



Housing and Building National Research Center
HBRC Journal

<http://ees.elsevier.com/hbrcj>



Influence of mixed land-use on realizing the social capital



Noha Ahmed Nabil, Gehan Elsayed Abd Eldayem *

Architecture, Helwan University, Egypt

Received 1 October 2013; revised 26 February 2014; accepted 7 March 2014

KEYWORDS

Mixed land-use;
Social capital;
Accessibility;
Diversity;
Structural social capital;
Cognitive social capital

Abstract Mixed land-use is one of the raised issues that still constitutes a controversial matter for many researchers, whether those advocating the use of it or opposing the idea of its existence. Hence, this research discusses the concept of mixed land-use and the positives and negatives (Pros & Cons) that can be realized regarding one of the new conceptions, represented in social capital. This concept is considered relatively recent and one of the most important resources for the achievement of sustainable development.

This research paper aims at considering the influence of mixed land-use on realizing the social capital via studying the mutual relationship between the two variables in more than one zone in the Greater Cairo Region.

This research paper handles the topic in terms of three themes. The first theme handles the mixed land-use in terms of the concept, historical development, positives and negatives and reaching to its measurable variables. Whereas the second theme deals with the social capital in terms of its concepts, forms, types and its measurable indices. And the third theme deals with the selection of six study areas in the Greater Cairo Region and the measurement of each index of mixed land-use and social capital in these zones for reaching to the mutual relationship between the two variables. Whereas the search has proved the presence of a direct relationship between them; the more the ratio of mixed land-use, the more the social capital.

© 2014 Production and hosting by Elsevier B.V. on behalf of Housing and Building National Research Center.

Introduction

The mixed land-use has many concepts, but such concepts are joining in showing the human's direct attention and activities and the extent of his interaction with the surroundings. It is defined as: "Activities undertaken by the inhabitants on a certain area of land utilizing his natural resources via exploiting the best human potentials". It is also defined as: "The man's needs of land for living on it, using it for the different life purposes and increasing housing on it", or it is "Means followed

* Corresponding author. Tel.: +20 1111942852.

E-mail addresses: dr_nohanabil@yahoo.com (N.A. Nabil), gehan_elsayed@yahoo.com (G.E.A. Eldayem).

Peer review under responsibility of Housing and Building National Research Center.



Production and hosting by Elsevier

by a group of inhabitants for the purpose of getting their necessary needs” [1].

As regards to the mixed land-use, it refers to the mixture of many types of buildings that have different uses in the layout itself. For example, there may be a mixture of residential buildings located nearby the office buildings, shops, cinemas, schools, coffee shops, parks and transport stations [2].

Whereas some describes it as a heterogynous pattern of land use in geographically specified zones and usually involves the use of residential and the commercial, institutional, industrial, entertaining and agricultural uses [3].

The mixed land-use is divided into three types; horizontal or vertical, or both as shown in Fig. 1.

The term mixed land-use, in this paper, refers to the mixture of different uses in the same geographical space, which resembles mixed-use development as long as it involves the homes and the other activities necessary to the daily life (such as purchasing grocery) or small craft industries or administrative offices, medical clinics and the other uses undertaken by an individual within a short distance on foot. This research discusses to which extent non-residential uses are allowed for coexistence with residential uses, in addition to the positives of such mixture and its effect on individuals’ social life.

Literature review

Historical development of mixed use idea [4]

There are many questions causing controversy between many of researchers. Whereas some of them advocate and promote the mixed use idea, and the others prompt to use segregation due to many negatives that resulted from mixed use.

Hence, we shall review the historical development of mixed use idea with the aim of recognizing its current situation, which can be summarized in the following points:

- From (3500 B.C. to 1000 B.C.), the ancient civilizations emerged (cities of Mesopotamia – ancient Egyptian cities – ancient Greek cities). These cities depended on using segregation, whereas the services were concentrated around the religious element and then the zones were allocated to residence.

- From (700 B.C. to 1900 A.D.), the Roman cities were the beginning of emergence of mixed use. The non-residential use has become widespread on the horizontal and vertical axes spreading through the residential zones and then the idea evolved in the cities of middle ages. Whereas many cities have depended on their planning on the mixed use idea and the convergence of a group of services with each other. Designing the commercial shops of retail sale beneath the homes in addition to the idea of agency is one of the most examples indicating such matter. This matter is obviously shown in the ancient Islamic cities; the home was mostly located at a near distance from the services, retail trade and public transport. Due to the lack and absence of car ownership at that time, resorting to the mixed use idea was necessary for achieving alternative forms of transport with the emergence of Industrial Revolution (1750–1850), the problems of mixed use have started to appear.
- From (1910 to 1900), post the Second World War and with the great increase in owning cars, a collective emigration started from the centralized cities to the suburbs looking for life in the new cities. The idea of using segregation was adopted due to the negatives that resulted from mixed use, therefore, increased dependence on cars emerged. This pattern of development has created different challenges caused conflict in opinions accepting or rejecting the mixed uses. Whereas the mixed uses were canceled from all new plans of cities due to its negatives.
- From (1960 to early 1970), the mixed use started to emerge again as a performance activating the great urban zones, in addition to the major projects with mixed use and mixed-use development.
- In the late seventies and until the end of eighties (1970–1980), the return was made to the mixed-use as one of rehabilitation tolls of deteriorated zones.
- From (1990–2000), the mixture of uses was confirmed as one of the contemporary planning principles, in addition to considering it as a basic element in designing the sustainable residential neighborhood and smart growth principles [5].

From the foregoing, we extract that, at the present time, there is a call to return to the mixed use as a basic element of the sustainable planning and smart growth (Fig. 2).

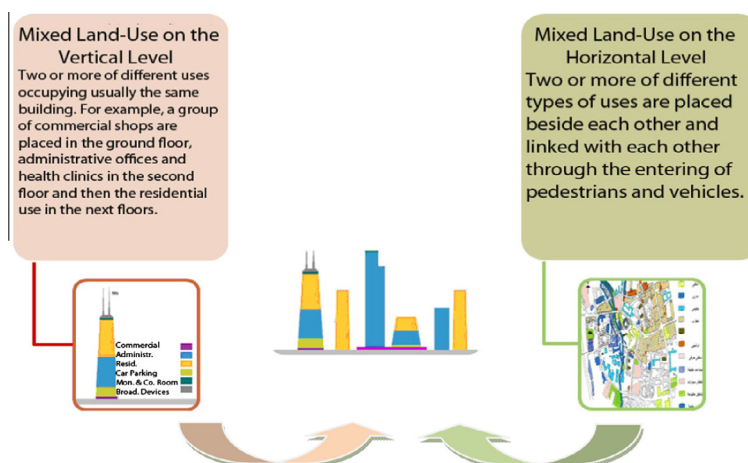


Fig. 1 Mixed use patterns. Source: Author through: www.dca.state.ga.us – Mixed use district model land use management code.

Download English Version:

<https://daneshyari.com/en/article/274622>

Download Persian Version:

<https://daneshyari.com/article/274622>

[Daneshyari.com](https://daneshyari.com)