

The Analysis of Effective Factors in the Change of land Use in Green Space (Gardens) in the City of Jahrom with an Emphasis on Urban Management

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Extended Abstract

1. Introduction

Today the role and the importance of open and green spaces are significantly increasing in the environment and the quality of building complex. Therefore, open and green spaces are considered as intrinsic, parts of land use planning decision in most countries. The gardens in the city of Jahrom are the indexes of Iranian thought and creativity and also the climatic consistency. Urban garden should be planned in green lands and some particular situations such as the arid climate. It should be mentioned that urban gardens are important in these conditions. In recent years, these gardens were destructed due of different causes along with the lack of plan. Therefore, human settlements and irregular buildings were replaced by green spaces or gardens. Gradually, these gardens were subjected to destruction risk. In this field, the main study questions include: 1) What are the most important causes of land use change in the gardens of the city of Jahrom; 2) What is the role of urban management in the land use change of gardens?

2. Theoretical Framework

In urban management of all organizations, organizations and individuals are said to affect the process of city management either formally or informally. One of the most important factors contributing to the preservation of green space (gardens) and the prevention of any changes in the region is how to manage these experiences. The purpose of urban land use change is to change the plans approved by the city, including the plans within the framework of the comprehensive plan and the city services. The discovery and identification of changes in urban land use planning is one of the most important issues and requirements of urban management. In this sense, the issues of regulation and urban planning, organization and social justice in terms of equality and inequality in the distribution and value-added taxes in the city are important. The awareness of this clash of economic interests as opposed to natural resources makes reviewing and modifying the content and the enforcement of laws inevitable. In legal terminology, the change of application is defined as having permission to use the land in a way different from what is predicted in the approved city

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plans. The change of application is due to the request of the owner, municipal declaration, and the approval of article 5 of the Supreme Council of Architecture and Urban Planning Commission. In this situation, ownership and domination are outstanding. But sometimes the change is done without informing the owner.

3. Methodology

The method used in the study is descriptive-analytical; it is of applied-developmental approach. This study has tried to investigate the effective cause of land use change in the gardens of the city of Jahrom by emphasizing the role of urban management. In this field, needed data has been collected through library data and survey studies (questionnaire and observation).

Excel and GIS software have been used to analyze the collected data through the questionnaire. The population of this study consist of studying garden land use change files for purposes of observing legal framework in Article 5 commission in the municipality of Jahrom. The numbers of 36 plots of gardens have been investigated that have changed land use during 1996 -2010 (by Article 5 commission and field yield) It should be mentioned that during these years, all of changed land use gardens were 21 gardens in Article 5 commission of municipality of Jahrom and 15 gardens changed land use by field yield operations and interview with yield owner. These gardens have changed land use informally and in all owner agreement with municipality.

4. Results & Discussion

The effective factors in the land use change of gardens in the city of Jahrom can be divided into two sets of general and special factors:

1. General factors

These factors include all of gardens and are not just for a special part of gardens.

2. Special factors

The effective factors in the land use change of gardens in the city of Jahrom and their change rates during years of 1996-2010 indicate that 190 hectares of these gardens have changed their land use to other urban land use during these years. About 5 hectares of these gardens have been lost due to the economic factors (mainly the land and house added value). The factors in question include 26.84% all land use changes of gardens during this statistical period. Therefore, it is safe to say that economic factors (mainly land and house added value) are considered the most important factors in the land use change of gardens in the city of Jahrom.

5. Conclusions and Suggestions

The findings of the study indicate that effective factors in the land use change of gardens in the city of Jahrom are of two kinds: general and special. During the years of 1996-2010, about 190 hectares of gardens changed their land use to other urban land use. Economic factors are considered the most important causes of the land use change of gardens in the city of Jahrom. Mostly the land use change of gardens and green spaces are related to the residential use (88.9%). It is safe to conclude that the regulations of Article 5 Commission and the agreement of owner and municipality in the domain of the land use changes of green spaces have resulted in the residential land use significantly. Therefore, the performance of the municipality of Jahrom with respect to the Article 5 Commission has not been successful in preserving green space (gardens). Finally, to avoid this change of use, it is proposed to use barren lands within the city for the urban infrastructure development to maintain gardens in line with sustainable development.

Keywords: Application change, green space (gardens), urban management, Article 5 Commission, Jahrom

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