

Impact of Tourism Activities on The Use of Urban land

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Abstract

Since the planning of urban land use is one of the most important and difficult urban planning and programs in the change of the city future evaluating uses is one of the most important principles of urban reorganization. There are several Factors in Formation patterns of urban areas. One of the efficient factors is the development of tourism activities and creating its associated structures.

The effectiveness and type of these variations is different in relation to quality and quality of tourism flows and physical condition of urban land.

In this paper, type and quality of changes in the land have been investigated. Development of tourism activities in city changes the spatial structure and uses intensively and it is an external effective factor that makes changes in the environment and livelihood.

The use change arose from process of demand for construction of tourism and leisure use of land, not only changes in the social – social – economic structure of the city but also the urban landscape which may create a new function.

Keywords: *Tourism, urban land, Land spatial pattern*

1 Introduction

The subject of land use means how usage, distribution and conservation of land has always been the main axis of urban development (Mahdizadeh, 1379) Which indicates spatial aspects of all human activities on the ground for removal of his material and

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cultural needs (Shakooy, 1373). The quality use of land per geographical unit is dependent of user individual of community of economic, social, political and objectives.

In this regard, Pattern Formation land is the outcome of the effective forces and factors at the national, regional and local level. This pattern changes in conformity with affecting factors.

Land based planning as a major axis of urban planning faces with two basic aspects as follows:

-Recognition of effective real and objectives elements in the formation system of land use.

-Collection of models, methods, tools and programs of guidance and supervision in land use. In fact, the success or failure rate to land use planning depends on how far we can identify real factors and trends related to land use and provide practical and real ways towards the desired goals (Interior Ministry, 1381).

As one of the effective Factors to pattern of urban land use is tourism with a wide range of environmental, economic, social and physical impact which change the quality and severity of it depending on the potential of city for attracting tourist as well as types of volume and forms of tourism.

Cultural, historical, religious Tourism and natural tourism (ecotourism) are following effects that are not necessarily similar to each other.

The physical appearance impact of tourism activity reflects characteristics of land use and its evolution trends.

so far despite the importance of understanding the relationship between tourism activity and urban land use has been less studied specially in Iran. This paper is trying to investigate the impact of tourism activities on the properties of urban land use.

2 Theoretical Research

Methodology

This study is a descriptive – applied study which uses library method for collecting data.

The aim of research

Since the planning of urban land use is one of the most important and difficult urban planning that makes changes in all urban programs

including city future, the evaluation of uses is one of the most important urban reorganizations. Land uses related to the tourism sector should be considered and evaluated as the most important urban land use. According to tourism role in cities, and it is one of the important subjects for growth and development. In environments which contain important tourist resources, there are vast investments we can get maximum use of all of with a proper use and principal planning appropriate to area position, uses of lands and culture of people without adverse effects on its environment and space.

3 Hypotheses

Tourism affect urban uses in tourist – host cities.

Research question

The most important question in this asset that can be stated is:

- 1- Can tourism eliminate some of the urban uses?
- 2- Can improvement of uses related to tourism be a factor for physical development of the city?

4 Background of Research

The 7th concept at land uses was first introduced in the west for monitoring of governments on manner of land use and preservation of property rights, but with the rapid spread of urbanization and the growth of urban and regional planning, size and content of this concept have been broader day by day.

Today, urban land use in the world planning developed systems, towards optimum use of land, has changed as land preparation, spatial planning and planned national, regional and local bodies.

In general, we can say that formation of urban land use system in each urban community, how to divide lands and its use in various activities and services, reflect the mutual resultant of collection of various environmental, economical, social, political and legal factors and forces.

It has been studied in terms of correct urban land use in thematic similarities (parhiskar,1384–Javan,1384–farhodi and Mohammady,1384–Pour Ahmad and Falahian, 1384 Azimi ,1384–Rigester , 2002– Brutuz and Guspondini 2004 – Abedini ,1385) .

5 Planning of land use

Land use planning is how to use, distribute and conserve the land. In other words, the purpose of urban land use system is to specify the type of land use in the city, guide spatial organization of city, determine the constructions with urban systems (Mahdi zadeh , 1379).

6 Tourism

Tourism consists of activities that people rest, travel and reside for a maximum consecutive year, except for work and other work they do in their usual environment. Tourism refers to collection of phenomena and communication due to interaction among tourists, capital, governments, host communities and NGOs in the process of attraction, transportation, catering and control of tourists and other visitors (paly yazdi, 1385).

The word "tourism" has taken from "tour" meaning "make round" which roots in Latin word of "turns" meaning turn round , go and come between origin & destination which comes from Greek to Spanish and French and Finally to English (Oxford) .

7 Urban tourism space

Urban tourism space is a space which has tourism resources. Behaviour pattern of tourists is dependent of tourism resources like: attractions, accommodation, facilities and services that crystallize tourism space.

Urban tourism resources are composed of three primary parts. The basic elements are composed of three primary parts. The basic elements of tourism, in fact is considered as the main factor of attracting tourism, including visible places like: monuments, historical streets , park , green spaces and etc. , places which are built for tourism activities like cinema, theatre, museum , art galleries and etc. The second part are secondary elements of tourism including accommodation facilities and shops, and the third section is other elements that guide and do tourist services such as tourism guide administration and etc.

Behavioural pattern in urban environment is dependent of economic, social, cultural characteristics and jurally urban space and change in

terms of social phenomena. Forced space of tourists can also be charged according to their behavioural pattern.

Therefore, discharge of urban phenomena in relation to tourism can have relatively stable behaviour pattern.

The first and most important factor in behavioural pattern and thus tourist space is travelers in circulate route of tourist to visit urban attractions, because the main Factor in attracting tourists is the attractions of a city.

The second factor can be accommodation of tourists that is the move gravity center of tourists in the city. The third factor is shopping and preparation of souvenir in the city. These factors, along with other factors such as meeting with families and social interactions form the space of city tourism.

If we consider the spatial structure of urban tourism from the view point of physical arrangement of land use or spatial dimension, two factors mentioned above are the most important structural elements. Because they determine the placement of attractions in urban spaces and smallness or expansion of tourism space. Residential establishments are also effective in the dimensions of this space of course, social dimension of cities which have their own culture and customs and considered as one of the attractions of city should not be ignored.

Figure 1: the elements of tourism

Visit place	Activity place
Physical characteristics	Cultural Facilities
Pattern of historical streets	Concert halls
Attractive buildings	Cinema
Parks & green spaces	Exhibitions
Water , canal , river	Museums& Art galleries
Social and cultural characteristics	Sport facilities
Language	Leisure facilities
Local consumers	Casino
Folk music	Bancho halls
Security	Night clubs
	Festivals
	Organized opportunities
Secondary Elements: Food service hotels, Shop services,Market	
other dements: (additional)	
Access and parking facilities	

Reference: low,1996

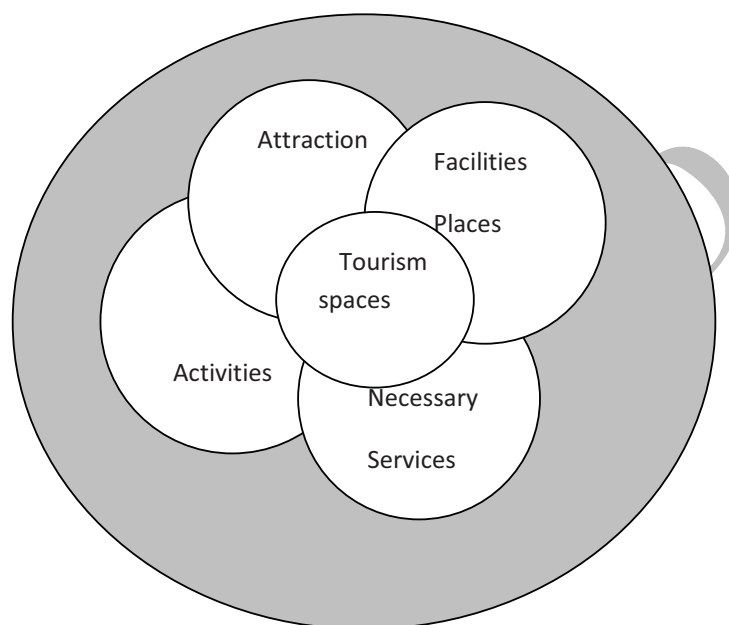


Figure 2: Tourism spaces model

Reference: low, 1996

Subject position of urban tourism in the development of urban environment.

As the tourism industry affect social – economic aspect of cities, it also affects different aspects of the urban environment. The entry of tourists lead to increase in demand for centers of forming services, housing, and accommodation such as hotels, restaurants and shops. Therefore it is possible that changes in urban land uses lead to create such elements rapidly. generally environmental impact of tourism in cities is as follows:

- (1) Visual affects such as development of residential areas, impact on new architectural style and increase in density and population growth.
- (2) Infrastructure development , use surplus of capacity of urban infrastructures with different uses and development of cases like roads, highways, parking , electricity network , water nets of supply and sewage of disposal and the need to develop new structures.
- (3) Physical changes in cities include:

- A) Change: use urban lands, for example, residential areas in development of hotels and tourist resorts are seen.
- B) Awareness of consequences resulting from tourism development and also traffic time and its plans for compatibility with the phenomenon of tourism.
- C) Structural changes lead to contradiction in the quality of urban areas which have been used by tourists and local residents.
- D) Revitalize and preserve historical sites and buildings and reuse some of these centers (John Lee, 1378).

8 Urban land uses

The planning of urban land uses is the most important and difficult urban programs, so it change all urban planning including future city. Evaluation of uses is the most important principle of urban reorganization. Uses related to tourism sector like major urban uses should be carefully considered and evaluated and its importance should be clear. For this purpose, different criteria for evaluation are considered. First, effective factors in uses. Second, the position of establishment of uses according to the skeleton of the town, which is the most important elective factor in the evaluation of urban uses.

- (1)The economic value and importance and attraction of each use in employment
- (2)The importance and social- cultural role of uses
- (3)The religious value and usage
- (4)The mythical and historical importance & background
- (5)The political role and function
- (6)The role and importance of each to Provide primary and secondary needs of residents(Qadami,1384).

9 Tourists' use

Uses dependent to tourism industry which have economic and cultural importance for tourism industry such as sightseeing attractions and recreational places, city centers and shops, residential facilities, information centers and related administration Can be defined as tourist use.

These uses are not specific for tourists who come from outside the city, but can be used by residents as part of urban land uses. It is not

very difficult to identify uses which have complete and direct relationship with tourism such as : hotels , attractions and like that , but some of uses like retail stores due to the diversity of activity, make diagnosis difficult.

Characteristic and nature of land and uses

The most important characteristics of the land can be outlined as follows:

- (1) The land as a limited and inevitable product
 - (2) Land as urgent and vital need for human.
 - (3) Land as space of living
 - (4) Land as interconnected environmental issues.
 - (5) Land as a safe, beautiful and human comfort environment.
- (Hyraskar,1376)

10 Tourism and urban land use

Generally, city has double characteristic due to tourism:

- City as a source of tourism,
- City as a tourism destination (Rahnamaee, 1382).

Tourism activities in acceptor cities have many considerable effects on the characteristics of land use. The ratio of this impact is dependent on the following factors:

- Type and nature of tourism (Cultural, recreational, ecotourism, religious, etc.)
- Volume & scale of tourism (the number of tourists, multiplier value, traction domain, etc.)
- Dependence of city economy to tourism activities or tourism position in economy of the city.
- The time of establishment of trends of tourism in the city.
- City environmental capacity, infrastructures, culture and community acceptance, governing laws and regulations.

Effects of tourism activities on characteristics of urban land use in acceptor cities

- Effect on spatial distribution pattern of uses dependent on tourism (focus on recreational, cultural and historical sectors along streets leading to tourism attractions.
- Lack space & increasing population density & activity in city centers.
- Increasing service uses day by day, especially in tourists' needs.

-Affecting on the urban landscape by elements & uses related to tourism(Voultski,2000).

In shrine cities, the streets which lead to the shrine or holy place are the place of supplying the commercial goods and in this path, food shops, travel agencies, banks, hotels and even hospitals have been built in the urban space which has the highest land value. But in other parts of the shrine cities, normal trade has been established (Farad,1375). Tourism activities cause specialization of parts of the city functionally (business, recreational, residential, and cultural parts, etc.)and change the nature & quality performance of land service uses(Kunshu,2004).

11 Tourism Activities also Create

-Appurtenance of some jobs & land uses related to tourism (service, mediators, etc.)

-Depression or deletion of some uses(in a low or poor quality) (wslops,2002)

-Justify the protection of ancient and historic places (tourist attractions) and its financing(Ranjbarian,1379).

-Increase value (IRR) of estates, real estates, services.

-Diversity of jobs & uses.

-Physical development of the city by expansion of the land uses dependent on tourism in tourism – acceptor cities.

In addition, the incidence of pollution(noise , air , landscape) , heavy traffic, lack of parking spaces and reduction of the level of desired areas, pressure on infrastructures, public services(water, electricity, gas, telephone,...)and physical quality gradual change of historical souvenirs, are as other effects of tourism activities on urban land use (Voultski,2000).

12 Conclusion

City is an outcome of the influence of environmental, political, economical, social and cultural factors the evaluation and study of each of them and cognitive acquisition of them can surely provide an opportune platform for urban planning action. Visible physical sight of effectiveness of various factors in the city is reflected in the characteristics of land use. Including Factors are tourism activities whose impacts are different with regard to city capacity in attracting tourists. In the course of this influence,(tourist demand as the most

important factor), intermediate (stock exchangers and brokers) and suppliers have big roles. According to the researchers' point of view, there are many different ways to understand and analyze urban problems. The results show that the city as a tourist place, tourism activities, physical-spatial development, the spatial distribution pattern, number, type, nature of urban land use and value (RLS) of land and housing affect the construction and physical expansion of the city. On the other hand, the quality of impact of tourism activity on the city and its uses, have desirable and undesirable consequences from environmental, socio – economic and physical aspect.

Urban land uses development on agricultural lands and orchards , constructions in natural bounds of the city , land space degradation , basic changes of the morphology of the earth , malformed spatial spread (turbulent) of uses are included. On the other hand, from social, economic: employment, job variation, preventing migration and from physical aspect improving quality of residential units can be considered as the desired effects of tourism development in the city.

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