنجازه بمعرفة الباحث سنة 2022

هذا ويقر الباحث أن العمل المقدم هو خلاصة بحثه الشخصي وأنه قد اتبع الأسلوب العلمي السليم في الإشارة إلى المواد المؤخذه من المراجع العلمية كل في مكانه في مختلف أجزاء الرسالة.

وهذا إقرار مني بذلك،،،

التوقيع:

الباحث:

التاريخ: .../.../...

نحو فهم دور القطاع الخاص في تطوير وإدارة المساحات الخضراء العامة في القاهرة، وأثرها على درجة العامية

مقدمة للحصول علي درجة الماجستير في العمران المتكامل والتصميم المستدام.

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جامعة

التوقيع

أ.د
استاذ
جامعة

الدراسات العليا

تاريخ المناقشة: .../.../...

ختم الإجازة

موافقة مجلس الكلية: .../.../...

اجيزت الرسالة بتاريخ: .../.../...

موافقة مجلس الجامعة: .../.../...

جامعة عين شمس



ديسمبر 2022