EXAMINING THE IMPLEMENTATION OF URBAN DEVELOPMENT PLANS IN SPACE AGENCY
(CASE STUDY: BABOLSAR COASTAL CITY)

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ABSTRACT
The purpose of the present study is the examining the implementation of the urban development plans on space agency of Babolsar coastal city. Therefore the method of this research is descriptive-analytical and in terms of purpose, it is practical. In order to collecting data, it is used the study of libraries-documentary by analysis of the reports of commission of article 5 and 100 in the period of 11 years (2005-2015) and also done interview from survey study. The results show that from total area of 1652 hectares in Babolsar coastal city, about 60 hectares had fundamental changes by increasing illegal density, changing the users and separation that has conflict with disciplines of urban plans. The result of research confirmed the presented hypothesis and show that the three elements (governmental, private, public) sector as converters of space agency had effect on current changes in Babolsar city directly or indirectly. Also the dependence of Babolsar urban management to resulting revenue from density increases, this process has continued from 2005 to 2015. But it has decreased at 2015 and has oriented toward breakdown of lands. Therefore, these density increases were not the same in all 16 neighborhoods of Babolsar city and the most of them were at premiership area.

Keywords: Urban space, space agency, urban structures, urban development plans, Babolsar

INTRODUCTION
Coastal areas in terms of their situations, they have comparative advantages. So they are one of the potential capacities in development planning. But in recent decades, false use from these valuable resources has faced world coastal areas with critical and dangerous situations (Zhao, 2011). Such as the incoming pressure on them is more than the capacity of their environmental resistance (Aghmiri, 2009). Population growth, wasteful use of resources, polluting coastal areas, development of incompatible activities with environment, and the lack of coordination between activities at coastal areas are the most important causes of the pressure in these areas, to the extent that one of the problems that human society is faced with them, are the same effect of these immeasurable pressure and uneven growth of urbanization on coastal environment, as Alison says: “coastal areas are among areas that more than any other areas have exposed danger of this unlimited development (Wang et al, 2007). Coastal cities of Mazandaran province, like other coastal cities, because of their exclusive qualities from long time ego were under effect of hidden structure and economic, social and political authorities (in public and non-public sector),
such as the display of these negative considerations and effects and rarely the positive of them in all urban dimensions (physical, skeletal, social, cultural and financial-economical), can be well seen and understand (Jamali et al, 2013). Of course these effects in all coastal areas of Mazandaran province were not same and each city according to its attractive extent for hidden structure and authorities, have experienced different change, space agency of coastal city central Mazandaran district,(Babolsar), according to its neighborhood with shoreline and its population trend, is more tangible among these problems (Athari, 2012). We can point to performed speculation, influence to agricultural lands, and privacy sea, increasing of building density, hotel building, illogical apartment building, which these problems in Babolsar city at beginning days after revolution victory, because of the series of activities that the most important of them are constructing metal bridge on Babolrood river and establishment of Mazandaran university, and also cancel ownership law of the urban wastelands with performances of newly established institutions of housing foundation, land development authorities, and after that, urban land organization, and poor institution which had strongly effect of urban structure. In these urbanization changes, Babolsar city has many developed and agricultural lands around city rushed to new constructions. Such in 1986, urban area was about 1174.18 hectares with population of 28591 (consulting engineers of environment role), while at 2014 it is increased to 1652 hectares with population of 61984 (Babolsar municipality), and many of these changes had negative effects on urban approved plans. Examining the implementation of urban development plans on space agency of Babolsar coastal city is the fundamental problem of this research.

THEORETICAL FRAMEWORK

Space agency

The concept of space agency in many decades was one of the important subjects in geographical researches that have not been defined clearly. Pacione (2002), in the book (space agency of society), proposed many suggestions about selecting place, arising hierarchy and space mutual relations and reaches to measuring space agency of regions. His first emphasis was on population, space distribution and its movement, but he also emphasizes on multiple factors such as physical environment, using of lands and space, distance, distribution of economic activities and wealth, culture and political circumstances, historical development of land and so on (Galster et al, 2001). Space agency expresses a form of physical and human subjects. Places, lines, levels and quantities are four geometric elements that space agency explain and define by them. From radical geographer point of view, production factor and productive relations are fundamentals of space agency. Space agency is always changing in all its dimensions. All of the natural or man-made phenomenon have a kind of structure that present the discipline between the relation of part and whole (Pacione, 2002). One of the oldest theorizations in this relation attributes to Immanuel Kant, he pointed to separation of time and space and separation of history (as society), and geography (as space), by introducing “history has separated from geography only by time and space forms, that the first one is the report of phenomenon that come one after another and show time, and the second one is the report of phenomenon that are beside each other in space (Ghadami et al, 2012).

Justified and explained viewpoints of constitutions of space agency

Space and space theories for analyzing the city and social politic strategies, whether in understanding the cities as knot at financial network, production, information and other universal factor or in the form of reproduction of infrastructure and urban environment as a reaction toward discussions related to urban durability (economic, social, political, environmental) are informative and constructive (Kazemian, 2007). Therefore, space processes and analysis are used for comprehension, preservation, and management of the qualities and urban lives and existing population among them and also for development of sustainable future. Today “existing problems in cities” and “urban problem” have increasingly involved in more clear problems of space (Klapka et al, 2012).
Scientific debates about the relation of form and process (or form and content), can be regarded as one of the most recordable subjects in geographical sciences, social, planning, urban design and architecture (Riazi, 2010). This debate pays attention to the quality of interaction and its result between society (from family until universal society) and space (from one residential unit until space agency-skeletal, regional, national, and transnational). Further emphasis about the importance of this subject in geographical science has done with David’s precautions and criticisms at 1960 decade. He emphasized on dependence between space forms and social processes, inextricably construction and social organization from instruction and space agency and necessity the attention of geography to this dependency (Shokoie, 2008). According to Harvey’s theories, recognition and analysis of cities and collecting procedures and effective politics for changing the special form of cities interrelates to understanding of mentioned relations. One of the oldest theorizing about this relation can be attributed to Immanuel Kant in eighth century. He believed to separation of time and space and separation of history (society) and geography (space), “A history is separated from geography only with time and space side (Sattarzade, 2009). The first one is the report of phenomenon which comes one after another and references to time. The second one is the report of phenomenon that is in space beside each other. (But unlike Kant, none of the great social theorists like Karl Marks, Marks Weber and Emil Dorkim, had not separated urban problems from society or space structure from social structure. Robert Park from pioneers of human geology theory has also imagined basically special structure as resultant of human nature and ecology as revealer the effect of forces and human natural and comparative qualities in forming space. Shorche (2015) believed that space is political and cannot be seen as scientific objectivity and separated from ideology or politic. From his point of view, space is a social production (Negadari, 2013). David Harvey, regards space as a meaningful relation that cannot be identified and comprehended independently from individual situations and their environmental conditions. He knows space as a product of a set of emotions, imaginations, and reactions of individuals toward capitalism for earning rent and changing from flexible accumulation and resulted that today non-capitalism classes play great and more directly role than past. Kastler believes that space is not image and reflection of society, but also is one of its material dimensions. From his point of view, there are two kinds of production space and consumption space in cities and the conflict between domination of capitalism and social life appears in these two spaces (Huang & Jefferey, 2007). From his point of view, government is not only seeking for the benefits of one class, but it also is the preserver of the system, and also has duty for declining the conflict between need with interest and production with consumption. As a result, forming space is not only doing by ruling class and under domination classes has also play a role in formation of it. Antony Gins, among recent urban socialists, has the most shares in introducing the relation between space and society, especially the role of time and space (Miles, 2004). From his point of view, social activities have always constructing from three different and intersecting time, place and paradigm, and all social actions have placed in these dimensions (Shorche, 2015). From Gins’ point of view, with the increase of human control on nature (allocative resources), and therefore the increase of capacity for social organizing (by using from authorities resources), social systems have improved increasingly to the form of time, place and rely on face interaction has declined. In this situation the subject of solidarity comes to existence and urban as a tool for its guarantee will improve. For this reason, city is the center of economic, military and political power and strength. Therefore, the share point of these modern theorists of space is “the unity of space with society and its unity with time”. They know space as a fundamental element of society. They ultimately know dominant class superior in constructing space, but they don’t know space as an inclination of one class, but also like history or time, they know it as a result of conflict between classes, and space is also involve this oppositeness. As a result, production and consumption and space structure accomplish by an informed action. So space contradictions and distinction are the result of existing contradiction in society.

CASE STUDY
Babolsar city is situated at 36°42′09″N 52°39′27″E. This city is situated at the north of Mazandaran province and according to performed examination, it is situated on the surface of sediments and coastal moss and alluvial delta of Babolrood River, and in terms of structure of geology, it is located between Gorgan- Rasht (Fig 1).

**Fig 1:** Political and administrative situation in the country and the city of Babolsar, Mazandaran Province

**METHOLOGY**

The present research is descriptive-analytical in terms of method and is practical in terms of purpose, and according to purposes and presented questions in this research, the method of doing it is like this:

Required data for performing this research have been collected by study of libraries-documentary (examining the commission of article 5 and 100) in the first stage and by field visit in the second stage.

**RESULT**

*The Commission of article 5 in Babolsar city*

According to detailed plan of Babolsar city, for Babolsar city three skeletal areas have been defined. The mentioned areas include the total of 16 planning district. The general density of three areas which earned by population calculation as follow:

**Area 1:** Existing population density in this area was 26.9 and existing constructing density was 44.9. The population density of area was 37.2 at hectare and the average constructing density was 120 percent. Therefore, area one was defined with average density.
Area 2: Existing population density in this area was 35.5 at hectare and existing constructing density was 42.5. Population density was 42.8 at hectare and its average constructing was 120 percent. Therefore, area 2 was defined with more density.

Area 3: Existing population density of this area was 18.3 at hectare and existing constructing density was 39.1. Population density of this area was 26.9 at hectare and the average constructing density was 100%. Therefore, area 1 was defined with a little density. But these density increases in Babolsar city were not according to approved disciplines and in many cases it was out of legal framework. Of course, this increasing density was not stable through 2005 until 2015 and it had the most increasing density at 2005, one year after approval of descriptive plan, and at 2014 it had the least density increase (Fig 2).

Fig 2: Increase the density of Babolsar, the Commission of article 5 (2005-2015)

The process of changes in density increase of Babolsar coastal city were not the same for different years, its dispersion was also different at 16 districts and it had the most density increase in premiership area (Fig: 3).
**Fig 3:** Increasing the density distribution map of the 16 districts in the coastal city of Babolsar

**Using of commission of article 5**

Usage like density increase don’t follow a special process between (2014-2015), and it had different volume among years, and the most changing of usage was at 2008 and the least was at 2014.

**Fig 4:** Land use change by year of 2005-2015
More requests related to changing the usage was agreed by commission of article 5 that is one of the reason for existing of inclusive role of authorities structure in changing space agency and the most request related to changing the usage was related to public sector. Dispersion of related requests to changing the usage was also different by (private, public and governmental) sector at 16 districts and didn’t follow the special process. According to physical structure of Babolsar city that is more agriculture and gardening, most of these usages were from kind of agricultural, gardening to residential and commercial.

**Fig 5:** Change the distribution map of the 16 districts in the coastal city of Babolsar

**THE COMMISSION OF ARTICLE 100**

About the kind of extra usage of license from the total 438710 m², about 95% of usage were residential and 5% were from other kind of usage such as commercial and usages without license also from the total 197275 m², 25 percent of usages were residential and 75 % of them were non-residential usage, which according to performed interview with municipality experts and other related organs, all of these infractions were related to public and private sector in the form of apartment building, recreate center, and commercial shops. Of course, among them the role of governmental sector in the form of private and public sector cannot be denied. Also in some cases, these usages of extra license or even without license became legal by getting crimes as a result of commissions of article 5, 100, and experienced fundamental changes in special agency of Babolsar coastal city. Table (1), and as you see at Fig (6) and (7), the most extra violations of license at 2005 were with 53128 square meters and the least of them were at 2010 with
19072 m², and constructions without license were the most about 28448 at 2005 and the least were 1354 m² at 2012, which according to these data we can infer that the most violations were one year after the approval of descriptive plan of Babolsar city at 2005.

**Table 1:** The results of the commission of article 100 (use of additional licenses) 2005-2015

<table>
<thead>
<tr>
<th>Year</th>
<th>The number of cases composed</th>
<th>Additional licenses (m²)</th>
<th>Without a license (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2005</td>
<td>824</td>
<td>53128</td>
<td>20713</td>
</tr>
<tr>
<td>2006</td>
<td>912</td>
<td>56397</td>
<td>28448</td>
</tr>
<tr>
<td>2007</td>
<td>798</td>
<td>49711</td>
<td>23397</td>
</tr>
<tr>
<td>2008</td>
<td>838</td>
<td>47519</td>
<td>17915</td>
</tr>
<tr>
<td>2009</td>
<td>819</td>
<td>48720</td>
<td>22505</td>
</tr>
<tr>
<td>2010</td>
<td>774</td>
<td>41270</td>
<td>18078</td>
</tr>
<tr>
<td>2011</td>
<td>615</td>
<td>19027</td>
<td>11811</td>
</tr>
<tr>
<td>2012</td>
<td>599</td>
<td>40715</td>
<td>1354</td>
</tr>
<tr>
<td>2013</td>
<td>596</td>
<td>23066</td>
<td>8777</td>
</tr>
<tr>
<td>2014</td>
<td>787</td>
<td>25540</td>
<td>19512</td>
</tr>
<tr>
<td>2015</td>
<td>698</td>
<td>33617</td>
<td>24765</td>
</tr>
<tr>
<td>Total</td>
<td>8260</td>
<td>438710</td>
<td>197275</td>
</tr>
</tbody>
</table>
Research Question

The usage of space agency of Babolsar coastal city to what extent has conformity with disciplines and criteria of urban development plans?

Research Hypothesis

The hypothesis related about this question is as follows:

The usage and the structure of Babolsar city have not conformity with disciplines and criteria of urban development plans? For answering to this hypothesis, the comprehensive and descriptive plan of Babolsar

Fig 6: The results of the Commission Article 100 (use of additional licenses) 2005-2015

Fig 7: The results of the Commission Article 100 (user without license) 2005-2015
city was basis for action and after that its field studies of validation has been tested. The obtained findings in relation to this hypothesis are:

According to standards density and suggestion for three areas of Babolsar city, between 2005 until 2015, totally 114662 m² of these density increase were recorded that according to areas of Babolsar city about 1652 hectare about 11.5 hectares of city area they record density increase that is contradictory to approved comprehensive and descriptive plan of city? But it converted to a source of income for urban management, so they agreed it. Of course this amount is without considering densities that weren’t presented in commission of article 5. Totally from area of 1652 hectares of Babolsar coastal city, 469117 m² (almost 47 hectares), had changing usage that the most of these changing usage were from agriculture and gardening to residential and commercial. Obtained findings from field study that its mages have presented in chapter 4, shows unplanned structuring that has been improved around Caspian Sea and Babolrood River. 2001. According to field visit and performed interviews with responsible of urban management, the most of constructions were toward coastal areas and around Babolrood River and agricultural and gardening lands that were in contradiction to development of suggestions for descriptive plan. Forming three marginalized district with area 68 hectares (Graeme 33 hectares, Mehdinasab 10 hectares and Bibisaroze 25 hectares) in Babolsar city, shows that the development of Babolsar coastal city was out of urban approved plans. Therefore we can conclude that the first hypothesis is confirmed and is true about Babolsar city, so the formation and structure of Babolsar city has not conformity with disciplines and criteria of urban development plans.

DISCUSSION AND CONCLUSION

The nature of space agency is essentially unchangeable nature that many elements and factors have effect on them. In this middle, space agency of coastal areas in the most of the world areas had faced with natural and human changes, and very much sectors of natural changes indirectly are as a result of unsystematically operations of humans in these environments. According to increase of Babolsar urban population that improved after revolution and its resulting urban dispersions, urban managers performed a plan in the form of comprehensive and detailed plans at 2001 and 2004 for finding optimized and practical procedures for implementation of purpose and reaching to a successful city which show the future appearance of city. But many attractions of Babolsar city for native and non-native investors from one side and providing the grounds of bribery and using the influence and power from other side, whether from legal or illegal ways (commission of article 5 and 100), cause that space agency of Babolsar city, totally about 60 hectares by increase of impermissible density, changing the usages and separation, has changes fundamentally that has contradiction with disciplines of urban plans. Although in some cases such as situating the building at privacy of Caspian sea and Babolrood River, locating at agricultural and gardening lands, little area of units and inability in providing required parking, it is disagreed, but they were little and totally from 2012 and after that that is agreed with the most of requests and from 2015, the licenses of separation of land have increased that the result of survey shows that the most effective of these sections were governmental-non-governmental (municipality and Babolsar city council) and non-native investors, that the result of the operation of these hidden structures, irreparable skeletal, economic and social effects on space agency of Babolsar coastal city and in the case of the lack of prevention, it will have more dangerous effects on Babolsar coastal city in near future.

REFERENCES


