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Urban physical spatial analysis with emphasis on inefficient use land of The Kerman eight disterict

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Research Article

Extended Abstract

Objective: Today, taking into account the growing urban development and the imbalance in the distribution of land uses, urban land use management is of great importance. Now that all cities are made up of different uses, all these applications should be in accordance with the rules of urban planning and principles. In the major cities of the world, the provision of urban land use plans is essential in order to balance and interact in the development of different parts of the city. How to deal with these urban urban challenges is an important part of spatial development planning. Some of these challenges specify the requirements for making changes to approved programs, especially in relation to land use. In urban planning, the analysis of how different land uses are placed is of fundamental importance; Even after determining the layout of land uses and creating urban space, urban planners need to evaluate all land uses in order to ensure the rational location of land uses and to observe the necessary proportions. Inefficient urban land use means an area that is detrimental to the safety, health or well-being of the community due to destruction, incomplete and defective planning, inadequate or inadequate facilities, the presence of harmful land uses, the presence of unsafe structures or a combination of these factors. Another definition is an area in which, at present, there are at least four or five dysfunctional conditions that fundamentally harm or hinder the growth of the city, slow down the housing construction process, or create economic or social disability. And there are threats to public health, safety and social welfare. Determining whether an area is inefficient or not is a combined result that can be attributed to a variety of physical, environmental, social, and economic factors. As a result, inefficiency arises due to several conditions that, in combination, accelerate the decline of the range.

Methods: In this regard, the present study aims to reveal the urban land use challenges with an emphasis on inefficient city uses in the eight district of Kerman. For this study, the analytical-deductive research method has been used. The way to collect documentary, library and field information has been. And the GIS are used to analyze the data. The results of this study show that there is a significant percentage of inefficient use in the Kerman area. The required information has been obtained from the detailed results of the general population and housing census, the comprehensive and detailed plan of the city, documents, magazines and books related to the subject, as well as through a questionnaire. This means that a descriptive method has been used to identify inefficient lands in the eight districts of Kerman and their analysis and the analytical method has been used to evaluate the per capita land use of existing lands with approved and standard per capita. The spatial scope of this research is the eighth district of Kerman. How to collect information by reviewing the study and available texts and sources, observations and field studies and using the existing reports about the study area and using GIS software to analyze the data, the output of which is Maps and statistical tables related to land uses and population. In compiling this study on population density, current situation and qualitative and quantitative assessment of land use status in District 8, identifying and classifying existing dysfunctional lands and their challenges, as well as comparing the existing per capita of each land use with the standard per capita approved by the Supreme Urban Planning Council. Iranian architecture has been studied to determine the per capita status of each

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user so that the uses that have a per capita shortage of inefficient lands can be used to compensate for this shortage.

Results: One of the basic studies in land use is to know and carefully study the current status of land use in the study area. In the eight urban area of Kerman with an area of 5569729 square meters, residential use with 9190 and area of 2847242.43 square meters, 51.11 percent has occupied the highest percentage of the area and commercial-administrative use has the lowest occupied area with 1392.55 square meters. The challenges of inefficient land use in each city and region vary according to its characteristics, but in general, the main challenge of inefficient land use can be mentioned in reducing the quality of life in urban areas. Due to the conditions of the eight urban areas of Kerman, the main challenges caused by inefficient land uses were identified as follows:
- Occurrence of various types of pollution and potential damage to human health and the environment
- Decreased physical quality of the area and the emergence of unfavorable urban appearance in the area
- Reduction of area per capita and lack of access to standard per capita
- Decreased security and insecurity and some social anomalies
- Scattered growth and horizontal development of the city and lack of endogenous development in the city of Kerman.

Conclusion: According to the studies conducted in the qualitative evaluation of land uses in terms of compatibility between the uses of the eighth district, the most compatibility is between residential, green, educational, sports, cultural and religious land uses, and workshop, military, abandoned and barren land uses. In terms of compatibility status, it is in a relatively incompatible and completely incompatible situation, which reduces the quality of the urban environment and makes it difficult for planners. In educational use and district park, and other uses are at a relatively proportionate and indifferent and disproportionate level, especially in neighborhood sports uses, neighborhood park, and also according to the survey conducted among educational uses, park, Sports and treatment, only the use of district and educational parks at the elementary, middle and high school levels covers the whole area of eight, therapeutic use covers a relatively good level of area eight and other uses are not in good condition and the whole area Do not cover. The results of the study of the desirability of land uses in the eight urban area of Kerman show that inefficient lands (workshop, barren, abandoned and military land use) are completely undesirable land uses and green space services, services, treatment, sports, culture and religion in terms of Land sizes are relatively undesirable. The results of the evaluation of the dependence between the uses of the eight districts of Kerman show that residential, educational, commercial, green space have the most dependence and abandoned, barren, military and workshop uses are completely independent. Based on the findings of this study, a quantitative evaluation of the uses of the eight urban areas of Kerman shows that in the eight urban areas of Kerman, there are inefficient uses that along with social, physical and environmental challenges have many capabilities that Can be used optimally, including barren and abandoned lands in these spaces, can provide an important part of the need for land due to population growth in the city over time and endogenous development in the city of horizontal growth of Kerman that It has created many problems and by transferring annoying and incompatible urban uses out of the city, the remaining space of this user can be used for construction and development of other uses, especially those whose per capita is less than the approved and standard level. Is to be exploited. Urban development from within causes unused or empty spaces to be exploited and transforms dysfunctional urban uses, which are at a very low level in terms of compatibility, utility and dependency, into an area of identity and value.

Keywords: Spatial-physical analysis, inefficient uses, GIS, Kerman City.

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