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**REVIEW OF CHALLENGES AND EXTERNAL FACTORS OF AFFECTING ON
PERFORMANCE OF URBAN MANAGEMENT IN LAND USE SYSTEM
(CASE STUDY: IRAN SHAHR)**

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ABSTRACT

Land use system of many cities of middle in Iran because of performance of urban management is faced with numerous problems and difficulties. Because the influence of external factors such as financial and credit problems of municipalities- Comprehensive physical space (how and type of land use spatial distribution)- Rules and regulations – Social institutional factors - Human resources - Failures of urban development plans - Forces and processes of management (Institutions and elements of management in local and regional levels) along with numerous challenges such as illegal construction, The influx of population to cities, poor monitoring of land use control, Lack of integrated management of urban and ... declined Urban management performance in Iranshahr and faced to numerous problems in the control and monitoring of land-use planning as well as problems in the realization of the objectives of urban development plan. Purpose of this study is investigate the factors affecting on performance of urban management in land-use planning of Iranshahr city. Generally this problem studied will be that uneven development of the city and the inefficiency performance of urban management in control of construction and land use the city of Iranshahr mainly have been affected what factors and forces and is to what extent the role and influence each of them. Based on authentic documents related to the subject and field studies reviews were loaded in land use of Iranshahr city and to achieve the desired results of research using a questionnaire the factors affecting the performance of urban management in land-use planning the city of Iranshahr have been analysis by Spss software, using statistical analysis of T, Friedman and correlation coefficient. The results of the studies show that above-mentioned factors In control and monitoring of urban land have been affected the performance efficiency of urban



management of Iranshahr. The respondents analysis using the Friedman test shows that problems arising from the rules and regulations and Failures of urban development plans had greatest impact on inefficiency performance of urban management in land-use planning the city of Iranshahr.

Key words: urban management, middle city, land use, urban planning, Iranshahr.

INTRODUCTION

In fact management is coordination of material and human resources in order to achieve to organizational goals in a way that is acceptable to society .(Lambert & Nagent, 1999: 178).

In the world urban management completely has been transformed in the shade of the development of management science(Shia, 2003: 47). Urban management system with the goal of favorable administration the affairs of the city is trying to harmonize relations between urban elements(Zahedifar, 1993: 10).

Cities without urban management system will be chaos for do the necessary planning for the future development of the city and deal with problems(Saeednia, 2003: 19). Urban Management Organizational Structure covers all urban system and harmoniously uses from full potential of formal and informal of city however the municipality is considered the central core of this structure(Plan of city set of Tehran and surrounding cities, 1996: 5, 6). Cities and urban land use change over time and are subject to change. Due to unplanned urbanization there has been turmoil in land use in cities. To improve the quality of urbanization regulating land use in cities is of a high importance. Various factors such as, economic, social, managerial processes, demographic trends and . . . has a decisive influence on the use of urban lands.

urban land use planning in practice, as the core of urban planning(Chapin, Stuart, 1978: 10- 15) is a process in which how to use land and spatial distribution patterns of urban lands in order to provide convenience of Social life of citizens(Razavian, 2002: 50) and one of basic and valuable tools is considered in improving the efficiency of urban management.

Problems such as; deforce land, illegal construction, conversion of agricultural land into residential spaces, Urban management in control and execution of appropriate the urban land use planning has faced with numerous challenges and problems. In this paper, in order to achieve the objectives of research review land use system the city of Iranshahr and are determined amount of impact of various factors of social, economic, institutional and in efficiency of urban management. On this basis has been analysis and interpretation the recognition of the status quo of land use system and urban areas of Iranshahr using collected statistical data, investigate the performance of urban management in land use planning and the relationship between variables of economic, socio-institutional, physical, forces and processes of management and etc, with Urban management performance using appropriate statistical tests with the characteristics of land use system and urban management performance of Iranshahr and is prioritized factors affecting the imperfect urban management in city of Iranshahr. Finally, are provided the guidelines and recommendations for better efficiency of urban management.

Problem statement and the need for research: Rise in urbanization and specific problems in urban life more and more show comprehensive attention need to the strategies and Solutions of utility to optimization of life of urban residents. Among the topics such as urban environment, urban transport, urban safety and urban planning, a very important factor that has determines and multiplier effect on Other manufacturer agents of city is Urban management(Saeednia, 2004: 19).

The policies and decisions of the institutions of urban management in determining land use, how to utilization of urban land, building regulations, supervision of construction, optimal distribution of urban services, locating major facilities in the city, providing basic infrastructure in urban and many other issues cause that planning and accurate implementation of land use management in the city by urban managers has special importance. Urban land use planning is one of the important tools for achieving to major objectives of social, economic and physical that has important role in the amount of urban growth and the quality of the physical environment of city(Saeednia, 2003: 14).

Since the urban management institutions from process of editing and present the planning and building regulations to step of licensing construction and supervision in the execution of constructions on the how to utilization from urban land, control the price of land, determining land use and etc to shape the future vision of the cities. How to manage them in control of urban land, organized migrations and maintain and control the physical development of the city based on the principles of sustainable development and many other problems must be that programming and accurate implementation of land use management in the city by city managers have of special importance. Due to the natural talents and geographical location of Iranshahr. This city is one of the centers of population and urban development poles in the region. Central location than other cities and have services and amenities and natural talents of better towards the periphery has been cause of population attract and rapid growth of urbanization it.

Such as rapid growth of population, too growth of physical, illegal construction, poor quality of life, problems and problems of environmental, lack of proper distribution of services and amenities in the city, the formation of marginalization, housing problems, traffic and etc this city is faced with new challenges. So this question arises is that do city management of Iranshahr has the equired efficiency in the field of control and monitoring of land uses? Unfortunately since no such study has been done, therefore this research has been done in response to the above question and based on the following assumption in the town of Iranshahr (in Sistan and Baluchestan Province) as a case study.

It seems that urban management in the control and monitoring of land uses of Iranshahr urban has not the efficiency of necessary.

History of research:

Management of Urban Land Use as an important part of urban management from different angles have been considered internal and foreign scholars. Urban planning developments the display is the history of the development of land use planning. The first theory that was presented about land use in the broad conception by a scientist that named VonThünen. In his book titled *Derisiliet* state in 1886 this raised and explain it(Asgari and et al. 2002: 7).

From the early of twentieth century onwards in America the first comprehensive attempt to explain the theory of land use were done by people like the Homer Hoyt, Ernest Burgess, Roderick Mackenzie, Chance Harris, Edward Ullman, Firy etc. Looking at process of evolution of views of this individuals It is clear that each in the evolution of land use studies have an important role(Chapin, 1972: 3).

In 1970 AD with criticisms that was performed from planning methods changes were made in executive methods of designs that in general these changes day to day causedthe evolution of methods and models of planning and design new approaches in land-use planning.

In Iran, approved laws on urban management in the past years shows the importance and record of urban management. Urban management laws in Iran, to concept of today, almost is passed a hundred-year-old way. In 1286 Solar and one year after the opening of the first Parliament of time was approved three Laws of municipality, provincial councils and states and provinces establishment by the time Parliament(Ahmadi, 2000: 4).

In 1309 solar approved the law of municipality and changed its name to the municipality. In 1311 solar Passages widening and degradation of ancient walls, in 1316 solar a new map of Tehran and transform the form in the city and many other laws were approved by Parliaments in time(Habibi, 1996: 200- 204). In the years after the revolution in Iran, for resolve of challenges and manage of current and future needs of urban society the several laws passed by legislative institutions and has been notification. History of land-use planning In Iran related to urban design that in the early the 1300's solar have been provided by companies of Consulting Engineers of foreign(Hashemi,1997: 77).

Including studies on urban management in the form of books, dissertations and articles Has been done in Iran that can be referred as follows:

Manouchehr Mozayeni on the book of the rural and urban management in Iran studied its problems and possibilities, the nature and organization of rural and urban management in cities and villages of the world and partly in Iran and partly discuss to the introduction of management problems in Iran's settlement system(Mozayeni, 1995).

Management of city (policies and innovations in developing countries) Compilation of Jay. Shabbir Cheema and translation by doctor Parviz Zahedi in 2000 has been published by the company of process and urban planning (Shabbir Cheema, 2000).

Book of planning and management of urban, Theoretical issues and experimental challenges by Seyed Mahmoud Nejati Hosseini that has numerous articles in the field of urban planning and management (Nejati Hosseini, 2004) and many other books.

Materials and methods:

Research method is Descriptive - Casual (after the event) and has nature of application. This means that using the library was conducted to collect materials about urban management and the effecting factors in urban management performance such as Physical, social failure, regulations, etc that overshadowed land-use planning in Iranshahr city and some required data collected through field from land use of the eight districts of Iranshahr city, completing the questionnaires, interviews with officials and informants in various organizations the city of Iranshahr and materials the master plan of city and then With classified of available informations was prepared this information for use in paper. The questionnaires contains 44 questions based on the Likert scale (very high to very low). Test the validity of questionnaire indices examined using Cronbach's alpha coefficient. After the test using SPSS software determined Cronbach's alpha coefficient $\alpha = 0.83$ which indicates that has collection tool of confidence acceptable.

To confirm the initial framework was prepared a questionnaire and after confirmation of the validity and reliability was distributed among 30 people from management experts of land use and collected data using descriptive statistics indices (Mean, standard deviation) and inferential statistics (test T of single-sample) were analyzed by spss software.

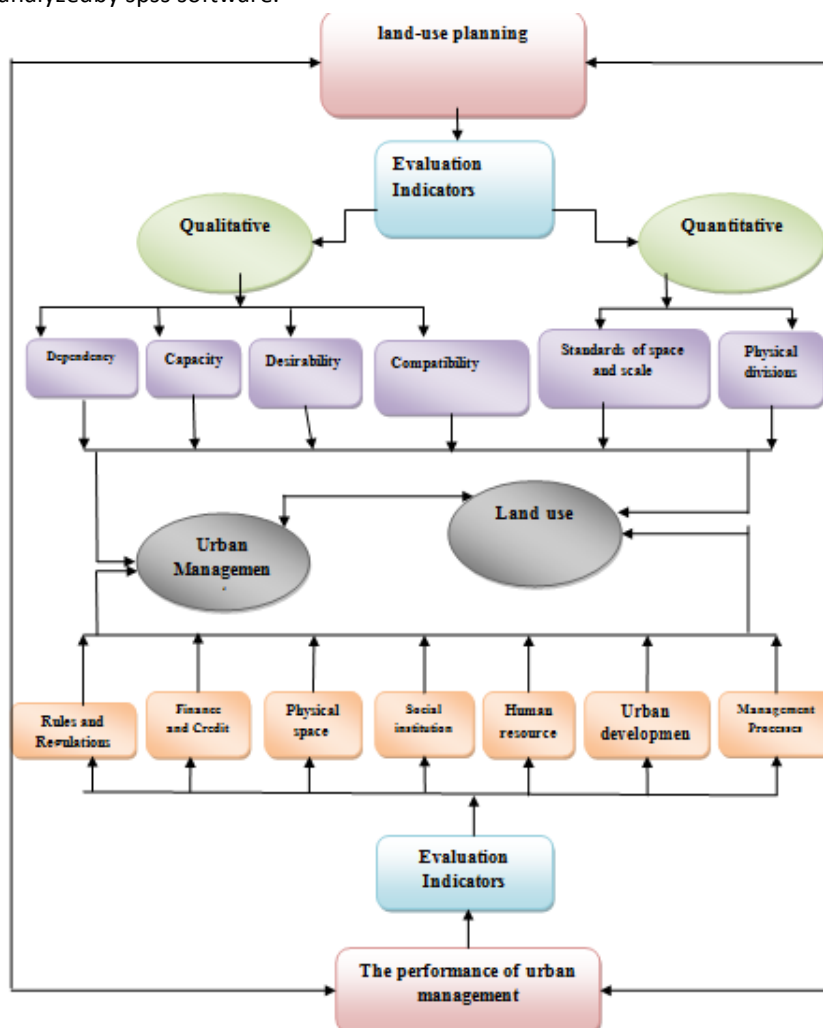


Figure 1: performance review process of urban management in land-use planning (Source: The author studies)

The study area:The legal limit of the Iranshahr city spread in wide flat plain with an area 2374 hectares.

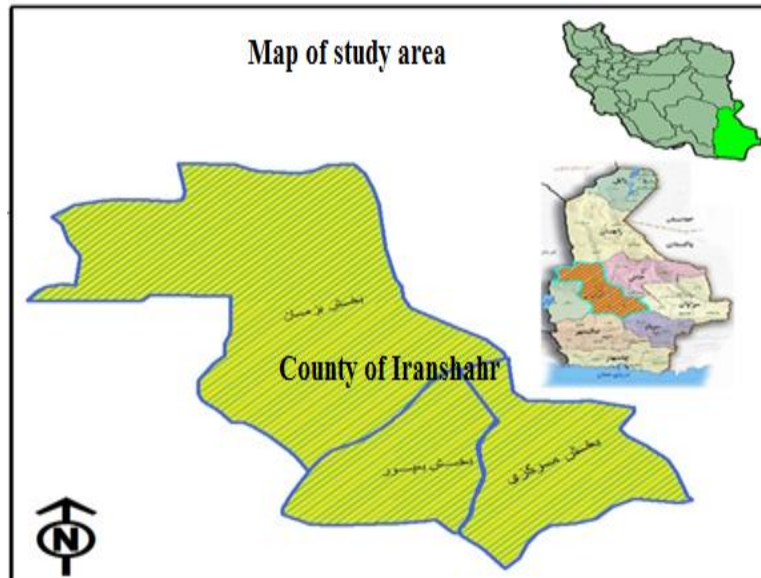


Figure 2: Case study

Urban management performance:

Iranshahr as a middle city at the heart of Sistan and Baluchestan like other middle cities of country has been witnessed population growth that this leads to uncontrolled physical expansion of city, slums, rising cost of land, congestion and overcrowding In the city.

The poor performance of urban management caused consternation in land use distribution and allocation of resources and services in urban areas and has created an for citizens the insecure and inadequate environment. Urban management performance In Iranshahr because of issues and factors such as factors of natural, economic, social, legal and restrictions failure and due to some issues like lack of planning In city, lack of coordination element between municipalities, other effective organizations and agencies and stakeholders in urban management, lack of skilled labor In city of Iranshahr, lack of independence of municipalities in planning and dealing with urban issues, The inefficiency of financial and administrative system of municipality, Inefficiency of building Police and companies of control and protection of land in constructions and avoid of capture in city largely has been trouble the urban management performance and causes problems and problems such as the formation of marginalization, increase in urban poverty, illegal construction, increasing the scope of urban Lands capture and conversion of prone agricultural land to residential use that their effects in the future will be encountered citizens and urban management with numerous problems In the planning and implementation.

By studying the problems of existing of the city and problems of citizens and organizations involved in urban issues a series of factors such as: financial and credit problems in municipality, physical-spatial issues (how and spatial distribution type of land use), some of the laws and regulations, institutional – social issues (difficulties and dysfunction of social), human resources problems (quality of human resource), insufficiency of urban development plans (Comprehensive and detailed plans approved), forces and management processes, (institutions and management elements of local and regional level) have the greatest impact on urban management inefficiencies In land use planning of Iranshahr.

Unauthorized and unplanned constructions in the city:

City managers in especially municipality and department of roads and Urban Planning with new challenges confronted like the phenomenon of land-grabbing and illegal construction. Security problems, the length of time a legal action to condemn possess, personal contacts and etc from one side and hope the holders to registration of occupied properties (by laws issued in the future) on the other hand caused that urban managers especially municipalities have the least supervision and control over how the construction in the city. Although possession scope of lands in city of Iranshahr was not in recent years and has been than in previous years but due to the lack of accurate and documentary statistics there was no possibility to compare

the appropriations as periodic. The following table shows the amount of land occupied and the number of holders in recent years. Based on the table the number of holders in 1389 solar has more than doubled over the previous year and statistics the first two months of 1390 solar show that number of possess and amount of possessions per year to year before increased about twice. If city managers not increase monitor scope the uses of city level the upward trend of possession amount will create serious problems for city managers and citizens.

Table 1: cases reports of the number of construction and national land area of occupied in Iranshahr (Source:

Field Study of author)

Rows	Year(Solar)	Numbers possess	Land area
1	1388	112	42560
2	1389	230	64000
3	1390 until May	30	7800



Figure 3: An example of illegal construction in Iranshahr

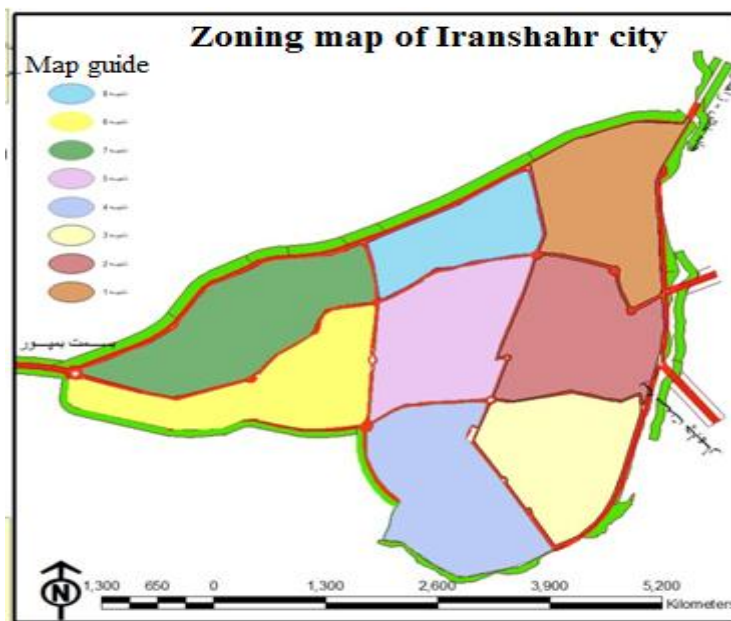


Figure4: Zoning map of the city of Iranshahr (Source: author)

Status of proposed land uses of urban development plans in Iranshahr:

Based on field studies and surveys of writer, many of proposed land uses of detailed and master plan of Iranshahr city are very low in terms of possibility of Achievability. Many of these land uses located in people property that municipality and executive agencies can not finance for land acquisition and or because of pressure with influential and interest group occurs negligence to land acquisition for various uses. Many of these services uses and needed by citizens at local level and urban areas by People have been construction. Now a lot of needed uses of neighborhoods and urban areas such as therapeutic, sport - education, park and green space uses, etc that are proposed based on the extent and population of regions and neighborhoods and on required per capita, due to lack of proper control and monitoring of urban management especially Municipality seized accidentally or intentionally by People and now the possibility of achieving the desired Uses is very poor according the pattern of detailed and comprehensive plans at region level and if it be pursued with persistence and perseverance of city managers, urban management must pay cost a lot.

**Table 2: Location and area of unrealized uses of detailed plan
(Reference: Field study of author)**

Location and area of unrealized uses of detailed plan		
Land use type	Amount of area (square meters)	Location
Educational, sports, religious, cultural, workplace, green space	1578568	Area1
Education, green space, cultural, religious, security, medical	29886	Area2
Education, green space, cultural, religious, security, medical	24356	Area3
Education, green space, cultural, sports, medical, workplace	282625	Area4
Education, green space, cultural	14316	Area5
Education, green space, cultural, sports, workplace, medical	32146	Area6
	----	Area7
Educational, medical, cultural, sports, green space, security	171980	Area8
Education, green space, cultural, religious, security, medical, workplace, sports	2123877	Total

Based on time horizons of master plan and Detailed map of city as Perspective Document for realization of city usesis practice standard of urban management especially municipality for provide of needs of urban neighborhoods and citizens.

Figure 6 show map of service uses (public) in unrealized areas that have been occupied by People. Figure 5 shows land use in the city of Iranshahr That land use have been identified based on the urban planning standards and goals of Master Plan of city. Based on field observations and studies of author the many of proposed uses of detailed plan of city by people have been captured and turned into residential spaces that according to figure 6 unrealized uses position have been identified according to the detailed plan in city and urban areas.



Figure 5: Land use map of city of Iranshahr

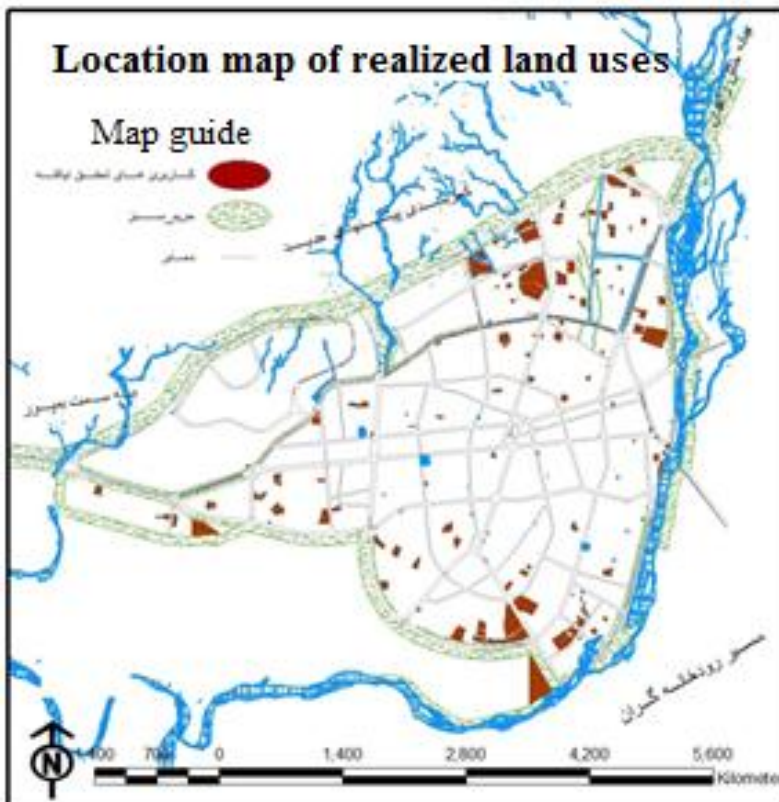


Figure 6: Location map of realized land uses

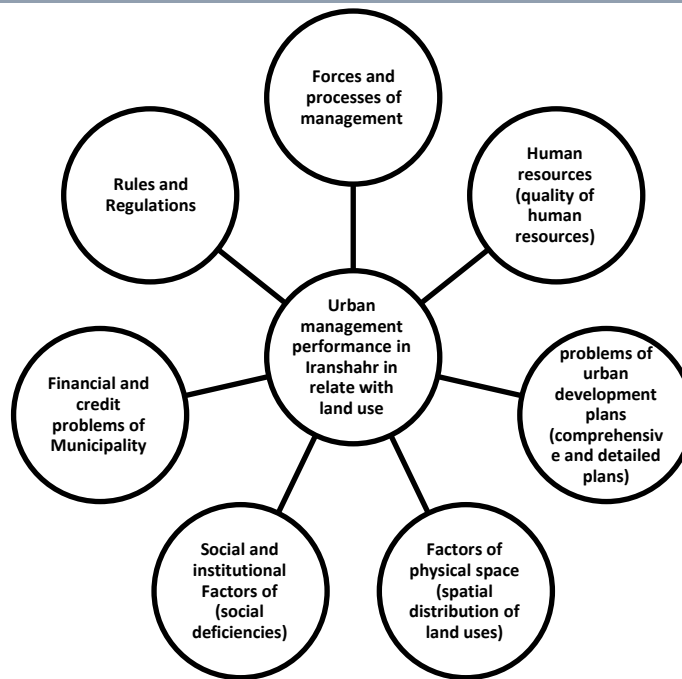


Figure 7: Factors influencing the performance of urban management in land-use planning(Source: author studies)

Findings:

Descriptive features of respondents:

Gender of respondents:

Table 3: Profile of respondents base on gender.

Gender	Frequency	Percent	Cumulative frequency
Man	79	87/8	87/8
Female	11	12/2	100
Sum	90	100	

Type of responsibility in organization:

Table 4: Profile of respondents based on responsibility in organizations:

Responsibility	Frequency	Percent	Cumulative frequency
Manager	24	26/7	26/7
Expert	66	73/3	98/9
Sum	90	100	

Testing and statistical analysis:

Table 5: T-test results in relation to efficiency of urban management in field of control and supervision

Sig.	d.f	T	Test value	SD	M	N	Group
0/000	89	-18/61	132	17/67	97/32	90	Urban management

Results the above table indicates that mean and standard deviation of urban management in control and monitoring of land uses respectively are 32/97 and 67/17. Calculated statistics is equal to $t = -18/61, df = 89, P < .000$. Therefore difference between the average of urban management in controlling and monitoring of land uses with Norm of questionnaire (132) Statistically is significant. So it can be concluded that urban management have not necessary efficiency in the control and monitoring of urban land uses in city of Iranshahr because the average 97/32 are lower of the average of norm 132 of questionnaire. In present study was used from Correlation test to determine the relationship between variables and factors influencing the performance of urban management.

Table 6: matrix of correlations between research variables:

Forces and management processes	Urban development plans	human resource	Institutional and social	Physical spacial-	Financial and credit problems	Rules and Regulations	Variable
**0/43	**0/33	*0/36	0/11	**0/29	*0/24	1	Rules and Regulations
-0/10	0/17	*-0/23	*0/23	**0/33	1		Financial and credit problems
**0/53	**0/64	**0/46	**0/39	1			Physical spacial-
**0/42	**0/40	*0/23	1				Institutional and social
**0/57	**0/40	1					human resource
**0/68	1						Urban development plans
1							Forces and management processes

N=90 P≤0/05* P≤0/1**0

* Means is significant at 95% level.

** Means is significant at 99% level.

No stars Means there is not a significant relationship between the two variables.

The results of this test in the table 6 shows that there was a significant relationship between variables of laws and regulations and variables of financial and credit problems, spatial - physical, human resources, urban development plans and management processes but between index of rules and regulations and social institutions is no a meaningful relationship.

In this study Friedman test was used for ranking the factors influencing on performance of urban management based on the impact and the importance their to determine the extent to which one of the factors was higher. The effectiveness of each factors have been ranked to ratio of importance in table 7.

Table 7:ratio of importance and impact of each factor on performance of urban management in according to respondents

Factors	Number	Mean	Standard deviation	Rank average	Rank
Rules and Regulations	90	19/41	4/64	6/44	1
Financial and credit problems	90	12/50	3/79	3/57	5
Physical spacial-	90	12/20	3/09	3/11	7
Institutional and social	90	12/48	3/80	3/24	6
human resource	90	13/62	3/88	3/86	3

Urban development plans	90	13/79	3/74	4/13	2
Forces and management processes	90	13/32	4/23	3/66	4

Table 7 shows situation of mean, standard deviation, average rank and importance rank of each factor in urban management performance. Table results indicate that rules and regulations index respectively with mean and average rank of 41/19, 44/6 has maximum effect and index of physical spaces with mean and average rank of 20/12, 11/3 have minimum impact on urban management.

Surveys show that impact of laws and regulations in inefficiency of urban management have the most the important level due to issues arising from civil laws, conflicts of laws and rules of registration on urban planning laws, the implementation of the single article of 147 and 148 Registration Rules and etc. Average factors caused laws and regulations has significant difference with other factors such as financial and credit problems in the municipality, environment - physical, social - institutional, human resources, urban development plans and forces and process of management that shows the much impact of this factor in the failure of urban management functions.

Three factor of plans problems of urban development, human resource issues and the factor of forces and processes management respectively have average of 79/13, 62/13 and 32/13 that in terms of statistical were very closer together and based on degree of importance the impact on the inefficiency of urban management performance respectively each of these factors are located in ranks of second, third and fourth.

It seems that urban management in monitoring and controlling of urban land uses of Iranshahr has not necessary efficiency. Materials were collected and summarized to reject or prove of top hypothesis. Wide range of occupations and constructions of illegal and without of license within the city area and as well as failing to meet more than 2123877 square meters of area of proposed land uses in Urban development plans due to municipal control weak over the constructions according to the approved uses in areas (1, 2, 3, 4, 6, 8) shows the inability of Urban management and planning in control and planning of city.

Reviews of respondents' views by Friedman test and positive response the every one of respondents respectively, with mean average of (44/6 - 13/4 86/3 - 66/3 - 57/3 - 24/3 11/3) influenced by factors (Laws and regulations, failure of urban development plans, human resources problems, forces and processes of managerial, financial and credit problems of the municipality, social problems and deficiencies and problems of physical space) shows the failure of urban management in monitoring and control of land uses of Iranshahr and also views of the respondents on the basis of T test indicates that mean and standard deviation of urban management in the field of control and supervision is respectively 32/97 and 67/17. Calculated statistics is equal to $t = -18/61, df = 89, P < .000$. Therefore difference between the average of urban management statistically is significant in controlling and monitoring with norm of questionnaire (132). Based on what has been mentioned the hypothesis is confirmed that urban management has not the necessary efficiency in control and supervision of land uses of Iranshahr.

Conclusions

In cities of Iran in general and particularly in Iranshahr the urban management encompasses a whole unit of integrated and the institutions and organizations involved in the administration of the city are numerous. Each of authorized agencies of the city administration pay to provide services and facilities in the city on basis of their sartorial duties and with minimal horizontal coordination with other organizations and especially municipality. This has created serious problems for citizens, urban management and land-use planning system. By studying the existing problems and the problems of citizens and organizations involved in urban issues a series of factors such as: credit and financial problems of the municipality, physical-spatial issues (how and spatial distribution type of land use) Some of the laws and regulations, institutional - social issues (problems and deficiencies of social), problems of human resources (quality of human resource), deficits of urban development plans (approved plans of comprehensive and detailed), forces and processes of managerial (Institutions and elements of managerial in local and regional level) have the greatest impact on urban management inefficiency in land use planning of Iranshahr. Research findings using the Friedman test show that laws and regulations have greatest impact on the failure of urban management in land use and other factors based on the following rankings (deficits of urban development plans, - problems of human

resources - forces and processes of managerial, - financial and credit problems of municipality - deficits of social problems - problems of physical space)each have the share in increasing problems of urban management in the control and monitoring of urban land use in Iranshahr.

Reviews using coefficient test (correlation coefficient) indicates that there is a significant relationship between variable of laws and regulations and variables of credit and financial problems, physical space, human resource, urban development plans and managerial processes but do not have a meaningful relationship between the laws and regulations index and social institutions. Urban management could overcome on part of the land use problems in city with take advantage of citizens participation, increased monitoring on how to land use and how of constructions, accurate notices and try to solve the housing problems.

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