

JORDAN

Land Use Project

The Ministry of Municipal Affairs prepared a comprehensive plan designating the land use throughout the Kingdom. This Master Plan is distinctive in that it is a directive map illustrating the natural, geographic and demographic characteristics, including the sustainability of natural resources. In a way that fulfills the government's development and economic plans. This comprehensive Master Plan attempts to achieve the following goals:

Goals:

1. Preservation of agricultural lands, ensuring its continuity, and its development.
2. Stopping the arbitrary urban spreading.
3. Limitation of urban development based on natural features and actual needs.
4. Decentralize the economic activities to cover all regions in the Kingdom and lessen the concentration on the capital.
5. Protect the environment from pollution.
6. Limit the size of cities and villages and defining their functional role as a preliminary step towards a comprehensive Master Plan. This will be undertaken using in depth studies for a total development plan for each municipality according to a set of priorities.
7. Designating the location of the pilot projects and directing their execution to give a boost to the development of the more impoverished governorates.

Results of analysis :

1. The general state of land classification from the perspective of their potential use for various purposes.
2. Defining the basic parameters for land classification based on analytical studying of the following:
 - Soil depth
 - Rock outcroppings
 - Land topography
 - Soil relative humidity
 - Rain quantities
 - Irrigation opportunities (some locations)
 - Elevation above sea level

- Land arability
 - General characteristics
3. Land classification from the perspective of ideal use and on the basis of defining agricultural land according to its characteristics.

Plan outputs:

The following recommendations were proposed based on the economic, social and geographic studies:

1. Designating areas with potential characteristic for the purposes of agricultural development.
2. Designating areas with potential characteristic for the purposes of touristic development.
3. Designating areas with various metallurgical/ mineral potential.
4. Designating areas for urban development in cities and open areas for housing investment and industrial projects.
5. Designating industrial cities and areas and preparing a map for existing and suggested industrial areas.

A planning land use system has been officially implemented and has the following general characteristics.

- The system uses an executive land use map which classifies land according to its potential characteristic which depends on the comprehensive natural studies.
- This system gave the Higher Urban Planning Council an adequate flexibility to change the land use designation and referring it to the Ministry Council.
- This system gave the proper regulations for uses and activities which can be established on various segments of the land uses which preserves their general characteristics, and which allows using these lands for other uses.

The system directs building activities and expansion in the regulated areas away from:

- Dangers of flash floods in natural washes and valleys.
- Dangers of polluting subsurface water sources.
- Dangers of building in potential landslide areas.
- Dangers of environmental pollution (land, air, visibility and sound).
- The system takes into account the preservation of agricultural lands, directing the building activity, and executing various project

on areas which compatible with such expansion and building activities.

- The system protect metallurgical/ mineral areas and natural recourses from misuse to preserve the options of its ideal exploitation