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LAND PREPARATION: A STRATEGY FOR SUSTAINABLE DEVELOPMENT: A CASE STUDY IN DISHMOOK AREA KUHKILOYE CITY

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ABSTRACT

Land is a key and limited item and the mother of every need which directly serves mankind. Phenomena are not spread evenly across the globe and this non-uniform distribution of environmental, human, and economic phenomena has created the imbalance. With regard to this issue and the need for efficient use of available resources, land preparation management debate has been raised for the development and advancement of any project. The purpose of land preparation planning is to identify development opportunities and bottlenecks in order to achieve optimal utilization of all resources and sustainable development through concentrated and long-term planning in all fields. Dishmook area is one of the deprived sections of the Kuhkiloye and Boyerahmad province which is located in the highlands of the Zagros Mountains with much unevenness. Due to the topographic characteristics of the area and the presence of rich meadows and dense forests and the necessity of preserving these resources, the need for more debate on land preparation planning and optimal use of available resources and capabilities in order to achieve sustainable development has been proposed more than ever. The present study aims to identify regional potentials and limitations and optimal planning in order to use all natural, social, and economic resources in this section. This is a descriptive - analytical investigation in terms of methodology and data collection has been conducted using library and field studies (observations). Data analysis was done using qualitative content analysis approach and base maps in GIS software environment have also been used. The research findings suggest that the development activities conducted in the Dishmook area have not considered the land preparation planning principles. Also, considering the diverse capabilities of the Dishmook area (environmental, social and economic), conducting planning based on land preparation will lead to sustainable development of the area.

Keywords: *Planning; Land Preparation; Sustainable Development; Dishmook Area*

INTRODUCTION

Planning for land preparation and sustainable development defines the principle by which the decision should be made in order to stride toward proper control and achieve geographical equality using reasonable policy and administrative support. Preparation necessities include understanding the environment capabilities to achieve self-sufficiency and freedom from economic monoculture - endogenous development based on local resources - and deprivation reduction according to the natural and human characteristics (Sarvar, 2008).

Land preparation planning knowledge is pursuing sustainable development in order to optimize productivity and sustainability for present and future generations by regulating the relationships between humans and the environment and with the aim of organizing and service quality. Land preparation planning appears fundamental and necessary in order to identify actual and potential capabilities of bottlenecks, issues and limitations of growth, development, imbalances, determining appropriate strategies and policies for optimal utilization of all resources, and development of coordinated and long-term plans in all fields. The Dishmook area is one of the poorer sections of Kuhkiloye and Boyerahmad

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province which is located in the Zagros Mountains. This sector has very rich potential and actual resource and facilities. It is possible to convert problems and limitations of this section into strengths and actual capabilities using land preparation planning, which has been investigated in this study. First, an overview of the research is presented; the importance and necessity of the research, statement of the problem, goals, questions, methods, background, application, results, and definitions are presented. Then, theories and theoretical principles of land preparation planning are presented which along with the theoretical explanations, provide definitions and theories of planning, land preparation, development and sustainable development, vision, history, indicators, land preparation planning records, and sustainable development. Introduction of the study area and understanding its environmental, social, and economic characteristics is presented using statistical document and field methods (close observation) and the rate of development is assessed in different social, economic, environmental sectors and etc. In the next step research findings are provided and investigated using the presented indicators and finally, conclusions and recommendations are discussed.

Statement of Problem

Planning covers several concepts and has two basic elements which interact with each other including achieving goals, and achieving regular activities (Peter, 1975).

Therefore, planning is an effort in order to select the best program to achieve specific goals and short-term, mid-term, and long-term decision-making in matters of socio-economic development for logical and coordinated utilization of facilities and resources in order to meet general and basic requirements (Asayesh, 1996). Land preparation, regulates the relationship between human, environment, and human activity across the land for appropriate and sustainable utilization of all human and space resources in order to improve the physical and the spiritual conditions of the community over time (Makhdum, 1995).

Land preparation planning, with micro and macro objectives, operates in three ways planning concepts: environmental, social, and economic. Land preparation planning is considered at national, regional, district, and local aspects. It indicates the best areas, according to ecological characteristics of the sector, to establish agriculture, range management, forestry, airport, city, aquaculture, ranch, and poultry, where roads should be built, where buildings should be constructed, and the best place to establish factories is. Then, planning is performed in the management level (Executive Project), for each of the types of developments and uses (applications) depending on the current land use title and economic and social needs of people in that region and country. So that all of the executive projects are assessed, organized, and planned in relation with each other. Land preparation continues until the type of land use is determined and requires management plans for implementation of exploitation to be planned according to regional projects by relevant organizations. Land preparation tries to determine the type of land use with an attitude toward stable and proper efficiency in terms of ability and qualitative and quantitative aptitude of the land and for various human uses and greatly reduces the waste of natural resources and environment destruction which lead to human poverty. Land preparation collects the available information about the land, executive planning projects, and optimum efficiency using the software, data analysis, and maps and generates territorial information for every part of the country and finally, makes the obtained information available to all users in order to take the necessary measures in this regard (Makhdum, 1995). Considering the fact that a land is a limited and vulnerable resource, it can also be perpetual and renewable if its benefits are used correctly (Miller, 1987).

But, since man is a civilized and thoughtful being, he would think of land use planning, due to finding a proper method for proper utilization of the environment and minimizing environmental damages, adequately use the space and optimize human activities in harmony with the environment, so that “minimization of poverty and unemployment and economic and social inequality and maximizing cultural and medical, health and educational development and preservation of the environment (Motiei Langroodi and Shamsayi, 2009) can be achieved, ideals can be obtained, renovations can be done and productivity can increase; economic, social and rational policies that can change the unpleasant situation in undeveloped societies (Mir, 1999). By having the definitions above in mind, we can conclude that land use planning is defined as attempts to organize and choose the best plans for reaching the goals and regular

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related activities that cause equilibrium, interaction and balance between economic, social and environmental activities in order to have a proper, efficient and stable productivity that can provide for human need; both material and spiritual situation of the society through time. With all that said, planning and logistics is a technique and art for execution of complicated and organized activities, in order to reach the final goals of productivity and sustainable development.

Dishmook area is one of the areas of Kohkilooye City in the state of Kohkilooye Boyer-Ahmad, being in north-west of the state with a population of 20608 in year 2011 (www.ama.org.ir), it is the third most populated area of the province, and sixth in the state (roostasport.ir). Concerning the considerable importance of land use planning during the hasty period of reaching development goals, emergence of various difficulties and problems is inevitable, that some of them in Dishmook area are: Environmental, social, economic difficulties, including: Limitations of natural resources and excessive exploitation, alongside damaging and leaving them; inappropriateness of the system of intercity and villages transportation and the discipline of the areas that states the usage of the land with agricultural, forestry, range management, industry and mining activities; reinforcement of inequalities in subsistence measures between cities and villages with the extreme migration of villagers to cities and nearby states and depletion of village inhabitants, lack of proper planning in executing previous programs, lack of cooperation among people and authorities, non-functional traditional social and cultural structures in urban and rural investments, uneven distribution of services in villages, lack of an integrated urban and rural management, lack of awareness among people on agricultural functions for the benefit of other functions, and etc. have all created an imbalance in proper productivity and efficiency of the environment in Dishmook area. Considering the mentioned matters, this study tries to not only analyze the past and current situation of Dishmook area based on the amount of activity correspondence and developmental activities done with land use planning, but also investigate the planning potentials based on land use planning towards sustainable development (economic, social, environmental) of Dishmook area.

Study Goals

1. Studying and analyzing the current situation in all geographical aspects in Dishmook area.
2. Studying and comparing the developmental activities done based on land use planning in order to reach sustainable development.
3. Studying and suggesting developmental solutions based on land use planning in the level of Dishmook area, which is done in this study.

The Significance of the Study

Considering the fact that Dishmook area is one of the most poverty-stricken parts of the country and has not yet achieved development, the current research attempts to provide proper solutions based on land use planning for this area to solve the difficulties and mentioned problems. Therefore, the purpose of this study, is to identify the importance and emergence of attending to land use planning in Dishmook area. Moreover, identifying the theoretical basics and related theses in the field of planning, solutions to confronting the problems in the Dishmook area and obtained results in implementing novel policies and land use planning in order to reach sustainable development.

Research Questions

1. Have the developmental activities in Dishmook area been based on land use planning?
2. Can land use planning in usage of Dishmook area potentials (Environmental, social and economic) lead to sustainable development?

MATERIALS AND METHODS

Methodology

The method used in this article is the descriptive-analytical method. Descriptive method attempts to identify the current situation based on facts, and we approve or reject based on theories, ideas, providing indexes, models, plans and study findings in order to analyze the current situation. Also, the information is collected using the library and field methods. For analyzing the data, land use planning and

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sustainable development indexes and environmental models have been used. And finally, solutions and suggestions are presented.

Background of the Study

Because of the newness and novelty of the subject, there is not much of a comprehensive and reliable study background, and this is the first time this matter is being studied directly. But there have been indirect studies concerning land use planning and also in space planning. Based on study findings, an article named “Land Use Planning Process in Iran and Solutions towards Improvement” by Mohammad and Seyed-Amir, has concluded that the most important causes of blockades and limitations in land use planning programs in Iran are in conceptual, organizational and legal fields (Sharif-Zadegan and Dehkurdi, 2010).

In years 1974 to 1975, the design of land use plans was started by Setiran Company and finished in Khordad of 1976. They strived for land planning and activities in the field for environment equilibrium and land stability for improving the functions and preserving the land potentials to use them fully and to the utmost; but all were forgotten with the victory of Islamic Revolution, till in 1982, land use planning school of thought reemerged with little difference to the process and methodology provided by Setiran. Overall, this plan was the beginning of a national plan after the revolution that had its own weaknesses and strong points in definitions of development and paradoxes between policies and goals, and a lack of clarity. This plan did not achieve much.

Theoretical Foundations of the Study

Planning: Planning means decision making and implementation of measures that would provide a better and brighter future for the society and the people. In order to reach this, there should be a complete understanding of dominant currents in the biosphere and of internal and external effective elements, goals must be defined for specific time periods and plans and programs must be designed by considering all the potentials and limitations and proper control execution (Motiei Langeroodi, 2007).

Land Use Planning: Land use planning consists of planning and organizing the way of occupying space and determining the locations for human settlement and activities and equipments and all the actions between various elements of social-economic system (Setiran Consultant Engineers, 1978, Planning Management Organization). Planning, in an environment based definition, is: “Regulation of relations between man, land and man activities in order to make proper and stable usage of all human and land potentials so that the material, spiritual and social condition can be improved over time” (Makhdoom, 1995).

Sustainable Development: Till mid-twentieth century, civil development planning was implicitly based on the assumption that growth and development and usage of the natural environment and resources has no limits, and planet earth has endless potentials and capabilities to preserve and restore it. But the studies done by natural and social scientists in 1960s showed that there are limited potentials for growth and development on planet earth, and with continuation of current processes, the existence of the earth and man will be at risk. The publication of Ramder Club report in 1975 was an international cry for help that was aiming at this dangerous process:

1. Rapid industrialization and growth of population.
2. Widespread famine and the loss of renewable natural resources and environmental degradation.

Following this awareness in these two or three last decades, there have been discussions and arguments concerning the environment in aspects beyond science and technique, so much that they have crossed into social philosophy and international movements (Mahdi-Zadeh, 2006). Brundland commission has defined sustainable development as satisfying current human needs without a decrease in the capabilities of future generations for providing for their needs, and it is based on the economic, social and environmental factors (Figure 1).

Stable City

Due to the ever increasing concentration of population and the growth of economic activities in the center of cities, especially in less developed countries, stable city development has gathered great attention to itself (Drakakis-Smit, 1995). A stable city is a city that can continue on efficiently due to economic use of

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resources, prevention of excessive waste production and waste recycling as much as possible. The stable city is a city that contains the three crucial factors below.

The Study Area

The Kuhkiloye and Boyerahmad province is located in the Zagros Mountains, southwestern Iran in the coordinates of 31°27'to 29°56'degrees north latitude from the equator and 51°53' to 49°53'degrees east longitude from the meridian and neighbors with Isfahan province in north east, Fars province in east and south east, Bushehr province in south, Khuzestun province in north west and west, and Chaharmahal and Bakhtiari province in north, and with an area of over 16,500 square kilometers (Aivazizadeh, 2008).

Table 1: The main components of the basic principles of sustainable urban development

Essential component of sustainable urban development	Basic Principles
	Prevention of environmental degradation
	Prevention of global warming
	Prevention of air pollution
	Prevention of noise pollution
	Prevention of water pollution
Environmental sustainability	Optimal water consumption
	Preservation of urban environment
	Development of urban green areas
	Using renewable energies
	Reducing the volume of the urban transport
	Reduction of the share of energy in urban development
	Social justice and human welfare
	Increasing the quality of life
	Participation of citizens In the decision-makings
Social sustainability	Reduction of the administrative corruption
	Equitable distribution of opportunities
	Health and public health care
	Creating jobs
	Reduction of social problems
	Public access to information
	Reduction of poverty
	Increase in efficiency
	Reduction of cost
Economic sustainability	Eradicating the financial corruption
	Saving time and energy
	Stable income
	Economic Security
	Dynamic Economy

Source: (Sarfarazi andMemarzadeh, 2007).

Geopolitical Position of DishmookArea

In terms of mathematical position, Dishmook area is located in the coordinates of 50 degrees 23 minutes eastern longitude from the meridian and 31 degrees and 17 minutes north of the equator in the Kuhkiloye and Boyerahmad province. This area will be discussed in terms of political and natural position.

In terms of political divisions, this area is located in the north west of Kuhkiloye and Boyerahmad province. According to the latest maps of political divisions in 2011 by the ministry of interior, is 858 square kilometers (www.amar.org.ir).The Dishmook areas is connected to Chaharmahal and Bakhtiari and khuszestan provinces from the north and North West, to Charosa area from the south, to Margoon area

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from the east, and to the city of Bahmayi from the west. According to the latest political division, Dishmookis formed from a city called Dishmook and three districts by the names of Western Frontier Bahmayi, Eastern Frontier Bahmayi, and Ajam and a total of 82 inhabited villages and six uninhabited villages (Statistical Yearbook, 2011).

RESULTS AND DISCUSSION

Research Findings

If we want to assess the development activities done in the Dishmook area from the point of view of planning for land preparation and indicators of sustainable development in the context of findings of this research and in line with the objectives planning for land preparation and indicators of sustainable development, it's worth mentioning that the mentioned items have been briefly covered in the measures and programs of the United Nations.

The existing reviews regarding the overall overview of Dishmook area in the utilization of natural, social, and economic capabilities in the context of planning for land preparation in order to eliminate the causes and changes in the utilization, will lead to changes in methods of the use of all resources and lifestyle, having facilities, infrastructures, career opportunities, and inappropriate population composition, which we will cover them as capabilities, limitation, and development tools.

The Current Environmental, Social and Economic Situation in Dishmook Area

Smoothness of the Land: According to maps obtained from topography, 32% of the area has less than 0 to 15% of slope, but due to tectonic movements of the ground the type of these lands, as conical foothills, has a negative effect on their smoothness in this area. The smooth lands of this area are located mostly in hillsides of heights more than 2500, and their extent is quite limited and ends as slopes higher than 65%. The width of these small fields is more than 208 square kilometers, which more than half of them are located on mountains as high as 2800 meters.

Physical Capability of Villages in Potential of Becoming a City: Population distribution and providing of services in Dishmook region, due to its unique topography, provides services in two longitudinal methods and the Western Bahmei Vill acts in a different and independent way to provide services other than administrative ones, which they must get them from the distribution center.

Rural Settlement System: Distribution pattern of villages does not follow a certain order, and this is one of the factors affecting the irregularity of villages distributions in the usage of environmental resources and opportunities; in a way that the dispersion of villages in foothills of Del-Afrooz, Gharon, Ajam, and Mombal mountains is done with very limited and inappropriate localization in relatively steep slopes, and all the mentioned factors have been united forces to cause migrations from these parts to Khuzestan state and other neighboring cities.

Developing Measures Taken in Dishmook Area

Environmental Section: Attempts to preserve water resources, preventing floods and soil erosion in the field of protecting sensitive mountain ecosystems and protecting forests and pastures.

Social, Economic and Infrastructure Measures: Educational measures: including two kindergartens with private management in Western Bahmei Vill, which annually provides rental services for the children without compliance to standards (www.kb.medu.ir).

Measures in the Fields of Public Health and Health Care: Health Facilities: 78 villages, and 95% of villages have are equipped with water pipelines, and in Western Bahmei vill and Ajam vill all villages have water pipelines.

Medical Facilities: A total of 13 health homes exist in the area; the Eastern Bahmei vill has 8, Western Bahmei has 7, and Ajam has 2.

Human Potentials of Dishmook Area

Population: The population of this area, from 2006 to 2011, has not crossed 21000 people, which considering the present limitations would still be a proper amount for executing planning and considering the future related to sustainable development, if, of course, there would be proper planning regarding this population.

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Table 2: Investigating Attempted Environmental Measures

Row	Environmental Indicators	Relevancy and Reasons
1	Preserving quality and consumption of freshwater resources	Annual withdrawal of surface water - the level per capita of domestic water consumption
2	Developing approaches to planning and management of land resources	For preventing land usage changes
3	Management of sensitive ecosystems and fighting desertification and drought	Helping the population below the poverty line
4	Management of sensitive ecosystems, sustainable development of mountain areas	Preventing population changes in mountain areas
5	Development of stable agriculture and rural development	For the usage of anti-pesticides and chemical fertilizers
6	Fighting deforestation	Reducing the intensity of deforestation
7	Preserving biodiversity	Preventing the extinction of plant and animal species
8	Disposing solid and household wastes	Production and consumption of wastes especially garbage, both in cities and villages will add to environmental pollution.
9	Soil erosion; risk of landslides	The loss of soil fertility and destruction of pastures
10	Fighting poverty	Reducing the rate of unemployment
11	Population dynamics and stability	The rate of population expansion an birth – Migration rate
12	Spreading literacy and boosting education in order to raise public awareness (education)	Population change rate in schooling age - Enrollment ratio in primary schools and junior high and high school - adult literacy rate
13	Protecting and Promoting human health	Low levels of health, hygiene, life expectancy, death rate and nutrition and clean drinking water
14	Sustainable development of Housing	Civic population growth rate – Per capita consumption of fossil fuels – Economic damages caused by natural disasters
15	National collaborations towards boosting sustainable development and national policies in the country (population economic measures)	Investment to GDP ratio - total production and imports
16	Changing consumption patterns	Annual energy consumption – The share of natural resources and industries in creating added value
17	Transferring industrial agricultural and servicing technologies compatible with the environment and capacity-building and collaborations	Direct investments – Importing crucial products
18	Strengthening infrastructures in the fields of transportation and facilities and communication	Raise in costs – Reduction of economic growth
19	Civic services (greenspace, health services, public transportation and cultural services...)	Inactivity of urban spirit
20	Public services in villages	Raising the level of health and well-being

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Environmental Issues and Options with Respect to the Goals of Sustainable Development Planning and Land use Planning within the Framework of the Research Findings in DishmookArea

Table 3: Goals and Land Use Planning with respect to Environmental Potentials of DishmookArea

Goals of Land Use Planning with respect to Environmental Potentials	Long-term, Medium-term, and Short-term Goals	<ul style="list-style-type: none"> -Proper and efficient utilization of Ajam, Lirab and Fartagh rivers' water potentials, especially winter runoffs. -Preservation of flora and fauna and preventing the destruction of forests and mountains and grazing of Monbol, Del-Afroz, Gharoon, and Siah mountains. -Preserving the soil and preventing the whole area from erosion, especially Charosa (Western Bahemi) -Planning in order to restore pastures and protected areas, especially Siah-Gharoon and Del-Afroz mountains. -Planning for dam-building studies -Preventing runoff waste and river pollution by rural wastewater treatments -Expansion of irrigated fields, planting trees in order to increase crop yield -Reforming the exploitation system and reclaiming the land using technology and current facilities to gain increased production (Land leveling and irrigation under pressure) -Proper exploitation of forest and pastures' potentials using technology and protecting them (Small transformational industries in exploitation of forest products)
Orientations and Implementation of Land Use Planning	Strategies, Policies, Programs and Land Use Planning Projects	<ul style="list-style-type: none"> -Preventing over-harvesting of underground water resources of Kalat and Fartagh villages -Preventing pollution of Lirab, Gandom-Kar, Ajam and Fartagh rivers -Prevent the destruction of rare plants and forest lands -Preserving the forests and pastures and renewing them with the help of the people (Especially Gharoon and Del-Afroz pastures) -Control programs for providing water supplies by implementing small watershed dams with regard to geological studies. -Water and soil protection plans and watershed modification operations by planting trees and pasture plants all around the area - Identification and announcement of protected areas in Del-Afroz, Gharoon and Siah mountains. - Construction of dams and small dams on Lirab, Ajam and Fartagh rivers - Diem and forest tree plantation operations and gabion packing for watershed management - Preventing an increase in the number of livestock and their unheeded grazing - Preventing the plowing of steep slopes by the farmers - Preventing overuse of fertilizers and chemical poisons on agricultural products and providing people with education so that the environment can be preserved

Literacy and Education: The literacy index of this area is 74%, which mostly includes population groups of 6 years old to 40 years. And if we consider the literacy rate at this age, nearly 90% percent of the population would be considered literate, since they are still in the working age and are able to take part in

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economic growth and increasing the awareness of society. But, considering the overall literacy rate of the population, this area is ranked last in comparison with the state and other areas.

Population Juvenility: Juvenility ratio percent, average and mean age in this area is higher than the state and national ratio, and this has a positive effect on the economic future of this area.

Table 4:Goals and Land Use Planning With Respect to Social Potentials of DishmookArea

Land Use Planning with respect to Social Potentials	Long-term, Medium-term and Short-term Goals	<ul style="list-style-type: none"> -Proper conditions for servicing and increasing the villagers accessibility to rural services especially city services -Adequate coverage of settlement hierarchy for increased servicing in Darghak, Esfandan, Sardo, Deli, Dashtak, Moorkhani, Lirab, Patave, Roodrish villages -Adequate communication coverage in settlement hierarchy between Dishmook city and nearby villages and increasing city-village parts around the Dishmookarea. -Increased coordination between villages for servicing -Restoring and preserving the hierarchical settlement position of area’s villages and providing them with adequate services to prevent from migration -Improving the quality of communication networks of all villages in order to achieve greater prosperity
Orientations towards implementing land use planning	Strategies, policies, programs and land use planning projects	<ul style="list-style-type: none"> -Dishmook proximity with the industrial province of Khuzestan and adequate distance with Chahar-Mahal-va-Bakhtiari and Isfahan provinces for providence of services -Utilizing opportunities and more services by optimizing connecting roads between cities -Aggregation design of dispersed villages and improving central villages of the area. -Finishing and improving all connecting roads to area’s villages -Improvement and renewal of all villages -Infrastructural public servicing by implementing the Hadi design for all villages with more than 50 resident families -Attempting organizational and anatomical studies on dispersed villages and villages with a population of more than 500 -Implementation of public facilities (Health and welfare services), parks, green spaces etc. in Dishmook city -Supplying gas to all parts of Dishmookarea. -Reducing the distance between Dishmookarea and province center by the Margoon road from Moorkhani to Lordegan city -Execution of operations and completion of communication paths of villages to Dishmook city

Investigating Environmental Measures Taken

Of the environmental measures taken in the planning view of land use planning in this study, 20 primary measures were studied using case and library method, and their reasons were investigated and evaluated, that the most important ones of them were developing approaches for planning, managing land resources in order to prevent land usage change, developing stable agriculture and rural development, fighting deforestation, disposal of solid waste and household waste, national cooperation to accelerate sustainable development in the country and national policies (economic attempts of the population), city services (green space-public health services-transportation-cultural services-transferring industrial agricultural and servicing technologies compatible with the environment and capacity-buildings and collaborations,

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disposal of solid waste and household waste, providing villages with public services, developing literacy and enhancing education in order to raise public awareness (education), disposal of solid waste and household waste, changing consumption patterns (utilizing energies and technologies) and other measures that are mentioned along with the reasons of their usage in table (1).

Table 5: Goals and Land Use Planning with Respect to Economic Potentials of DishmookArea

Goals of land use planning with respect to economic potentials	Long-term, medium-term and short-term goals	<ul style="list-style-type: none"> -Increasing the number of jobs in sections of agriculture industry services -Protecting the farming lands and the environment -Reducing the pollution caused from all sectors -Reduction of unnecessary and false activities in service sector -Planning and organizing all sectors, especially locating industries -Improving the performance of agricultural products -Strengthening the activities in harmony with the potentials of the land and utilizing processing industries in agriculture sector -Identifying mines and utilizing the needed industries - Encouraging activities in the fields of forest and pasture products -Hiring educated native forces -Providing expert natives with appropriate facilities forentrepreneurship
Orientations towards implementingland use planning	Strategies, policies, programs and land use planning projects	<ul style="list-style-type: none"> -Strengthening economic collaborations backed by legal force -Reinforcing the agricultural sector by using technology in aquaculture, animal husbandry, agriculture and gardening -Development of transportation in main rural axis, all Dishmookarea’s villages still use pickup trucks for transportation, because they are forced to and there are no other means of transportation able to function there -Preventing the outflow of unique pasture plants by external profiteer units, that uproot them in spring and sell with high prices -Development of tourism in villages without damaging the environment -Improving service performance for people welfare -Programs to expand irrigated and diem lands -Proper usage of forest trees -Activating Lirab’s nitrate mine -Constructing a communication network from Dishmook to Ahwaz and Dishmook to Yasuj -Constructing the Lirab dam and small water dams for industrial grazing and beekeeping -Planting diem trees (diem gardening)

Sources: Field investigations and author’s studies

Conclusion

Land use planning and sustainable development state that what the choices must be based on so that their results can be backed by logical policies and administrative support for proper control in order to reach geographical justice.Planning necessities for identifying environmental potentials in order to reach self-efficiency and liberation from mono-culture economy - Endogenous development based on local resources– and reducing poverty with respect to natural and human characteristics. Land use planning knowledge, by optimizing the relationship between humans and the environment, aiming to organize and improve the quality of services, seeks to achieve a sustainable development in order to have an efficient

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productivity and for the present generation and the next. Land use planning, appears to consist of identifying the possibilities and potentials, problems and growth limitations, lack of stability, defining proper strategies and policies for efficient productivity using all the opportunities and generating coordinated and long term plans in all crucial and primary fields. In this study, we concluded that first, Have the developmental measures taken in DishmookArea been without regard to principles of land use planning and sustainable development? And secondly, Can the programs based on land use planning and with respect to various potentials of (environmental, social and economic) of DishmookArea facilitate the sustainable development of this area? In this study, we used the theories and indexes of UN, and the study findings that have been fully analyzed for identifying the capabilities (capability measuring) and potentials and limitations of DishmookArea in all environmental, social and economic aspects, expressed that the developmental measures taken in DishmookArea have been without regard to principles of land use planning, and proper land use planning with regard to various potentials (environmental, social and economic) of DishmookArea, can lead to sustainable development of this area.

Recommendations

- Protecting farming lands and the environment by reducing the pollution stemmed from all sectors
- Reducing unnecessary and false activities in services sector by planning and organizing all economic sectors.
- Improving the efficiency of agricultural products, along with reinforcing the activities in harmony with the potentials of the land and utilizing processing industries in agriculture sector, by using technology in aquaculture, animal husbandry, agriculture and gardening, Encouraging activities in the fields of forest and pasture products and planning for irrigated lands and diem gardening.
- Hiring educated native forces and providing expert natives with appropriate facilities for entrepreneurship in order to reinforce economic collaborations with backed by legal forces.
- Developing transportation in main rural axis to all villages of DishmookArea
- Preventing the outflow of unique pasture plants by external profiteer units, which uproot them in spring and sell with high prices
- Reinforcing tourism in villages without damaging the environment with an increase in efficiency of services for tourists and hosts.

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