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DOKUZ EYLÜL UNIVERSITY
GRADUATE SCHOOL OF NATURAL AND
APPLIED SCIENCES

**POTENTIAL USE OF SECOND HOMES AS PERMANENT
HOMES ON THE FRINGE AREAS OF CITIES
A CASE STUDY IN İZMİR**

*A Dissertation Presented to the Graduate
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by

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İZMİR

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FOREWORD

Although urban fringe areas should have been the breathing places for the people living in the cities, today they can be evaluated as the unorganized and unplanned areas of cities. Also they can be considered as loss of natural potentials. Therefore I think that urban fringe areas are the parts of cities which should be carefully taken into consideration.

With that reason urban fringe areas have always taken my attention and therefore I have decided to prepare a thesis about the urban fringe developments. And I have examined the potential use of second homes as permanent homes on the fringe areas of cities. During the preparation of this study many people offered me their kindly help, therefore I want to thank to all of them.

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ÖZET

İkincil konutlar ile ilgili tartışmaların başlaması son 30-35 yıla dayanmaktadır. İkincil konutların varlığı çok öncelere dayanmasına rağmen ikincil konutlara olan yoğun talep bu konuda tartışmaların oluşmasına neden olmuştur. İkincil konutlarla ilgili olarak birçok görüş ortaya konmuştur. Bunlardan bazıları kişilerin rekreasyonel ihtiyaçlarına cevap vermeleri bakımından ikincil konutlara ilişkin olumlu yaklaşımlardır ama çoğunluk ikincil konutlara olan yoğun talep karşısında doğa üzerindeki olumsuz etkiler konusunda fikir birliğindedir.

İkincil konut kullanımı ile ilgili bir başka konu ise ikincil konutların sürekli kullanılma eğilimidir. Yılın sadece belli dönemlerinde kısa sürelerle kullanılmaları nedeniyle para kaybı olarak nitelenen ikincil konutların sürekli olarak kullanılmaları konut stoğuna sağlayacakları katkı bakımından potansiyel olarak değerlendirilmelerine neden olmaktadır. Bu türde bir dönüşüm geçmişte bizim ülkemizde yabancı ülkelere gözlemlenmiştir ve bu tür dönüşümler çoğunlukla kent çeperlerinde gerçekleşmiştir.

Bu çalışmada bu türde bir dönüşümün gözlemlendiği İzmir Metropoliten kenti Batı gelişme aksı incelenmiştir. Bu çalışmada, bu dönüşümün süreci ve yapısı belirlenmeye çalışılmıştır. Ayrıca bu türde bir dönüşümün fiziki çevre üzerindeki etkileri ve nüfusun sosyal yapısı üzerindeki etkileri araştırılmıştır.

Bu çalışma beş bölüme ayrılmıştır. Birinci bölümde konuya giriş yapılmış ve amaçlar belirtilmiştir. Bu bölümde çalışma yöntemi üzerinde durulmuştur.

İkinci bölümde çeperdeki gelişmelere ilişkin tanımlamalar yapılmış ve çeperde yer alan konut kullanımlarından biri olan ikincil konut kavramı tanıtılmıştır. Üçüncü bölümde ise kent çeperi gelişmeleri tarihsel perspektif içinde incelenmiş ve ikincil konutların bu gelişmelerdeki etkileri tartışılmıştır.

Dördüncü bölüm örnek alan çalışmasıdır. Bu bölümde çalışma alanının özellikleri hem geçmişteki gelişme özellikleri ve çevre üzerindeki etkileriyle hemde günümüzdeki özellikler itibariyle incelenmiştir. Bu bölümde ayrıca ikincil konuttan sürekli konuta kullanım dönüşümü durumunda fiziksel çevrenin ve konutların yeterliliği tartışılmıştır. Bu bölümde çalışma alanında yalnız yazın belli dönemlerde yaşayan grup ile sürekli yaşayan grupların sosyo-ekonomik karakteristikleri ve dönüşüm sonucunda nüfusun sosyo-ekonomik yapısında ortaya çıkabilecek dönüşümler tartışılmıştır. Son bölümde ise bu araştırmanın sonuçları verilmiş ve değerlendirilmiştir. Ortaya çıkan sonuçlar ve değerlendirmeler ışığında kent çeperlerine ve ikincil konut gelişmelerine ilişkin önerilerde bulunulmuştur.

ABSTRACT

Discussions about second homes have started at the last 30-35 years. Although they existed since the old times, increases in the demand for second homes led to the formation of discussions . Many ideas have been put forward about the second homes. Some of them were positive approaches which considered the second homes as a supply for the recreational needs of people, but the majority agreed on the existence negative impacts of second homes on the nature as a result of overdemand for them.

However there is another tendency about the use of second homes, that is some second homes are showing trends to be used permanently. Second homes which are being used only in a short period of the year have been determined as a loss of capital, in that case the permanent use of second homes with the additions it brings to the housing stock can be evaluated as a potential. Such type of transition of uses has occurred in our country and in the other countries in the past and it has mostly occurred on the fringe areas of cities.

In this study the western development axis of the Metropolitan city of Izmir which such a transition of usage is being observed has been examined. In this study the structure of this transition and it's procedure have been examined. Also the impact of transition on the physical environment, on the housing characteristics and on the social structure of the population have been examined.

This study is composed of five chapters. At the first chapter an introduction to the subject has been made also the objectives of the study has been indicated. This part

was an introduction for the methodology of the study as well.

At the second chapter definitions related to the developments on the fringe areas their characteristics have been given, also the second home concept which is a type of residential use on the fringe areas of cities has been introduced. Third chapter was about the developments on the fringe areas in historical perspective and the impact of second homes on these developments have been asserted.

Fourth chapter was the case study chapter which was about the developments on the study area. This examination considered both the developments in the past, the effects of those developments and the current characteristics of the study area. This part of the study was also a discussion about the adequacies of the physical environment, and the housing characteristics in case of transition from second home to permanent home usage. In this section , by examining the social- economical structure of the population living in the area permanently and only in the summer, the probable changes in the social structure of the population has been examined. At the last chapter the results of this research and the evaluation of those results were made and according to those results some proposals have been given related to the development on the fringe areas and the second homes.



CHAPTER 1
INTRODUCTION

1. INTRODUCTION

1.1. INTRODUCTION OF THE SUBJECT AND THE OBJECTIVES

This study is about the potential use of second homes as permanent homes lying on the fringe areas of cities. The second home developments which have existed so far ancient times, had gained momentum in the last 30-35 years. With the rapid increase in the number of second homes many environmental problems had emerged. With the emergence of such problems second home developments started to be discussed.

In our country and in other countries has been negative and positive concerns about the second homes located on the mountains, by the rivers, in the forests and on the coasts. However the boom in the number of second homes existing on the coasts in our country in the last 10-20 years led to the consideration of second homes as loss of capital and waste of land. Yet at the turn of 21th century with the changes in the social-economic structures and with the technological improvements, the spatial formation of the cities are to change, in respect to such changes, the second homes which were constructed 30-35 years ago especially on the fringe areas of cities are showing tendencies to be used permanently in the future.

The permanent use of second homes which were defined as loss of capital and waste of land is to have positive impacts with the additions to the existing permanent housing stock. However it can also be predicted that such a transition of usage is to bring many problems as well as positive impacts.

The transition of usage from second homes to permanent home is expected to be on the fringe areas of cities. In the past permanent use of second homes on the fringe areas of cities was seen in our country and in foreign countries. Therefore the second homes located on the urban fringe area of Izmir has been taken into the study. Infact as has been asserted before the permanent use of second homes besides being an addition to the permanent housing stock is to bring many problems related to urban social and technical services. Therefore second home areas should be taken into reconsideration from the planning aspect.

As has been indicated above this study puts forward many hypothesizes related to the potential use of second homes as permanent homes on the fringe areas of cities. Those hypothesizes are as follows;

.The second homes lying on the urban fringe areas of cities are to go through transition of usage and they are to be used permanently in the future.

.The urban fringe areas which have developed as second home areas at the previous periods are lacking urban social and technical services. In the case of transition of usage from second homes to permanently used homes, the blank in the capacity of these services and environmental problems will increase

.The proposals of these services by the development plans do not answer the needs of the population because implementation of those proposals takes a lot of time and it is very hard to implement them depending on the costs these implementations bring to the local authorities.

.Satisfaction from the area is relative to the supply of the urban technical and social services.

.Transition from second homes to permanently used homes might bring out housing problems. The second homes are to be inadequate for permanent use.

.The transition of uses of homes will lead to social mobility of the population.

.Transition from second homes to permanently used homes will bring out the demand for the apartment buildings as it had been in the past.

By testing the hypothesis, such questions related to the transition of usage from second homes to permanent homes has been objected to be answered.

.What are the variables of transition from second home to permanent home usage?

.What is the procedure of this transition?

.What are the existing problems related to the physical characteristics of the area?

.What were the reasons for the existence of such problems on the fringe?

.Will the transition of usage have any effect on the quality and on the quantity of the problems, will they increase?

.What is the impact of planning on the current physical environment?

By answering those questions it has been objected to get information about the problems which emerge in the case of transition from second home to permanent home usage. The information which will be taken from this survey has been objected to be a guide for the other settlements which will go through such a transition of usage in the future by pointing out the problems which those settlements are to be faced in the future in case of such a transition. Therefore this study aims to prove that such second home areas which are to go through transition of usage should be taken into reconsideration from the planning aspect. Also it has objected to give information about the precautions which should be taken in case of such a transition of usage.

1.2. CONTENT

Studies about the second homes are very limited especially in our country also current data about the second homes can hardly be found. The studies which has been done about the second homes are mostly thesis which has been produced by the academicians. Some of them, are the ones prepared by T.Taner (1982), C.Arkon(1989), S.Dogan(1991). Those studies had examined the second home developments, factors of those developments, structure of the second home demand also they have pointed out that the second homes on the fringe areas of cities were to be used permanently in the future.

This study is about that trend which has been indicated by those studies previously, which is the transformation of the second home use on the fringe areas of cities to permanent homes. This study brings out both the second home and the fringe development subjects into consideration. Within that framework the second chapter of

the study has aimed to give explanations about the technical terminology which is used. Also in this part information about the fringe development concepts and the characteristics of those developments and also the second home concept and the characteristics of second homes have been introduced.

At the third chapter the development pattern on the fringe areas of cities in developed and in developing countries and the impact of second homes in those developments have been examined. The formation of second home developments on the fringe areas of cities has been discussed and also the comments of the scientists about those developments on the fringe areas and their proposals for controlling those developments have been given. Later the fringe developments in our country ,the factors of such developments have been examined and later the fringe developments on the city of Izmir which has been chosen for the survey has been examined. Fringe developments in the city of Izmir goes back to the end of 19th century but in the last 30 years second home developments emerged on the fringe areas of Izmir. Now the transition of usages of those second homes located on the fringe area of Izmir has been taken into survey. The development trends of Izmir and the factors for those development trends and their impacts have been examined .

As a result of those examinations the developments in our country, in the developing and the developed countries were compared and the developments on the fringe areas of Izmir has been taken into consideration from this aspect.

The fourth chapter, is about the survey area. The chosen study area is the western development axis of Izmir. The study has been done at the Limanreis and Derya residential

districts of Narlıbahçe subdistrict and at the Zeytinalani and Iskele residential districts of the Urla subdistrict of Izmir. This area has been chosen for the study because it the western development axis can be considered as showing fringe characteristics even if Limanreis and Derya residential districts are to loose those characteristics recently they were fringe areas in the past. Also, in this area, transition from second home to permanent home usage has been examined. This fourth chapter consists of both the developments in the survey area in historical perspective, also it consists of the factors for those developments. The effects of administrative boundary changes and planning on those developments has been examined. Also the current development plans have been discussed to have an idea about the adequacies of those plans in case of transition from second home usage to permanent home usage.

At the later section a survey has been done about the social-economical characteristics of the population living on the area permanently and seasonally. Information has been gathered about the population on the area permanently and seasonally and they were compared. Also in case of transition of usage the mobility in the social-economic characteristics of the population has been discussed. After making such a comparison the preference criteria of the area and the way of usage of the second homes have been discussed. Also the satisfaction from the area for the population who are living in the area permanently have been examined. This examination gave information about the characteristics of the population who are satisfied to live in the area.

At the later section physical characteristics of the area and the environmental problems tried to be sorted out. As

has been indicated before the fringe areas of cities which the second homes are located are lacking some social and technical urban services. Therefore in this survey it has been examined whether such problems are occurring in the area also the adequacies of the quantity of those services existing on the area were examined by the standards.

Relevant to another hypothesis, the adequacy of the second homes for permanent usage has been examined. Also it has been asked whether those people consider any additions to their homes. This question has been asked to have an idea about the adequacy of the units for permanent use.

At the last section the transition of usage has been discussed. Information relevant to criteria for the transition and to the process of transition has been discussed.

1.3. METHODOLOGY

This survey has been done by the application of a questionnaire to the survey area. The questionnaire has been applied to two different groups.

.Population living on the area permanently. Population using the units only in summer

Therefore to be able to give the questionnaire to both groups, the quantity of the units which were being used in the summer and the ones which were being used permanently had to be known. Nevertheless such a distinction is not registered anywhere. Therefore quantitative information related to the types of usages of homes do not exist anywhere. So this distinction had to be made by land use. For Limanreis and Derya residential districts from the

numerating lists (numarataj cetvelleri), the number of units on the roads has been taken, so for those residential districts only the second homes were counted. However for Zeytinalani and Iskele residential districts no current data related to the number of units on the roads had existed therefore the number of second homes and the number permanently used homes were derived by the land use.

According to those results , the sampling ratio was decided. It has been decided to be 10%. The application of the questionnaire has been stratified and random.

The number of Questionnaires applied are as follows;

Residential Districts	PERMANENT HOMES	SECOND HOMES	TOTAL
LIMANREIS	64	13	77
DERYA	156	72	228
ZEYTINALANI	50	64	114
ISKELE	42	104	146
TOTAL	312	253	565



CHAPTER 2
DEFINITIONS AND CHARACTERISTICS

2.DEFINITIONS AND CHARACTERISTICS

In this section primarily an introduction of the terminology being used will be given, later characteristics related to those terminology will be given.

The content of this research is about the potential use of second homes on the fringe areas of cities. Therefore primarily the terminology related to the fringe areas and developments on the fringe areas which had gained momentum with metropolitanization will be discussed. Infact, fringe developments were densed with metropolitanization as has been asserted, therefore first the concept of metropolitan area will be introduced. Later fringe concepts discussed and characteristics of fringe areas will be given and then the concept of second homes and characteristics of second homes and their impact on the environment will be discussed.

2.1.INTRODUCTION OF THE URBAN-RURAL FRINGE AREA CONCEPTS AND THEIR CHARACTERISTICS

Since 1925 researchers have been discussing the structure of the cities by analyzing certain cities. The first and the most detailed one of these analysis was developed by Burgess(1925). In his concentric theory of urban growth he explained the structure of the city by zones. The zones are;

- i.The Central Business zone
- ii.A transition zone which is being invaded by business and light manufacture
- iii.Workers' housing and the factory zone.
- iv.The residential zone of high class apartments
- v.The commuters' zone of Suburban area and satellite within a journey of thirty to sixty minutes of Central Business District.

Later Homer Hoyt, Harris and Ullman developed theories related to the structure of the cities. But these theories were insufficient to explain the structure of the cities because interactions between cities and villages led to the formation of metropolitan areas.

Metropolitan area is defined as the area which has a high densed center and villages and cities surrounding this center which have close daily economic, social and cultural links with the central city. The society living on this land is a highly specialized society. (TURAK, 1985, pg.28)

During this time with the formation of the metropolitan areas discussions about the fringe areas also started. Characteristics of metropolitan areas are as follows;

.Highly concentrated Central Business District usually still close to the original terminal of the water and or to rail transportation.

.Sprawl of the population and urban activities from the center to all directions

.Decrease of density towards the periphery. Within this concentric density pattern heavy industries concentrate on water and railways while less heavy ones concentrate along the freeways.

.Within the perimeter reached by urban development there remain extensive areas of open land, much of it used for outdoor recreation, but some in farms or forests often abandoned and neglected. (BLUMENFELD, 1979, p.10)

.Characteristics of downtown areas are increasingly to be found also in peripheral areas. But they are all scattered centers for shopping in one place, offices, welfare,

health, educational, cultural and recreational services in others. (BLUMENFELD, 1979, p.14)

2.1.1. URBAN-RURAL FRINGE AREA CONCEPTS

As it can be seen from the characteristics of metropolitan areas, such interactions between the cities and villages led to the concentration of developments on the fringe areas and discussions about the fringe areas started with the evolution of metropolitan areas.

The term fringe started to be discussed in 1937. L. Smith defined the fringe as the built up area just outside the corporate limits of the city. (PRYOR, 1968, pg.202)

The region which is around the cities and which has been formed as the natural expansion of the city or by dispersion of certain functions is being called the fringe areas of a city. Fringe areas are the transition areas around the cities between urban and rural areas.

For defining the developments on the fringe areas certain terms are being used such as 'suburb', 'pseudo suburb', 'commuter zone', 'urban fringe', 'rural fringe', 'satellite city', 'periphery', 'outskirts', 'sprawl' etc. These terms create some confusion for the determination of the developments on the fringe areas. Therefore the types of settlements on the fringe areas will be discussed briefly.

Urban Sprawl

If the fringe areas are defined as the flow of urban uses outwards to the rural areas, then the urban characterized developments located on these areas can be defined as the urban sprawl. (ODTU, 1985, pg.6)

Harvey has defined it as the scattered areas of urban character at the periphery of the cities. According to his description sprawl is adjacent to or surrounded by the agricultural uses and idle land. This area has a heterogeneous pattern with an over all less than that found in mature built up areas of the city.

There are at least three major types of sprawl;

"Low density sprawl-continuous developments containing extra vacantly large lots;

.Ribbon developments-segments compact within themselves, strung along high ways with the intervening areas undeveloped

.Leap-frog development- a collection of discontinuous although often compact, urban pockets." (HARVEY,1972,pg.242)

Suburbs and Satellites

Another type of settlement which is most commonly within the boundaries of the fringe areas are suburbs.

"The kind of settlement which is most commonly seen in the metropolitan areas is suburb. "The suburbs is by definition part of a larger urban complex ,drawing economic strength from the older city for many jobs; the home of the customers who shop in both the older city and the suburb; and in countless other ways both dependent upon and contributing to the older city." (CLAWSON,1971,pg. 169) Another type of settlement on the fringe areas are satellites. Satellites are economically self sustained cities. Since satellite cities do not form daily links with the central cities of metropolitan areas they are beyond the metropolitan areas, but within the hinterland of the metropolitan areas. (ODTU,1985,pg.7)

Metropolitan Village

Metropolitan village is another the type of settlement on the fringe areas. They are villages which have daily links

with the cities of the rural-urban fringe. (TURAK,1985 pg.28)

Some researchers discussed the distinctions between urban and rural fringe areas, and used a collective term such as the urban-rural fringe. Others have divided the fringe into three parts as the urban fringe, urban-rural fringe, and rural fringe. Here this distinction will be made in two groups. Therefore definitions related to the urban-rural fringe areas will be given in general below. Later urban fringe and rural fringe areas will be discussed.

The area which is partly urban and partly rural, but economically related to the urban is the urban-rural fringe. There are two kinds of approaches related to the formation of urban-rural fringe areas. One approach considers;

"the urban-rural fringe as a mixture of land uses brought by the incomplete extension of the city as well as the demands which it makes on its marginal areas. The other view sees the existing distinction in the nature of the communities which occupy it brought about by the migration of mobile, middle class families or oriented the city and dominated by urban life styles." (CARTER,1981,pg.21)

Pryor(1968) has defined it as "the zone of transition in land uses , social and demographic characteristics, lying between the continually built up urban and suburban areas of the central city and the rural hinterland. (PRYOR,1968,pg.206)

According to Dickinson "it is a wide rural area into which residential development is intruding and the new industrial site and other urban uses are in the process of development

along its main lines of communication often clustered around existing villages and small towns." (DICKINSON,1966,pg.165)

2.1.1.1.URBAN FRINGE AREAS

There are many definitions related to the urban fringe areas from these definitions these general characteristics have been derived.

Urban fringe areas which are a subzone of the rural-urban fringe are ;

- .In contact with the central city
- .Exhibits a density of occupied dwellings higher than the median density of the total rural-urban fringe.
- .It is an area of low density residential property with plenty of open space, public parks etc.
- .Subdivision of large lots exists
- .Agricultural land uses, golf courses also exists
- .Industrial plants are added on the highways .
- .Land use conversion and commuting is common
- .Urban areas may have grown at strategic points of communication or around a pre-existing nucleus, such as a village, old town market center or an old industrial center.
- .Residences may be widely scattered in a scenic countryside with naturally winding streets or along a lake shore.(DICKINSON,1966,pg.164; PRYOR,1968-69 pg.205; CARTER,1981,pg.150,)

Urban fringe areas are also areas of transition for example; from this research it was found that many mansions which were built by the wealthy on the urban fringe areas have been converted to residences as a process of expansion outwards. These mansions have been also converted to

business firms, clubs etc. in both European and American cities. According to Dickinson the growth of this zone varies relative to the expansion of the physical built up area.

2.1.1.2. RURAL FRINGE AREAS

.It is a continuation of the urban fringe.

.Exhibits a density of occupied dwellings lower than the median density of the total rural-urban fringe

.The proportion of farm as distinct from non-farm and vacant land is high

.Rate of increase in population density, land use conversion and commuting is higher than other parts of the fringe area.

(PRYOR, 1968, pg. 206)

2.1.2. CHARACTERISTICS OF URBAN-RURAL FRINGE AREAS

In this section characteristics of the developments on the fringe areas will be given. Characteristics have been examined in three groups, first one of these is the physical characteristics of the developments which is the land use pattern, second is the economical characteristics of land and third is the social structure of the population living at the fringe areas.

2.1.2.1. PHYSICAL CHARACTERISTICS

.There is a wide mix of land uses such as untouched rural villages and new residential estates.

.Commercial developments including out of town shopping centers, services and industries which are continently located at the margins.

.Also unpleasant land uses of a city , such as slaughter houses , junk yards , oil storage, and cemeteries.

.The density of the area is above that of the surrounding rural districts, but lower than the central city.

.Farms are considerably smaller in acreage than the surrounding rural areas.

.Lot sizes are greater than the lots at the inner cities

According to Golledge from his study of Sydney:

.Recently developing land uses are considerable number of nurseries and garden centers, horse riding schools, stable catering especially for the middle or upper class families.

.Farms are small

.Residential expansion is rapid

.The provision of services and public utilities is incomplete

.There is commonly an inadequate network of public transport modes

.Accessibility of schools is a problem

(PRYOR,1968: CARTER,1981)

2.1.2.2.ECONOMICAL CHARACTERISTICS OF FRINGE AREAS IN RELATION WITH THE URBAN LAND MARKET

In the urban-rural fringe areas there is demand for the rural areas by the urban functions. This demand creates the urban land market. "Location theory as applied to the agriculture from Von Thunen downward to the present has emphasized the effect of the urban market on agricultural land use and land value, but also stressed the effect of transportation costs as well as such differential factors as land fertility."(CLAWSON,1962,pg.100) At the periods of primitive transportation technology, with high transportation costs, agricultural production and land use could be classified. However, in today's world transportations has improved therefore transportation can not be a factor for the location of agriculture and it can

not be the only factor giving the economical characteristics of land there are many other factors which create the urban land market on the fringe areas. Therefore if we are to examine the developments on the fringe areas we have to examine the variables of urban land market;

- .locations with respect to relevant points of attraction
 - central city
 - major secondary city
 - nearest incorporated town
- .the natural qualities of the potential land,
 - agricultural product income
 - suitability of land for urban uses
- .size of the lot increase in the size of the parcel leads to the decrease in price)
- .location with respect to water supply, to sewerage, and to other services vitally affects the potentiality of land for development
- .taxes, zoning, building codes
- .location with respect to transportation facilities
 - distance to the freeway exchange
 - distance to the railway
- .location with respect to road frontage
- .availability of public transportation
- .proximity to a large water body
- .air or noise pollution
- .planning decisions
- .personal desires, projections and preferences of present land owners must be the major factors responsible for some tracts developing while other intermingled ones do not.
- .expectations for the future

(CLAWSON, 1962, pg.101-102; CHICOINE, 1981, pg.354-355:
DUNNFORD, MARTIN, MITTELHAMMER, 1985, pg.10-16
OZDEMIR, 1993, PG. 31)

These are the variables of the urban land market which gives economical characteristic to land. As a result such characteristics of land exists.

.There is a constant changing pattern of land occupancy

.Subdivision of land is common

.Withholding of land for speculative forces is common

.Crop production is intensive

.Speculative building is common

(CLAWSON,1962,pg.100-103; CARTER,1981,pg.319-321)

2.1.2.3.SOCIAL-ECONOMICAL STRUCTURE OF THE POPULATION

According to the researches which have been done in England and in US the population on the fringe areas show characteristics different from the urban and rural population.

.Fringe area attracts the mobile middle class

.Mobility rates are high

.People living on the fringe constitute a small section of the whole urban community and they tend to retain their orientation toward the city.

.The population living on the fringe are directed towards the other parts of the city for certain services which leads to a modification of the service content of the fringe settlements.

.The age distribution is positively skewed with a greater proportion in younger age groups

.Male/female ratio is higher than that of the urban area, but lower than that of the surrounding areas.

.Fringe is characterized by a high proportion of married residents.Size of the households in the fringe are on average larger than those of the urban area itself, but smaller than the surrounding area.

.The residents exhibit a heterogeneous occupational structure, with both zonal and sectorial components and a skilled worker classes than urban and rural areas.

.Income distribution does not differ markedly from the central city mainly because of the heterogeneity .

.Annual family income tends to be associated positively with satisfactory adjustment to fringe residence

.Lower educational level compared to the urban place itself, but higher than the surrounding rural areas.

.Higher proportion of the residents of the fringe have an urban rather than a rural or rural/urban background.

.Degree of social and community participation is low

.Residents are satisfied by their location

.This is an area of rapid and uncontrolled population expansion in which older and well established neighborhood with considerable community spirit might with solid blocks of new , Jerry-built homes along trailer camps and tourist - cabin developments and rural slums .

(MARTIN,1953; PRYOR,1968; CARTER,1981,pg.320)

2.2.INTRODUCTION OF THE SECOND HOME CONCEPT AND CHARACTERISTICS OF SECOND HOMES

2.2.1.DEFINITIONS

A type of residential use on the fringe areas of cities are second homes. Here this subject will be discussed.

Discussions about second homes goes back to 25-30 years in European countries and 15-20 years in our country. Although they existed since the very old ages they started to be discussed when they started to threaten the environment. In this research since the potential use of second homes as permanent homes will be discussed it is necessary to know second homes and their characteristics to understand why it

is becoming a potential use when they are being used permanently.

A clear universal definition can not be taken for second homes because their characteristics are changing from country to country and from region to region, but what is the same for all the countries is that second home do not identify the quantity of the homes owned, it is the way of usage of the home. Besides the second home, residents always live in another home permanently. Another universal characteristic is that second homes are not built with the purpose of shelter as the permanently used homes.

From the researches about second homes such a definition could be taken; Second homes are defined as the dwellings properly built constant buildings which were rented or owned for a long period, by whom living at another place for recreational or touristic activities. (COPPOCK J.T.1977; TANER T.,1982; ARKON C., 1989)

There are types of second homes, which are being called as 'vacation home, summer cottage, bach, whare, wochenhouse...' In this study the second homes which have been examined are;

- .being used in the summer and at the weekends in the winter
- .located on the coastal areas,
- .properly built, constant buildings

2.2.2.CHARACTERISTICS OF SECOND HOMES

Second homes have been examined in many countries in the world. From those examinations certain general characteristics have been derived these are as follows.

- .Second homes are located at areas near the sea, lake, rivers, or mountains which are full with natural beauties.

.Second homes might be located in the stretches of the peri-urban countryside or in urban settlements or in non-urban areas.

.Although second homes might be situated at very far distances to the permanent homes such as 800km or so, the majority of the second homes are located within 100-240km. of the major population center.

.Location of the second homes depends on many conditions; transportation facilities, geographical structure, climate, landscape characteristics, and car ownership.

.Increases in the mobility leads to the increase in distances between the central cities and the second homes.

The impact of second homes on the environment;

There are different concerns about second homes some do accept second homes, and they say that second homes are the outcomes of recreational needs of people while some say that they are loss of capital, and waste of land. The ones who don't accept second homes also agreed that they create conflicts for the local residents in sociological aspects.

Also they lead to the increase in land prices. Another point is that they create environmental problems such as;

.Loss of agricultural land in the urban land market

.Environmental pollution

.Decrease in the water level of the ground

.Second homes might lead to erosion since hill-sides are preferred for the locations of second homes

.The sewerage system problems of the second homes leads to the pollution of the environment and the water

.Biological environment is affected by the second homes

The second homes also bring heavy burdens on the local authorities. Local authorities are not able to give the necessary services to the population which becomes three or four times the local population in the vacation times.

These are the characteristics and the impacts of second homes. Although planning regulations are in action today to control these developments the negative impact of second homes still exist.

(COPPOCK J.T.1977,Pg,159; TANER T.1982,Pg.70-73;
DOGAN S.1991,Pg13-14)



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CHAPTER 3

FRINGE DEVELOPMENTS IN HISTORICAL PERSPECTIVE AND THE IMPACT OF SECOND HOMES ON THESE DEVELOPMENTS

3.FRINGE DEVELOPMENTS IN HISTORICAL PERSPECTIVE AND THE IMPACT OF SECOND HOMES ON THESE DEVELOPMENTS

Living beyond the core of a city goes back to 539 BC..

King of Persia had the desire to combine the best of both farm and city. About four thousand years ago ,the Sumerian community moved beyond the city gates.

"A residential place ,as the site of scattered dwellings and business outside city walls was as old as civilization and an important part of ancient , medieval and early modern urban traditions".(JACKSON K.,1985,p.13)

Besides that having second homes on the fringe areas of cities as well as permanently used homes was common by the upper classes of the society since that time. However permanent home and second home developments on the peripheries became common with the industrial revolution at the developed countries, it was also possible to see such developments at the pre-industrial times. Therefore before explaining the circumstance that formed fringe developments during the industrial age ,it is useful to give a brief explanation about the pre- industrial age fringe developments at industrialized countries.

Developing countries were affected by industrialization and it made important changes in the growth structure of the cities as well. But the effects of industrialization were different in developing countries.

3.1.DEVELOPED COUNTRIES

3.1.1.PRE-INDUSTRIAL PERIOD

Residential developments at the peripheries of the urban areas can be identified under two groups.

- .Home for merchants,treaders, and immigrants.
- .Villa dwellings for the wealthy dwellers

These growth trends were various in different countries. Although upper class Anglo-Saxon communities showed attempts to move to the peripheries for residential locations, other European country upper class communities such as Parisians preferred living at the core.

In England it was possible to see different kinds of fringe developments at different cities according to their economic structure. For example; "In the Medieval city, London was still relatively uncrowded , the presence of highly valued open space -monastic gardens or private courtyards mitigated the crowding of narrow streets and a dense population ." (FISHMAN ,1987,p.22) But by the end of 17 th century London had become the largest city in Europe. It was the international center of long distance trade and banking .It was also the political capital of the British empire and its center for the production and consumption of luxury goods. But as London grew these precious spaces were usually filled by buildings. By the mid 18 th century the city was clearly approaching an ecological crises.

18 th century was an age of improvement there were two alternative models for improvement.

.Rebuilding of an area according to the most elegant 18 th century models.

.More radical decentralization of bourgeois residence that can be called suburbanization.

"In the mid 18 th century ,the London merchant elite began to convert their combined homes and offices at the core into

offices only ;and then to move with their families not to adjacent urban squares but as much as five miles outside the city to spacious villas in quiet agricultural settlements that ringed London."(FISHMAN,1987,p.25)

From the 18 th century it turned to be a custom to built a villa in the country side for the whole family to retire at the weekends. Later those different kinds of weekend houses (second homes) transformed into permanent homes.

London experienced very little industrialization before the mid 19 th century because its economy was on trade,finance and government.

Compared with the structure of Pre-Industrial Anglo Saxon city ,in other European countries such as France and In North American countries different trends were seen. City was determined as the walking city. The structure of the central city was compact and densely populated.Because distances had to be taken by horse or foot therefore work and living spaces were often completely integrated.

Functions of the city were a mixture ."There were no neighborhoods exclusively given over to commercial office or residential function. Factories were almost non existent and production took place in the small shops of artisans. There were no government or entertainment districts. Public buildings,hotels,churches, warehouses, shops and homes were interspersed or often located in the same structure." (JACKSON,1985,p.15)

There was also a tendency of the most fashionable and respectable addresses to be located close to the center of town.

3.1.2. AT THE BEGINNING OF INDUSTRIALIZATION

Many cities in Europe and in North America faced changes in their social and economic structures in respect to the industrial developments. But these changes were different in various countries. The country which had the most intense change in the structure of its cities was England. Because the industrial revolution in England was the most intense compared to the other countries. North America and other European countries were either following England or were showing different development trends.

In England between 1760 and 1790 a degree of technical progress was achieved which made unlimited increase in industrial production possible. Industrial developments drew many people from agricultural districts to the cities in search of job opportunities. With the uncontrollable flow of people from rural areas to the cities, cities became unable to accommodate so many people in healthy conditions in the 19th century. The problems which had occurred during that time were as follows:

- .Accommodation problems of the workers accommodating within the cities
- .Health problems .Physical and spiritual health problems of the female and young workers
- .Social safety problems (KELES,1990,p.62)

The first response to the condition of the industrial city was given by the upper classes of the society. They preferred to move to the fringes of the cities as a result of propulsive effects of industries such as smoke, noise and the existence of working class. The formation of residential areas at the fringes of the cities was called

suburbanization. This kind of residential areas were located at greater distances from the cities. Indeed not only permanently used homes were existing on the fringe areas. Analysis of the 19th century revealed that rich provincials owned houses for weekend use 100km. from the cities.

Another kind of suburban area which had developed during that time were the areas of cheap housing for the poor. Suburbs of this kind were even more crowded and unhealthy places than the inner cities.

"The development of more select suburbs was limited for along time by the lack of transport facilities. The only people who could afford this kind of living were those who could commute by carriage."(THORNS,D.1973,p.36)

In other European countries ,industrialization had different effects on peripheral developments from England

"In Germany and in France built up areas in the large towns did not expand as readily as they did in Anglo Saxon countries." (BUYUKALTINTAS,H.1985,p.16)

Factory belts which had formed around the towns had highly efficient railway communications with the core .Although residential areas of the towns were higly densed they did not attract the rich nor the middle class. In fact they preferred living in central areas in their apartments. Movement to the low density suburban areas began almost at the beginning of the 20 th century.

The reason for the upper and middle classes to stay at inner city can be explained with this reason as well:

Napolian III. at 1850 had prepared a plan for the preparation of the urban infra-structure and to keep the urban organization. For that reason he had formed a web of

boulevards. The objective of this plan which was implemented by Haussmann was to increase the accessibility, and to keep the safety. So with these wide boulevard a new form of urban life was formed .The stores, cafes and restaurants at the sides of the boulevards had formed a new way of life for the upper and middle classes and it had brought socialization facilities. And these groups kept living at the inner cities.

"It was only after 1825 ,however with the invention of Stephenson's locomotive that the railways which were to have so decisive an influence during the following decade really began to develop."(BENEVELO,1980 p.7)

The demand for trade in the industrial city had led to improvements in communication. With the new transport system and the ever expanding commercial activity, certain towns grew.Those changes altered both the places of the residences of population and their way of life. "Towns were born and doubled their size within a generation, projects for factories, roads and canals were carried out ,mines were opened up in the heart of agricultural country side."(BENEVELO,1980, P.10)

"The most distinctive feature of the last quarter of the 19 th century ,and one also destined to mark the 20 th century was the spread of urban growth outwards from the town. The growth of the railway,the evils of central area congestion the emergence of a mobile middle class,the development of other cheap forms of transport ,the rapid construction of relatively inexpensive housing estates outside the town and the active social support for the erection of model dwellings in

residential suburbs to improve living conditions were all accelerating outward suburban movement." (RATHCLIFFE, 1989,p.40)

These policies which encouraged the development of cheap rapid transport between the center and the fringe led the private builders to jump out of the cities and began to produce vast amounts of suburban housing both in England and in North American countries.

With the speculation in land at the latter half of the 19 th century along the railroads some of the towns became cities . By the end of 19 th century suburbanization was fully established . Middle class suburban life and culture was created . But it was recognized at the time that the advantages of country air were being offset by faulty building insufficient water supply and bad drainage as well.

In the sum, factors which had determined the structure of and the rate of growth were:

- .Industrial developments
- .Increased mobility of the population with the improvements in the transportation systems
- .Congestion of the inner cities
- .Differential availability of land for building
- .The engendering of social aspirations

3.1.3. DURING THE 20TH CENTURY

Advent of the automobile accelerated the movement to the peripheries at the beginning of the 20 th century . As a result population scattered to the peripheries, but congestion persisted in the cities, because the industrial growth in the large centers induced the people to remain in

cities. In 1920s a new urban form evolved, the industries, specialized shopping and offices once concentrated in the urban core spread over the whole region. By the 1930s many large cities of the developed world formed metropolitan regions. During that time second homes started to be built at the fringe areas in Scandinavian countries.

The basic reason of the formation of metropolitan region was the fundamental shift in the relationship of the urban core and its periphery especially in North America.

Although the urban functions scattered and extensive series of road were built in the metropolitan regions, there was traffic congestion. Los Angeles is a typical example, even the factory workers were coming to their jobs from every section of the metropolis rather than from a single factory zone. Till the 20 th century suburbs were in compact forms but at the following years low densed and scattered suburbs were common. So in general suburbanization was the common feature of the 20th century till the 1930s in US.

In the European Countries same trends were seen, especially the importance of car was the same. Many areas around the cities were not accessible without a car. Till the end of World War ll poor and the traders moved out of the city to find accommodation which was cheaper. Such changes in the structure of the cities led to the development of policies related to the structure of the cities.

At the first half of the 20th century Howard's garden city idea had gained momentum. That was concentrated dispersal. The most significant characteristics of the garden city were i. Decentralization of the population from the closely compacted, over crowded city.

ii. Forming self contained communities where work, residence and leisure would be in proximity to one another.

During that time with the advocacy of dispersal, garden city movement was applied to the large cities, but the 20th century metropolitan city had taken more radical forms than Howard or his friends at 1920s and 1930s anticipated and the ideals of the garden city movement lost their meaning.

Although decentralization seemed to be evident because of economic depression and the world war, the building industry had slowed down as well.

During the post war period another suburban boom existed with the improvements in transportation systems. After this period even in the smaller areas suburban growth was substantial.

After the economic depression "fostered a belief that the era of private piecemeal, capitalist development was over and that the main responsibility for building would pass to government agencies capable of planning and acting on a regional scale." (FISHMAN, 1991 pg. 233) These assumptions came into life with the green-belt program in the United States and the Garden City Planning Program in Britain. Those planning actions were Abercrombie Plan For London (1944), New Towns act (1946) and Town And Country Planning Act (1947).

"At the mid-century, the garden city/new town model appeared to be fulfilling the goals of its founders." This model was accepted first in Britain as a planning program. (FISHMAN, 1991, p. 233) These programs led to the housing developments at the fringes of the big cities, but these movements were not appreciated by the experts. F.J. Osborn

in a letter to Lewis Mumford in 1950 indicated that these movements lost the ideal of the garden cities which was self containment." Osborn had reason to be apprehensive. In the forty years since he wrote those letters, New Town methodology has become increasingly marginal to the planning debate and New Towns themselves increasingly marginal to the built environment."(FISHMAN,1991,p.234) and the idea of decentralization and community came to the breaking point with the scattering of low density regions that have displaced the cities as the center of late 20 th century society. So Howard's idea of a balanced self contained community lost its meaning.

In US. after the second world war development policies were besides decentralization. Government subsidized decentralization through insured mortgages on suburban houses. Tax breaks were given to the industries leaving the city. There was massive spending on highways and neglect of urban transportation. This period can be seen as a continuation of a 1920s boom interrupted by the depression and the World War 2.

During that time another type of development started to concentrate on the fringe areas of some cities. Till that time luxurious villas were built as second homes on the fringe areas of cities and at locations farther than the fringes, but after 1945 most of the urban inhabitants expanded their interests further into the surrounding country side, especially into areas with good systems of communication and concentrations of second homes started on the fringe areas.

Factors for second home developments were;

- .Reduction in working hour, increase in leisure times
- .Desire to escape from the pressures of the city

- .The wish to participate in some activity which demands access to rural resources
- .To provide a place for holiday as an investment
- .To confer status
- .Higher disposable income
- .Increased personal mobility
- .Technological improvements in transportation
- .Desire to live in a house with a garden for some time
- .Retirement
- .Existence of credit facilities for construction and vacations
- .Environmental pollution
- .Increase in the demand for tourism, and recreational facilities
- .Climate of the permanent residential area
(TANER,.1982; COPPOCK, 1971; ARKON, 1989)

By 1950s industry began to leave the central city faster than people and by 1960s downtown shopping and entertainment was displaced by highway shopping malls. and at the following decades downtown office work moved to the peripheral office campuses. And new high tech industries dispersed along the same highway growth corridors that had accommodated tract developments, shopping malls and office parks.

With such developments on the fringe areas taking place during this period, changes related to the use of second homes located on the fringe areas were taking place as well. Clout had indicated that during 1963-66 an average of 25800 second homes were converted in to permanent residences each year. Properties that were swallowed up as first homes by the outward spread of suburbia and other second homes which became the permanent dwellings of the retired people. Author indicated that this process seemed to continue to importance

since second homes were located less than 40 km. from the first homes. (COPPOCK, 1977 ,pg.50)

2.3.1.4.RECENT GROWTH TRENDS

By 1980s decentralization dispersed so much that the previous dispersed functions acquired a mass of population, jobs and specialized services that those places started to function as new cities. These new developments show different characteristics especially in US.

.They have no recognizable centers or peripheries

.They include urban and suburban characteristics

.Their structure come from the patterns and intersections formed by the super highways growth corridors that created and sustained them.

In those conditions the new town theory was not adjustable to the post-urban growth world of the megalopolis.

These plans applied by the green belt program assumes that growth will occur at a well defined line at the edge of large cities. But the reality is not so neat with the combination of metropolises.

In such districts , the concept of self contained community becomes meaningless for two reasons. "First, the new regional city with its massive scale engulf even the most ambitious New Town Plan. Second ,residents of even best planned new town can not be expected to treat it as a self-contained community and live their lives within its borders. Possessed of the mobility that the personal automobile brings, they will live at a regional scale." (FISHMAN,1991,pg.235) Howard had assumed of a localized laborforce.

"In the information age , highly educated workers need a regional job market to find appropriate employment . In the age of the two-earner family , both with special skills , it is difficult to imagine spouses finding suitable work within the same new town." (FISHMAN,1991, p.239)

Recently ,with the growth of cities and metropolitan areas there is no longer the traditional structure of the city. Especially in US. local malls have been displaced by mega malls at the edge of the cities which draw their customers from throughout the region. Transportation is within the regions that "a second home 50 miles away may mean more to the resident of megalopolis than a greenbelt close at hand." (FISHMAN,1991, p.239)

Berry indicates that in the intruding telecommunication age, an invasion of city-region will take place, then there will have to be a revolution in our thinking on regional dynamics and the role of second homes within so called rural and urban areas. (COPPOCK,1977, pg.100)

3.2. DEVELOPING COUNTRIES

Industrialization was the major factor of urban expansion in developing countries as it was in developed countries. Yet before industrialization developments at the fringe areas of cities had existed. But it was not in large scales and it did not create problems. Urban expansion, metropolitanization and the outflow of urban activities were common at the second half of the 20 th century As a result problems started to occur during that time. The existence of problems related to the fringe areas led to the discussions about fringe developments. Therefore such discussions goes back only to the previous four decades.

"Turner(1968),who studies the urbanization dynamics in developing countries , particularly in South American cities , assumes that the socio-economic conditions of the households reflect residential environment with respect to location, tenure and amenity. In his urban residential model settlement patterns are supposed to be shaped according to the combinations of these three functions in each different urbanization stages of the city, which are;

.Early transitional city

.Mid transitional city

.Late transitional city "

(BUYUKALTINTAS,1985 pg.27-28)

Therefore, in the following sections factors and results of such a growth will be discussed in Turner's chronological pattern.

3.2.1.PRE-INDUSTRIAL PERIOD(Early transitional city)

At the pre-industrial period cities were growing normally according to their urban growth dynamics. Migration from the rural areas were in considerable amounts , therefore urban overgrowth had not existed.But with the evolution of primate cities peripheral developments had emerged.

During the 19 th century, developed countries tended to get raw material for their industries from the underdeveloped countries. This tendency had led to the evolution of primate cities in the developing countries. Evolution of the primate cities was the first step for the developments at the fringe areas. As a result, cities of the underdeveloped countries

got into different growth processes. Especially the harbor cities those countries turned to be the primate cities, because those cities were the origins of raw material export. Therefore those cities became the focal points of their countries and they turned to be the primate cities. To be able to carry the material to those cities new roads were built from all parts of the countries and the harbors were constructed at those cities. So these cities were going through different growth dynamics compared to the other cities.

"During this period under the circumstances which created the 'primate city' fact, first the most upper socio-economic groups owned permanent homes in large pieces of land at the accessible points with trains or horse-cars."(KIRAY,1982,pg.434)

3.2.2.AT THE BEGINNING OF INDUSTRIALIZATION (Mid-Transitional city)

This is the period in which low level of industrial investments have been introduced to the cities. With the introduction of the industry migration from the smaller towns and villages had started.(Turner,1968) Squatter settlements emerged at the fringes of the cities. Because the migrating population was not able to find place in the housing stock .

Also another type of settlement started to evolve at the fringes of the cities especially at the cities which were located at the coasts. This was the evolution of second home type settlements at the fringes.The middle and the upper-middle income groups started to own second homes at the fringes. Kiray(1982) asserts that those groups with their increasing incomes were imitating the upper income groups of

the pre-industrial city. Those second home type residents could not have been considered as suburbs.

3.2.3 DURING INDUSTRIALIZATION (Late transitional city)

During this period the industry which has been introduced to the cities moved to the peripheries of the cities with the increases in the land prices and in sufficient area in the central areas.

Movement of the industry also led to the evolution of suburbs of squatter settlements around the industrial developments.

As Kiray(1982) has indicated those squatter settlements which were forming suburbs apart from the central cities later with the extension of these functions united and formed the metropolitan areas. "Nowadays, places which have been called the squatter settlements are suburbs."(KIRAY,1982 pg.435) Also during this period with the improvements in the transportation technology and the extension of cities those second home areas at the peripheries turned to be the apartmentized suburbs of the middle income groups. And the villages at the peripheries turned to be the industrial suburbs of the metropolitan areas.(KIRAY,1982,pg.437)

"Indeed the evolution of metropolitan areas can not be explained only with the developments mentions above. Also managerial and industrial location preference decisions were effective in the metropolitization of cities. What is necessary to be pointed out here is that the metropolitan city which had effected a wide area was the only large city, developments had occurred with the effects coming from abroad and the developments

were rapid and there was no economical nor institutional structure for a planned development." (ODTU,1985,p.3)



3.2.FACTORS OF FRINGE DEVELOPMENTS

Developments on the fringe areas are the results of so many factors. These factors can be related to the general urban growth dynamics, urban land market, public policies planning decisions, the behavior of the housing consumers and the producers, and the physical environment.

In general the factors for the urban fringe developments are as follows;

- .population growth
- .getting away from the congestion of the central city
- .for the benefit of children
- .urban growth process which, creates the need for urban space
- .seek of space and privacy at the fringe areas
- .migration
- .dispersion of business activity
- .increases in the amounts of income leading to the increased dispersion of population
- .suitability of the house and the desirable lot size
(HAWLEY, 1963; PRYOR, 1968; HUSHAK, 1975; CHICOINE, 1981)

Also second home development on the fringe areas comes up as a factor for the developments on the fringe areas. The factors of second home developments were discussed previously.

Certain public policies leads to the developments on the urban fringe areas these policies might be;

- .increase in the amounts of credits leads the developer to build small and partial developments
- .public policies ,which support the single family home as a suburban environment

.taxation policies of the properties might lead to urban sprawl as well. After the subdivision of the land to lots, highly taxed lots might be sold by the developers rapidly.

(CLAWSON,1962 HARVEY,CLARK,1965)

Fringe developments may occur as the result of planning decisions;

.public regulation contributes to sprawl by imbalancing the attractiveness of competing areas. For example, differences in land use controls inside and outside of corporate limits make the lesser controlled area more attractive ,If the planning restrictions are very strict, then this leads to the developments beyond the planned areas ,on the fringe areas

.Transportation circumstances are an important factor.The construction of express highways can cause both congestion in the central areas and rapid spread of the city at the edge.

.Development of inner vacant land areas might prevent some fringe developments, but it is likely that the opportunities for fringe developments obviate the need for removing obstacles to the redevelopment of the so called dead land.
(CLAWSON,1962; HARVEY,CLARK,1965)

.sprawl may be the product of a physical necessity produced by the existence of mountains, rivers, swamps or underground deposits of minerals (HARVEY,CLARK,1965)

Urban land market is a very important factor for sprawl. Urban demand for farmland as a natural result of urban growth; present and expected shifts from agriculture to urban uses are a major urban market phenomenon.

.Increased values acquiring to farmland owners, but because of uncertainties of actual urban conversion and the usual

intermix of land uses, conflicts often emerge. Property taxes often become burdensome for profitable agriculture use. Tax burdens and benefits may become unbalanced and agricultural investments are often prematurely foregone.

(CHIOCOINE,1981,pg.352)

.The expectations of the consumers and the producers create the urban land market. Producers want to maximize their profit and consumers do have some expectations from the land. As a result some areas develop and some do not.

.Subdivided land accelerates the sales of land.

.Speculation produces with holding of land for development. Speculation is also blamed for the premature subdivision of land which accelerates the sales.

(HARWEY,CLARK, 1965; CLAWSON,1962)

3.3.COMMENTS AND POLICIES ABOUT THE DEVELOPMENTS ON THE FRINGE AREAS

Comments and policies about the developments on the fringe areas are basically related to the urban growth trends and they are about the second homes developed on the fringe areas cities.

3.3.1.COMMENTS ABOUT THE FRINGE DEVELOPMENT

"Sprawl is described as the scattering of the urban settlement over the rural landscape."(HARVEY, CLARK,1965 P.1) Therefore here comments related to the recent structure of the cities and their problems related to the sprawl will be discussed. Some of these are on the side of the urban sprawl, they see urban sprawl as a natural result of urban growth. They think that uniform compactness should no longer be accepted as a planning ideal and they suggest that another

important characteristic of sprawl is the choice of different housing opportunities. They find sprawl economic in terms of the alternatives available to the occupants, but most of them see it as costly and inefficient development.

A sprawled or discontinuous development is more costly and less efficient than a more compact one, the construction of the infra and super structure is more costly. It is loss of agricultural land also loss of time for transportation.

Land speculation which is a factor of urban sprawl is unproductive, absorbing capital, manpower and entrepreneurial skill without commensurate public gains. It destroys or impairs economic calculations that lead to maximum general welfare. Therefore it leads to the unordered, unplanned urban growth which is anesthetic and unattractive. It leads to the lack of publicly available open areas.

Increasing population spoiled the dream of the suburban community. As the activities spread, central functions become too scattered to form attractive centers and open land too much cut up to form attractive recreation areas.

It is also loss of capital because it creates additional cost to the developer just for the land. It has been also criticized because it accelerates private transportation.

(HARWEY, CLARK, 1965, pg.7; CLAWSON, 1962, pg.108;
LOEWENSTEIN, 1971, pg.22; BLUMENFELD, 1979)

These were the discussions about sprawl. From these comments the negative effects on urban environment can be clearly seen. These discussions can also be proved by the examination of the recent structure of the cities in the developed countries. Here is an example of a metropolitan city survey in US; At the end of the 20th century a new living

environment has emerged as a result of sprawl of urban uses on the fringe areas. This environment brought many problems with its development trends. The new city is a complex low density collage of urban, rural and suburban elements. The city is a megalopolis. Therefore it is not possible to control growth in traditional ways in US. and the new cities have broken all the links with the inner cities. This new kind of development;

- .Have no identity

- .Zoning is no longer effective. For example; a massive mega mall can be built next to the corn fields.

There are other problems such as;

- ".Traffic congestion

 - .The Cost of highways

 - .Air pollution

 - .Energy consumption

 - .The loss of open space

- .Handicapping of the careless population." (CHINITZ,B.1991, p.939)

This research which was done on the suburbs of the large cities in US. showed that traffic congestion is almost at the top of the list. Because the number of automobiles grew 3 times as fast as the people in the 1980s. And the commuting laborforce grew as twice as fast as the population. Because of the suburbanization of employment, suburb to suburb commuting even exceeded the volume of suburb to city commuting. All of this has occurred during a decade in which there has been relatively little investment in new or expanded highways."(CHINITZ, 1991,p.953)

"Compared to the cities both density and diversity within suburbia are too low to reduce core dependency, to conserve on infrastructure, to preserve valuable natural resources and

socially useful open spaces and to nourish the kind of creativity, in both the economic and social spheres."

(CHINITZ, 1991,p.954)

These are the problems of fringe areas in today's developed world, but since the industrial age is ending and another new age is starting which is the telecommunication age changes in the structure of the cities most probably will occur with the improvements in technology. Therefore planners of today are speculating about the new cities of the developing world.

3.3.2.POLICIES FOR CONTROLLING THE DEVELOPMENTS ON THE FRINGE AREAS

After the examination of developments on the fringe areas it can be concluded that although the developments on the fringe areas create negative characteristics for the development of urban areas , they are inevitable. Therefore these developments has to be taken under control to minimize their negative impacts. What can be the tools for controlling urban growth?

.Like for all the other property markets, in urban land market buyers and sellers should be aware of the exact prices of the land. This might prevent land speculation

.The predicted population increases, and the amount of necessary urban land for the next 10 years should be given to the public to minimize the speculative expectations.

.If the urban planning decisions and the subdivisions are controlled and if the public is directed for the development of land according to the stages which is developing the land for urban uses in order then urban land market might become stable.

.Taxation might be tool. After the zoning decisions, highly taxation of the land which is to be used for urban uses at the first stage can prevent the withholding of land for speculative purposes.

.A more powerful and coordinated use of public services such as roads and water lines, and trunk sewers could greatly affect urban sprawl. By refusing to extend any of these or other services to most distant areas until most of the intervening area was filled up, urban sprawl can be substantially reduced.

Blumenfeld(1979) suggests building of satellite towns such as Vallinby in Stockholm, which are an integral part of the metropolitan area, within easy commuting distance from the center . He thinks that green is right but the belt is wrong. What matters is that the large amount of open land which is to be found within every metropolitan area not be scattered in useless parcels as it too often is at present; but rather be held together in areas of usable size and shape, and that inversely the developed land be held together in compact areas around vital outlying centers.

He also suggests to concentrate the scattered downtown activities at the fringe areas(health, education, cultural, recreation, services). If they are all concentrated in one location, this would not only eliminate a lot of automobile traffic, but also give identity to the surrounding districts. (CLAWSON,1962,pg.109-110; BLUMENFELD,1979, pg.13)

Conzen has a different approach towards the fringe areas instead of controlling growth on the fringe areas he proposes to preserve the fringes. According to Conzen," The fringe belt plots can be preserved ,that is they remain as open

ground within the urban area ,or they can be translated ,that is used for special purposes.Thus one can conceive of many urban parks and gardens as preserved fringe plots."(CARTER,1981,p.148)

There are also policies considering the second home developments on the fringe areas of cities. Planning controls are strongly developed in Denmark, Sweden, and U.K. In Sweden development within 300m. of the coast or within one hour's driving of Stockholm has been forbidden and proper waste disposal is demanded from the second homes. For example under 1966 regional plan for the Stockholm area, in the year 2000 the development of holiday cottages was not to be allowed within a zone which could be reached in under one hour's drive from the city center. In this way authorities hope to preserve a zone between permanent residential areas and holiday cottages, in which access to open space and facilities for day recreation can be made available for residents of Stockholm. There is already one area of inner Stockholm where former second homes now serve as poor quality permanent residences and where because of the former seasonal nature of their use, these properties are not well provided with facilities for waste disposal. Confining future developments of second homes to beyond a certain distance from the city will prevent further occurrence of this kind. (COPPOCK,1977)

Second homes may be developed only within the framework of regional plans. It is the responsibility of local authorities to ensure that no planning permission is granted without an approved scheme for the water supply and sewerage. Also as has been asserted before in the coming telecommunication age, an invasion of city region will take place, therefor there will have to be a revolution on regional dynamics and on the role of second home within so called rural and urban areas.

3.4.URBAN FRINGE DEVELOPMENTS IN TURKIYE, FACTORS OF THESE DEVELOPMENTS AND THE IMPACT OF SECOND HOMES ON FRINGE

In our country fringe developments are associated with industrialization as it was for the developed countries and the developing countries. Industrialization and technological improvements led to the overgrowth of cities with an increase in population. Therefore as a result of such trends cities expanded to the fringe areas. The first and the most effective developments on the fringe areas in our country were the results of illegal housing. In such a condition authorities have developed laws and policies to overcome this problem. While authorities were trying to develop laws and policies for controlling illegal housing they were also trying to establish controlled and organized developments. Another type of residential which concentrated on the fringe areas of cities were the second homes. Although second homes existed in the old times their concentration on the fringe dated back to industrialization.

Below developments on the fringe areas of our cities and the factors of these developments will be examined by periods. First period is between the end of 19th century and 1945. During this period urbanization had not gained momentum but in some cities developments on the fringe areas were seen. Second period is between 1945-1960. The main characteristic of this period was that urbanization had gained momentum. And this period in the case of illegal housing establishments of policies and laws had started. Third period was the period of planned developments. After 1961 development plans of 5 years had started to be established. 4th period is between 1981-1993. This period is an important period because important attempts were made to overcome the housing blank.

3.4.1. END OF 19TH CENTURY - 1945

Fringe developments in some cities goes back to the periods before the establishment of the republic regime. During that time some cities were going through different development trends. Therefore those cities became the focus of their regions . As a result, those cities were affected by different urban growth dynamics. Reasons for the differentiation of urban growth from other cities were;

.Construction of the roads bringing the raw materials to the harbor cities.

.Residential location preference of the minorities who were going through export and import activities. Their residences were located at the fringe areas in suburban type settlements. Izmir was one of the cities which such developments occurred at this period.

3.4.2.1946-1960

After the establishment of the republic regime , the cities were still far from the modern urban settlement vision. After 1950s those traditional cities started to change character. People migrating from the rural areas to the industrial cities of the country in search of job opportunities preferred living on the fringe areas of cities because those groups were not able to find a place at the existing housing stock because of the high land prices, and there was also less control at the fringe areas. Therefore they started to built squatter type houses on the fringe areas of cities. In case of such urbanization trends, precautions had to be taken.

Law numbered 5218 and 5228 which were established at 1948 were important because they implied definitive judgments

considering land speculation. They implied the inevitableness of buying and building a house at the parcels which have been distributed by the local governments on the development areas of cities according to a definite plan. (S.ÖZDEMİR,1993,pg.40)

Also law numbered 5656 which was established at 1950s authorized the local authorities to buy land on the development areas of cities to overcome land speculation and to plan it for the future housing demands. (R.KELEŞ,1990,pg.292)

As it can be seen the developments on the fringe areas have tried to be taken under control by the established laws. Therefore after this period also the legal organizations and housing policies turned to be important factors for the developments on the fringe areas.

Besides local authorities other organizations which were trying to overcome the housing problems and to prevent squatterization involved with the developments on the fringe areas. At 1946 the statue of a bank (Turkiye Emlak Kredi Bank) changed. The main purpose of the bank was to give credits to the ones who did not own a house, also to construct and sell houses and to interfere with the housing industry. Since that time, this organization was established it gave credits to support housing construction. After 1949 other social safety institutions also started to give credits for housing as well.

"Indeed during this period cooperatives were organizations which were satisfied with the construction of just one or two buildings instead of developing mass housing projects. Cooperatives led to speculation on the fringe areas of cities as well."(KELEŞ,1990, pg.306)

It can be summarized that during this period illegal housing concentrated on the fringe areas of cities, and, certain organizations were acquired to control these development trends. Laws were established, establishing co-operative systems for the construction of houses were supported and all of these attempts were supported by the credits given by certain institutions. But all of these attempts were unsuccessful in general because establishing co-operatives had not spread, and land speculation on the fringe areas had not ended and all of these attempts were ineffective to overcome unorganized developments and land speculation on the fringe areas in case of high proportions of migration from the rural areas to the urban areas.

3.4.3.1961-1980 (SECOND HOME DEVELOPMENT PERIOD)

During this period the cities which had started to gain metropolitan city character were decided to be considered with their environs, that is the decision for making plans for the metropolitan cities was institutionalized. In 1965 it was decided to establish master planning bureaus for the metropolitan cities which were Istanbul, Ankara and Izmir.

During this period the Site Office(Arsa Ofisi) was established to organize the urban developments. The aim of this office was to stock public land and organize the sales of those land for tourism, industry and housing enterprises. But the office was not successful for preventing the land speculation.

During this period demand for the second homes were high as well. The demand had not spread much farther than the fringe areas at the beginning of this period. The factors for

second home developments which had started during this period were the same factors of the developed countries; (see section 3.1.3 for the factors of second home developments) Besides those factors developments of second homes were affected by some other factors;

In Turkiye, tourism sector was supported to activate economy, but the investments for tourism led to the overgrowth of second homes on the coastal areas. The expected developments

from the tourism sector did not come into life soon. Therefore the groups expecting interest from the tourism sector; small scaled developers, constructors and the upper and middle income groups who wished to have a property on the coastal areas were directed towards the market with their second home demands.

This factor led to the second home developments on the areas which were designated for tourism developments, because uncoordinated planning between the authorities led to the conversion of the tourism establishment areas to second home areas by partial plans, and additional plans contradicting to the Structural plans of 1/25000 scale. Also in case of such a great demand for second homes, some public land were attributed to second home uses. Another reason for the development of second homes during that period was that second homes able to take credits. (ARKON,C.1989)

But the second home developments on the fringe areas of metropolitan cities were mostly results of the factors listed in section (3.1.3). Because the fringe areas of metropolitan cities were not the areas open for foreign tourism, these places were rather supplying the demand of the population living in the metropolitan cities, therefore it can be concluded that these developments on the fringe

areas were the results of changing social stratification and the changing structure of the cities.

Also the fringe areas of cities were affected from the legal organizations. The villages which were beyond the adjacent areas of main municipalities of metropolitan areas had gone through land subdivisions especially the ones on the coastal areas were subdivided for second home uses.

"With a by-law established in 1975 , to control the developments at the villages beyond the municipality and adjacent areas, village built-up area definition was made, and the land subdivisions, zoning ordinances were indicated. The instruction which was developed to control the developments on , the rural areas led to the formation of many transverse land subdivisions which were open for , speculative expectations.

In 1978 , the development by-law for the settlements which did not have (Imar ve Yol İstikamet Planları) was established. With this by-law, zoning ordinances and subdivision regulations were indicated. As a result of this implementation land sub-divisions which were lacking places for urban services and unincorporated plots were formed, which led to the formation of problems during producing physical planning decisions."

(S.ÖZDEMİR, 1993, PG.43)

Although some precautions were taken to overcome the problem of lack of housing the Third Five Year Development Plan left the housing sector almost out of the plan. With the changes of the fourth plan it was taken apart from the plan. Therefore at the beginning of 1980s the blank in the housing

stock was very high. Therefore the unplanned developments on the fringe areas were uncontrolled.

The developments on the fringe areas of cities are not restricted with housing developments. Since 1960s, industry which can not acquire sufficient space inside the city limits moved to the fringe areas. The developments of the houses especially the squatters on the fringe areas near industries are basically related to this factor. Besides industry also some office buildings and other service buildings move to the fringe areas in metropolitan cities.

So it can be concluded that between 1961-1980 cities started to be taken under control as a whole with their environs institutionally. For a controlled urban growth laws were established which objected to prevent land speculation. But all of these attempts ended unsuccessfully ,land speculation and unplanned developments on the fringe areas continued.

3.4.4.1980-1993 (SECOND HOME DEVELOPMENT PERIOD)

The two law 2487 and 2985 which stimulated mass housing projects also stimulated fringe developments. During this period which the mass housing projects were supported by the local authorities as well. Co-operatives were in accordance with the local authorities were in action. The mass housing projects of this period were larger in scale, compared to the other periods. The housing projects used the public land on the fringe areas of cities. Also with their organizations they were successful compared to the other periods. But this attempts did not prevent squatterization.

At 1989 another approach has been introduced to overcome the housing problem. This approach aims the collecting for housing. With this method government provides the land for housing on the fringe areas of cities. Such developments

also led to formation of residential areas on the fringe areas.

Another approach which has been observed at the recent years is the demand of the upper income groups to the fringe areas of cities. This demand is parallel to the suburbanization trends of the western world which was a result of escape from the central city congestion. At the urban fringe areas houses are being built either privately or by co-operatives. This type of development on the fringe areas is indeed another type of uncontrolled development. Especially at the areas which do have natural beauties these development trends emerge. In relation with such developments, policies should be created, and the developments should be taken under control, otherwise these developments might lead to the deterioration of the natural environment and to the infra and super structural problems.

So it can be concluded that the factors of developments on the fringe areas are as follows;

- .Industrialization
- .Technological improvements
- .Migration/population growth
- .Housing policies
 - Co-operatives
 - Credits
- .Planning decisions and policies
- .The speculative use of land of the villages at the fringe areas of cities because of the elasticity in the formation of administrative borders.
 - Speculation
 - Land subdivisions
- .Escape from the central city congestion
- .Improvements in transportation technology
- .Second home developments

3.5 DEVELOPMENTS ON THE FRINGE AREAS OF İZMİR AND THE IMPACT OF SECOND HOMES ON THESE DEVELOPMENTS

In this research developments on the fringe areas of Izmir will be considered by four periods. These periods are end of 19th century-1945, 1946-1960, 1961-1980 and 1981-1993. During these four periods fringe developments of the city of Izmir showed different trends. Therefore urban fringe developments and factors for these developments will be examined by these different periods. This research starts from the end of 19th century because during that period important developments on the fringe areas of cities emerged for the first time. Later rapid urbanization, and planned developments both directed and supported urban fringe developments. In accordance with such development differences , the distribution of the population on space differed as well.

Therefore in this research urban growth patterns of Izmir to the fringe areas , factors of these growth patterns and the socio economic and physical characteristics of urban fringe areas by development axes will be examined in historical perspective.

3.5.1. END OF 19TH CENTURY - 1945

At the end of 19th century the city of Izmir showed differences compared to the other cities of Anatolia because during that period the same development patterns with the large cities of developing countries were existing in Izmir. Since Izmir was a harbor city, export and import activities were added to the city of Izmir and new railroads were built by English and French to gather the product of the rural areas.

"During these developments, especially Bornova which was preferred by the foreign traders in the summer had the privilege of being a suburb"(F.ALTINÇEKİÇ,1987,pg.7)

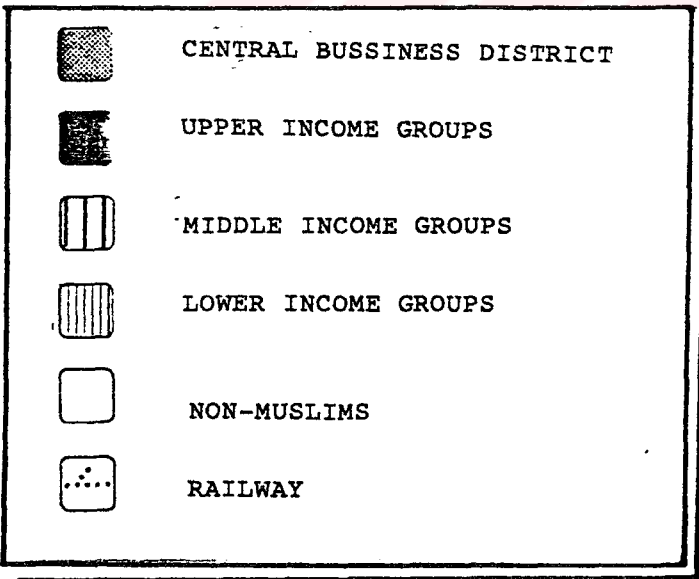
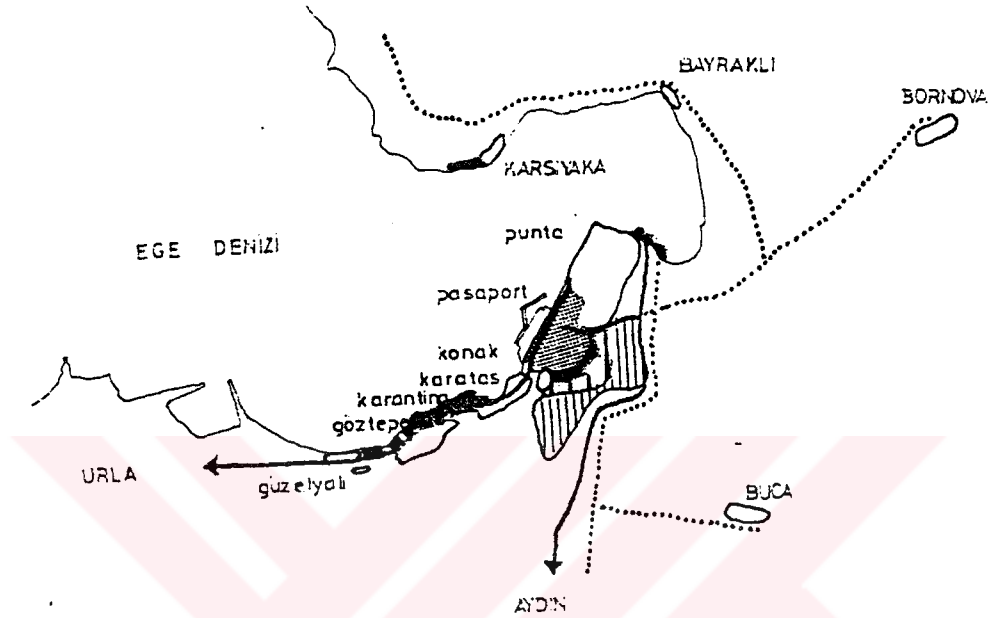
However, because of the problems occurring on the suburb lines and because Bornova showed a conservative social structure foreigners preferred to live at Karşıyaka and Buca as well .With the adaptation of tram services to the western axis of İzmir also Göztepe and Güzelyalı and the western axis were preferred by the foreigners. Later these areas were demanded by the upper class Turkish families as well.(see map no:3.1)

As a result ,the preference of the areas on the fringe areas by the foreign traders, and later the preference of these areas by the upper class Turkish families led to the formation of suburban type residences on the fringe areas of cities. (See Map no:3.2)

After the establishment of the republic regime till the 2nd World War urbanization rates were low in the country. It was same for İzmir as well, but for reorganizing some parts of the city and to supply housing, a plan was produced by Rene Danger at 1925. With this plan especially connections with the touristic settlements on the fringe areas were made. Agamemnon and Inciralti area were developed.

During this period no great sprawl of residential areas existed.At the end of 19th century suburban type residences of the foreigners were left to the upper and middle classes. Alsancak became a prestige region for the local upper income groups. (E.AYDAR, F.ALTINÇEKİÇ, 1988, PG.22)

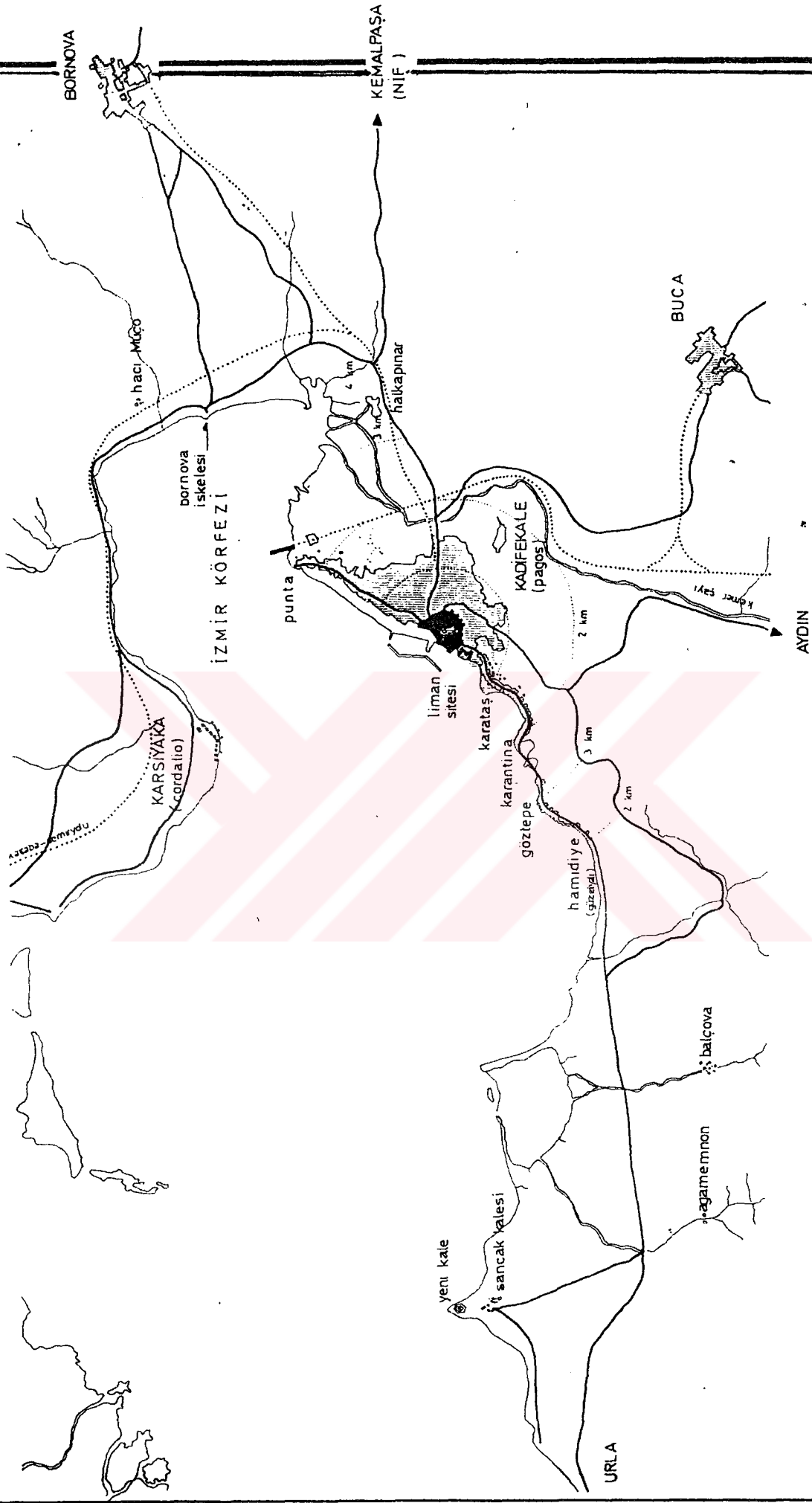
SOCIAL STRATIFICATION IN IZMIR AT THE END OF 19 TH CENTURY



MAP NO: 3.1

REFERENCE: E. AYDAR, F. ALTINCEKIC, 1989

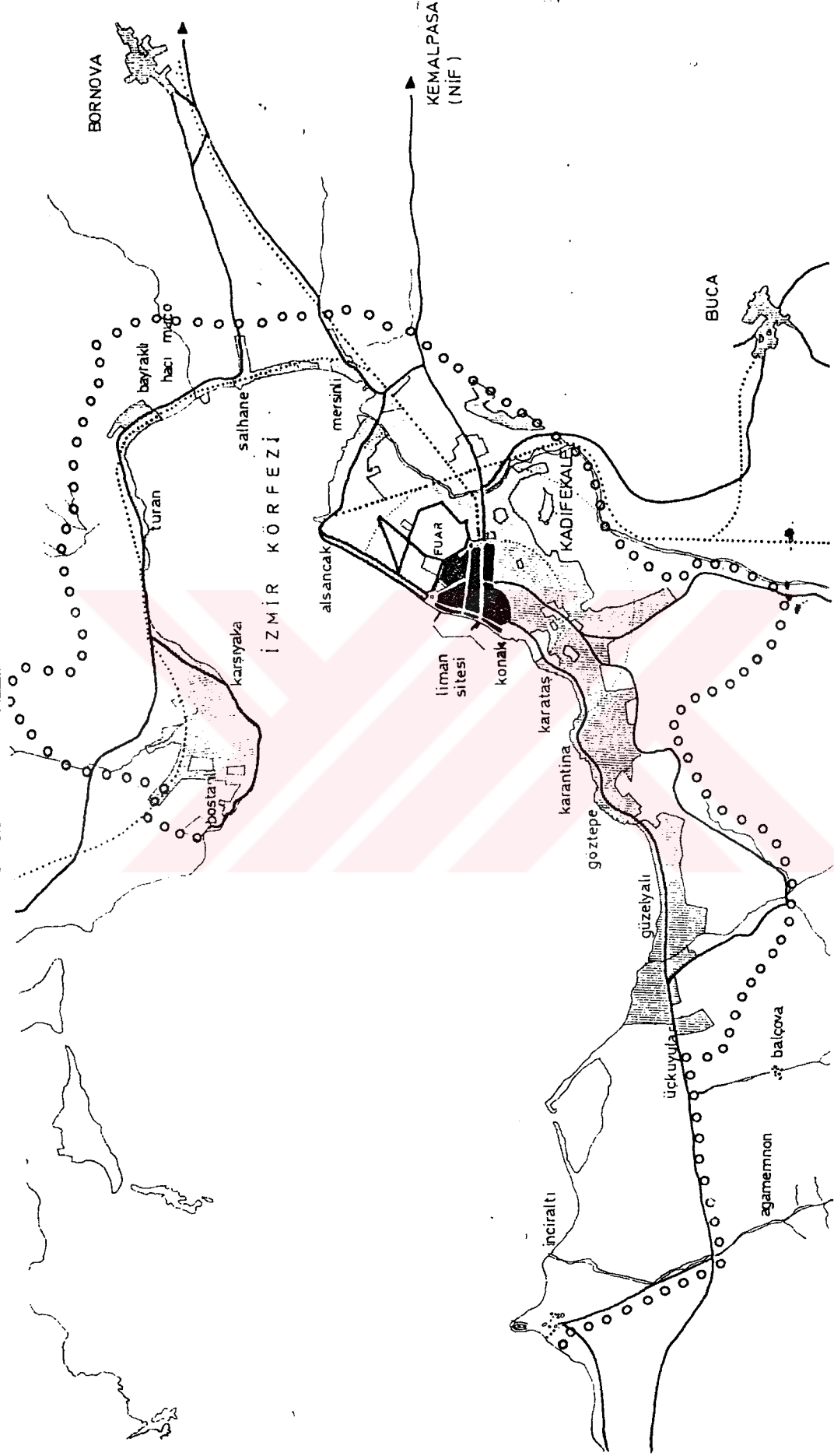
İZMİR - 19 TH CENTURY



REFERENCE: F. ALTINCEKIC, 1987

MAP NO 3. 2

İZMİR - 1950



REFERENCE: F. ALTINCEKIC, 1987

MAP NO 3.3

At the end of this period with the crisis at the agricultural sides migration to the urban areas started and these migrating groups which could not find a place at the existing housing stock and they started illegal housing.

3.5.2. 1946-1960 PERIOD

After the establishment of the republic regime the slow population growth was affected from industrialization and rapid urbanization started.

"Developments which had started at 1950s and the increasing migration, brought out the necessity for planning." (F.ALTINCEKIC ,1987,pg.69) ARU plan was produced at 1951, but it was an inadequate plan in the case of such development trends, so another plan was established in 1959 by BODMER. With this plan squatterization problems tried to be solved by cooperatives. (see map no:3.3)

During this period while the upper and middle income groups were situated on the seashores squatter housing areas were still around the center of the city. But as a result of inadequacy of the plans and the rapid urbanization trends planning controls did not succeed.

3.5.3. 1960-1980 PERIOD (SECOND HOME DEVELOPMENT PERIOD)

"After 1960s of two factors which affected the residence location and distribution of the social groups can be discussed.

.Development trends of industry on the fringe areas the city

.Planning decisions of the metropolitan city."

(E.AYDAR, F.ALTINCEKIC,1988, pg.27)






As a result of these development trends location of the industry and squatterization increases led to the formation of Local authorities at the settlements around the city of Izmir. "Therefore the city, as a result of urban sprawl development pattern, started to have a macroform of filling the blank areas. This pattern which continued till 1980s produced a interesting mosaic form by the distribution of social classes and groups."(E.AYDAR, F.ALTINCEKIC,1988,pg.28)

After 1960s with the increasing formation of local municipalities it was decided to form a a bureau for the metropolitan cities. This bureau for Izmir was established in 1965 but started functioning in 1968.

"Metropolitan Planning Bureau formed the adjacent area boundary for the main municipality of Izmir. Therefore the settlements at the environs of Izmir started to get in contact with the main city of Izmir in administrative means. When 1970s were reached increases of the population were update and while some of the settlements integrating with the main city were going through planning controls some of them were going through uncontrolled developments." (S.ÖZDEMİR,1993,pg.64)

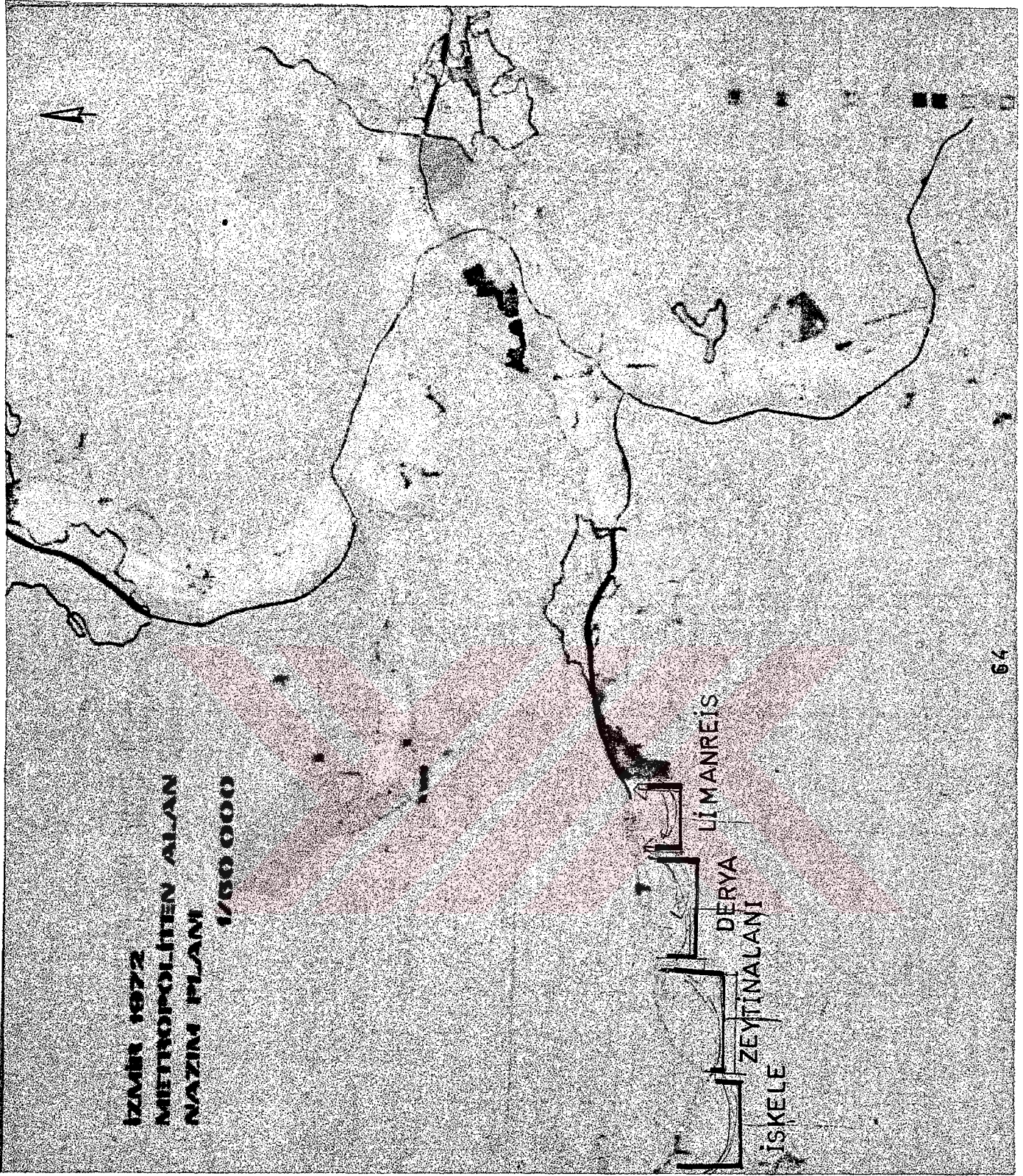
At 1972, IMPB prepared a master plan of 1/25000 scale. This plan proposed the development of the city by Northern and Southern axis in a linear macroform. With this plan industry developments were suggested on the on those axis. Tourism and second home developments were proposed for the western axis. At the same time a 1/200 000 scaled plan was prepared for the metropolitan area, but this plan was just an identifying plan for the coasts

IZMIR 1972 MASTER PLAN

-  RESIDENTIAL AREAS
-  DEVELOPMENT AREAS
-  COMMERCIAL CENTERS
-  MILITARY AREAS
-  UNIVERSITY



MAP NO.3.4



"After 1970s especially with the developments at the planned and squatter areas, the increases in the number of people working at the service sectors, increasing social class differences led to the formation of demand to the recreational uses and coastal areas."(N.TUNA, 1981, pg.375)

Increases in the demand for the coastal areas after 1970s led to the land subdivisions and exaggerations for the boundaries of the villages at the fringe areas. Those too many land subdivisions for the villages at the fringe areas were offered to the second home uses. The master plan which was prepared during this prepared might have led to the increases in land subdivisions since with this plan second home and touristic developments were proposed. In this situation land subdivisions were done for speculative purposes. The situation was like that for the touristic and second home development areas of the fringe. What was the condition for the northern axis which industrial developments were proposed;

"After 1973 at all the villages of the northern axis private sales started. After 1975 sales were done by shares."(S.OZDEMIR,1993

When 1973 was reached most of the coastal areas were taken up by the private cooperatives and public institutions. Therefore, İzmir Metropolitan Planning Bureau started a survey for the assessment of the resources on the coastal areas of İzmir at 1974. 1974-1981 was the period of structural planning of the coastal areas by 1/25000 scale. In this period second home concept was taken into the planning concept. However till the plans were taken into implementation many institution and private enterprises had taken place at the areas which were dedicated as the prior tourism development areas. The infra structural investments

were established. At 1984 within the adjacent area borders the planning order was given to the local authorities. The developments which were contradicting to the 1/25000 scaled plans emerged during that period which led to the second home development boom. (ARKON, 1989)

During that period (1978) the master plan of 1972 had gone through revision, but the cases mentioned above continued to take place. At 1980s within the institutional structure of the municipality of Izmir, municipality of other settlements on the environs and IMPB, land subdivisions against the decisions of the master plan, and unregistered constructions continued without control. Such type of a development led to the formation of areas lacking urban technical and social service areas. (see map no:3.5)
(S.OZDEMIR,1993,PG.428,429)

3.5.4.1980-1993 PERIOD (SECOND HOME DEVELOPMENT PERIOD)

Plans which have been produced after 1980 were the legalizing the current land use patterns. The enterprises which affected urban growth patterns were ;

- .Çiğli Organized industry Zone
- .Aydın-Izmir highway construction
- .Çeşme-Izmir highway construction

These were the effective enterprises for the developments on the fringe areas of cities. (see map no:3.6)

Also on the fringe areas of main municipality of Izmir, to supply the demand of the middle and low income groups for housing, large scaled housing projects were started with the cooperation of the local authorities. These are Egekent 1,2, Ev-ka 1,2,3 mass housing projects. Parallel to these projects small scaled housing projects were established by the cooperatives as well.

At the western development axis a different development trend came up. Although this axis was planned for second home and tourism developments, in time permanent home usage demand occurred on the axis. This demand led to the transformation from second home usage to permanent home usage. (see map no:3.7)

At the city of Izmir there were such development trends on the fringe areas spatially, the distribution population by socio-economic groups were as follows;

(This information has been gathered from a research about the distribution of the social classes on the city of Izmir prepared by Prof.Dr.Esin Aydar and Res.Assist.Funda Altincekic at 1988)

Western Development Axis

On this region middle income groups and middle occupational classes are located. Beyond the coastal area, low occupational groups are concentrated.





Southern Development Axis

On this axis low and middle occupational classes concentrated. After 1960s this area had gone through high ratios of squatterization.

Eastern Development Axis

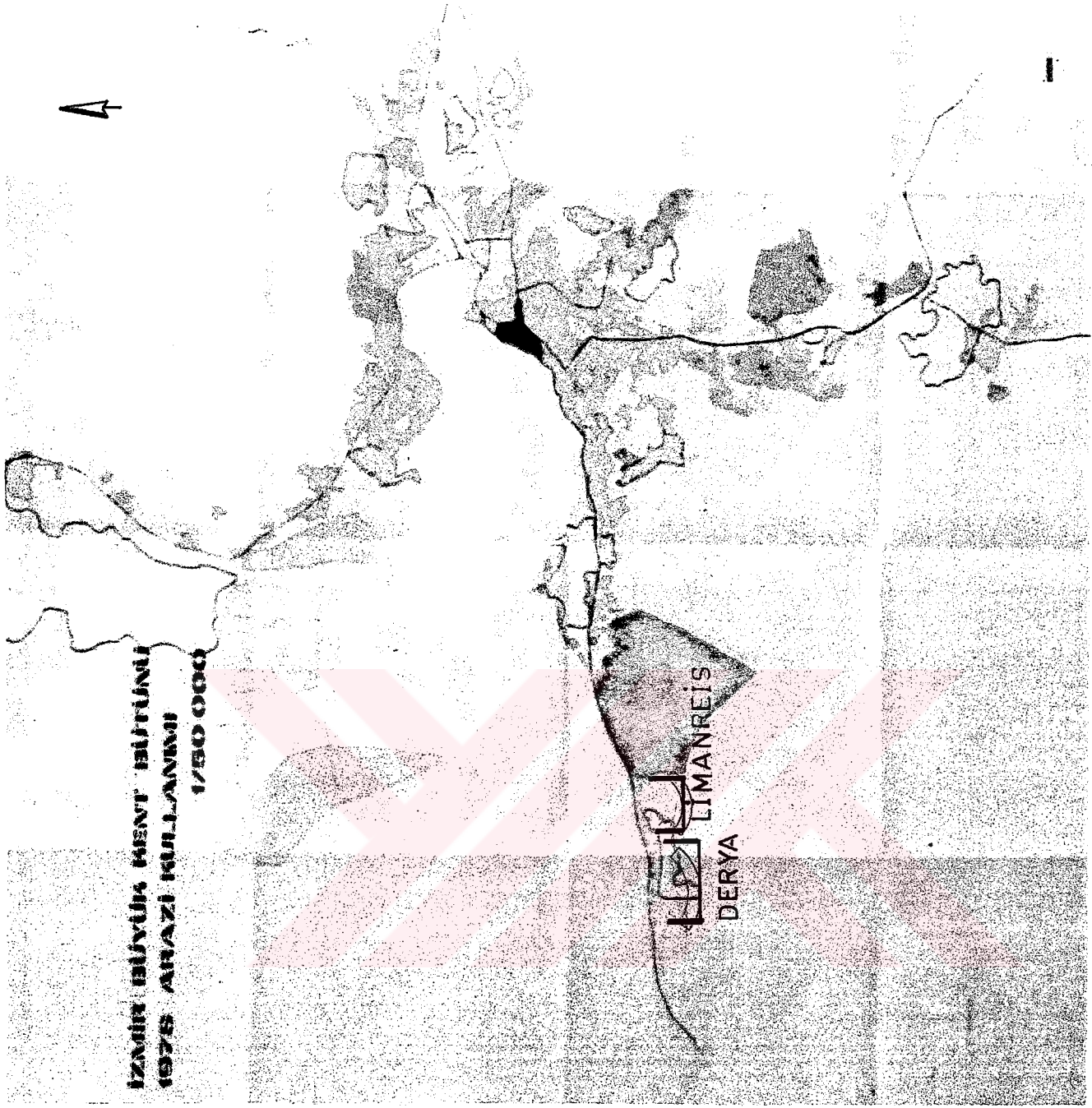
The industry located on the area pulled the housing nucleus of the workers. In fact this axis is a development area of the middle income groups. After 1980s of prestige areas formed around the nucleus can be pointed out. The urban public services such as the University have also directed the developments on the area.

**MMI 1978
LAND USE**







-  RESIDENTIAL AREAS
-  COMMERCIAL AREAS
-  INDUSTRIAL AREAS
-  MILITARY AREAS



MAP NO:3.5



MMI 1985 LAND USE

-  RESIDENTIAL AREAS
-  COMMERCIAL AREAS
-  MILITARY AREAS
-  UNIVERSITY
-  INDUSTRIAL AREAS
-  FORESTRY



MAP 3.7

IZADIN BILYUK MIEN
1985 ANAZI KULL

1/50 000

A

LIMAN
DERVA

70

Northern Development Axis

This development axis is a formation of squatter residential districts. The occupation, incomes, and educations of the households are concentrated on middle and low groups.

After 1990s another type of development has been observed on the fringe areas of cities. That is the movement the upper classes to the fringe areas in search of better living conditions and escape from the central city congestions. Such developments emerged especially on the western and eastern development axis as a result of existence of the natural beauties. These developments occur either within or out of the boundaries of the adjacent areas of the municipalities. The main criteria for the preference of such locations is the existence of natural beauties as it can be understood from the adds on the newspapers.

Demand structure of these areas also show differences. Therefore differences can be seen for the formation of the developments on the fringe areas. Even if those developments constructed either privately or by co-operatives which do not seem to create problems for the time being in the very near future they are to create problems related to urban infra and super -structural services and loss of natural beauties as a result of partial developments.

Those developments which are existing in the adjacent areas of the municipalities are the results of partial development plans. But such developments do exist beyond the borders of the adjacent areas on the villages which do not have plans. Therefore it can be predicted that these developments on the fringe areas of cities might lead to

the cases which have been faced during the developments of second home areas. So these developments on the fringe areas of cities might cause as much as problems the second homes caused on the coastal areas.



3.6 EVALUATION

Living beyond the cores of the cities goes back to the ancient times. A residential place or business area was common since those times. The residential places were formed either by permanently used or seasonally used upper class homes. However developments on fringe areas became common with the industrial revolution.

At the pre-industrial age residential developments at the fringes of developed countries were home for the merchants, traders, immigrant; villa dwellings for the wealthy dwellers; second homes.

In the some developed countries with the economical development upper classes moved to the fringe areas because at the pre-industrial age congestion of the inner cities started to evolve. Therefore, it turned to be a custom to build either villa dwellings for the wealthy dwellers or weekend houses (second homes) or homes for the merchants, traders and immigrants on the fringes of the cities. Later those second homes transformed into permanently used homes.

During this period different growth dynamics were in action developing countries. Since raw material was being taken by the developed countries from some cities of the underdeveloped countries those countries were growing faster than the other cities. Therefore with the congestion of the cities upper class families moved to the fringes at those times. This was true for Türkiye and İzmir was a very good example of such a growth pattern.

At the beginning of the 19th century developed countries started to go through technological improvements. These improvements drew many people from the rural areas to the

cities in search of job opportunities. With the uncontrollable flow of people, cities were unable to accommodate people in healthy conditions. Therefore first the upper classes moved to the fringe areas as a result of congestion. Also at farther distances there were second homes existing on the fringe. The ones who could afford to travel by carriage accommodated at those places. The third type of residential development on the fringe was very unhealthy and overcrowded cheap housing.

.The improvements in transportation systems

.The central area congestion

.Emergence of a mobile middle class

.Rapid construction of relatively inexpensive housing estates outside the towns

.Social support for the erection of model dwellings

led the private builders to jump out of the cities and begin to produce vast amounts of housing both in England and in North American countries. By the end of 19th century fringe development were fully established in developed countries. At the beginning of the 20th century with the advent of the automobile, movement to the fringe areas accelerated.

By 1920s industries and specialized shopping and offices once concentrated in the urban core spread over the whole region. By 1930s many large cities of the metropolitan world formed metropolitan regions. These developments on the fringe areas by 1930s were scattered developments and there was a lot of traffic congestion.

To control these development on the fringe areas of cities some policies were put forward. At the first half of the 20th century Howard's garden city idea had gained momentum. Forming self contained communities outside the large

cities. After the economic depression, piecemeal developments decided to be taken under control. These assumptions came into life with the greenbelt programmed in US. and the garden city planning programmed in Britain.

However this concentrated dispersal model was marginal to the built environment and the low density regions were scattered. Also policies were besides decentralization

.Building of the highways

.Tax breaks to the industries leaving the city

.Insured mortgages on suburban housing

Besides that second homes were concentrated in some cities at the fringe areas with the higher disposable income, reduction in working hours, demand to participate in some activity which access to rural resources, congestion of the cities and more.

By 1960 industry, shopping, office work left the inner city and moved to the fringe areas. Also the second homes on the fringes were transformed into permanently used homes in some European countries.

In developing countries industrial development which has been introduced to the cities at the first half of the 20 th century had gained momentum which led to the increases in migration. At those times the industry which could not find enough place at the inner city moved to the fringes. Also migrating population built squatter settlements around the industrial development. Such development trends were also true for our country during that period. It dates back to 1950-60.

In our country during this period some laws were prepared to overcome squatterization problems. They were authoritizing the local authorities to buy land on the fringe for controlled housing developments. Credit facilities for housing also started during this period. However the cooperative housing projects led to speculation on the fringe areas during that period.

To control the developments after 1960s large cities started to be planned with their environs. During this period the residential uses which were located on the fringe areas of cities were second homes and squatter settlements. Izmir is a typical example of this type of a growth. Unfortunately both types of these uses led to land speculations on the fringe areas of cities. Land subdivisions emerged with the increasing demand to the fringes. The land subdivisions reached up small parcels such as 100-200m². These land subdivisions later led to the formation of technical and social urban service problems in built up pattern because of unplanned subdivisions and developments.

Izmir is a typical example of such developments;

.Migrating population settled on the fringe close to the industrial areas

.Second homes emerged on naturally beautiful areas on the fringe

Such developments led to the formation of many independent municipalities on the fringe areas. Lack of coordination between those municipalities and lack of control also led to more speculations and land subdivisions on the fringe areas. Even the prepared master plans were not effective in controlling the developments outside or inside the adjacent area border.

Especially the villages beyond the adjacent area border on the fringe were developing without plans. Later by a law developments on those villages tried to be taken under control, but they were ineffective in control. With the great demand to the fringe areas which led to more subdivisions.

Till 1980s these development trends led to the developments which were over the planning decisions also they led to the unregistered constructions.

By 1980s in developed countries especially in US. decentralization dispersed so much that the previous dispersed functions started to hold population and no green-belt concept, and new town model worked in those countries. It is indicated that in the coming telecommunication age an invasion of the city region will take place. Therefore there will have to be a revolution in our thinking on regional dynamics and the role of second homes within the rural ,urban areas.

In our country, after 1980s the residential development on the fringe areas of cities are as follows; the second homes on the fringes are being transformed into permanent residences, housing programs have been started to overcome the housing problem, also public land on the fringe areas have been decided to be used for housing projects. Also upper classes of the society bring out the demand for the fringe areas at the naturally valuable areas. In Izmir this demand also exists. With the changing structure of the cities, with the technological improvements, with the changing social structures of the population the fringe areas of cities should be taken into reconsideration not to come into contact with the problems which had been faced in

the past as a result of scattered, unplanned and uncontrolled developments. Also in that framework the existing second homes should be taken into reconsideration from the planning aspect in the case of those development trends on the fringe areas of cities.



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CHAPTER 4

POTENTIAL USE OF SECOND HOMES AS PERMANENT HOMES ON THE FRINGE AREAS OF IZMIR; CASE STUDY AREA WESTERN DEVELOPMENT AXIS OF THE METROPOLITAN CITY OF IZMIR

4. POTENTIAL USE OF SECOND HOMES AS PERMANENT HOMES ON THE FRINGE AREA OF İZMİR CASE STUDY AREA; WESTERN DEVELOPMENT AXIS OF METROPOLITAN CITY OF İZMİR

At the last section development pattern of fringe areas of İzmir have been examined. Among those axis the western development axis indicates the characteristics of this subject. Second home developments on the western development axis had occurred since 1960s and those second homes are going through a transition of usage. Therefore this development axis has been taken as the survey area.

4.1.THE BOUNDARIES OF THE STUDY AREA

Rural-Urban fringe areas of cities are the transitional areas from rural to urban, but in this case transition of the uses of houses are being examined that is the permanent use of second homes.

Permanent use of second homes is an important potential for the use of housing stock positively. Such a transition of usage is most likely to be seen at the fringe areas of cities. In this research factors of such a transition, and probability of problems that might emerge in case of transition from second home to permanent home uses will be discussed, and proposals will be given. Therefore western development axis of the city of İzmir which is an example for this kind of a transition has been chosen as the study area.

While determining the boundary of the study area certain criteria have been taken into consideration ;

.The fact that a part of the study area had gone through

this kind of a transition is a wanted speciality. Because in this research the problems or the positive aspects of an area which has gone through this kind of a transition is to be examined.

.The fact that a part of the study area which will most probably go through this kind of a transition has been chosen for the survey. As a result proposals can be made at the beginning of such a transition.

When these two criteria have been taken into consideration the chosen study area lies on fringes which are on the western coastal areas of Izmir. (see map no: 3.7)

In the past at the Western development axes of Izmir, there were second homes which were located closer to the central areas of the city, but as time passed those second homes transformed into permanent homes. For example; in the recent past there were second homes on the İnciraltı coastal area, but today they are no longer second homes. Today, the majority of the houses on the area can be accepted as permanent homes.

On this axis, development of second homes continues to the most western part of Turkiye, which is Çeşme. Infact it has been observed that the continuity of second homes starts from the Limanreis residential district of Narlıbahçe subdistrict and ends at the İskele residential district of Urla Subdistrict. Therefore, this continuity has been taken into consideration because continuity can be effective for the transition. At the boundary of the two residential district in Urla İskele and Çeşmealtı a discontinuity of residential uses have been observed. After this point second home uses have been interrupted by the large touristic

establishments, agricultural land and by the topography.
(see map no:4.1.1)

In this case, the study area starts at Limanreis residential district of Narlıbahçe subdistrict because before the Limanreis residential district there is the Aegean Military Commanding area, and this large military area can be accepted as a time lens obstacle for the spring of the transition for permanent home uses. Therefore in this area second homes still exist. The ending point of the survey area Iskele residential district of Urla subdistrict.

In this case the name of the residential districts which have been taken into the study area are;

In the boundary of the municipality of Narlıbahçe
.Limanreis residential district
.Derya residential district

In the boundary of the municipality of Urla
.Zeytinalani residential district
.İskele residential district

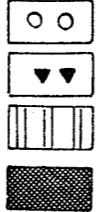
(see map no: 4.1.1)

Since, within the content of the survey, transition from the second home uses to the permanent home uses have been examined the coastal residential district where second homes exists have been examined but in some sections of the residential district, second home uses do not exist therefore those sections have not been examined. The center of Zeytinalani is an example. This section is the traditional, old central area of the village of Zeytinalani. Therefore , within the study area the pattern on the coastal

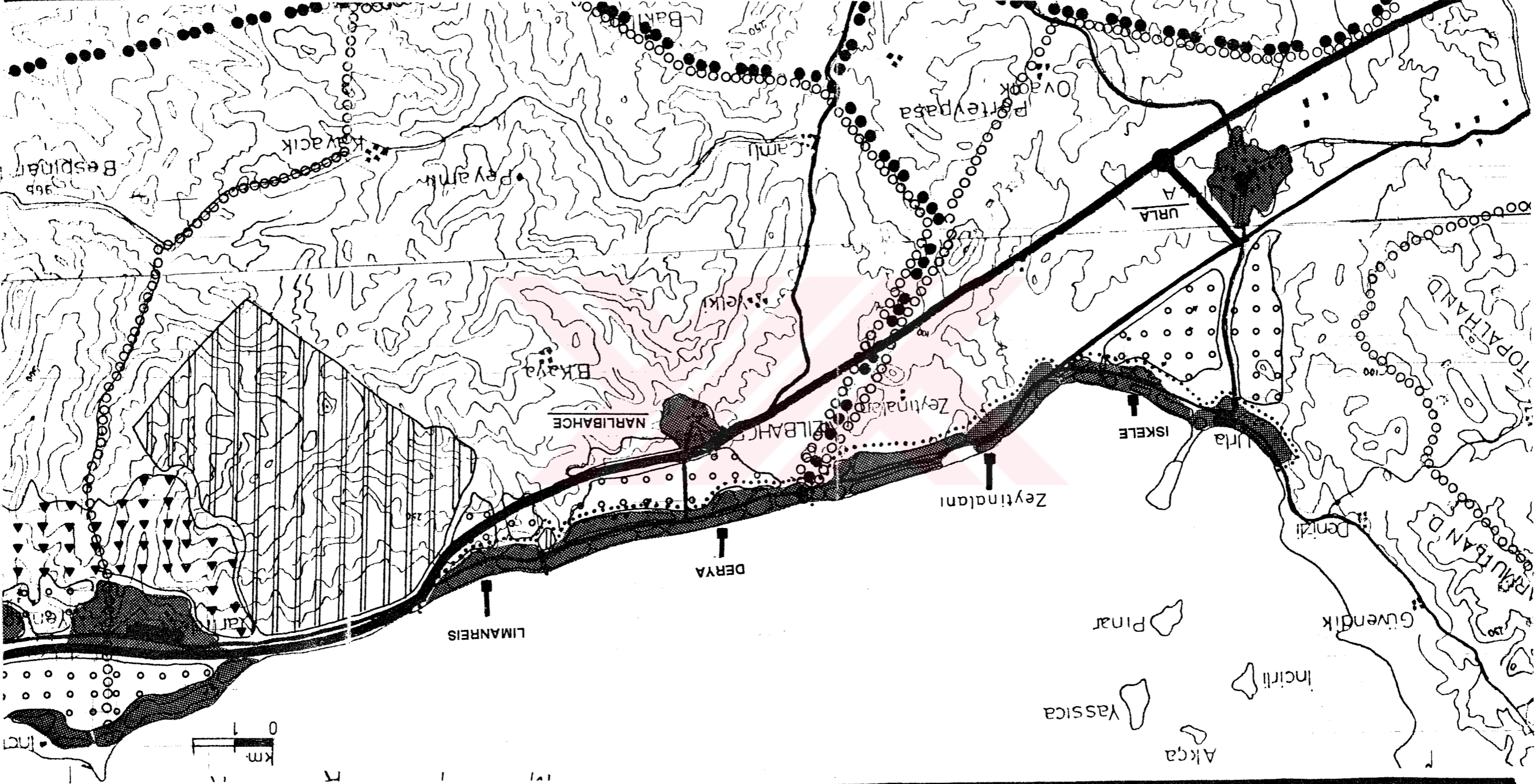
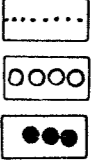
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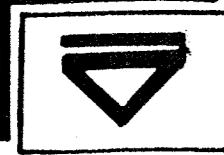
BUILT UP AREA
 MILITARY AREA
 FORESTRY
 AGRICULTURAL AREA



ADJACENT AREA BORDER
 MUNICIPALITY BORDER
 RESIDENTIAL DISTRICT BORDER



RESIDENTIAL DISTRICTS IN THE STUDY AREA



The developments of the residential districts in historical perspective which are parallel to the planning procedure should be taken into consideration two by two. Because Limanreis and Derya residential districts were taken into the adjacent area borders of Metropolitan Municipality of Izmir and to the master planning process for MMI at 1969 while Zeytinliani and Iskele residential districts were left beyond those borders. Although all of these residential districts show the same characteristics today they are still within those different administrative limits, and they are being planned within those different administrative limits. Below the development process of those residential districts will be examined. Before the examination of the relations of the plans and the development procedures, it is necessary to discuss the administrative border changes.

The planning procedure of the four residential districts which are located on the fringe area of Izmir had gone through too different. Because those four residential districts which are very different, have been taken into the study area are very different. The planning procedure of the four residential districts administrative limits led to the implementation of different planning procedures.

DEVELOPMENTS

4.2. DEVELOPMENTS ON THE STUDY AREA IN HISTORICAL PERSPECTIVE AND THE IMPACT OF PLANNING ON THESE

Detailed information about the study area and the content of the study will be given in the following chapters.

areas were examined. Other sections of the residential district were not included to the interviews.

1.Çamtepe	7.Atatürk(Safak)
2.Ilica	8.Büyükkaya
3.2.Inonu	9.Çelebi
4.Limanreis	10.Derya
5.Narlı	11.Yaka
6.Yenikale	

municipality were:

residential districts which were connected to the Narlıbahçe 3806 which consisted Narlıdere and Güzelbahçe. The Narlıbahçe municipality was formed with the law numbered were separated from the Konak municipality and the to the Konak municipality. By 1992 those two settlements was established and Narlıdere and Güzelbahçe were connected At 1990 instead of central municipality, Konak municipality Güzelbahçe were taken into the central municipality borders. Izmir Main Municipality. At that period Narlıdere and municipalities were formed within the coordination of the establishment of the law numbered 3030 three sub-district Belçidyesi) Borders in that period. By 1985 with the Metropolitan City Municipality)(Izmir Büyük Şehir 1980s were taken into the Izmir Main Municipality (Izmir Those settlements which were independent municipalities till was established at 1965.

Limanreis was connected to the Narlıdere municipality which to Güzelbahçe municipality which was established at 1954. within different municipality borders. Derya was connected In the past Limanreis and Derya residential districts were Limanreis and Derya residential districts;

4.2.1. CHANGES OF THE ADMINISTRATIVE BORDERS

Before 1950s the economy of the settlement was based on olive and grape cultivation. Therefore they were rural settlements. After 1950s fishing started to gain importance in that region. Therefore fishers shelters took place at the coastal areas. 1950-1960 was the period which the developments took place on the Izmir-Çeşme road. After 1960s, second homes started to be built at those two

Till 1960s Güzelbahçe was a rural center, but after that period with the effects of Izmir's increasing functional enlargement this settlement turned to be a natural piece of the macroform.

Izmir and Derya;

LAST PLANNING PERIOD

4.2.2. SPATIAL FORMATION AND PLANNING RELATIONS TILL THE

area of Izmir Main Municipality. Izmir adjacent area borders were taken into the adjacent the same period the independent municipalities within the village was taken into the limits of Urla municipality. At municipality border and MMI border till 1981. At 1981 the borders. Zeytinliani was a village between the Urla Iskele residential district was within the municipality, since the formation of the Urla sub-district municipality,

The number of changes in the administrative limits were much less compared to the other two residential districts, but the changes in the administrative borders of those residential districts were much more effective in planning.

Iskele and Zeytinliani residential districts;

The plan which was 1/1000 and 1/2000 scaled consisted only the coastal areas of Güzelbahçe subdistrict which is only

In the case of so much demand to the western development axis, planning had to be done. The first plan covering the coastal areas of Güzelbahçe subdistrict were prepared by at 1960. This plan was adjudged to Günçör Kaftancı by the Bank of Provinces (İller Bankası). Unfortunately no data could be found at the municipalities relative to this plan, but with an interview by the person who had prepared the plan such information has been taken;

During the same period this axis was affected by another type of development. The increase in the number of people working at the service sector, increasing social stratification led to the increases in the demands to the recreational activities which was demand to the coastal areas commonly in our country. Güzelbahçe coast which is 20km. far to the central areas of İzmir were being preferred by the low income groups for daily recreational uses. Also these were the areas which were demanded by the upper and middle income groups as second home areas.

Second type of development beyond the coastal areas especially at Limanreis were the squatter settlements which started to be built. The western development axis of İzmir was affected by the rapid urbanization and by migration in general for the country. In fact the effects of this concept were not so strong at this axis compared to the other axis. The results were positive compared to the other axis because the western development axis was far to the places of employment which was industry.

residential districts on the seaside which were formed by the shelters of the fishermen.

At 1972, at the first Izmir Master Plan, such decisions were proposed related to the development trends on this axis. Western development axis was decided to be planned for tourism and second home developments. This decision was due to the tourism development plans in general for the country. At the western development axis, the decisions taken had accelerated tourism and second home developments and these decisions were based on the second home demands which came out at that period. At 1978 with the master plan which was taken into revision new decisions related to the western axis were not taken.

Until 1980's although great increases of population occurred at Izmir central municipality, Balçova and Narlıdere, the increases in population were much lower in Güzelbahçe. (see table no: 4.2.1)

Table No : 4.2.1 Population Increases In Izmir Central Municipality and The Western Development

Axis
IZMIR CENTRAL MUNICIPALITY
WESTERN DEVELOPMENT AXIS

Years	Balçova	Narlıdere	Güzelbahçe
1950	227578	1342	2655
1955	296559	1701	4853
1960	360829	3114	11176
1965	411626	[I] 6387	[I] 14147
1970	520832	[I] 11432	[I] 12853
1975	636834	[I] 16906	[I] 14667
1980	757854	[I] 30030	[I] 23180

[I]: The independent municipalities within the adjacent area of Izmir Master Plan Area.
(Reference: S.ÖZDEMİR, 1993, PG.62)

The development of Urla which is located at the western part of Izmir province goes back to the old times. The settlement which the Greek lived at the end of the 19th century had gone through population decreases at the 20th century with the changes of the Greeks and Turks. Till 1960s the settlement did not have a great increase of population.

Zeytinliani and Iskele Residential Districts;

Preparations for this plan had started at 1978 by Baran İdil and Engin Erkin, and they were finished by 1981. These plans had gone through revision at 1989. (see map no:4.2.1, 4.2.2) It can be concluded that the those two residential districts Derya and Limanreis which had started developing after 1960s. were demanded by second home uses and touristic establishments. However construction took place on the seaside and on the Geşme-Izmir road, and the existing built up area was legalized. Also the empty lots between the existing buildings were planned as the residential areas because at the existing built up area there was such a pattern.

With the increasing demand for the second homes the western development axis had to be planned again. Therefore at 1978 it was decided to prepare a development plan for the western development axis which consisted Balçova, Narlıdere and Güzelbahçe.

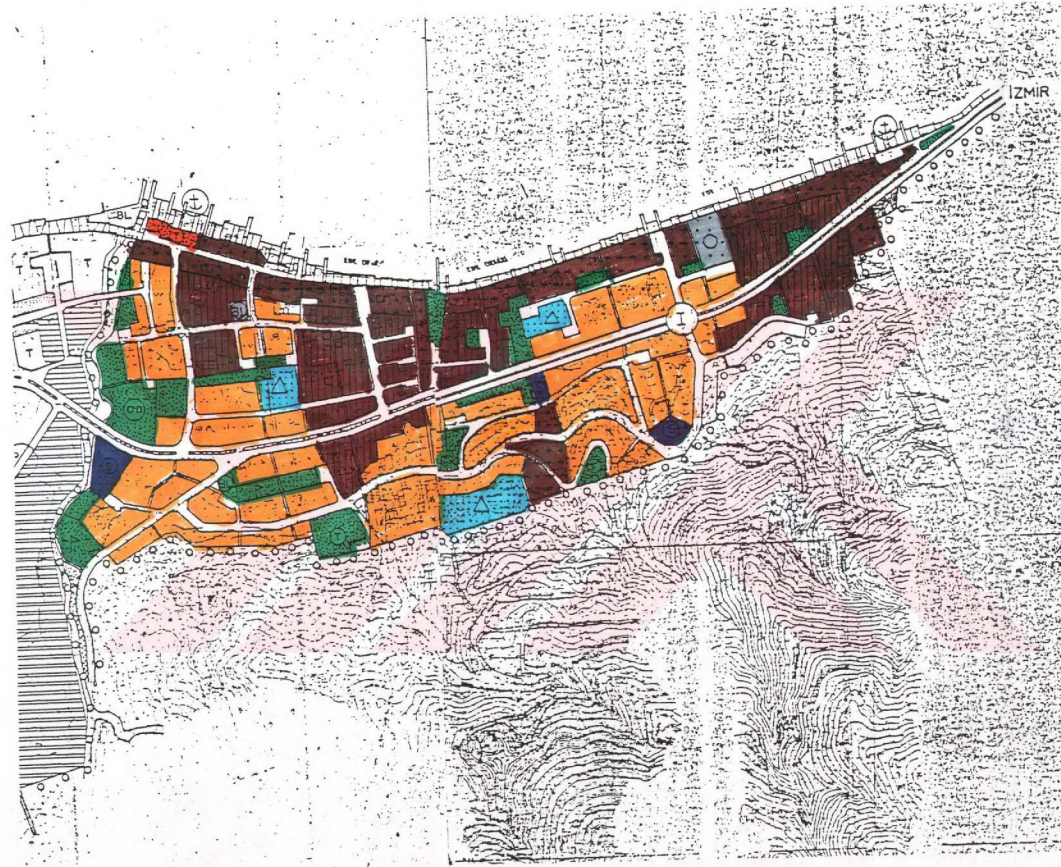
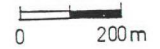
From these results it can be seen that since the survey area showed a distinct character from the city. Because Aegean Military Commanding area acts like a separator, therefore it can be seen that this area was not affected from the population increase like Balçova and Narlıdere which were the other settlements on the western development axis.


LİMANREİS RESIDENTIAL DISTRICT - IMPLEMENTATION PLAN


1989





SCALE:





 EXISTING RESIDENTIAL AREAS


 PROPOSED RESIDENTIAL AREAS

 PRIMARY SCHOOL

 HEALTH SERVICES

 PUBLIC PARKS

 TOURISM ESTABLISHMENT AREA

 MUNICIPAL SERVICE AREA

MAP NO: 4.2.1

REFERENCE:
MET. MUN.
OF IZMIR

After 1960s to the coastal areas of the subdistrict tourism function was introduced. Additional to the tourism function also second home developments emerged at the coastal areas. However the homes of the rural population still existed on those coastal areas.

During that period second home demand which was effective in the whole country was also effective in Urla. With the increasing demand for second homes there was a necessity for planning. Below, the development patterns of those two residential districts and the prepared plans will be examined.

First it is necessary to give an explanation about the macro scaled plans for those areas. At 1972 İzmir Metropolitan Planning Bureau had prepared a plan considering all the coastal areas of İzmir at a scale of 1/200 000. Infact this plan was just an identifier for all the coasts. Later at 1974 the constructions on the coasts, the land subdivisions brought out the necessity for structure plans at the coastal areas. At 1975 the coasts of Urla were taken into the Tourism Recreation Master Plan at 1/25000 scale which was ordered by the Ministry of Tourism and Information (Turizm ve Tanıtma Bakanlığı). Those plans were registered at 1981. However till time these plans were in action, unplanned developments had emerged . At 1989 to keep the uses on the coastal areas balanced the structure plans referring to the coastal areas were taken into renewal by the Ministry of Settlement and Construction (Bayındırlık ve İskan Bakanlığı). However, the coastal areas of Urla were not included to those plans. Also this area is beyond the adjacent area border of MMI. Therefore, there was no plan existing for the area at macro scales. (see map no;3.6)

Below the development patterns of those two residential districts will be examined till 1981 separately. Because till that period Zeytinalanı was a village of Urla subdistrict and İskele was a residential district within the borders of the municipality. Therefore different planning decisions were being applied to those residential districts.

Zeytinalanı:

As has been asserted before, the residential district which was at the statue of a rural village was affected by the second home demands after 1960s. At those periods also with the increases in the transportation facilities the village land had gained value and at the southern part of the village the first subdivisions had started by the village alderman (Köy Muhtarlığı). At 1968 the western side of the Çeşme-İzmir road and at 1970 the southern and northern parts of connection points with Güzelbahçe were subdivided. (IMMPB, 1982, pg. 8-9) However such developments at Zeytinalanı were definitely unhealthy developments. The cadastral operations of Zeytinalanı were prepared at 1971 and till that time with the subdivisions of many lots of 100- 200 m2 had evolved. These lots which were either formed by the sales with the (hisseli tapu) lots with shared title deeds or with the subdivisions prepared by the village alderman (köy muhtarlığı) were registered. At the eastern side of the settlement also small parcels were formed which were between 120-160m2. (IMMPB, 1982)

At 1976, a new by law was established to control the developments on those settlements beyond the Municipality and adjacent area borders which did not have a development plan. (Belediye ve Mücavir Alan Sınırı Dışında İmar Planı Olamayan Yörelere Uygulanacak Köy Yerleşik Alan Sınırı Çizimi Yönetmeliği). As a result of this by law at Zeytinalanı the village built-up area has been drawn. (Köy

Yerleşik Alan Sınırı). Till Zeytinalanı was taken into the borders of the Urla municipality at 1981 the land subdivisions which have been registered by the (İl İmar Müdürlüğü) were registered and the legal private lots with title deeds (tapuya tescilli parseller) were formed on the Çeşme-İzmir road.

The village built-up area border which was registered at 1976 covered an area of 459.4 ha. The built up area was along the Çeşme-İzmir road which was 400m. deep and also it was within the agricultural areas and on the slope of the hills. The land subdivisions were within those areas and in an area of 73ha. 2519 parcels were formed. If some of these parcels are considered large than this area was to have a population of 24000 . Those land subdivisions brought out such problems from the planning aspect;

.No area was left for the social and technical urban public services of the coming population. This came out as problem for the implementation of the plans.

.Parallel to the land subdivisions there was a very densed construction orders such as 0.50/1.00. At 1978 with implementation of the by law which have been asserted above. those values have been decreased to 0.40/0.80. Yet those values were still very high for a fringe area where it has been characterized by the natural beauties and coast.

The population increases in Zeytinalanı were as follows between 1965 and 1980.

YEARS	POPULATION
1965.....	607
1970.....	766
1975.....	964
1980.....	2004 (IMMPB, 1982)

This situation has shown that Zeytinalani which is a village located on the fringe and on the coast has been affected from the land speculations and increases in land prices too much. Such effects also led to the negative effects on the physical environment, also even in the case of preparation a plan for the area, it has been brought restrictions to the implementations of the plan. Although there was a slow increase in the permanent population of the village, land subdivisions which can hold 15 times the population had been prepared. Those small parcels which have been produced by land subdivisions were offered to the second home uses. Because these parcels which have been prepared were so small such as 100-200m²; Because the existing pattern was built up according to those parcels; Because the given construction restrictions were high for the area, problems from the planning aspect has existed and they created problems in implementation.

The cases such as the ones in Zeytinalanı have occurred on the fringe areas of cities especially on the coasts between 1970-1980. And these conditions brought out the necessity for planning the coastal areas. At 1975 with the organization of Ministry of Tourism and Introduction (Tourism ve Tanıtma Bakanlığı) surveys for the 1/25000 scaled master plan were started. The plan which covered the Urla coasts were registered by 1981.

The objective of the master plan was to physically integrate Urla to the Izmir metropolitan area without creating burdens to the central city. It also objected to create Izmir's and its region's recreational and tourism activities also it has objected to preserve the agricultural areas. Yet the developments in Zeytinalani till 1981 were contradicting to the macro planning decisions. After the preparations of the

plans at macro levels a development plan was prepared by the IMMPPB at 1982. This plan was prepared for the population which was to live at the empty lots of today. Therefore the target population of the plan was 30000 people.

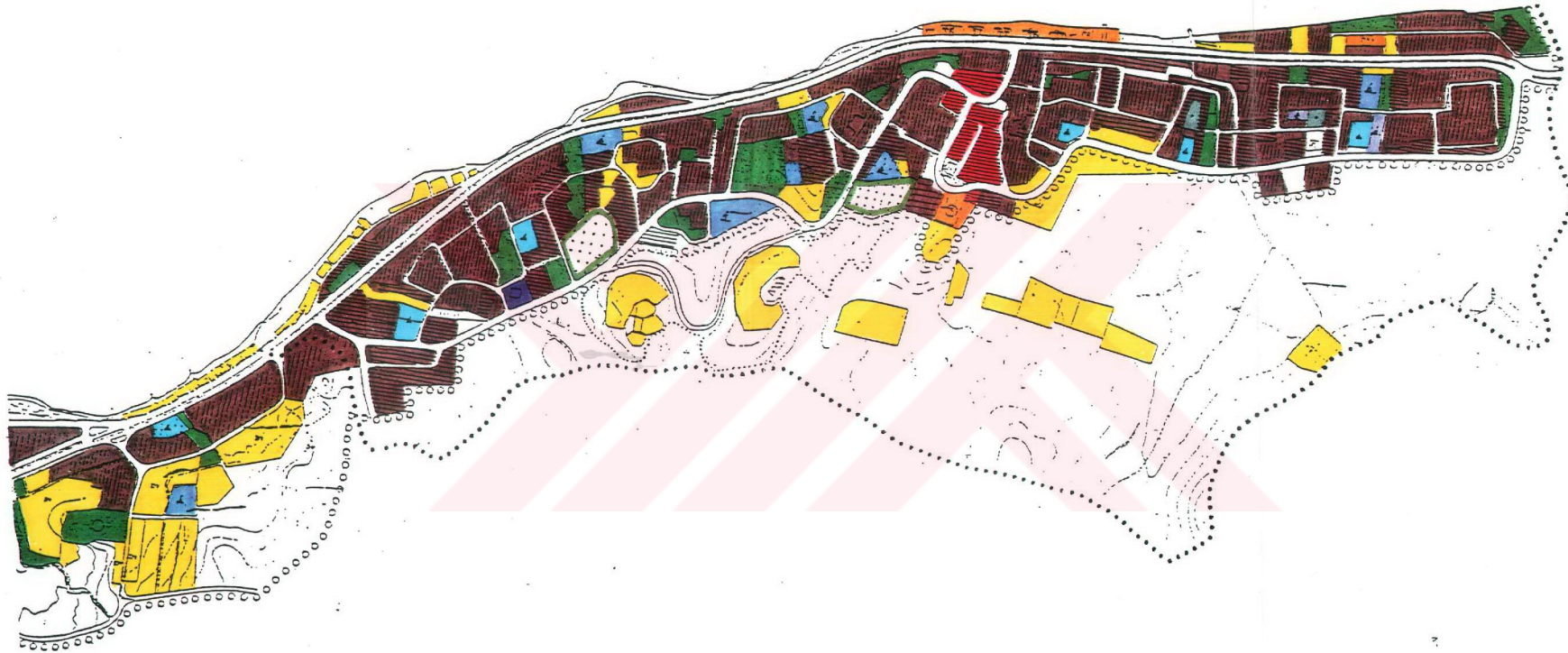
With this plan it was decided to develop Zeytinalani as a subcenter between Güzelbahçe and Urla. Also the seaside was decided to be planned as a recreational area which is open for public, serving also to the population of Izmir.

However with this kind of land ownership pattern implementing the plans with those targets was very hard. At 1984 this area was planned again by Zehra Özbaş. (see map no:4.2.3). This plan proposed the same construction restrictions with the existing built up area which was 0.40/0.80. Also construction continued to take place on the existing subdivided 100-200m² large parcels. Also from those small parcels no costless area was left for the urban social and technical services. The public land has been used for the social services also plan proposed to condemn privately owned parcels for those uses. Therefore it can be concluded that this kind of construction had brought too much burdens to the public. As a result, at this settlement lying on the fringe area of Izmir, the developments of urban technical and social services has been at very low levels. In the next sections the physical developments of the area will be examined. This section aims to discuss the adequacy of the social and technical urban public services. These discussions bring us to a conclusion that although the potential use of second homes as permanent homes might exist on the fringe areas of cities but this potential deletes in the existing situations because of the inadequacies of those services. The potential use of second homes as permanent homes have been discussed since 1980s. Also even if such a transition of usage exists the inadequacies of services will

ZEYTİNALANI RESIDENTIAL DISTRICT - IMPLEMENTATION PLAN 1984



SCALE



EXISTING RESIDENTIAL
AREAS



PROPOSED RESIDENTIAL AREAS



PRIMARY SCHOOLS



JUNIOR HIGH SCHOOLS



NURSERY



MUNICIPAL SERVICE AREAS



PREFERRED TOURISM EST. AREA



PUBLIC PARKS

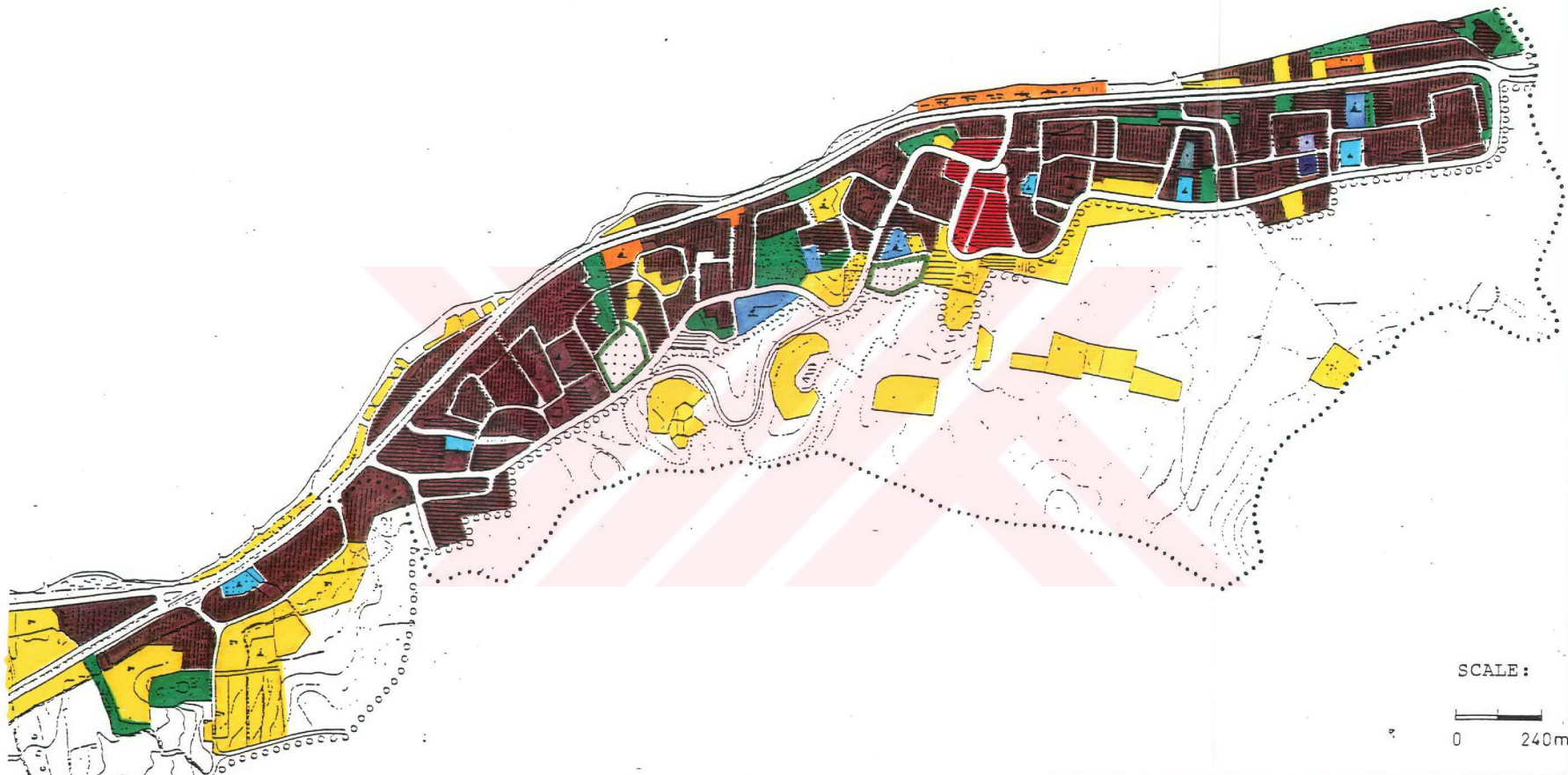


HEALTH SERVICES

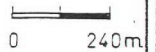
MAP NO: 4.2.3










REFERENCE:
URLA ANALYTICAL
SURVEY, 1992

ZEYTİNALANI RESIDENTIAL DISTRICT - IMPLEMENTATION PLAN 1990



SCALE:



- | | | |
|--|---|---|
|  EXISTING RESIDENTIAL AREAS |  JUNIOR HIGH SCHOOLS |  PREFERRED TOURISM EST. AREA |
|  PROPOSED RESIDENTIAL AREAS |  NURSERY |  PUBLIC PARKS |
|  PRIMARY SCHOOLS |  MUNICIPAL SERVICE AREAS |  |

MAP NO: 4.2.4

REFERENCE:
URLA
MUNICIPALITY

lead to the formation of problems for those who are to live on the area permanently. This plan has been taken into revision by Baran Idil at 1990 and this revision has transformed some of the social urban service areas to residential areas. The plan which is currently being used will be discussed in the next section. (see map no:4.2.4)

Iskele:

Iskele residential district had gone through much more planned developments because that residential district was within the borders of Urla municipality since the formation of that municipality.

At 1960s a plan was prepared by the Bank of Provinces (İller Bankası) which covered the Urla central and the Iskele residential districts. The plan for the Iskele residential district had covered a very small section of the res. district. (see map no:4.2.5)

This plan had not targeted a number of population and Iskele residential district had not showed any developments according to this plan. The second planning action for the area had started at 1968. The implementation of that plan was just some of the reorganizations for the central areas, piazzas and constructions for roads and for second home areas additional projects . The reason for that was explained

at the analytical survey which was prepared by Baran Idil at 1984. The reasons were;

.The subdivision of agricultural land

.The wideness of the municipality areas therefore inadequacies for the offering of the services.

At 1984 a new plan was registered which covered Iskele and the central residential districts. It was 1/5000 and 1/1000 scaled. (see map no:4.2.6) This plan aimed to develop Urla as a satellite city within the Izmir metropolitan area. For Iskele 20000 population was projected and for the central residential district another 20000 population was projected. The construction restrictions which this plan had proposed were 0.25/0.50.

(land coverage ratio/floor area ratio)

With this the public land has been taken as variables which affected the development strategies. The existing 1968 registered development plan borders were taken again. The plan had mostly objected the adjustment of the existing plan with the cadastral pattern. Also it objected to revise the seaside for public uses.

At 1990 this plan was taken into revision again, but with that revision some of the social services had transformed into residential uses. (see map no:4.2.7) .

The plan which is being used today also the changes which have been done on the 1984 plan will be discussed in the next section.

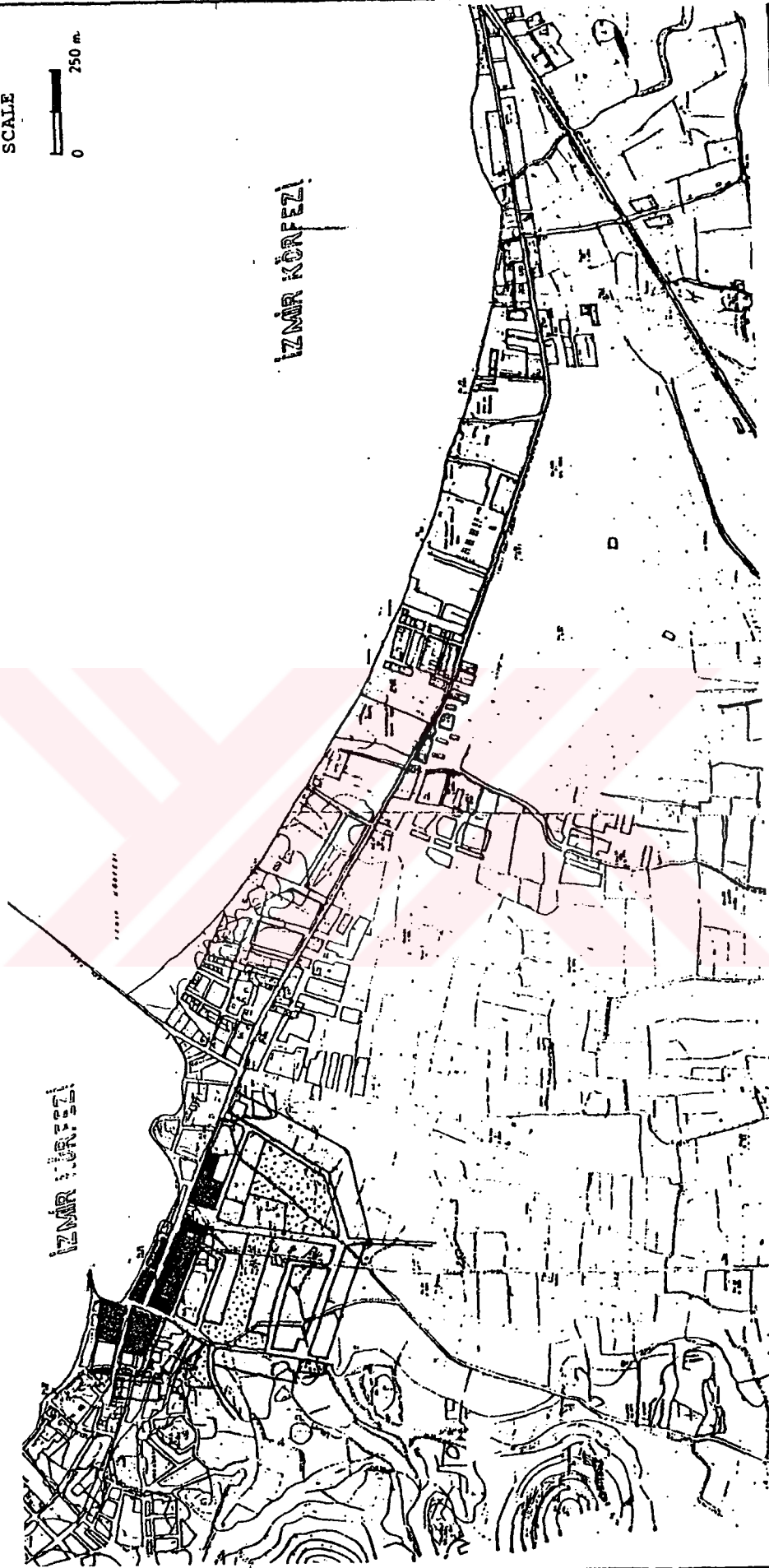
4.2.3. THE CURRENT IMPLEMENTATION PLANS OF THE STUDY AREA

The survey area which is on the fringe area of Izmir had gone through planning activities in the past. Although by those plans the area was developed as a second home area, most of the plans had taken into consideration the fact that the second homes in the area are to go through transition of usage. Therefore with those plans some social and technical urban services were proposed. However, they have proposed tourism establishment uses and

ISKELE RESIDENTIAL DISTRICT - IMPLEMENTATION PLAN 1960







SCALE



MAP NO: 4.2.5

REFERENCE:
URLA ANALYTICAL
SURVEY 1992

-  EXISTING RESIDENTIAL AREAS
-  PROPOSED RESIDENTIAL AREAS
-  PUBLIC PARKS
-  COMMERCIAL AREAS














T.C. YÜKSEKÖĞRETİM KURULU
DOKÜMANTASYON MERKEZİ

İSKELE RESIDENTIAL DISTRICT - IMPLEMENTATION PLAN 1984



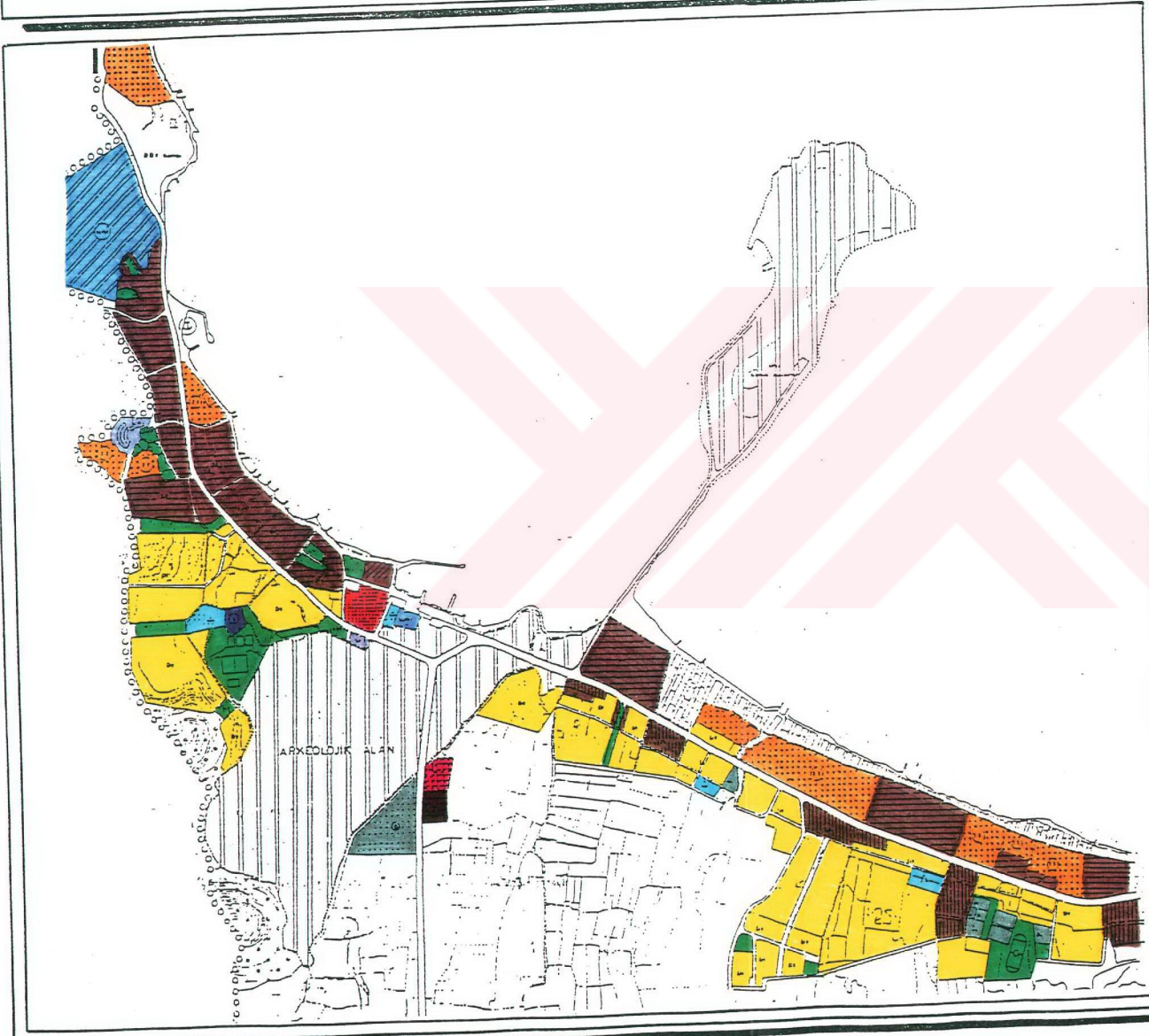
SCALE:



-  EXISTING RESIDENTIAL AREAS
-  PROPOSED RESIDENTIAL AREAS
-  PRIMARY SCHOOLS
-  TOURISM ESTB. AREAS
-  MUNICIPAL SERVICE AREAS
-  CULTURAL AREAS
-  PUBLIC PARKS
-  HEALTH SERVICES
-  ARCHEOLOGICAL AREA
-  BUS STATION
-  INDUSTRIAL AREA
-  UNIVERSITY
-  Commercial Area

MAP NO:
4.2.6

REFERENCE:
URLA ANALYTICAL
SURVEY, 1992



İSKELE RESIDENTIAL DISTRICT - IMPLEMENTATION PLAN 1990



SCALE :



- EXISTING RESIDENTIAL AREAS
- PROPOSED RESIDENTIAL AREAS
- PRIMARY SCHOOLS
- TOURISM ESTB. AREAS
- MUNICIPAL SERVICE AREAS
- CULTURAL AREAS
- PUBLIC PARKS
- ARCHEOLOGICAL AREA
- BUS STATION
- INDUSTRIAL AREA
- UNIVERSITY
- Commercial Area

MAP NO

4.2.7

REFERENCE:

URLA MUNICIPALITY

preferably used areas. In time those two uses turned to be second home uses. Therefore if the population of the proposed second home areas are considered as permanently living population than the proposed technical and urban services do not come up adequate for the proposed population.

Therefore, below the proposed populations for the residential districts considering the existing populations and proposed populations by the preferably used areas, and tourism establishment areas will be given. Also the adequacies of the urban social, and technical services will be discussed for that proposed population. Also the construction restrictions of the residential districts will be discussed.

Limanreis and Derya Residential Distritcs;

The net population density proposed for Limanreis is 200persons/ha. and for Derya it is also 400 persons/ha. Therefore plans had proposed such populations for the residential districts.

Limanreis residential district

At the existing residential areas	4000 persons
At the proposed residential areas	4100 persons
TOTAL	8100 persons

Derya residential district

At the existing residential areas	12240 persons
At the proposed residential areas	13960 persons
At the tourism establishment areas.....	5400 persons
TOTAL.....	31600 persons

So for these two residential districts the quantity of the proposed land uses are at table no:4.2.3.1

TABLE NO: 4.2.3.1

LIMANREIS AND DERYA RESIDENTIAL DISTRICTS PROPOSED LAND USE PATTERN		
TYPE OF LAND USE	AREA (HA)	M2/PERS
COMMERCIAL AREAS	4.4	1.1
EXISTING RESIDENTIAL AREAS	50.7	12.7
PROPOSED RES. AREAS	55.5	13.9
PREFERRABLY USED AREAS	13.5	3.4
TOURISM ESTABLISHMENT AREAS	5.6	
PRIMARY SCHOOLS	2.8	0.7
PUBLIC PARKS	21.1	5.3
HEALTH SERVICES	0.9	0.2
CIVIC SERVICES	1.9	0.5
MOSQUE	0.12	0.03
MUNICIPAL SERVICE AREA	0.4	0.1
MILITARY AREA	25.3	

TOTAL PROPOSED POPULATION OF THE RESIDENTIAL DISTRICTS:39700

For these two residential districts the standards of the urban social services seems to be pretty low for the proposed population. According to the construction law numbered 3194 the necessary area for primary schools is 2m²/persons. Here it is 0.7m²/persons. Also in the area proposals for other educational services do not exist. Infact, for a population of 39700 two junior high schools and one high school should have been proposed. The public

park proposals for the these two residential districts are very small as well. It is 5.3 m²/persons. In fact for residential area located on the fringe with acquire natural beauties this proposal is very small. It is 5.3m²/persons. For a fringe area on the coast which is preferred also by the population of MMI it might have reached even 14m²/persons. Proposed areas for health services are very small as well.

For these two residential districts besides the inadequacies for certain services. There are some urban public services which have not been proposed. These are nurseries, junior high schools, high schools, cultural services.

Also for Limanreis residential district, the commercial area which has been proposed is out of reach by walking. For Derya residential district, the proposed health service is out of reach by walking. The walking distance for the health services and the commercial areas are very long.

The construction restrictions for the area are 0.75 floor ratio which is detached two or three stories.

Zeytinalani and İskele residential districts:

For Zeytinalanı the net density of the plan was 173 persons/ha, but for the proposed areas it is 163persons/ha. According to those net densities the population proposal for each residential districts is as follows;

1984 Zeytinalani Residential District Implementation Plan

At the existing residential areas.....13560

At the proposed residential areas..... 5090

TOTAL.....18650

But at 1990 those plans had gone through revision and some of the urban public service areas of this residential district started were converted to residential areas. In that case the proposed population of the residential district became as follows;

1990 Zeytinalani residential district implementation plan

At the existing residential areas.....13560
 At the proposed residential areas..... 5630
 TOTAL.....19190

For the proposed land use pattern for the Zeytinalani residential district at 1984 and 1990 can be seen at table no:4.2.3.2

TABLE NO: 4.2.3.2

ZEYTINALANI RESIDENTIAL DISTRICT PROPOSED LAND USE PATTERN				
TYPE OF LAND USE	1984 PLAN		1990 PLAN	
	AREA (HA)	M2/PE	AREA(H)	M2/PER
EXISTING RESIDENTIAL AREAS	78.4	42	78.4	40.9
PROPOSED RES. AREAS	29.4	15.8	32.5	16.9
COMMERCIAL AREAS	5	2.6	5	2.6
NURSERY	0.7	0.4	0.4	0.2
PRIMARY SCHOOL	2.3	1.2	2.3	1.2
JUNIOR HIGH SCHOOL	2.9	1.5	1	0.5
CIVIC SERVICES	0.7	0.4	0.3	0.15
HEALTH SERVICES	0.8	0.6	0.1	0.05
TOURISM EST. AREAS	0.6	0.3	0.6	0.3
PUBLIC PARKS	12.2	6.5	12.2	6.4

The land use pattern indicated that some of the urban social service areas with the 1990 plan has been transformed into proposed residential areas. Therefore this had led to the increases in the population and decreases in the areas of the for the urban social services. Especially decreases occurred for the nursery, junior high school, civic service areas and the health service areas.

Although, this plan supports some the urban social services it lacks most of them and the ones which are proposed are inadequate for the proposed population. The public parks are $6.4\text{m}^2/\text{persons}$. This much area is high for the central areas, but it is a very low ratio for a fringe area which has a very big natural potential. The area for primary schools is very is inadequate. It is $1.2\text{m}^2/\text{per}$. It should have been $2\text{m}^2/\text{persons}$. There is no high school proposal and the proposal for junior high school is very low such as $0.05\text{ m}^2/\text{persons}$. It should have been at least $0.15\text{m}^2/\text{persons}$.

As has been indicated before Zeytinalani residential district which was a village till 1981 had developed with land subdivisions of $100\text{-}200\text{m}^2$. Those land subdivisions had led to the formation of the area without a plan. Therefore the physical pattern of the area formed according to those subdivisions and there was no space left for the urban social and technical service areas.

Also the given construction restrictions in the past comes up as a problem. In the past 0.80 floor ratio for construction was registered. Therefore this ratio is being used for the empty parcels today. This ratio is the highest among the survey area. Another problem existing on this residential district is that to keep up the facade in order

along the road some houses are being built without gardens along the roads.

At Iskele residential district, a more planned development had existed. Therefore, the construction restrictions were not as high as it was for Zeytinalani residential district.

The proposed population for the Iskele residential district was as follows;

The net density for Iskele residential district was 225per/ha. at the existing residential areas. and it was 126 persons/ha. at the proposed residential areas. Therefore the populations for the residential districts by the 1984 and the 1990 implementation plans are as follows.

1984 Implementation plan;

At the existing residential areas.....	11655 persons
At the proposed residential areas.....	10700 persons
TOTAL.....	22355 persons

1990 Implementation plan;

At the existing residential areas.....	11655 persons
At the proposed residential areas.....	11890 persons
TOTAL.....	23545 persons

According to the proposed population by the implementation plan, the inadequacies of the plan can be seen from the proposed land use pattern

(see table no:4.2.3.3)

TABLE NO:4.2.3.3

ISKELE RESIDENTIAL DISTRICT PROPOSED LAND USE PATTERN				
TYPE OF LAND USE	1984 PLAN		1990 PLAN	
	AREA (HA)	M2/PER	AREA(HA)	M2/PER
EXISTING RESIDENTIAL AREAS	51.7	23	51.7	21.9
PROPOSED RES. AREAS	84.8	37.9	94.1	40.02
PUBLIC PARKS	15.7	7	8.4	3.5
CIVIC SERVICES	1	0.4	1	0.4
PRIMARY SCHOOL	2.6	1.2	1.8	0.8
COMMERCIAL AREAS	1.8	0.8	1.6	0.7
TOURIS. EST. AREAS	22.8	10.2	22.8	9.7
CULTURAL SERVICES	0.5	0.2	0.6	0.3
UNIVERSITY	4.5	2	0.3	0.1
HEALTH SERVICES	0.4	0.2	0	0
MOSQUE	1	0.4	1	0.4
RAILWAY EMPL. CAMP	5.7	2.5	5.7	2.4
HOSPITAL	14	6.2	14	0.6

By the 1990 plan for the Iskele residential district a population of 22982 was proposed. According to this plan the urban social services seem to be inadequate. The public parks are 3.6m²/persons. This is a very low ratio for this residential district. Also it is below ratio which has been ordered by the 3194 construction law. Primary schools are inadequate as well. There is no junior high school, high school nor nursery proposal for the area. The ratio for cultural services is low as well. Although there is a hospital existing within the area, there should be health service areas which can be reached by walking. Other than the hospital no health service area exists.

The plan lacks many urban social services which are necessary for the population. Also the proposals are inadequate for the population. A subcenter for commercial areas do not exist within walking distances. The construction ordinances are 0.25/0.50 for the area. That is because this area had gone through planned developments in the past.



4.3. CHARACTERISTICS OF THE STUDY AREA

4.3.1. SOCIAL-ECONOMIC STRUCTURE OF THE POPULATION

It has been proved that the social-economic structure of the population living on the fringe show different characteristics to the central city population and the encircling rural areas. That is one of the factors which gives that area the character of fringe areas.

Here, in this research, primarily the social-economic structure of the population has been verified to be evaluated. This evaluation gave the chance to compare the social-economic structure of the fringe population with the evaluations in foreign countries. Also these evaluations are to be compared with the social economic structure of the population in MMI and at the surrounding rural areas. This research is related to the demands of the population. One of the main factors for the formation of the space is the demand of the people. Therefore in relation with the social-economic structure of the population land use types evolve.

As has been asserted previously, in the case of transformation of use from second homes to permanent homes, it has been predicted that there might also be a transformation in the social-economic structure of the population. Therefore, the social-economic structure of the population living in the second homes has also been examined to make comparisons between the second homes and the permanent home households. Therefore at the end it will be tested whether such a transition of usage will cause any transition in the social-economic structure of the population.

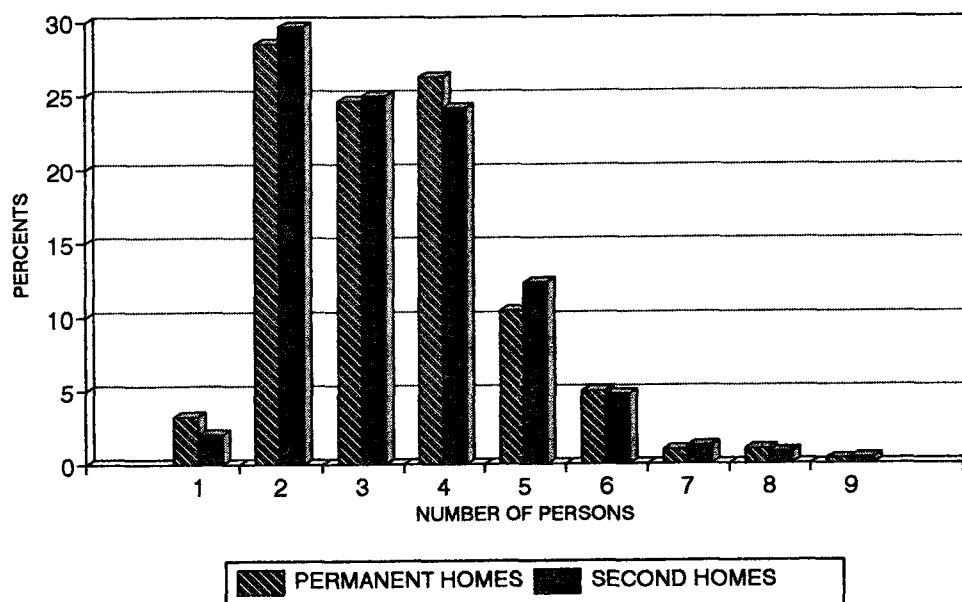
In this content, the first examination is related to the general characteristics of the households; Household size will be examined by number of families, number of persons in a unit and the distribution of the household by sexes. Secondly population will be examined by ages, fourth, the education level of the population, fifth, the active population characteristics, and the last income of the population will be examined. After getting information about the social-economical structure of the population, the criteria for the preference of the area with this population has been sorted.

4.3.1.1. HOUSEHOLD SIZE

From this research it has been found that number of families living in a unit is one in total. This result is true for all the residential districts. Quiet alike results has been gathered from the second homes too. Along with very small ratios two or three families living in a unit existed, but this can be related to the structure of the second home uses. Second homes are to be used by more than one family since they are being used seasonally. (See Table No:4.3.1.1) (see graph no:4.3.1.1)

GRAPH NO:4.3.1.1

DISTRIBUTION OF HOUSEHOLD SIZES BY NUMBER OF PERSONS



With these characteristics, both the permanent and the second homes on the fringe areas show urban character. This situation is normal for the second homes since the households of the second homes lives permanently in the city. This characteristic of the household is an indicator that the population living on the area is urban character. The researches which have been done in foreign countries have concluded that the household size is larger than the urban areas, but smaller than the surrounding rural areas. In this case a different condition exists. 28.5% of the permanent homes have a household of 2 persons, and with this ratio families with a population of 2 are on the first line. Second line is taken by families with four people by a 26.2% ratio. For all the four residential districts same results have been taken. For the second homes almost the same results occur. (See table No:4.3.1.2) Also the mean of number of persons living in the units is low, it about 3.5 for all the residential districts. This result is very low compared to the results of MMI. (See table no:4.3.1.3)

TABLE NO: 4.3.1.3
THE MEAN OF THE HOUSEHOLD SIZE BY THE RESIDENTIAL DISTRICTS

	PERM.HOME USERS	SECOND HOME USERS
LIMANREIS	3.25	3.2
DERYA	3.4	3.36
ZEYTINALANI	3.38	3.42
ISKELE	3.4	3.45

Comparisons of these results with both MMI and the sub-districts and the village household sizes; In MMI 28% of the units with a household of 4 persons are on the first line, secondly comes the units of 3 persons with 21%. For

TABLE NO: 4.3.1.1 DISTRIBUTION OF NUMBER OF FAMILIES IN A UNIT

Number Of Families	LIMANREIS				DERYA				ZEYTINALANI				ISKELE				TOTAL			
	PERM.		SECOND		PERM.		SECOND		PERM.		SECOND		PERM.		SECOND		PERM.		SECOND	
	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%
1	640	100	120	92.3	1560	100	690	96	500	100	620	97	420	100	1030	99	3120	100	2460	97.2
2	0	0	0	0	0	0	30	4.2	0	0	20	3.1	0	0	0	0	0	0	50	1.98
3	0	0	10	7.69	0	0	0	0	0	0	0	0	0	0	10	0	0	0	20	0.79
TOTAL	640	100	130	100	1560	100	720	100	500	100	640	100	420	100	1040	100	3120	100	2530	100

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TABLE NO:4.3.1.2 DISTRIBUTION OF THE HOUSEHOLD SIZES BY NUMBER OF PERSONS

NUMBER OF PERSONS	LIMANREIS				DERYA				ZEYTINALANI				ISKELE				TOTAL			
	PERM.		SECOND		PERM.		SECOND		PERM.		SECOND		PERM.		SECOND		PERM.		SECOND	
	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%
1	30	4.7	0	0	60	3.9	0	35	10	2	40	6.3	0	0	10	0.96	100	3.2	50	1.98
2	160	25	70	53.9	440	28	250	18	160	32	120	19	130	31	310	29.8	890	28.5	750	29.64
3	200	31	20	15.9	360	23	130	29	110	22	220	34	100	23.8	260	25	770	24.6	630	24.9
4	180	28	20	15.4	420	27	210	13	110	22	130	20	110	26.2	250	24	820	26.2	610	24.11
5	40	6.3	0	0	140	9	90	5.6	90	18	70	11	50	11.9	150	14	320	10.4	310	12.25
6	20	3.1	10	7.69	90	5.8	40	0	10	2	50	7.8	30	7.14	20	14.4	150	4.9	120	4.74
7	0	0	10	7.69	30	1.9	0	0	0	0	0	0	0	0	20	1.92	30	0.9	30	1.19
8	0	0	0	0	20	1.3	0	0	10	2	10	1.6	0	0	10	0.96	30	1	20	0.79
9	10	1.6	0	0	0	0	0	0	0	0	0	0	0	0	10	0.96	10	0.3	10	0.4
TOTAL	640	100	130	100	1560	100	720	100	50	100	640	100	420	100	1040	100	3120	100	2530	100

C4

the subdistrict and village total close results are achieved. 23% of units with 4 persons are on the first line.

TABLE NO:4.3.1.4 Household size comparisons between the case area, MMI and the subdistrict and village totals of the province of Izmir.

	CASE AREA		MMI	SUBDISTRICTS
	perm.homes	secondaries		
first	[2]	[2]	[4]	[4]
second	[4]	[4]	[3]	[3]

[] Household size

With these results it can be concluded that the fringe shows different characters compared to the urban areas and to the rural areas, but this might be a result of the age composition of the population. Therefore evaluations of the household size in relation with the age distribution will be made.

The household size has also been examined by the distribution of the sexes. According to the researches published in foreign countries male/female ratio is higher than the urban areas in the fringe areas, but lower at the surrounding areas. (See table no:4.3.1.5)

At the study area for the permanent homes the result is 1.04 and for the second homes it is 1.1. For MMI, this ratio is 1 and for the rural areas it is 1.

4.3.2.2. DISTRIBUTION OF THE POPULATION BY AGES

It is necessary to know the distribution of the population by age groups for determining needs, trends and social functions of the population. Therefore distribution of the population by ages has been examined both for permanent homes and second homes.

Population can be distributed in many ways for different purposes. One of these ways is to group it according to the activeness of the population. Age grouping according to these divisions are ;

- 0-14 unproductive population
- 15-64 active population
- 65-+ inactive population

Another way of grouping;

- 0-8 childhood
- 9-17 teenage
- 18-25 pre-adult hood
- 26-44 adult hood
- 45-64 middle aged
- 65-+ aged

Researches which have been done on the fringe areas in foreign countries have concluded that the age distribution is positively skewed with a greater proportion in younger groups, but in this case the age distribution is positively skewed on older groups. It is true for all the second home users and the permanent home users. In every residential district the older groups have a greater proportion. Besides that the distribution of the population shows some differences between the second and permanent home users. If the second grouping is interpreted to this case the distribution of the population by ages would be as follows;

TABLE NO:4.3.1.6 COMPARISONS FOR THE DISTRIBUTION OF THE POPULATION BY AGES BETWEEN MMI AND THE SURVEY AREA

	CASE STUDY AREA		MMI
	perm.homes	second homes	
0-9 childhood	11%	5%	13%
10-19 teenage	14%	15%	14%
20-24 pre-adult	10%	13%	19%
25-44 adult	29%	18%	18%
45-64 middle aged	27%	34%	27%
65-+ aged	9%	15%	9%

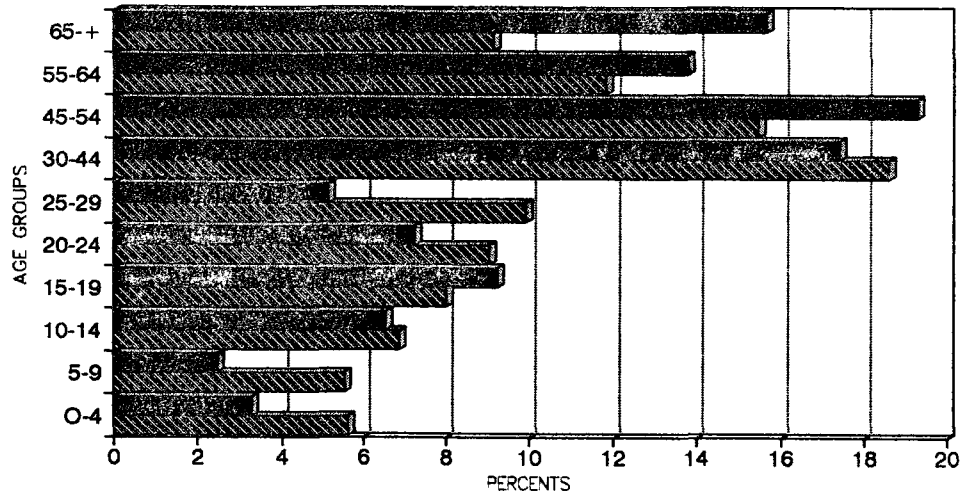
From this distribution it can be seen that there is a higher concentration of population at the adult hood and the middle aged groups both for the permanent homes and the second home users. When second home results and permanent home results are compared a different result is achieved. There is higher concentration of aged population at the second homes compared to the permanent homes. While the ratio of the childhood population is lower compared to the permanent homes, the middle aged and aged population has a much higher ratio of the second home users. Very close results have been taken from all the residential districts. The tendency of the ratios are similar in all of the residential districts. (see table no:4.3.1.7, see graphs no:4.3.1.2, 4.3.1.3, 4.3.1.4)

If this distribution of the population is compared with the results of MMI much more differences can be seen. Because at MMI, population is concentrated at the younger groups, that is the population of MMI is young . Although permanent home results are a bit similar to the results of MMI, the second home results consist of much older population compared to MMI. If the population is grouped according to the activeness, the results could be as follows;

TABLE NO:4.3.1.8 COMPARISONS OF THE POPULATION OF MMI WITH THE STUDY AREA ACCORDING TO THE ACTIVENESS OF THE AGE GROUPS

	CASE AREA		MMI
	perm.home	second home	
0-14 (unproductive pop.)	18%	12%	21%
15-64(productive pop.)	73%	72%	74%
65-+ (inactive pop.)	9 %	16%	5%

DISTRIBUTION OF THE POPULATION BY AGE GROUPS

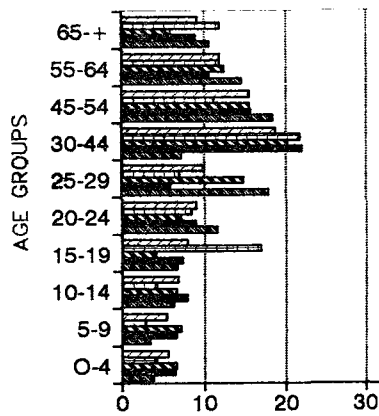


PERMANENT HOMES SECOND HOMES

GRAPH NO:4.3.1.2

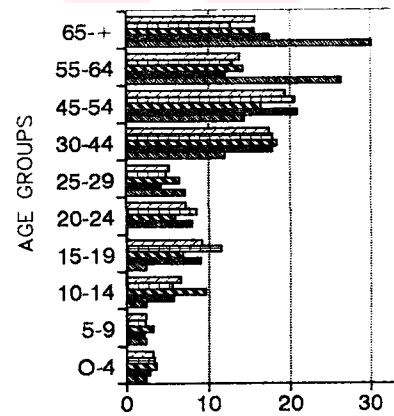
DISTRIBUTION OF AGE GROUPS OF THE

PERMANENT HOME USERS



GRAPH NO:4.3.1.3.

SECOND HOME USERS



GRAPH NO:4.3.1.4

L.REIS DERYA Z.ALANI ISKELE

TABLE NO: 4.3.1.5 DISTRIBUTION OF THE POPULATION BY SEXES

NUMBER	LIMANREIS			DERYA			ZEYTINALANI			ISKELE			TOTAL						
	PERM.	NO	%	PERM.	NO	%	PERM.	NO	%	PERM.	NO	%	PERM.	NO	%				
	WOMEN	1050	180	42.9	2510	47.5	1160	48.3	780	46.2	1010	46.1	790	55.2	1700	47.9	5130	49	4050
MEN	1030	240	57.1	2770	52.5	1240	51.7	910	53.9	1180	53.9	640	44.8	1850	52.1	5350	51.1	4510	52.7
TOTAL	2080	420	100	5280	100	2400	100	1690	100	2190	100	1430	100	3550	100	10480	100	8560	100

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TABLE NO:4.3.1.7 DISTRIBUTION OF THE POPULATION BY AGES

AGES	LIMANREIS			DERYA			ZEYTINALANI			ISKELE			TOTAL							
	PERM.	NO	%	PERM.	NO	%	PERM.	NO	%	PERM.	NO	%	PERM.	NO	%					
	O-4	80	3.85	10	2.38	340	6.44	70	2.9	110	6.51	80	3.65	60	4.2	120	3.38	590	5.63	280
5-9	70	3.37	10	2.38	350	6.63	50	2.1	120	7.1	70	3.2	40	2.8	80	2.25	580	5.53	210	2.45
10-14	130	6.25	10	2.38	420	7.95	140	5.8	110	6.51	210	9.59	60	4.2	200	5.63	720	6.87	560	6.54
15-19	140	6.73	10	2.38	390	7.39	220	9.1	70	4.14	150	6.85	240	16.8	410	11.6	840	8.02	790	9.23
20-24	240	11.5	0	0	470	8.9	190	7.9	120	7.1	130	5.94	120	8.39	300	8.45	950	9.06	620	7.24
25-29	370	17.8	30	7.14	310	5.87	100	4.2	250	14.8	140	6.39	100	6.99	170	4.79	103	9.93	440	5.14
30-44	150	7.21	50	11.9	1150	21.9	410	17.8	340	20.1	400	18.3	310	21.7	630	17.8	195	18.6	1490	17.4
45-54	380	18.3	60	14.3	820	15.5	500	20.8	260	15.4	360	16.4	160	11.2	730	20.6	162	15.5	1650	19.3
55-64	300	14.4	110	26.2	560	10.6	300	12	210	12.4	310	14.2	170	11.9	460	13	1240	11.8	1180	13.8
65-+	220	10.6	130	30.2	470	8.9	420	17.4	100	5.92	340	15.5	170	11.9	450	12.7	960	9.16	1340	15.7
TOTAL	2080	100	420	100	5280	100	2400	100	1690	100	2190	100	1430	100	3550	100	10480	100	8560	100

C7

According to this distribution, the productive population of MMI is greatest among others. Unproductive population of MMI is again the greatest, but the inactive population of second homes is greatest among the others.

It can be concluded that from the distribution of the population by ages. It has been found that people preferring to live on the fringe are older compared to the central cities of metropolitan area, and it can also be concluded that second home users on the fringe areas are even older compared to the ones living at those areas permanently.

4.3.1.3. THE MOBILITY OF POPULATION

The mobility of the population has been examined both by the birth places and by the previous location of the households. From the results of the birth places of the population it has been found that the majority of the population were born inside the current MMI. The other greater proportion of the population was born outside the borders of the province. The population seems to be highly mobile because the number of population born outside the borders of Province is 30.9% for the permanent households, and 29.4% for the second home households, but the ratio for the local population is the greatest among all.

By residential districts different result come up. Especially the permanent population of Zeytinalani residential district were born at a different province with a ratio of 41.4%. This shows that this residential district has taken migration from the provinces of Turkiye. (see table no:4.3.1.9)

TABLE NO:4.3.1.9

DISTRIBUTION OF THE POPULATION BY BIRTH PLACES

BIRTH PLACE	LIMANREIS			DERYA			ZEYTINALANI			ISKELE			TOTAL							
	PERM.	SECOND	NO	PERM.	SECOND	NO	PERM.	SECOND	NO	PERM.	SECOND	NO	PERM.	SECOND	NO					
	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%					
INSIDE MMI	1220	58.7	280	66.7	2930	55.5	1170	48.8	480	28.4	990	45.2	500	35	1880	53	5130	49	4320	50.5
OUT. MMI IN PROVINCE	220	10.6	50	11.9	530	10	460	19.2	320	18.9	250	11.4	490	34.3	490	13.8	1560	14.9	1250	14.6
OUT. PROVINCE	590	28.4	60	14.3	1570	29.7	710	29.5	700	41.4	780	35.6	380	26.6	970	27.3	3240	30.9	2520	29.4
OUT. COUNTRY	50	2.4	30	7.14	250	4.73	60	2.5	190	11.2	170	7.76	60	4.2	210	5.92	550	5.25	470	5.5
TOTAL	2080	100	420	100	5280	100	2400	100	1690	100	2190	100	1430	100	3550	100	10480	100	8560	100

C8

TABLE NO:4.3.1.10

LOCATION OF THE PREVIOUS RESIDENCE OF THE HOUSEHOLD

LOCATIONS	L.REIS		DERYA		Z.ALANI		ISKELE		TOTAL	
	NO	%	NO	%	NO	%	NO	%	NO	%
SAME HOUSE	50	7.81	370	23.7	60	12	40	9.52	520	16.7
SAME RESIDENTIAL DISTRICT	50	7.81	190	12.2	100	20	50	11.9	390	12.5
SAME DISTRICT OF A PRO.,DIFF.RES.DISTRICT	40	6.25	40	2.56	30	6	50	11.9	160	5.13
INSIDE MMI,AT ADIFF.DISTRICT OF A PRO.	360	56.3	720	46.2	240	48	220	52.4	1540	49.4
OUTSIDE MMI,INSIDE PROVINCE	10	1.56	10	0.64	0	0	0	0	20	0.64
DIFFERENT PROVINCE	120	48.8	150	9.62	50	10	40	9.52	360	11.5
OUTSIDE THE BORDERS OF COUNTRY	10	1.56	80	5.13	20	4	20	4.76	130	4.17
TOTAL	640	100	1560	100	500	100	420	100	3120	100

SC47

TABLE NO:4.3.1.11

PURCHASE PROCEDURE OF THE PERMANENT HOMES

	L.REIS		DERYA		Z.ALANI		ISKELE		TOTAL	
	NO	%	NO	%	NO	%	NO	%	NO	%
1ST HAND	360	56	830	53.2	240	48	260	61.9	1690	54.2
2ND HAND	110	17	160	10.3	60	12	10	2.38	340	10.9
3RD HAND	0	0	120	7.69	20	4	10	2.38	150	4.81
4TH HAND	100	1.6	10	0.64	0	0	0	0	20	0.64
5TH-- HAND	100	1.6	40	2.56	0	0	0	0	50	1.6
DON'T KNOW	130	0	400	25.6	180	36	130	31	840	26.9
NO ANSWER	20	3.1	0	0	0	0	10	2.38	30	0.96
TOTAL	640	100	1560	100	500	100	420	100	3120	100

SC60

When we look at the results of the previous locations of the households for all the residential districts and for both permanent and second homes, the population seems to be highly mobile. Their previous locations were mostly inside MMI but at another district of the province. The household comes from the central areas of the city. Limanreis shows different results among the other residential districts. At Limanreis the 48.75% of the population were located at another province previously, this shows that the this residential district had taken migrating population previously. (see table no:4.3.1.10)

When we look at the purchase procedure of the units, results give an indication about the mobility of the population. The majority of the permanent population has purchased the units as first hand with a ratio of 54.1%, but this ratio is followed by a group who could not give an answer about the purchase procedure of the units. Therefore about 46% of the units were purchased from more than first hand. (see table no:4.3.1.11)

The population living in the study area, is a highly mobile class, and some residential districts were affected from the migration as well. Especially Zeytinalani and Limanreis residential districts.

4.3.1.4 THE LEVEL OF EDUCATION

For determining the level of education each member of the household has been asked the level of their education. The ones who have graduated have been asked from which level they have graduated, and the ones which were still educating were asked the level they were educating at.

According to the results the population seems to be highly educated compared to the population of MMI. From the results of Izmir social-economical structure analysis (1990) of the graduated population, it has been found that 60% of the population has graduated from primary schools. This ratio is lower both for permanent home users and second home users.

TABLE NO:4.3.1.12 EDUCATION LEVEL- COMPARISONS BETWEEN MMI AND THE CASE AREA

graduated from	CASE AREA		MMI
	perm. homes	second homes	
primary sch.	35.6%	24%	60.7%
junior high sch.	25%	17.5%	14.5%
high sch.	27.3%	34.5%	16.8%
higher sch.	11%	24%	8%

In this case , results are contradicting to the results of the researches which have been done in foreign countries. According to those researches population has a lower educational level compared to the urban place itself, but higher than the encircling rural areas. But in this case results are much different, people living on the fringe are much higher educated from the population of MMI. Comparisons between the educational level of permanent and second home users;

Second home users seem to be very well educated compared to the permanent home users. That in every residential district for permanent home users the first line is taken by graduation from primary schools, but among the second home users the first line is taken by the graduates of the high schools.

If these comparisons are made for the group of population educating at again second home users seem to be educating at higher levels. Only Limanreis residential district comes up as an exception for these results. Because at this residential district the first line has been taken by the ones educating at higher education level while for the permanent home users this line was taken by the ones educating at high school.

In total among the educating population 8.49% of the permanent home users are educating at primary school with the highest ratio, but 5.4% of the second home users are educating at high schools with the highest ratio.

It can be concluded that this part of the fringe area of MMI has a highly educated population compared to the population of MMI. Also the second home users are highly educated compared to the permanent home users. (See table no:4.3.1.4, graph no:4.3.1.5)

GRAPH NO:4.3.1.5 EDUCATION LEVEL OF THE POPULATION

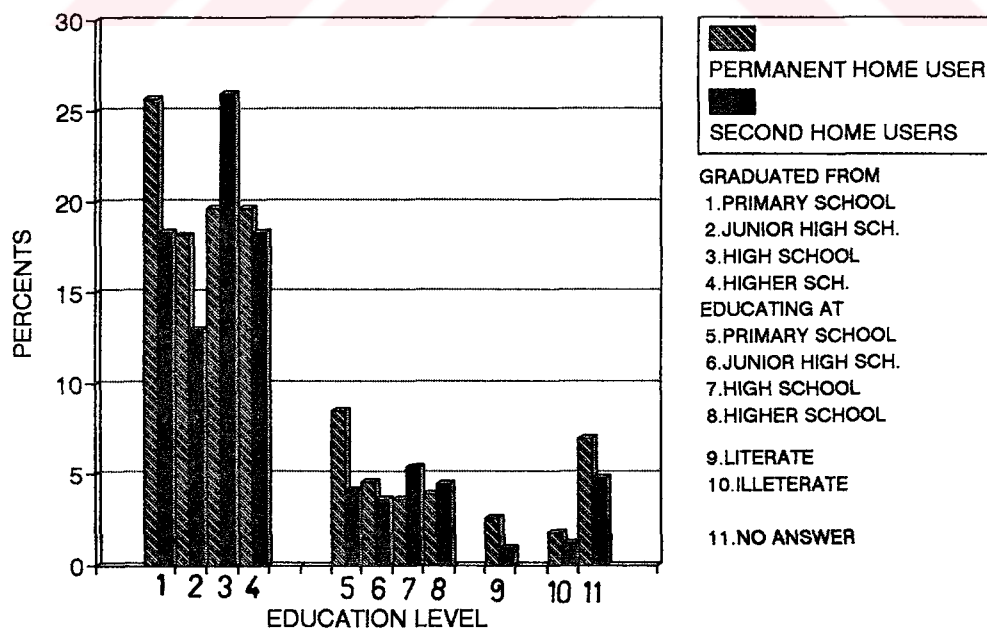


TABLE NO:4.3.1.13 EDUCATION LEVEL OF THE POPULATION

GRADUATED FROM	LIMANREIS						DERYA						ZEYTINALANI						ISKELE						TOTAL					
	PERM.		SECOND		PERM.		SECOND		PERM.		SECOND		PERM.		SECOND		PERM.		SECOND		PERM.		SECOND		PERM.		SECOND			
	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%		
PRIMARY	550	26.4	140	33.3	1280	24.2	450	18.8	510	30.2	420	19.2	350	24.5	560	15.8	2690	25.7	1570	18.3	2690	25.7	1570	18.3	1900	18.1	1110	13		
JUNIOR HIGH	380	18.3	30	7.14	890	16.9	380	15.8	310	18.3	240	11	320	22.4	460	13	1900	18.1	1110	13	2060	19.7	2220	25.9	2060	19.7	2220	25.9		
HIGH SCH.	380	18.3	140	33.3	1170	22.2	600	25	270	16	550	25.1	240	16.8	930	26.2	2060	19.7	2220	25.9	2060	19.7	2220	25.9	890	19.7	1570	18.3		
HIGHER EDU.	240	11.5	80	19.1	450	8.52	420	17.5	100	5.92	360	16.4	100	6.99	710	20	890	19.7	1570	18.3	890	19.7	1570	18.3	890	19.7	1570	18.3		
EDUCATING AT																														
PRIMARY	80	3.85	10	2.38	290	5.49	100	4.17	90	5.33	110	5.02	20	1.4	130	3.66	480	8.49	350	4.09	480	8.49	350	4.09	480	8.49	350	4.09		
JUNIOR HIGH	90	4.33	0	0	230	4.36	90	3.75	80	4.73	110	5.02	90	6.29	110	3.1	490	4.58	310	3.62	490	4.58	310	3.62	490	4.58	310	3.62		
HIGH SCH.	80	3.85	10	2.38	140	2.65	120	5	80	4.73	90	4.11	80	5.59	240	6.76	380	3.63	460	5.4	380	3.63	460	5.4	380	3.63	460	5.4		
HIGHER EDU.	120	5.77	0	0	210	3.98	130	5.42	20	1.18	90	4.11	60	4.2	160	4.51	410	3.91	380	4.44	410	3.91	380	4.44	410	3.91	380	4.44		
LITERATE	40	1.92	0	0	130	2.46	0	0	50	2.96	40	1.83	50	3.5	40	1.13	270	2.58	80	0.93	270	2.58	80	0.93	270	2.58	80	0.93		
ILLETERATE	10	0.48	0	0	10	1.89	20	0.83	40	2.37	60	2.74	30	2.1	20	0.28	180	1.72	100	1.2	180	1.72	100	1.2	180	1.72	100	1.2		
NO ANSWER	110	5.29	10	2.38	390	7.39	90	3.75	140	8.28	120	5.48	90	6.29	190	5.63	730	6.97	410	4.8	730	6.97	410	4.8	730	6.97	410	4.8		
TOTAL	2080	100	420	100	5280	100	2400	100	1690	100	2190	100	1430	100	3550	100	10480	100	8560	100	10480	100	8560	100	10480	100	8560	100		

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4.3.2.5. ACTIVE POPULATION CHARACTERISTICS

4.3.2.5.1. NUMBER OF LABORERS IN A UNIT

The household living on the area seems most likely to rural with this characteristic. Because for the permanent homes with a 56.4%, households with one are on the first line. This ratio is true for all the residential districts. The other result is very interesting too. Number of units with nobody workings are on the second line with a ratio of 30.1%.

Very close results have been taken from the second homes. Units with nobody working are on the second line with a ratio of 40.7%, and one person working within the household are the first line with a ratio of 43.5%. These characteristics are true for all the residential districts. (see table no: 4.3.1.14)

Comparisons with the main municipality of Izmir and Sub-district and village total of Izmir;

TABLE NO:4.3.1.15 NUMBER OF LABORERS IN A UNIT-COMPARISONS WITH MMI AND THE SUBDISTRICTS AND VILLAGES TOTAL

	CASE AREA		MMI	SUB-DIST. AND VILLAGE TOTAL
	Perm. homes	sec. homes		
1st Line	[1] 56%	[1]43%	[1]54%	[2]35%
2nd Line	[0] 30%	[0]41%	[0]21%	[1]18%
3rd Line	[2]12%	[2]13%	[2]18%	[3]17%

[x] number of laborers in a unit

When the survey area is compared with MMI and sub-districts and village total of Izmir. The results seems to be close with the results of MMI. But it should be pointed out that the ratio of the units with nobody working is very high compared to MMI. This might also be a result of the age composition and number of people who are retired.

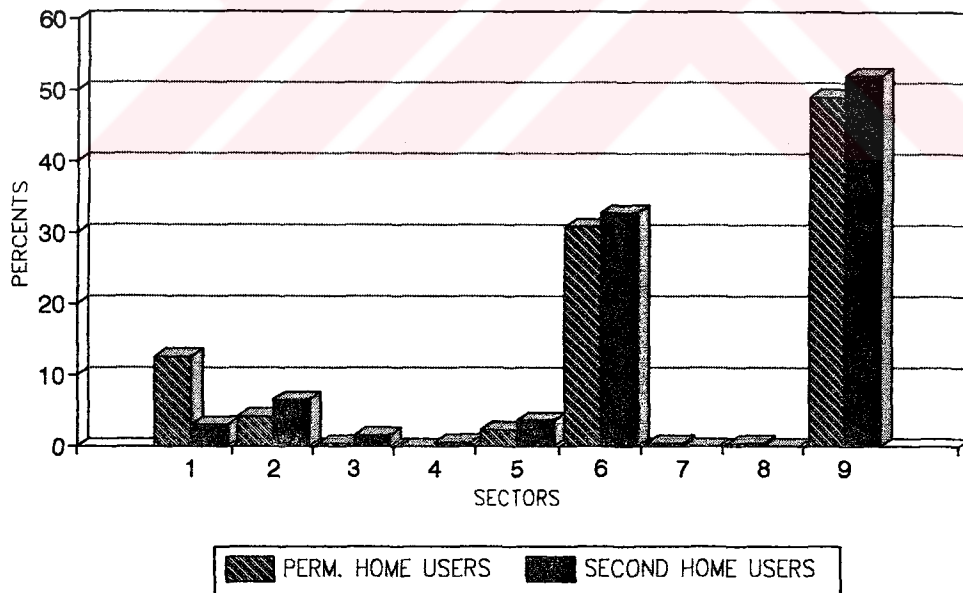
Here rural areas show great differences. At the rural areas of the province of Izmir units with two persons working is on the first line. With these results it is obvious that the population shows urban character again.

4.3.1.5.2. DISTRIBUTION OF THE LABORFORCE BY SECTORS AND THE STATUES OF THE LABORFORCE

The laborforce has been grouped under 9 sectors;

1. agricultural, animal husbandry, forestry workers, fisherman and hunters.
2. production industry
3. excavation industry
4. technical services
5. construction
6. retail and wholesale commercial
7. transportation, communication
8. financial institutions and insurance companies
9. public, social and private services

GRAPH NO:4.3.1.6 DISTRIBUTION OF THE LABORFORCE BY SECTORS



As it can be seen from the results of the total the highest ratio is for public, private, and social services among the

TABLE NO: 4.3.1.14 NUMBER OF LABORERS IN A UNIT

NUMBER OF LABORERS	LIMANREIS				DERYA				ZEYTINALANI				ISKELE				TOTAL				
	PERM.		SECOND		PERM.		SECOND		PERM.		SECOND		PERM.		SECOND		PERM.		SECOND		
	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	
0	200	31.3	50	38.5	500	32.1	350	48.6	130	26	230	35.9	110	26.2	400	38.5	940	30.1	1030	40.7	
1	380	59.4	60	46.2	850	54.5	240	33.3	280	56	310	48.4	250	59.5	490	47.1	1760	56.4	1100	43.5	
2	50	7.81	10	7.69	180	11.5	100	13.9	80	16	100	15.6	50	11.9	120	11.5	360	11.5	330	13	
3	0	0	10	7.69	30	1.92	300	4.17	10	2	0	0	10	2.38	20	1.92	50	1.6	60	2.37	
4	10	1.56	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.4
TOTAL	640	100	130	100	1560	100	720	100	500	100	640	100	420	100	1040	100	3120	100	2530	100	

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TABLE NO: 4.3.1.16 DISTRIBUTION OF THE LABORFORCE BY SECTORS

SECTORS	LIMANREIS				DERYA				ZEYTINALANI				ISKELE				TOTAL				
	PERM.		SECOND		PERM.		SECOND		PERM.		SECOND		PERM.		SECOND		PERM.		SECOND		
	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	
1	20	3.7	0	0	240	19.1	0	0	60	12.8	60	7.06	10	2.78	60	7.06	330	12.6	60	3	
2	10	1.9	0	0	60	4.76	50	3.92	30	6.38	60	7.06	10	2.78	60	7.06	110	4.18	130	6.6	
3	0	0	0	0	0	0	0	0	0	0	30	3.53	10	2.78	30	3.53	10	0.38	30	1.5	
4	0	0	0	0	0	0	0	0	0	0	10	1.18	0	0	10	1.18	0	0	10	0.5	
5	0	0	0	0	30	2.38	10	5.88	30	6.38	30	3.53	0	0	30	3.53	60	2.28	70	3.6	
6	270	50	30	27.3	220	17.5	170	33.3	140	29.8	310	36.5	180	50	310	36.5	810	30.8	650	32.8	
7	0	0	0	0	10	0.79	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8	0	0	0	0	0	0	0	0	0	0	0	0	10	2.78	0	0	10	0.38	0	0	
9	240	44	80	72.7	700	55.6	290	56.9	210	44.7	350	41.2	140	38.9	350	41.2	1290	49.1	1030	52	
TOTAL	540	100	110	100	1260	100	510	100	470	100	850	100	360	100	850	100	2630	100	1980	100	

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TABLE NO:4.3.1.17 DISTRIBUTION OF THE STATUE OF THE LABORFORCE

STATUE	LIMANREIS				DERYA				ZEYTINALANI				ISKELE				TOTAL				
	PERM.		SECOND		PERM.		SECOND		PERM.		SECOND		PERM.		SECOND		PERM.		SECOND		
	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	
EMPLOYER	180	33	10	9.09	270	21.4	160	31.4	50	10.6	170	33.3	100	27.8	220	25.9	600	22.8	560	28.3	
SELF-EMPL	80	15	30	27.3	360	28.6	120	23.5	160	34	100	19.6	60	16.7	320	37.7	660	25.1	570	28.8	
OTHER	0	0	0	0	60	4.76	0	0	0	0	0	30	5.89	0	0	40	4.71	60	2.28	70	3.54
TOTAL	260	100	110	100	1260	100	510	100	470	100	510	100	360	100	850	100	2630	100	1980	100	

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TABLE NO: 4.3.1.18

PLACE OF EMPLOYMENT

PLACE	LIMANREIS						DERYA						ZEYTINALANI						ISKELE						TOTAL											
	PERM.		SECOND		NO		PERM.		SECOND		NO		PERM.		SECOND		NO		PERM.		SECOND		NO		PERM.		SECOND		NO		PERM.		SECOND		NO	
	%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%			
CURRENT RES. DISTRICT	0	0	0	0	0	0	30	2.42	0	0	0	90	20	0	0	150	45.5	10	1.37	270	11	10	0.56													
CURRENT DIST. OF PROVINCE	90	17	20	22	520	41.9	10	2.08	90	20	50	10	130	39.4	100	2.74	830	32	100	5.56																
WESTERN AXES	170	32	30	33	180	14.5	70	14.6	150	33	70	14	10	3.03	260	12.3	510	20	260	14.4																
CENTRAL AREA	220	42	30	33	340	27.4	200	41.7	80	17	170	34	20	6.06	810	56.2	660	26	810	45																
NORTHERN AXES	0	0	0	0	10	0.81	30	6.25	10	2.2	10	2	10	3.03	50	1.37	30	1.2	50	2.78																
EASTERN AXES	20	3.8	0	0	40	3.23	90	18.8	0	0	90	18	10	3.03	250	9.59	70	2.7	250	13.9																
SOUTHERN AXES	20	3.8	10	11	110	8.87	30	6.25	0	0	70	14	0	0	170	8.22	130	5.1	170	9.44																
OUT OF MMI, IN. PROVINCE	10	1.9	0	0	10	0.81	0	0	20	4.4	20	4	0	0	40	2.74	40	1.6	40	2.22																
OUT OF PROVINCE	0	0	0	0	0	0	0	50	10.4	20	4.4	20	4	0	0	5.48	20	0.8	110	6.11																
TOTAL	530	100	90	100	1240	100	480	100	460	100	500	100	330	100	730	100	2560	100	1800	100																

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TABLE NO:4.3.1.19

ACCESSIBILITY TO THE PLACE OF EMPLOYMENT

BY	LIMANREIS						DERYA						ZEYTINALANI						ISKELE						TOTAL											
	PERM.		SECOND		NO		PERM.		SECOND		NO		PERM.		SECOND		NO		PERM.		SECOND		NO		PERM.		SECOND		NO		PERM.		SECOND		NO	
	%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%		%			
PEDESTRIAN	10	1.9	0	0	220	17.7	0	0	130	28	0	0	140	41.2	20	2.82	500	19	20	1.18																
BICYCLE	0	0	0	0	10	0.81	20	4.65	10	2.2	30	6.4	10	2.94	40	5.63	30	1.2	90	5.29																
SERVICE VEHICLE	40	7.6	20	22	50	4.03	220	51.2	80	17	340	72	20	5.88	77.5	190	7.4	1130	66.5																	
PRIVATE CAR	310	58	70	78	470	37.9	190	44.2	60	13	100	21	70	20.6	90	12.7	910	35	450	26.5																
PUBLIC TRANSPORTATION	170	32	0	0	490	39.5	0	0	180	39	0	0	100	29.4	10	1.41	940	37	10	0.59																
TOTAL	530	100	90	100	1240	100	430	100	460	100	470	100	340	100	710	100	2570	100	1700	100																

C14

sectors, this ratio is followed by the commercial sector in total. (see graph no:4.3.1.6) , table no: 4.3.1.16) From the residential districts very close results very close results have been taken. But their order changes in different residential districts. The results are similar for both the permanent and second home users, but permanent home laborforce shows some distinctions in this case that is agricultural and fishing sectors take up some part in the distribution of the laborforce compared to the second home users.

These results show that show that the distribution of the laborforce shows urban character for the second home users. But permanent home users show fringe characteristics with some laborforce interfering with agricultural and fishing activities.

Both types of sample show the same characteristics. The statue of the majority of the laborforce is employee, this statue is followed by self-employment. Iskele residential district shows some differences compared to the other residential districts. In this residential district the highest ratio for the second home laborforce is the self employment statue. This residential district is different compared to the others with this characteristic. (see table no:4.3.1.17)

4.3.1.5.3. PLACE OF EMPLOYMENT OF THE LABORFORCE AND ACCESSIBILTY TO THE PLACE OF EMPLOYMENT

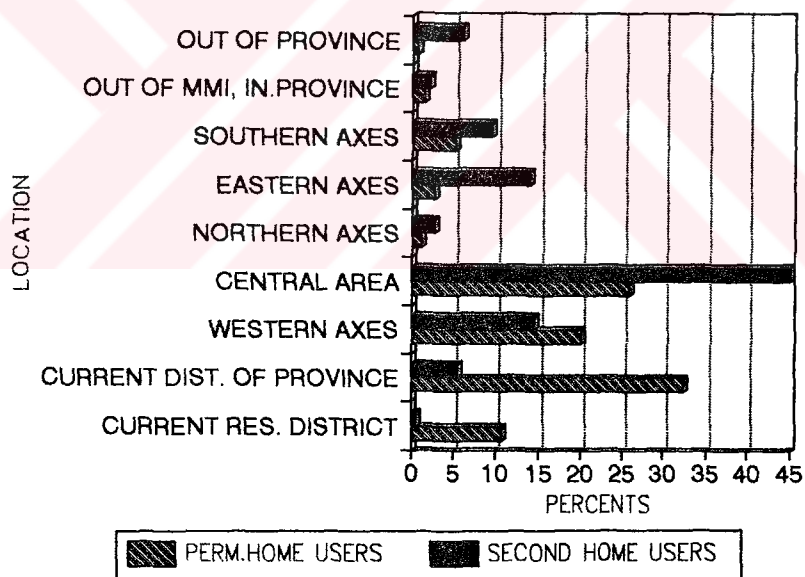
The place of employment of the laborforce is very different among the second home users and the permanent home users. The place of employment of the laborforce of the permanent households is close to their residents mostly. Only at Limanreis majority preferred the central area as a place of

employment. The majority of places of employment is at the central area of MMI for the second home laborforce with a ratio of 45%, this is followed by western axes with a ratio of 14%. The most divergent condition has occurred at Iskele residential district. This residential district do not have so densed links with MMI compared to the other residential districts. The permanent laborforce is either employed at the their residential districts or at the same district of the province which Urla.

For the other residential districts such a great distinction between the second home employee and permanent home employee does not occur. Indeed with the decreasing distance from the central area of MMI, the ratio for the central area of MMI increases.

(see table no:4.3.1.18 ; graph no:4.3.1.7)

GRAPH NO:4.3.1.7 LOCATION OF THE PLACE OF EMPLOYMENT



These results shows that the residential districts which are closer to the central areas of MMI have more contacts with the inner city in the case of employment links. This shows that in the future with the transition in uses of

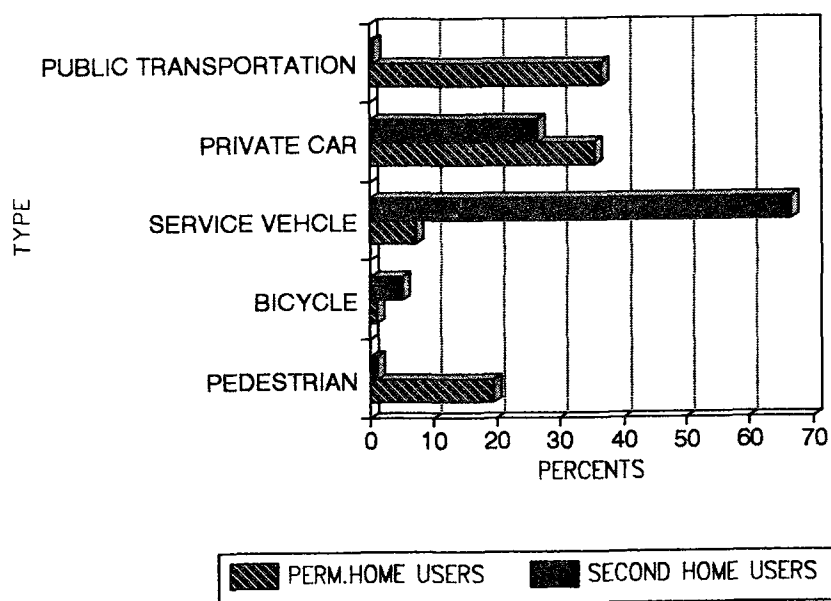
second homes there will be more contacts with the central MMI.

The results are close between the residential districts except the Iskele residential district. In general permanent laborforce mostly use public transportation. while the second home laborforce uses service vehicles and private car mostly. The permanent laborforce of Iskele is again different from the other residential districts. In Iskele, people are going to the places of their employments by walking or they use public transportation.

The results show that permanent home laborforce uses public transportation mostly therefore in case of transition from second homes to permanent homes, the public transportation system should abandoned. (see table no:4.3.1.19; graph no: 4.3.1.8)

GRAPH NO:4.3.1.8

ACCESSIBILITY TO THE PLACE OF EMPLOYMENT



4.3.1.6. DISTRIBUTION OF THE INCOMES OF THE HOUSEHOLDS

It is very hard to determine the income distribution of the households because the values for the incomes can very hardly be occupied from the sample. People tend to give lower values for their incomes. Especially upper income groups hesitate when telling their incomes, lower income groups tend to give true values.

Income groups can be divided in many ways. Here this distinction has been contrived by 5 groups. These are ;

- .lower income
- .lower-middle income
- .middle income
- .middle-upper income
- .upper income groups

To make such a distribution for incomes the values for these groups has been taken from the Turkish statistical yearbook of Turkiye 1987. The values were updated to 1993. According to this distribution ;

Lower income groups	- -2.500.000 TL
Lower-middle income groups	2.500.001-4.000.000
Middle income groups	4.000.001-6.000.000
Middle-Upper Income groups	6.000.001-12.000.000
Upper Income groups	12.000.001- + TL.

Income distribution of the households by the residential districts show differences both by permanent and second homes, but in general except Derya residential district the incomes of the second home households are higher than the incomes of the permanent home users. Although incomes of the households expected to be higher at Iskele residential district, the results for this district were lowest of all. This might be due to the fact 27.88% of the second home users and 16.7% of the permanent home users had not given an answer.

Therefore in these conditions 24.4% of the permanent home users and 26.9% of the second home users who are from the lower middle income groups seem to take up the majority of the population. (See Table no:4.3.1.20)

Another identification method for income groups might be the ownership of cars. Car ownership is higher for the second second home users since they are upper income groups compared to the permanent home users and they have more contacts with the central city. In total 41.4% of the permanent home users own one car, 57.4% do not have a car and 1.28% have 2 cars. For the second home users the results are different 33.2% of the second home users do not have a car while 58.5% have one car, 7.11% have 2 cars and 1.19 have 3 cars. (see table no:4.3.1.21)

The ownership of cars by the second home users increases with the increasing distance from the central city. Limanreis gave different results. So if the car ownership is taken as an indicator of the wealth of the households, with the increasing distance from the central city, higher income groups tend to prefer the area.

4.3.2 LOCATIONAL PREFERENCE CRITERIA AND SATISFACTION

Criteria for the preference of the permanent homes and second homes would have been different because these two types of homes are being used with different purposes. Therefore the list of criteria for the preference of the second homes and permanent homes have been prepared separately. At the next section , the way of usage of the second homes and satisfaction about the permanent homes will be discussed.

TABLE NO:4.3.1.20 DISTRIBUTION OF THE INCOMES OF THE HOUSEHOLDS

TL HOUSEHOLD INCOMES	LIMANREIS				DERYA				ZEYTINALANI				ISKELE				TOTAL			
	PERM.		SECOND		PERM.		SECOND		PERM.		SECOND		PERM.		SECOND		PERM.		SECOND	
	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%
0-2500000	60	9.38	10	7.69	220	14.1	130	18.1	30	6	40	6.25	150	35.8	250	24	460	14.7	430	17
2500001-4000000	220	34.4	30	23.1	270	17.3	180	25	190	38	130	20.3	80	19	340	32.7	760	24.4	680	26.9
4000001-6000000	100	15.6	0	0	280	18	160	22.2	130	26	140	21.9	70	16.6	160	15.4	580	18.6	460	18.2
6000001-1200000	70	10.9	40	30.8	380	24.4	60	8.33	70	14	150	23.4	50	11.9	0	0	570	18.3	250	9.88
12000001-+	0	0	20	15.4	60	3.85	60	8.33	0	0	90	14.1	0	0	0	0	60	1.92	170	6.72
NO ANSWER	190	29.7	30	23.1	350	22.4	130	18.1	80	16	90	14.1	70	16.7	290	27.9	690	22.1	540	21.3
TOTAL	640	100	130	100	1560	100	720	100	500	100	640	100	420	100	1040	100	3120	100	2530	100

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TABLE NO:4.3.1.21 NUMBER OF CARS OWNED BY THE HOUSEHOLDS

NUMBER OF CARS	LIMANREIS				DERYA				ZEYTINALANI				ISKELE				TOTAL			
	PERM.		SECOND		PERM.		SECOND		PERM.		SECOND		PERM.		SECOND		PERM.		SECOND	
	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%
0	260	40.6	30	23.1	950	60.9	360	50	370	74	230	35.9	210	50	220	21.2	1790	57.4	840	33.2
1	360	56.3	80	61.5	600	38.5	320	44.4	120	24	350	54.7	210	50	730	70.2	1290	41.4	1480	58.5
2	20	3.12	10	7.69	10	0.64	40	5.56	10	2	60	9.37	0	0	70	6.73	40	1.28	180	7.11
3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	1.92	0	0	30	1.19
TOTAL	640	100	130	100	1560	100	720	100	500	100	640	100	420	100	1040	100	3120	100	2530	100

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4.3.2.1. CRITERIA FOR THE PREFERENCE OF THE PERMANENT HOMES

People might have preferred to live in that unit because of; a reasonable price for rent or for buying; because they liked the environment; proximity to the central city with more open areas compared to the central city; proximity to the relatives and friends; climatic factors; quiet place; retirement; proximity to the place of employment; and they might have received it by inheritance without their will.

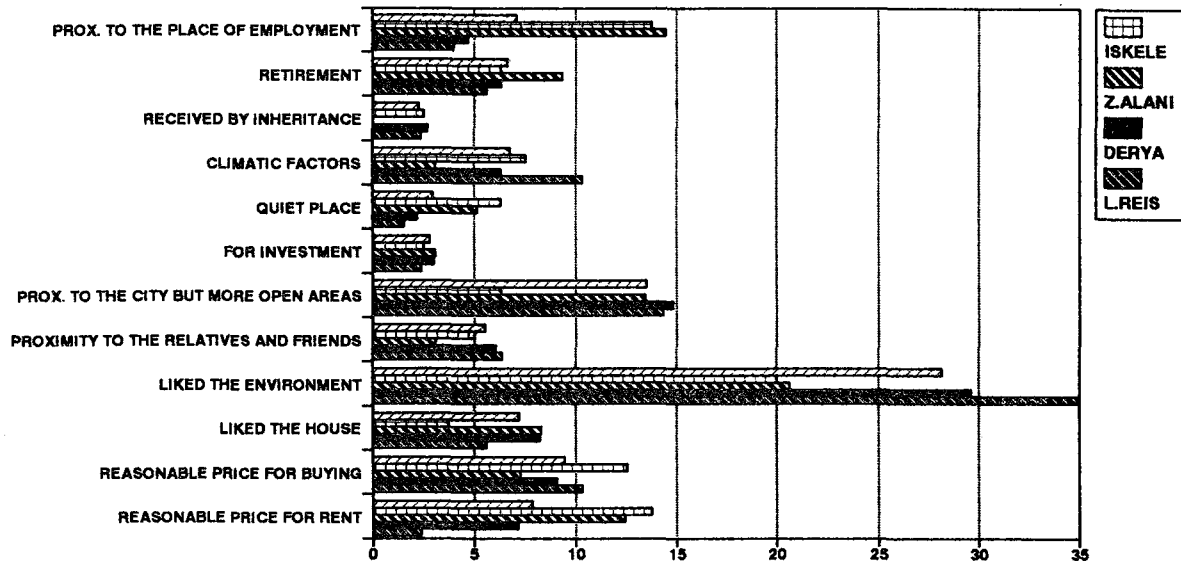
The people who have answered the questions were to give more than one answer if it was necessary. The distribution of the ratios have been found from the total of all the answers. From those results it is found that the most important criterion for the preference of the permanent home was that they liked the environment. The second criterion in total was being close to the city, but having more open areas. The third criterion is the reasonable price for acquisition and the fourth criterion is the reasonable price for rent. Also being close to the place of employment and characteristics of the houses are other criteria which share the fourth line with the others.

Results show differences among the residential districts. Derya and Limanreis residential district have almost the same results with the total. Zeytinalani and Iskele residential districts have differences from the others. At these districts being close to the place of employment comes up as the secondly important criterion for the preference of the unit. Also units having reasonable prices for rent and for the purchase are the third important criterion on these two residential districts.

(see table no:4.3.2.1; see graph no:4.3.2.1)

Graph No:4.3.2.1

CRITERIA FOR THE PREFERENCE OF THE PERMANENT HOME



It can be concluded that the most important criterion for the preference of the unit are the characteristics of the environment for all residential districts. For the order of the following criteria residential districts show differences. The residential districts which are close to the central areas of MMI preferred to live at the area because it's close to the central areas of the city, but they have more open areas compared to the central city. Reasonable price for acquisition comes up as a third criterion for those residential districts. Zeytinalani and Iskele are different because of being close to the place of employment. As a result of this factor this criterion for the preference of the unit comes up on the second line contradicting to the other residential districts. With the increasing distance from the central areas of MMI, the preference the preference criteria of the people change. Being close to the city, but having more open areas loses it's meaning by getting farther from central areas. Some other criteria gain importance with the factor of distance such as reasonable prices for the acquisition and the

rentals of the units, and being close to the places of employment.

From the results of the period of usages of the permanent homes it can be seen that the permanent homes have been being used since before 1950. But the density of the usage is concentrated between 1976 and 1993. These results show that the demand for the area started during that period with the reasons listed above. This is the period of high level of demand for housing in Izmir also it is period which the second home developments started to increase at the coastal areas. This shows that parallel to the demand of the second homes in the case area, demand for permanent homes also started. At the next sections the transition of usage from second homes to permanent homes will be discussed, at this section proportion of the homes which had gone through transition will be given.

(see table no:4.3.2.2; 4.3.2.3; see graph no:4.3.2.2)

GRAPH NO:4.3.2.2

DISTRIBUTION OF THE USE OF PERMANENT HOMES IN PERIODS

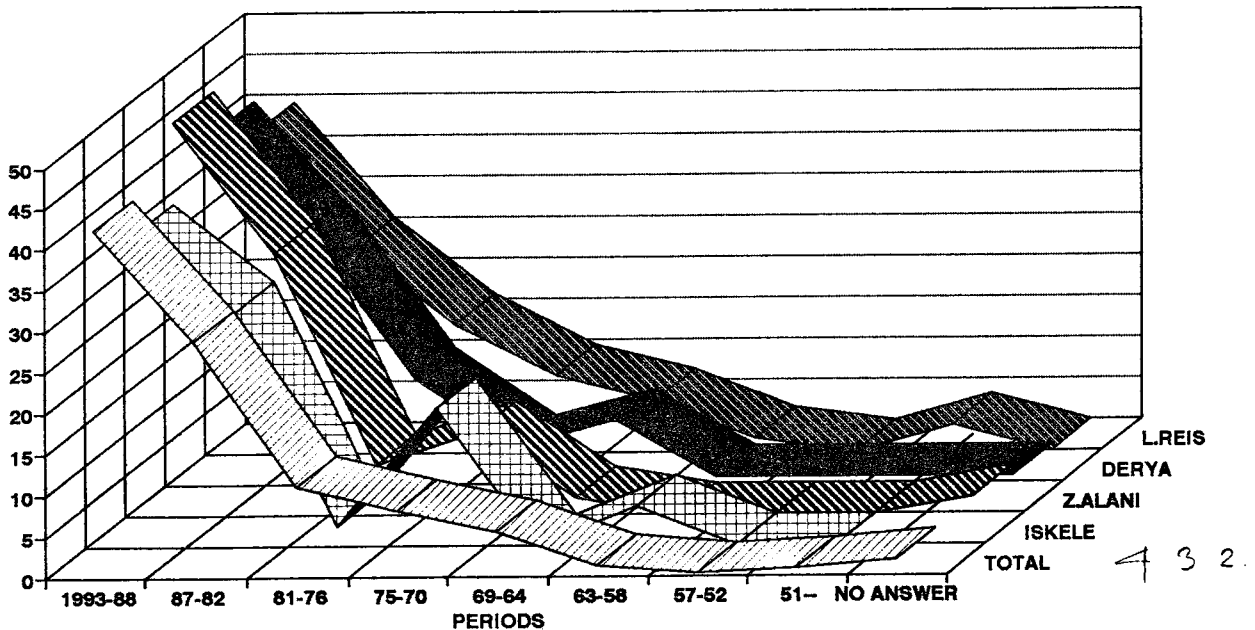


TABLE NO:4.3.2.1 CRITERIA FOR THE PREFERENCE OF THE PERMANENT HOME

	L.REIS		DERYA		Z.ALANI		ISKELE		TOTAL	
	NO	%	NO	%	NO	%	NO	%	NO	%
REASONABLE PRICE FOR RENT	30	2.38	260	7.12	120	12.4	110	13.8	520	7.78
REASONABLE PRICE FOR BUYING	130	10.3	330	9.04	70	7.22	100	12.5	630	9.43
LIKED THE HOUSE	70	5.56	300	8.22	80	8.25	30	3.75	480	7.19
LIKED THE ENVIRONMENT	440	34.9	1080	29.6	200	20.6	160	20	1880	28.1
PROXIMITY TO THE RELATIVES AND FRIENDS	80	6.35	220	6.03	30	3.09	40	5	370	5.54
PROX. TO THE CITY BUT MORE OPEN AREAS	180	14.3	540	14.8	130	13.4	50	6.25	900	13.5
FOR INVESTMENT	30	2.38	110	3.01	30	3.09	20	2.5	190	2.84
QUIET PLACE	20	1.59	80	2.19	50	5.15	50	6.25	200	2.99
CLIMATIC FACTORS	130	10.3	230	6.3	30	3.09	60	7.5	450	6.74
RECEIVED BY INHERITANCE	30	2.38	100	2.74	0	0	20	2.5	150	2.25
RETIREMENT	70	5.56	230	6.3	90	9.28	50	6.25	440	6.59
PROX. TO THE PLACE OF EMPLOYMENT	50	3.97	170	4.66	140	14.4	110	13.8	470	7.04
TOTAL	1260	100	3650	100	970	100	800	100	6680	100

SC48C59

TABLE NO:4.3.2.2. DISTRIBUTION OF THE USE OF PERMANENT HOMES IN PERIODS

PERIODS	L.REIS		DERYA		Z.ALANI		ISKELE		TOTAL	
	NO	%	NO	%	NO	%	NO	%	NO	%
1993-88	250	39.1	670	43	240	48	160	38.1	1320	42.3
87-82	160	25	460	29.5	160	32	120	28.6	900	28.9
81-76	100	15.6	200	12.8	30	6	10	2.38	340	10.9
75-70	60	9.37	70	4.49	50	10	70	16.7	250	8.01
69-64	40	6.25	120	7.69	10	2	0	0	170	5.45
63-58	10	1.56	10	0.64	0	0	20	4.76	40	1.28
57-52	0	0	10	0.64	0	0	0	0	10	0.32
51--	20	3.12	10	0.64	0	0	0	0	30	0.96
NO ANSWER	0	0	10	0.64	10	2	40	9.52	60	1.92
TOTAL	640	100	1560	100	500	100	420	100	3120	100

SC46

TABLE NO:4.3.2.3. DISTRIBUTION OF THE USE OF SECONDD HOMES IN PERIODS

PERIODS	L.REIS		DERYA		Z.ALANI		ISKELE		TOTAL	
	NO	%	NO	%	NO	%	NO	%	NO	%
1993-88	10	7.69	180	25	170	27	370	35.6	730	28.9
87-82	20	15.4	130	18.1	150	23	310	29.8	610	24.1
81-76	10	7.69	190	26.4	70	11	200	19.2	470	18.6
75-70	20	15.4	90	12.5	80	13	60	5.77	250	9.88
69-64	10	7.69	40	5.56	70	11	20	1.92	140	5.53
63-58	20	15.4	50	6.94	30	4.7	50	4.81	150	5.93
57-52	30	23.1	20	2.78	10	1.6	20	1.92	80	3.16
51--	10	7.69	10	1.39	10	1.6	0	0	40	1.58
NO ANSWER	0	0	10	1.39	50	7.8	10	0.96	60	2.37
TOTAL	130	100	720	100	640	100	1040	100	2530	100

Since second homes are being used seasonally at the vacations. They might have preferred the units because of their proximity to the central cities, to the permanent homes, to the sea, to their friends and relatives or proximity to the central areas of the districts, and existence of infra structure. Second home users might have also considered the houses as investment or they might have also received them by inheritance without their will.

They might have also preferred the units because of climatic factors or because of quietness and calmness of the area, seeing it as a way of escape from the central city congestion or they might have seen the area as a prestige region.

Answers to this question have neglected one answer which is being a prestige region. Also existence of the infra-structure, proximity to the friends and relatives, proximity to the centers of the districts, quietness and calmness of the area and receiving the unit by inheritance and using the unit as a factor of escape from the central city congestion do not come up as a factor for the preference of the second homes.

The most important criteria for the preference of the second homes are the proximity to the natural areas and to the sea. Secondly important criterion is proximity to the permanent homes. Third criterion is the climatic factors and fourth is the proximity to the sea.

Results are similar by the residential districts too. There are only small differences between the order ratios among the residential districts. Therefore it can be concluded that the criteria for the preference of the second homes are;

4.3.2.2. CRITERIA FOR THE PREFERENCE OF THE SECOND HOMES

Criteria for the preference of the second homes would have been different from the criterion of the permanent homes. Since second homes are being used seasonally at the vacations. They might have preferred the units because of their proximity to the central cities, to the permanent homes, to the sea, to their friends and relatives or proximity to the central areas of the districts, and existence of infra structure. Second home users might have also considered the houses as investment or they might have also received them by inheritance without their will.

They might have also preferred the units because of climatic factors or because of quietness and calmness of the area, seeing it as a way of escape from the central city congestion or they might have seen the area as a prestige region.

Answers to this question have neglected one answer which is being a prestige region. Also existence of the infra-structure, proximity to the friends and relatives, proximity to the centers of the districts, quietness and calmness of the area and receiving the unit by inheritance and using the unit as a factor of escape from the central city congestion do not come up as a factor for the preference of the second homes.

The most important criteria for the preference of the second homes are the proximity to the natural areas and to the sea. Secondly important criterion is proximity to the permanent homes. Third criterion is the climatic factors and fourth is the proximity to the sea.

Results are similar by the residential districts too. There are only small differences between the order ratios among the residential districts. Therefore it can be concluded that the criteria for the preference of the second homes are;

- .Proximity to natural environment
- .Proximity to the shores
- .Proximity to the central city
- .Climatic factors
- .Proximity to the permanent homes

Since second homes are the place of recreational activities for the people living in the cities. Being close to the natural environment and proximity to the shores and climatic factors have been criteria for the preference of the second homes. Also easy accessibility has been another criterion for choosing a place on the urban fringe.

(see table no:4.3.2.4; graph no:4.3.2.3)

GRAPH NO:4.3.2.3

CRITERIA FOR THE PREFERENCE OF THE SECOND HOME

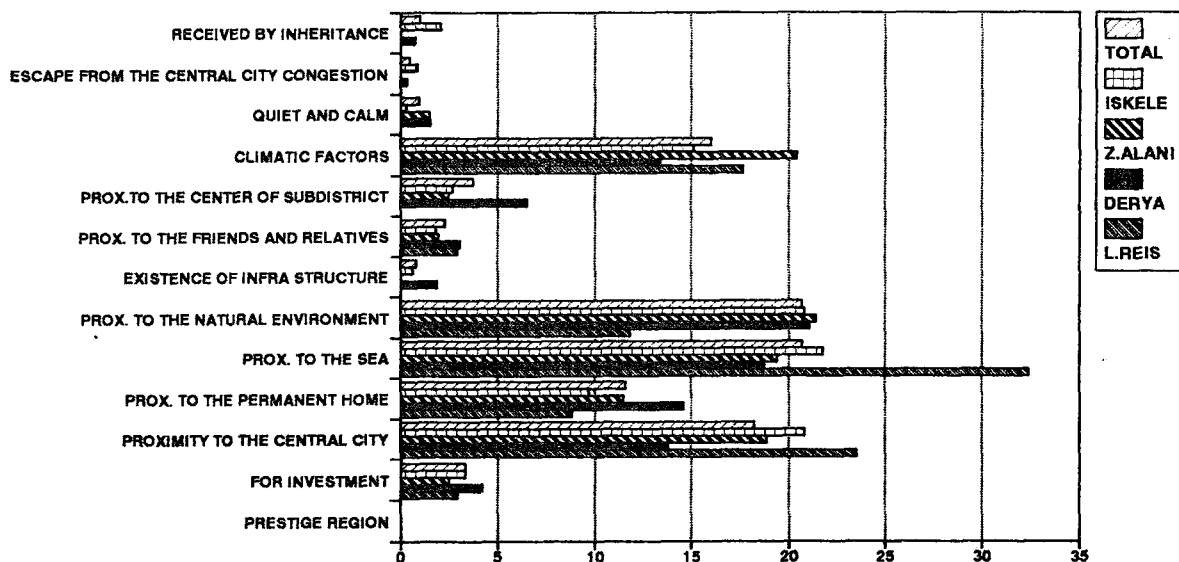


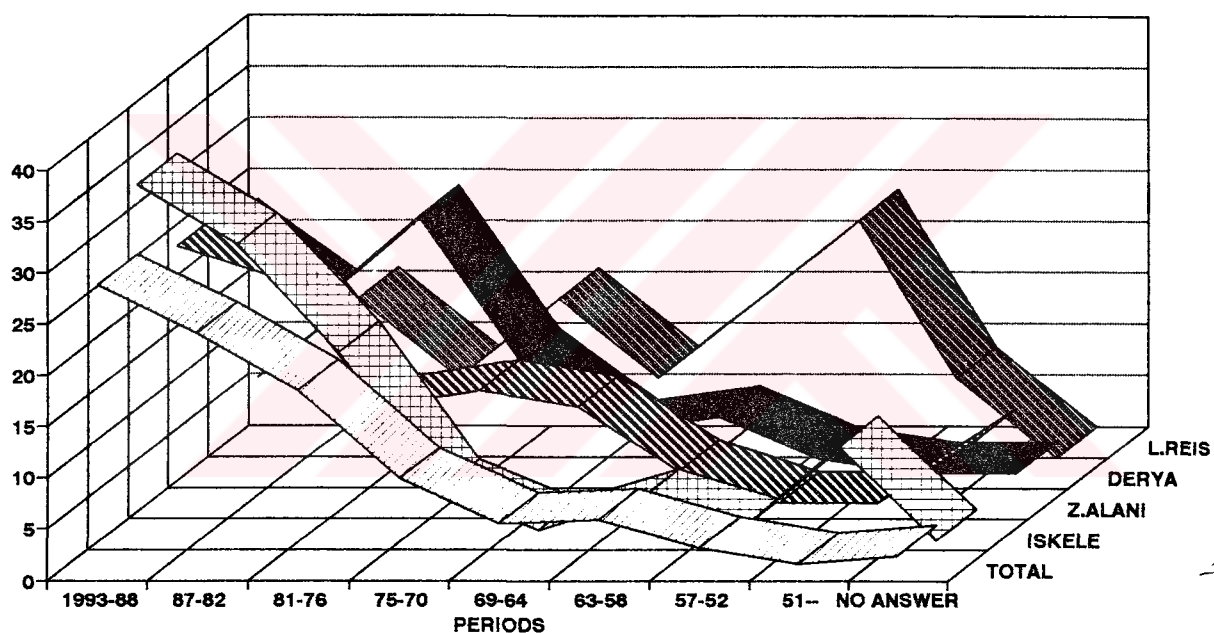
TABLE NO.4.3.2.4 CRITERIA FOR THE PREFERENCE OF THE SECOND HOME

	L. REIS		DERYA		Z. ALANI		SKELE		TOTAL	
	NO	%	NO	%	NO	%	NO	%	NO	%
PRESTIGE REGION	0	0	0	0	0	0	0	0	0	0
FOR INVESTMENT	10	2.94	110	4.21	50	2.49	110	3.32	280	3.39
PROXIMITY TO THE CENTRAL CITY	80	23.5	360	13.8	380	18.9	690	20.8	1510	18.3
PROX. TO THE PERMANENT HOME	30	8.82	380	14.6	230	11.4	320	9.67	960	11.6
PROX. TO THE SEA	110	32.4	490	18.8	390	19.4	720	21.8	1710	20.7
PROX. TO THE NATURAL ENVIRONMENT	40	11.8	550	21.1	430	21.4	690	20.8	1710	20.7
EXISTENCE OF INFRA STRUCTURE	0	0	50	1.92	0	0	20	0.6	70	0.85
PROX. TO THE FRIENDS AND RELATIVES	10	2.94	80	3.07	40	1.99	60	1.81	190	2.3
PROX. TO THE CENTER OF SUBDISTRICT	0	0	170	6.51	50	2.49	90	2.72	310	3.75
CLIMATIC FACTORS	60	17.6	350	13.4	410	20.4	500	15.1	1320	16
QUIET AND CALM	0	0	40	1.53	30	1.49	10	0.3	80	0.97
ESCAPE FROM THE CENTRAL CITY CONGESTION	0	0	10	0.38	0	0	30	0.91	40	0.47
RECEIVED BY INHERITANCE	0	0	20	0.77	0	0	70	2.11	90	1.05
TOTAL	340	100	2610	100	2010	100	3310	100	8270	100

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From the results of the period of second home usages it can be seen that second home demand on the area goes back to 1950s. But at 1976 the demand has increased, and the greatest demand is at the last five years. The second home demand increased in the area parallel to the second home developments on the coastal areas of Izmir. But this demand reached maximum points after 1982. (see graph no:4.3.2.4)

**DISTRIBUTION OF THE USE OF SECOND HOMES
IN PERIODS**



4.3.2.3 THE WAY OF USAGE OF THE SECOND HOMES

The second homes on the area are being used differently from the permanent homes. Second homes are being used in the summer mostly. It was asked to the sample whether they

used the homes in the winter as well but, majority said that they do not use them in the winter.

Second homes are being used mostly constantly in the summer. (see table no:4.3.2.5; 4.3.2.6). The one who use them at the weekends only take up a small minority. But 98% of the sample said that they do not use the hoes in the winter.

Totally second homes on the area are being used for 90 days with a ratio of 49%. This ratio is followed by the 120 days of usage with a ratio of 19%. This shows that second homes are being used for long periods of time in the summer. (see table no:4.3.2.7)

The permanent homes of those second home users are mostly located at the western axes of Izmir. Secondly the permanent homes are located at the central district. The permanent homes of the second home users are mostly located on the close areas to the second homes. (see table no:4.3.2.8)

The second home users mostly use private cars in forming the links with their permanent homes with a ratio of 50.2%. This result is followed by the use of public transportation with a ratio of 26% in total.
(see table:4.3.2.9)

It can be concluded that the second homes which are being used in the summer for long periods such as 90-120 days are located in the area. These permanent homes of the second home users are located mostly at the areas close to their second homes and they mostly use private car and secondly public transportation system to reach their second homes from the permanent homes.

4.3.2.4. SATISFACTION

After the getting information about the criteria for the location preference of the area, another question has been asked to the permanent home users. This question was about the satisfaction from the environment which they were living at. It was asked whether they wished to move to another residential place. 18.91 % of the population said that they wanted to move to another place. Although this ratio is not very big, it gives enough information about the population who do not want to live in the area. Correlation analysis between the satisfaction about the area and the social-economical characteristics of the population are examined below. (see table no ;4.3.2.10)

The number of persons living in a unit which the household want to move to another place is mostly four, but the households which continue to live in the area are smaller families mostly. (see table no ;4.3.2.11)

The population who wants to continue to live in the area is relatively older to the ones who want to move another place. The majority of the population who wants to move is concentrated between 30-44. (see table no:4.3.2.12) Incomes do not seem to differentiate from the ones who want to continue to live at the area.

Therefore, it can be concluded that the households who prefer to move to another residential area are younger and they are more crowded families compared to the ones who want to continue to live in the area. This shows that the area does not satisfy the needs of the of the younger families with children.

TABLE NO:4.3.2.5 FREQUENCY OF THE USE OF SECOND HOMES IN THE SUMMER

PERIODS	L.REIS		DERYA		Z.ALANI		ISKELE		TOTAL	
	NO	%	NO	%	NO	%	NO	%	NO	%
AT THE WEEKENDS	0	0	10	1.39	20	3.12	0	0	30	1.19
DURING THE WEEK	10	7.69	20	2.78	0	0	0	0	30	1.19
CONSTANTLY	120	92.31	690	95.83	620	96.87	1040	100	2470	97.63
TOTAL	130	100	720	100	640	100	1040	100	2930	100

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TABLE NO:4.3.2.6 FREQUENCY OF THE USE OF SECOND HOMES IN THE WINTER

PERIODS	L.REIS		DERYA		Z.ALANI		ISKELE		TOTAL	
	NO	%	NO	%	NO	%	NO	%	NO	%
DO NOT USE	130	100	690	95.83	630	98.44	1040	100	2490	98.42
AT THE WEEKENDS	0	0	20	2.78	10	1.56	0	0	30	1.19
DURING THE WEEK	0	0	10	1.39	0	0	0	0	10	0.4
TOTAL	130	100	720	100	640	100	1040	100	2530	100

TABLE NO:4.3.2.7 TOTAL PERIOD OF USE OF THE SECOND HOMES IN A YEAR

NUMBER OF MONTHS	L.REIS		DERYA		Z.ALANI		ISKELE		TOTAL	
	NO	%	NO	%	NO	%	NO	%	NO	%
-1	0	0	20	2.78	0	0	0	0	20	0.79
1	10	7.69	40	5.56	30	4.69	40	3.85	120	4.74
2	20	15.4	50	6.94	120	18.75	120	11.54	310	12.25
3	60	46.2	310	43.06	290	45.31	570	54.81	1230	48.62
4	30	23.1	160	22.22	120	18.75	180	17.31	490	19.37
5	0	0	60	8.33	40	6.25	50	4.81	150	5.93
6	10	7.69	80	11.11	30	4.69	60	5.77	180	7.11
6+	0	0	0	0	10	1.56	20	1.92	30	1.19
TOTAL	130	100	720	100	640	100	1040	100	2530	100

TABLE NO:4.3.2.8. LOCATION OF THE PERMANENT HOME OF THE SECOND HOME USERS

LOCATION	L.REIS		DERYA		Z.ALANI		ISKELE		TOTAL	
	NO	%	NO	%	NO	%	NO	%	NO	%
WEST AXES	50	38.5	520	72.22	370	57.81	470	45.19	1410	55.73
NORTH AXES	10	7.69	80	11.11	50	7.81	140	13.46	280	11.07
EAST AXES	0	0	40	5.56	40	6.25	40	3.85	120	4.74
SOUTH AXES	0	0	20	2.78	40	6.25	90	8.65	150	5.93
OUT.MMI,IN.PROVINCE	0	0	10	1.39	10	1.56	0	0	20	0.79
OUT. PROVINCE	0	0	20	2.78	40	6.25	60	5.77	120	4.74
OUT.COUNTRY	20	15.4	10	1.39	20	3.12	30	2.88	80	3.16
CENTRAL DISTRICT	50	38.5	20	2.78	70	10.94	210	23.19	350	13.83
TOTAL	130	100	720	100	640	100	1040	100	2530	100

YC50

TABLE NO:4.3.2.9

TRANSPORTION LINK BETWEEN THE SECOND HOME AND FIRST HOME

BY	L.REIS		DEYA		Z.ALANI		ISKELE		TOTAL	
	NO	%	NO	%	NO	%	NO	%	NO	%
PRIVATE CAR	20	15.4	280	38.9	350	54.7	620	59.6	1270	50.2
PUBLIC TRANS.	40	30.8	200	27.8	200	31.3	210	20.2	650	25.7
BOTH	50	38.5	210	29.2	80	12.5	170	16.4	510	20.2
OTHER	10	7.69	0	0	0	0	0	0	10	0.4
ACCOMONADTING OUT. THE PROVINCE	10	7.69	30	4.17	10	1.56	40	3.85	90	3.56

YC51

TABLE NO:4.3.2.10 DESIRE FOR ANOTHER RESIDENTIAL AREA

	L.REIS		DEYA		Z.ALANI		ISKELE		TOTAL	
	NO	%	NO	%	NO	%	NO	%	NO	%
YES	120	18.8	260	16.7	120	24	90	21.4	590	18.9
NO	520	81.3	1300	83.3	380	76	330	78.6	2530	81.1
TOTAL	640	100	1560	100	500	100	420	100	3120	100

SC90

TABLE NO:4.3.2.11

THE HOUSEHOLD SIZE OF THE FAMILIES

WHO ARE WILLING TO MOVE TO ANOTHER RESIDENTIAL PLACE

	HOUSEHOLD SIZE									
	1		2		3		4		5	
	NO	%	NO	%	NO	%	NO	%	NO	%
WILLING TO MOVE	10	1.69	150	25.42	120	20.34	160	27.12	80	13.56
UNWILLING TO MOVE	90	3.56	740	29.25	650	25.69	660	26.09	240	9.49

	HOUSEHOLD SIZE									
	6		7		8		9		TOTAL	
	NO	%	NO	%	NO	%	NO	%	NO	%
WILLING TO MOVE	60	10.17	0	0	0	0	10	1.69	590	100
UNWILLING TO MOVE	90	3.56	30	1.19	30	1.19	0	0	2530	100

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4.3.3 PHYSICAL CHARACTERISTICS

The land use pattern of the area which is the distribution of the urban land uses and the adequacy of these uses by distances and by quantities will be examined. In this section also problems related to the urban infra structural services will be discussed.

Since it has been predicted that the second homes on this area are going through a transition of usage in the preceding time with increasing ratios, it is necessary to know the problems of today because the predicted transition means that in the very near future the increasing demand for housing will lead to more urban service problems with the increasing population. Therefore to make predictions about the future it is necessary to measure the problems of today.

This part of the research is based on the examination of the land uses ,environmental problems and the adequacy of the urban public services. And this examination will take Limanreis and Derya residential districts apart from the Zeytinalani and Iskele res. districts.

4.3.3.1. LAND USE PATTERN

The land use study has been done at 1/5000 scale.and it consists of the developments on the coastal areas.

Limanreis and Derya Residential Districts;

The study area starts with Limanreis residential district on the western side of Aegean Military Commanding Area, and ends at the border of of Urla district. The major transportation link of the area is the Çesme-ÿzmir route. The built up area is along that road existing both on the seaside in small sections , but mostly on the other side. This part of the survey area seems to have lost urban fringe characteristics in time because it seems to be a

continuously built up area. Along the road, the size of the empty lots are not so great and they are not too many. Agricultural uses exist but they are beyond the built up area. The density of the residential areas is 151 persons/ha which is very low compared to the density of central city where it reaches 800per/ha. on the central areas and 500per/ha on the other residential areas close to the central areas.

The types of land uses on the area are residential uses, touristic establishments, trade, industry, civic services, nursery, primary school, junior high school, high school (military), mosque, and roads. The highest ratio is for the residential uses. then it is followed by the military school in the area.(See table no:4.3.3.1; see map no:4.3.3.1; map no:4.3.3.2)

TABLE NO:4.3.3.1

LIMANREIS AND DERYA RESIDENTIAL DISTRICT LAND USE PATTERN		PERM.HOM USERS	PERM+SEC HOME USER
TYPE OF LAND USE	AREA (HA)	M2/PERSO	M2/PERS
RESIDENTIAL AREAS	67.17	91	66
TOURISM ESTB. AREAS	2.79	3.79	2.74
COMMERCIAL AREAS	3.95	5.4	3.9
INDUSTRIAL AREAS	2.38	32	2.33
CIVIC SERVICES	0.9	1.2	0.88
NURSERY	0.08	0.1	0.08
PRIMARY SCHOOL	0.38	0.52	0.37
JUNIOR HIGH SCHOOL	0.38	0.52	0.37
MILITARY HIGH SCHOOL	25.3		
MOSQUE	0.04	0.05	0.04










POPULATION OF THE RESIDENTIAL DISTRICTS

	LIMANREIS	DERYA	TOTAL
PERMANENT HOME USERS	2080	5280	7360
SECOND HOME USERS	420	2400	2820
TOTAL	2500	7680	10180

NET DENSITY: 150 PERSONS/HA

LİMANREİS RESIDENTIAL DISTRICT - LAND USE PATTERN



-  RESIDENTIAL AREAS
-  COMMERCIAL AREAS
-  PRIMARY SCHOOL
-  HEALTH SERVICE
-  RELIGIOUS PLACE
-  ÇEŞME-İZMİR HIGHWAY
-  BRUSH-WOOD AREA
-  AGRICULTURAL AREAS
-  TOURISM ESTABLISHMENT AREAS

MAP NO:
4.3.1

REFERENCE:
H. CAY, 1991

ZEYTINALANI RESIDENTIAL DISTRICT- LAND USE PATTERN




SCALE :




IZMIR BAY





 COMMERCIAL AREAS

 HEALTH SERVICES

 TOURISM ESTABLISHMENT AREAS

 RESIDENTIAL AREAS

 EDUCATIONAL SERVICES

 AGRICULTURAL AREAS

MAP NO 4.3.3

REFERENCE:
URLA ANALYTICAL
SURVEY, 1992


İSKELE RESIDENTIAL DISTRICT - LAND USE PATTERN




SCALE





 COMMERCIAL AREAS

 EDUCATIONAL SERVICES

 TOURISM ESTABLISHMENT AREAS

 RESIDENTIAL AREAS

 HEALTH SERVICES

 RESIDENTIAL DISTRICT BORDER

MAP NO: 4.3.4

REFERENCE:
URLA ANALYTICAL
SURVEY, 1992

Zeytinalani and Iskele Residential Districts:

For these two residential districts which belong to another district of the province of Izmir a land use study of 1/5000 was done.

The border of the study area starts from the border of MMI to the farthest point of Iskele residential district. The major transportation link of the area is the Cesme -Izmir road and the Cesme-Izmir highway. The built-up area is along the Cesme-Izmir road at Zeytinalani res.district, but at Iskele res. district the built up area is along a road which adjoins the Cesme-Izmir road.

These two residential districts seems to support the urban fringe characteristics with the large empty lots and agricultural uses between the residential areas, and the density of the residential areas is 62persons/ha and 18units/ha. The density of the area is is very low compared to the Limanreis and Derya residential districts, which gives this area urban fringe characteristics.(see table no:4.3.3.2)

TABLE NO:4.3.3.2

ZEYTINALANI AND ISKELE RES. DISTRICTS LAND USE PATTERN		PERM.HOM USERS	PERM+SEC HOME USER
TYPE OF LAND USE	AREA (HA)	M2/PERSO	M2/PERS
RESIDENTIAL AREAS	143.3	22	161.7
TOURISM ESTB. AREAS	10.96		
COMMERCIAL AREAS	4.6	14.7	5.2
CIVIC SERVICES	0.8	2.5	0.9
PRIMARY SCHOOL	0.51	1.6	0.6
MOSQUE	0.56	1.8	0.6
PUBLIC PARKS	7.54	24	8.5
WAREHOUSE	0.23	0.7	0.3

POPULATION OF THE RESIDENTIAL DISTRICTS

	ZEYTINALANI	ISKELE	TOTAL
PERMANENT HOME USERS	1690	1430	3120
SECOND HOME USERS	2190	3550	5740
TOTAL	3880	4980	8860

NET DENSITY :62 PERSONS/HA

The type of land uses on the area are residential uses, trade, touristic establishments, primary schools, mosque, parks, civic services, and warehouse. (see map no:4.3.3.3; map no:4.3.3.4)

4.3.3.2 DISTRIBUTION OF THE LAND USE TYPES AND THEIR ADEQUACIES FOR USE

In this section the distribution of residential areas, trading area, tourism establishment areas, parks, schools, socio-cultural services, civic services, their characteristics will be examined. This examination will consider the distribution of the uses according to the standards of walking distances and the quantity of the areas per person, but these examination will take the the population of the second home users and permanent home users together considering that those second homes will be used as permanent homes in the future. Also from the results of the questionnaire, adequacy of some of these land use types will be discussed.

Residential Areas

Residential areas are made up of two types of residential uses; second homes and permanently used homes. These homes have been built by mostly detached houses. On the second line comes the row houses. Block type of zoning ordinance is common only at Derya residential district. (see table no:4.3.3.3). Those houses were mostly built independently. Although mass houses were built independently or by cooperatives. However they take up a small portion. (see table no:4.3.3.4) The mass housing projects have been produced mostly at Derya and Iskele residential district.

These homes which form the residential areas show different characteristics compared to the central city homes. Therefore the residential areas are different. The housing density at Limanreis and Derya is 151 persons/ha, while this density is 62 persons/ha for Zeytinalani and Iskele residential districts. The residential areas are much lower densed compared to the residential areas of the central cities, but the density decreases with the increasing distance from the central city as well.

Either because of uncontrolled planned developments or because of unplanned developments there are some conditions contradicting with the planning principals. For example at the Zeytinalani residential district, there is one parcel which has been surruounded by roads from all the sides. There are many houses which did not leave any place at the frontage. Most of the parcels have turned to face roads both on the back and on the front. These residential developemts led to the development of the area without technical and social infrastructural services, also they caused waste of land.

Indeed on the coastal areas according to the planning principals the services are to be concentrated at some points on the coasts while leaving their environs open., and the residential developments are to be located beyond the coastal area positioned vertically to the sea, but these developments do not give such a character. In this case residential developments are all parallel to the sea without leaving any open areas on the seaside. And services do not concentrate anywhere since there is lack of services.

Commercial Areas

Although commercial areas for the residential districts exist the neighborhood shopping centers had not developed. The

existing shopping centers consists of retail trading and it is mostly the sales of foods and building material and outware. Especially at Limanreis and at Zeytinalani commercial areas had not very well developed. For Limanreis and Derya residential districts the area of the commercial areas is 3.95 ha. which is 3.9 m²/person. For Zeytinalani and Iskele residential districts it is 5.2m²/persons. Although the acreage seems to be quiet enough the nonexistence of commercial areas is a problem. At Iskele residential district the traditional center had developed well, but another center had not developed. From the land use maps it can be indicated that the developed shopping centers are in reachable points but non- existence of neighborhood commercial areas comes up as a problem.

Tourism Establishment Areas

Tourism establishment areas exist in all of the residential districts. At Limanreis and Derya , it takes 2.79 ha and 10.96 ha. at Zeytinalani and Iskele residential districts. These tourism establishment areas which have developed when the sea was unpolluted still function, but with the changes in the environment they have started to change character as well.

Urban Public Services

The examination of public services in this survey has been done for second homes and permanent homes separately. This separation is due to the fact that some services are not being used by the second home owners.

The public services which can be used by the second home users are;

.health services

- .cultural services
- .governmental services

The public services which are being used by the permanent home users are;

- .health services
- .cultural services
- .governmental services
- .primary schools
- .High school
- .Nursery

Adequacy of these services have been examined both by distances and by quantities. (see table no:4.3.3.5; table no:4.3.3.6; table no:4.3.3.7)

Nurseries

At the Derya residential district a nursery exists with a parcel of 800m² but this is the only nursery of the area. Indeed the maximum walking distance for nurseries are 400m.

Almost all of the permanent home users agreed that nurseries are inadequate both by quantities and by distances. Since all of the residential districts give close results, the results of the total will be given. While 14.42% of the permanent home users did not give any answer, 83% of them found the distribution of the nurseries inadequate.

Primary Schools

The area of the primary schools is 3800m² at the Derya and Limanreis res. districts. This is 0.37m²/person. Which is very low compared with the standards of the 3194 numbered construction law. At Zeytinalani, it is 1900m². At Iskele two primary schools exist with an area of 1800m² each. At Iskele and Zeytinalani residential districts the it is 0.6m²/persons. This ratio has been found by taking both permanent and second homes into account.

For the adequacy of the primary schools, answers are all on the average. By quantities most of the permanent home users find it adequate since the majority of the population is very aged. This means that the schools hold the population at the primary school age.

By distances results came up different. At Limanreis half of the population find it adequate while the other half finds it inadequate. At Derya majority find it inadequate while at Zeytinalani the ratio for inadequacy is high. But at Iskele 73.8% of the permanent home users find the distribution of primary schools adequate in their residential districts.

At the Derya and Limanreis res. districts if this distribution is examined by the standards it can be seen that when the maximum walking distance is taken 800m. it leaves 1000m from the right and 4500m from the left side out of reach.

The primary schools which give service at Zeytinalani and Iskele residential districts leave some areas out of reach. Between Iskele and Zeytinalani residential districts there is an area which is 1400m. long out of walking distances of the schools. At Iskele there is an area 800-900m. long, and at Zeytinalani there is an area 1500m long. which is out of reach of the primary schools.

So it can be concluded that the the distribution of primary schools are adequate by quantity. But by distances the adequacy of the ratio decreases. Especially at Zeytinalani Derya and Limanreis residential districts the distribution of the primary schools by distances are inadequate.

Junior High Schools

For Derya and Limanreis residential districts there is only one junior high school which leaves 1000m. from one and 4500m. from the other side out of reach. It takes up an area of 3800m² which is 0.37 m²/person.

At Limanreis majority of the permanent home users find the distribution of the secondary schools inadequate both by quantity and by distance. Especially 90.6% of the permanent home users find it inadequate by distance. The users at the other residential districts find it adequate by quantity, but by distance all the residential districts find it inadequate with a ratio of 56.73%.

At Zeytinalani and Iskele residential districts a junior high school do not even exist.

High Schools

There is one high school at Derya residential district, but this high school takes the students by an examination therefore its service area is very wide. Therefore students of these districts either use the high school at the center of Narlibahce or they go to high schools in the central city.

When the adequacy of the distribution of high schools was asked, again all of the permanent home users found it inadequate by distance at all the residential districts. By quantity the results were for adequacy at Derya (59.6%) and Iskele (64.7%) residential districts. At Zeytinalani and Iskele residential districts high school do not exist.

Health Services

By quantity majority of the population found the distribution of the health services adequate, but by distances they found it inadequate except Iskele residential district. Although there is no health services at the Limanreis and Derya res. districts the population mostly found it adequate due to the fact that Dokuz Eylul University hospital was close and most them were using that hospital.

At Iskele majority of the population found it adequate both by distances (61.9%) and by quantities (78.6%) adequate due to the existence of the Urla hospital. In fact besides those hospitals there should be small health services such as clinics at easy accessible points.

Researches which have been done in foreign countries gave the standards of 0.15m²/person for a 1200m. half-diameter. But these standards are not compensated here on this area.

Cultural Services

At all of the residential districts the only cultural service existing are the mosques. Therefore all of both permanent and second home users agreed that cultural services are inadequate. The ratio of inadequacy is about 90% in total for the permanent home users. For second home users this ratio is 98%. During the interviews especially the permanent home users with young children pointed out, the problems of having no socio-cultural services. They said that their children do not know what to do in their leisure times. There is no facility for the youngsters. Therefore they do not want live in that area.

TABLE NO:4.3.3.3 DISTRIBUTION OF THE ZONING ORDINANCES

ZONING ORDINANCES	LIMANREIS			DERYA			ZEYTINALANI			ISKELE			TOTAL							
	PERM.	SECOND	NO	PERM.	SECOND	NO	PERM.	SECOND	NO	PERM.	SECOND	NO	PERM.	SECOND	NO					
	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%					
DETACHED	580	90.6	90	69.2	970	62.2	460	63.9	420	84	500	78.1	360	85.7	660	63.5	2330	74.7	1710	67.6
ROW	30	4.69	30	23.1	240	15.4	110	15.3	60	12	110	17.2	40	9.52	260	25	370	11.9	510	20.2
BLOCK	10	1.56	0	0	290	18.6	120	16.7	0	0	0	0	10	2.38	70	6.73	310	9.94	190	7.51
SEMI DETACH.	20	3.12	10	7.69	60	3.85	30	4.17	20	4	30	4.69	10	2.38	50	4.81	110	3.53	120	4.74
TOTAL	640	100	?	100	1560	100	720	100	500	100	640	100	420	100	1040	100	3120	100	2530	100

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TABLE NO:4.3.3.4 CONSTRUCTION PROCESS OF THE UNIT

TYPE OF CONSTRUCTION PROCESS	LIMANREIS			DERYA			ZEYTINALANI			ISKELE			TOTAL							
	PERM.	SECOND	NO	PERM.	SECOND	NO	PERM.	SECOND	NO	PERM.	SECOND	NO	PERM.	SECOND	NO					
	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%					
BUILT INDEPENDENTLY	600	94	130	100	1200	76.9	540	75	430	86	620	97	400	95.2	680	65.4	2630	84	1970	77.9
COOP.HOUSING	0	0	0	0	40	2.56	0	0	10	2	0	0	0	0	40	3.85	50	1.6	40	1.58
MASS HOUSING	40	6.3	0	0	320	20.5	180	25	60	12	20	3.1	20	4.76	320	30.8	440	14	520	20.6
TOTAL	640	100	130	100	1560	100	720	100	500	100	640	100	420	100	1040	100	3120	100	2530	100

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TABLE NO.4.3.3.5 ADEQUACY OF THE URBAN PUBLIC FACILITIES BY DISTANCES

	L.REIS		DERYA		Z.ALANI		ISKELE		TOTAL	
	NO	%	NO	%	NO	%	NO	%	NO	%
NURSEY										
ADEQUATE	0	0	90	5.77	0	0	20	4.76	110	3.53
IN ADEQUATE	590	92.2	1140	73.1	430	86	40	95.2	2560	82.05
NO ANSWER	50	7.81	330	21.2	70	14	0	0	450	14.42
PRIMARY SHOOOL										
ADEQUATE	310	48.4	790	50.6	180	36	310	73.8	1590	50.96
INADEQUATE	310	48.4	580	37.2	290	58	100	23.8	1280	41.03
NO ANSWER	20	3.12	190	12.2	30	6	10	2.38	250	8.01
SECONDARY SCHOOL										
ADEQUATE	40	6.25	780	50	180	36	120	28.6	1120	35.9
INADEQUATE	580	90.6	620	39.7	280	56	290	69.1	1770	56.73
NO ANSWER	20	3.12	160	10.3	40	8	10	2.38	230	7.37
HIGH SCHOOL										
ADEQUATE	40	6.25	660	42.3	20	4	120	28.6	840	26.92
INADEQUATE	580	90.6	750	48.1	440	88	290	69.1	2060	66.03
NO ANSWER	20	3.12	150	9.62	40	8	10	2.38	220	7.05
HEALTH SERVICES										
ADEQUATE	130	20.3	730	46.8	160	32	260	61.9	1280	41.03
INADEQUATE	510	79.7	750	48.1	310	62	150	35.7	1720	55.13
NO ANSWER	0	0	80	5.13	30	6	10	2.38	120	3.85
SOCIO CULTURAL SERV.										
ADEQUATE	0	0	70	4.49	10	2	0	0	80	2.56
INADEQUATE	630	98.4	1360	87.2	450	90	410	97.6	2850	91.35
NO ANSWER	10	1.56	130	8.33	40	8	10	2.38	190	6.09
CIVIC SERVICES										
ADEQUATE	60	9.37	1040	66.7	260	52	270	64.3	1630	52.24
INADEQUATE	570	89.1	430	27.6	220	44	140	33.3	1360	43.59
NO ANSWER	10	1.56	90	5.77	20	4	10	2.38	130	4.17

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TABLE NO:4.3.3.6 THE DISTRIBUTION OF THE URBAN PUBLIC SERVICES BY QUANTITIES

	L.REIS		DERYA		Z.ALANI		ISKELE		TOTAL	
	NO	%	NO	%	NO	%	NO	%	NO	%
NURSEY										
ADEQUATE	0	0	50	3.21	20	4	10	2.38	80	2.56
INADEQUATE	590	92.2	1180	75.6	41	82	410	97.6	2590	83.01
NO ANSWER	50	7.81	330	21.1	70	14	0	0	450	14.42
PRIMARY SHOOL										
ADEQUATE	510	79.7	1220	78.2	360	72	380	90.5	2470	79.17
INADEQUATE	110	17.2	140	8.97	100	20	30	7.14	380	12.18
NO ANSWER	20	3.12	200	12.8	40	8	10	2.38	270	8.65
SECONDARY SCHOOL										
ADEQUATE	220	34.7	1230	78.9	360	72	260	61.9	2070	66.35
INADEQUATE	400	62.5	170	10.9	90	18	160	38.1	820	26.28
NO ANSWER	20	3.12	160	10.3	50	10	0	0	230	7.37
HIGH SCHOOL										
ADEQUATE	190	29.7	1010	64.7	160	32	250	59.5	1610	51.6
INADEQUATE	430	67.2	390	25	290	58	170	40.5	1280	41.03
NO ANSWER	20	3.12	160	10.3	50	10	0	0	230	7.37
HEALTH SERVICES										
ADEQUATE	340	53.1	1110	71.2	250	50	330	78.6	2030	65.06
INADEQUATE	300	46.9	380	24.4	210	42	90	21.4	980	31.41
NO ANSWER	0	0	70	4.47	40	8	0	0	110	3.53
SOCIO CULTURAL SERV.										
ADEQUATE	0	0	100	6.41	0	0	10	2.38	110	3.53
INADEQUATE	630	98.4	1330	85.3	450	90	410	97.6	2820	90.38
NO ANSWER	10	1.56	130	8.33	50	10	0	0	190	6.09
CIVIC SERVICES										
ADEQUATE	290	45.3	1220	78.2	310	62	330	78.6	2150	68.91
INADEQUATE	340	53.1	250	16	170	34	850	21.4	850	27.24
NO ANSWER	10	1.56	90	5.77	20	4	120	0	120	3.85

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almost the same for all the residential districts. Both for permanent and second home users.

At Zeytinalani and Iskele residential districts noise pollution produced by the vehicles do not exist according to the 40% of the population, both by permanent and second home users. But in Limanreis residential district 37.5% of the permanent home users and 84.6% of the second home users said that noise pollution existed. 51.4% of the second home users at Derya said that noise pollution existed. This might be due to the fact that most of the units at Limanreis and at Derya res. districts have frontage on the Izmir-Cesme road and that might be reason for the existence of noise pollution produced by the vehicles on those areas. (see table no:4.3.2.8)

Air pollution is another type of pollution which in our cities. Since on the fringe areas there are more open areas, it was expected not to have any air pollution in total. The highest ratio for the existence of air pollution is in Zeytinalani residential district and many people agreed that this air pollution was due to the cement factory in the district. This is a land use type which contradicts to the character of the area.

Both permanent and second home users agreed on the existence of water pollution. People find the water salty therefore they do not use the water for drinking . So water has been considered polluted with a ratio of 77%. Distribution of the ratios for the existence of water pollution is about the same for all the residential districts.

Environmental pollution is the third type of pollution. From the total results a clear solution can not be taken, but when the results are examined by the residential districts

differences show up. At Limanreis residential district both perm. and second home users agree that there is environmental pollution with a ratio of 80%. Zeytinalani and Iskele shows the same characteristics. People agree on the existence of environmental pollution. Only at Derya res. district people agree that there is not any environmental pollution. This might be due to the fact that, this residential district has the sub-center of the district of the province. Being close to the sub-center might be a reason for the decrease in environmental pollution. Since urban facilities are more concentrated at the central areas of cities. (See Table no:4.3.3.9)

For examining the environmental pollution another variable has been taken into consideration . That is the currency of the garbage removal. This question has been asked in two ways. First the currency of the garbage removal in a week has been asked, and then the adequacy of this removal was asked.

In the Limanreis residential district garbage removal is being two times in a week with the highest ratio. This ratio was followed by one time in a week with the ratio of 26.6% and the majority of people living in that area find the currency inadequate with 54.7%. These results are close for the second homes too. (see table no:4.3.3.10)

Derya residential district has close results with Limanreis, but the majority of people living in that area find it adequate with a ratio of 59% for permanent homes and 54% for second homes.

Zeytinalani has close results with the other residential districts. Garbage removal takes place mostly two or three times in a week and the population finds it adequate.

Iskele residential district has very different results from the other three residential districts. Garbage removal takes place mostly five times in a week and the population finds it very adequate with a ratio of 80.8%. Of course garbage removal is related to services of the local authorities. From these results it can be seen that, this service is more adequate in Iskele compared to the other residential districts. At the other residential districts the answers are divided in half. Almost half of the population finds it adequate and the other half finds it inadequate. (see table no:4.3.3.11)

It can be concluded that in the area there is no noise pollution produced by people, but noise pollution produced by vehicles exists at two residential districts; Limanreis and Derya because many of the units on those residential districts have contacts with the Cesme-Izmir road. People do not complain about the air pollution. They say that it doesn't exist, but only at Zeytinalani existence of the cement factory created conflict with the environment. and it created air pollution.

Most of the permanent and second home users agreed on the existence water pollution. They all complained because they found water salty and most of the population agreed that there was environmental pollution. For garbage removal no definite answers has been taken for total.

The results of unplanned and uncontrolled planned developments come up as environmental problems which people suffer in the area. For example, a road which has been constructed parallel to the sea has caused the construction of houses on this road. Now the people living in those houses are suffering from noise pollution produced by

TABLE NO.4.3.3.7

ADEQUACY OF THE DISTRIBUTION OF THE PUBLIC SERVICES FOR SECOND HOME USERS

	L.REIS		DERYA		Z.ALANI		ISKELE		TOTAL	
	NO	%	NO	%	NO	%	NO	%	NO	%
HEALTH SERVICES										
ADEQUATE	60	46.2	210	29.2	160	25	750	72.1	1180	46.64
INADEQUATE	60	46.2	500	69.4	480	75	290	27.9	1330	52.57
NO ANSWER	10	7.69	10	1.39	0	0	0	0	20	0.79
CIVIC SERVICES										
ADEQUATE	10	7.69	380	52.8	150	23.4	780	75	1320	52.17
INADEQUATE	120	92.3	340	47.2	490	76.6	260	25	1210	47.83
NO ANSWER	0	0	0	0	0	0	0	0	0	0
SOCIO CULTURAL SERVICES										
ADEQUATE	0	0	10	1.39	20	3.12	20	1.92	50	1.98
INADEQUATE	130	100	710	98.6	620	96.9	****	98.1	2480	98.02
NO ANSWER	0	0	0	0	0	0	0	0	0	0

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TABLE NO.4.3.3.8 NOISE POLLUTION

	LIMANREIS			DERYA			ZEYTINALANI			ISKELE			TOTAL		
	PERM.	SECOND	NO %	PERM.	SECOND	NO %	PERM.	SECOND	NO %	PERM.	SECOND	NO %	PERM.	SECOND	NO %
HUMAN NOISE	0	0	0	10	0.64	0	0	0	0	0	0	10	2.38	0	0
YES	130	20.3	0	270	17.3	140	19.4	50	10	70	10.9	30	7.14	210	20.2
NO	510	79.7	130	1280	82.1	580	80.6	450	90	570	89.1	380	90.5	830	79.8
TOTAL	640	100	130	1560	100	720	100	500	100	640	100	420	100	1040	100
TRAFFIC NOISE															
NO ANSWER	0	0	0	0	0	0	20	2.78	0	0	0	40	9.52	0	0
YES	240	37.5	110	84.6	750	48.1	370	51.4	200	40	240	37.5	90	21.4	410
NO	400	62.5	20	15.4	810	51.9	330	45.8	300	60	400	62.5	290	69.1	630
TOTAL	640	100	130	100	1560	100	720	100	500	100	640	100	420	100	1040
PERM. TOTAL															
NO ANSWER	0	0	0	0	0	0	0	0	0	0	0	40	9.52	0	0
YES	240	37.5	110	84.6	750	48.1	370	51.4	200	40	240	37.5	90	21.4	410
NO	400	62.5	20	15.4	810	51.9	330	45.8	300	60	400	62.5	290	69.1	630
TOTAL	640	100	130	100	1560	100	720	100	500	100	640	100	420	100	1040
SECOND TOTAL															
NO ANSWER	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
YES	240	37.5	110	84.6	750	48.1	370	51.4	200	40	240	37.5	90	21.4	410
NO	400	62.5	20	15.4	810	51.9	330	45.8	300	60	400	62.5	290	69.1	630
TOTAL	640	100	130	100	1560	100	720	100	500	100	640	100	420	100	1040
NO % TOTAL															
NO ANSWER	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
YES	240	37.5	110	84.6	750	48.1	370	51.4	200	40	240	37.5	90	21.4	410
NO	400	62.5	20	15.4	810	51.9	330	45.8	300	60	400	62.5	290	69.1	630
TOTAL	640	100	130	100	1560	100	720	100	500	100	640	100	420	100	1040

TABLE NO:4.3.3.9 E EXISTENCE OF ENVIRONMENTAL PROBLEMS

POLLUTION PROBLEMS	LIMANREIS			DERYA			ZEYTINALANI			ISKELE			TOTAL			
	PERM.	SECOND	NO	PERM.	SECOND	NO	PERM.	SECOND	NO	PERM.	SECOND	NO	PERM.	SECOND	NO	
	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	
AIR POLLUTION																
NO ANSWER	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
YES	20	3.1	10	150	9.6	50	7	120	24	120	18.8	20	4.8	60	5.8	
NO	620	96.9	120	1410	81.4	670	93.1	380	76	520	81.2	40	95.2	980	94.2	
TOTAL	640	100	130	1560	100	720	100	500	100	640	100	420	100	1040	100	
WATER POLL.																
NO ANSWER	0	0	0	0	0	0	0	10	2	10	1.56	0	0	0	0	
YES	400	62.5	80	1160	74.4	600	83.3	450	90	540	84.4	270	64.3	740	71.1	
NO	240	37.5	50	40	25.6	120	16.7	40	8	90	14.1	150	35.7	300	28.9	
TOTAL	640	100	130	1560	100	720	100	500	100	640	100	420	100	1040	100	
ENV. POLL.																
NO ANSWER	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
YES	530	82.8	100	660	42.3	330	45.8	310	62	440	68.8	290	69	630	60.6	
NO	110	17.2	30	900	57.7	390	54.2	190	38	200	31.2	130	31	410	39.4	
TOTAL	640	100	130	1560	100	720	100	500	100	640	100	420	100	1040	100	

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TABLE NO:4.3.3.10 GARBAGE REMOVAL IN A WEEK

	LIMANREISO			DERYA			ZEYTINALANI			ISKELE			TOTAL					
	PERM.	SECOND	NO	PERM.	SECOND	NO	PERM.	SECOND	NO	PERM.	SECOND	NO	PERM.	SECOND	NO			
	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%			
0	10	1.56	0	10	0.64	10	1.39	0	0	10	1.56	0	0	20	1.92	40	1.58	
1	170	26.6	40	30.8	460	29.5	150	20.8	110	22	50	7.81	20	4.76	50	4.81	290	11.5
2	270	42.2	80	61.5	620	39.7	280	38.9	180	36	250	39.1	140	33.3	200	19.2	1210	38.8
3	140	21.9	10	7.69	210	13.5	130	18.1	140	28	240	37.5	110	26.2	270	26	600	19.2
4	10	1.56	0	0	10	0.64	10	1.39	40	8	30	4.69	0	0	40	3.85	60	1.92
5	30	4.69	0	0	250	16	140	19.4	30	6	50	7.81	150	35.7	460	44.2	460	14.7
6	10	1.56	0	0	0	0	0	0	0	0	10	1.56	0	0	0	0	10	0.32
TOTAL	640	100	130	100	1560	100	720	100	500	100	640	100	420	100	1040	100	3120	100

TABLE NO: 4.3.3.11 ADEQUACY OF THE GARBAGE REMOVAL

ADEQUACY	LIMANREIS			DERYA			ZEYTINALANI			ISKELE			TOTAL					
	PERM.	SECOND	NO	PERM.	SECOND	NO	PERM.	SECOND	NO	PERM.	SECOND	NO	PERM.	SECOND	NO			
	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%			
NO ANSWER	0	0	0	10	0.64	10	1.39	0	0	0	0	0	0	0	0	0	10	0.32
ADEQUATE	290	45.3	50	38.5	920	59	390	54.2	280	56	510	79.7	330	78.6	840	80.8	1820	58.3
INADEQUATE	350	54.7	80	61.5	630	43.4	320	44.4	220	44	130	20.3	90	21.4	200	19.2	1290	41.4
TOTAL	640	100	130	100	1560	100	720	100	500	100	640	100	420	100	1040	100	3120	100

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vehicles. Also they suffer from the air pollution. The industry uses which is a contradicting land use type for this area also exists. People have preferred to live in that area because of natural beauties, but these types of uses create problems.

4.3.3.4 ADEQUACY OF THE URBAN INFRA STRUCTURAL SERVICES

As it has been asserted previously at the fringe areas the provision of services and public utilities might be incomplete . In this case this kind of a problem has been observed as well. Therefore to understand the dimensions of this problem, questions related to the adequacy of infra-structural activities have been asked to the permanent and second home users. In this case adequacy of the roads, water supply , sewerage system and car parking problems have been examined.

Adequacy of the roads

Adequacy of the roads have been examined under three groups. It was asked whether they face such problems;

.The roads being neglected

.Narrow roads

.Roads without sidewalk (see table no:4.3.3.12)

All of the permanent and second home users agreed with very high ratios that the roads were neglected and the highest ratio was at Limanreis residential district, they agreed that the roads were neglected with a ratio of 95.3%. In total 84.2% of the users agreed that the roads were neglected. Also at Zeytinalani residential district both permanent and second home users agreed on that with very high ratios.

The permanent home users and the second home users agreed with very high ratios that the roads were narrow at the residential districts. In total 81% of the permanent home users and 76.7% of the second home users agreed that the roads were narrow.

Another criterion for the adequacy of the roads was the sidewalks of the roads. 85.9% of the permanent home users and 82.2% of the second home users agreed that the roads were lacking sidewalk. The highest ratio were among Limanreis and Zeytinalni.

It can be concluded that roads were inadequate in these aspects. The highest inadequacy was at the residential districts which were located at the farthest locations to the center of the residential districts.

Both water supply for drinking and water supply for use have are being taken from the city system. Only at Zeytinalani and at Iskele residential district about 15% of the users supply it from the well as well. That is the water supply for use do not create any problem . However water supply for drinking is a real problem. 74% of the permanent home users and 85 % of the second home users either buy or carry the water from the fountains because they find the water salty and polluted. This adds extra costs to the households. The distribution of the ratios are similar among the residential districts. (See table no:4.3.3.13; table no:4.3.3.14)

Sewerage system of the units are connected to the septic tanks in the parcels. Only at Iskele residential district 19% of the sewerage system of the units are connected to the purification system. Sewerage systems being connected to the septic tanks create great problems in time. Also the second

TABLE NO.4.3.3.12 ADEQUACY OF THE ROADS

CHARACTERISTICS	LIMANREIS			DERYA			ZEYTINALANI			ISKELE			TOTAL			
	PERM.	SECOND	NO	PERM.	SECOND	NO	PERM.	SECOND	NO	PERM.	SECOND	NO	PERM.	SECOND	NO	
	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	
NEGLECTED																
NO ANSWER	10	1.56	0	0	0	0	2	0	0	0	0	0	0	0	0	0
YES	610	95.3	110	84.6	1200	76.9	600	83	460	92	610	95.3	380	90.5	810	77.9
NO	20	3.12	20	15.4	360	23.1	120	17	30	6	30	4.69	40	9.52	230	22.1
TOTAL	640	100	130	100	1560	100	720	100	500	100	640	100	420	100	1040	100
NARROW																
NO ANSWER	0	0	0	0	10	0.64	0	78	10	2	0	0	0	0	0	0
YES	540	84.4	90	69.2	120	76.9	560	22	420	84	580	90.6	370	88.1	710	68.3
NO	100	15.6	40	30.8	350	22.4	160	100	70	14	60	9.37	50	11.9	330	31.7
TOTAL	640	100	130	100	1560	100	720	200	500	100	640	100	420	100	1040	100
NO SIDEWALK																
NO ANSWER	0	0	0	0	10	0.64	10	1.4	10	2	0	0	0	0	0	0
YES	630	98.4	120	92.3	1210	77.6	610	85	450	90	600	93.8	390	92.9	750	68.3
NO	10	1.56	10	7.69	340	21.8	100	14	40	8	40	6.25	30	7.14	290	31.7
TOTAL	640	100	130	100	1560	100	720	100	500	100	640	100	420	100	1040	100

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and permanent home users complained about it.
(see table no:4.3.3.15)

The question about the parking areas was asked to all the permanent and second home users. It was asked whether they were aware of the existence of the parking problem. In total 12% of the permanent home users and 5.93% of the second home users did not give any answer. 15% of the permanent home users and 21.3 % of the second home users said that there existed parking problems. This question was not enough to understand the dimensions of the parking problems so distribution of the parking areas of cars has been asked to the car owners as well. In total 60.8% of the permanent and 57.2% of the second home users are parking on the roads. 35.4% of the permanent home users and 41.6% of the second home users are parking in the parcels. 1.54% of the permanent home and 1.16% of the second home users were parking at empty lots and 2.31% of the perm. home users were parking at the site parking areas.

Roads and empty lots are unorganized parking areas. Therefore most of the parking areas both for permanent home users and second home users are irregular. The highest ratio of parking on the road is for Limanreis and Zeytinalani residential districts. This shows that these Derya and Iskele are different from the other residential districts by having much more organized parking areas.

(See Table No: 4.3.3.16; 4.3.3.17)

So it can be concluded that inadequacy of certain infra-structural activities exist in the area. This inadequacy sometimes shows differences according to the locations.

The results of the questionnaires are as follows;

TABLE NO:4.3.3.13 WATER SUPPLY FOR DRINKING

	LIMANREIS			DERYA			ZEYTINALANI			ISKELE			TOTAL							
	PERM.	SECOND	NO	PERM.	SECOND	NO	PERM.	SECOND	NO	PERM.	SECOND	NO	PERM.	SECOND	NO					
	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%					
FROM	20	3.1	0	10	0.64	0	50	10	50	7.81	10	2.38	20	1.92	90	2.9	70	2.77		
WELL	150	23	20	15.4	460	29.5	110	15.3	0	30	4.69	110	26.2	150	14.4	720	23	310	12.3	
CITY SYS.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0.3	0	0	
BOTH	470	73	110	84.6	1090	69.9	610	84.7	450	90	560	87.5	290	69.1	870	83.7	2300	74	2150	85
OTHER	640	100	130	100	1560	100	720	100	500	100	640	100	420	100	1040	100	3120	100	2530	100
TOTAL																				

TABLE NO:4.3.3.14 WATER SUPPLY FOR USE

	LIMANREIS			DERYA			ZEYTINALANI			ISKELE			TOTAL							
	PERM.	SECOND	NO	PERM.	SECOND	NO	PERM.	SECOND	NO	PERM.	SECOND	NO	PERM.	SECOND	NO					
	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%					
FROM	30	4.7	0	30	1.92	0	60	12	140	21.9	20	4.76	160	15.4	140	4.5	300	11.9		
WELL	600	94	130	100	1510	96.8	710	98.6	420	84	500	78.1	380	90.5	830	79.8	2910	93	2170	85.8
CITY SYS.	10	1.6	0	20	1.28	10	1.39	20	4	0	0	20	4.76	50	4.81	70	2.2	60	2.37	
BOTH	640	100	130	100	1560	100	720	100	500	100	640	100	420	100	1040	100	3120	100	2530	100
TOTAL																				

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TABLE NO:4.3.3.15 RESIDENTIAL SEWAPAGE SYSTEM

	LIMANREIS			DERYA			ZEYTINALANI			ISKELE			TOTAL							
	PERM.	SECOND	NO	PERM.	SECOND	NO	PERM.	SECOND	NO	PERM.	SECOND	NO	PERM.	SECOND	NO					
	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%					
CITY SYSTEM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
SEPTIC TANK	640	100	130	100	1560	100	720	100	500	100	640	100	420	100	850	81.7	3120	100	2340	92.5
TO THE SEA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PURIFICATION FAC.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL	640	100	130	100	1560	100	720	100	500	100	640	100	420	100	1040	1040	3120	100	2530	100

TABLE NO.4.3.3.16 DISTRIBUTION OF THE PARKING AREAS OF CARS

PARKING AREAS	LIMANREIS			DERYA			ZEYTINALANI			ISKELE			TOTAL							
	PERM.	SECOND	NO %	PERM.	SECOND	NO %	PERM.	SECOND	NO %	PERM.	SECOND	NO %	PERM.	SECOND	NO %					
	NO	%		NO	%		NO	%		NO	%		NO	%						
ON THE ROAD	270	93.1	50	55.6	360	59	190	48.7	70	63.6	310	70.5	90	45	440	54.3	790	60.8	990	57.2
IN THE LOT	10	3.45	40	44.4	220	36.1	200	51.3	40	36.4	130	29.6	100	50	350	43.2	460	35.4	720	41.6
EMPTY LOT	10	3.45	0	0	10	1.64	0	0	0	0	0	0	0	0	20	2.47	20	1.54	20	1.16
SITE PARK	0	0	0	0	20	3.28	0	0	0	0	0	0	10	5	0	0	30	2.31	0	0
TOTAL	290	100	90	100	610	100	390	100	110	100	440	100	200	100	810	100	1300	100	1730	100

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TABLE NO.4.3.3.17 PARKING PROBLEMS

	LIMANREIS			DERYA			ZEYTINALANI			ISKELE			TOTAL							
	PERM.	SECOND	NO %	PERM.	SECOND	NO %	PERM.	SECOND	NO %	PERM.	SECOND	NO %	PERM.	SECOND	NO %					
	NO	%		NO	%		NO	%		NO	%		NO	%						
NO ANSWER	50	7.81	0	0	80	5.13	50	6.94	90	18	50	7.81	140	33.3	50	4.81	360	12	150	5.93
YES	190	29.7	40	30.8	220	14.1	90	12.5	50	10	130	20.3	20	4.76	280	26.9	480	15	540	21.3
NO	400	62.5	90	69.2	1260	80.8	580	80.6	360	72	460	71.9	260	61.9	710	68.3	2280	73	1840	72.7
TOTAL	640	100	130	100	1560	100	720	100	500	100	640	100	420	100	1040	100	3120	100	2530	100

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4.3.4. HOUSING CHARACTERISTICS

Fringe areas show different characteristics compared to the central cities. One of these characteristics are the housing characteristics. In this case, the fringe is composed of both permanent and second homes. These two types of uses might have shown different characteristics. Therefore the first aim of this study was the determination of different characteristics of permanent and second homes.

The second aim of this study was based on transition from second to permanent home uses. If this area is to go through a transition of usage, will the units be adequate for permanent use in this period and in the next periods? Although the units might be adequate for permanent use for today, in the preceding years with the changes in the social-economic structure of the population, units might be inadequate for permanent use in the future which might lead changes in the characteristics of the second homes.

With the objectives mentioned above this study has been done for the determination of the characteristics of permanent homes and second homes which are ;

- .Building type , this characteristic consists of;
 - number of floors of a building
 - number of units in a building
 - total number of units in a building
- .Sizes of the units
 - number of rooms in a unit
- .Adequacy of the second homes for permanent use.

4.3.4.1. BUILDING TYPE

The buildings might have been constructed as a house or an apartment building. The results of the questionnaires give very definite answers. It is that the majority of the units were built as a house. The distribution of the types of the units according to the building types show differences between permanent homes and second homes. In total 63.1% of the permanently used units were built as a house, but this ratio is 88.9% for second homes. 36.0% of the permanent homes are built as an apartment building while this ratio is 11.1% for the second homes.

Also the distribution of the building types among the residential districts shows a different trend. With the increasing distance from the central city the number of apartment buildings decreases. Especially at Iskele residential district this ratio becomes 2.88% for the second homes. These decreases lead to increases in the number of houses.

(see table no:4.3.4.1)

It can be concluded that the type of buildings at the study area is mostly houses, but the proportion of houses are higher for second homes. However the greater number of apartment buildings for permanently used homes bring us to a conclusion that transition from second home to permanent homes might lead to the construction of apartment buildings.

The buildings can be characterized as low buildings in general only in the Derya residential district 14.1% of the permanent homes are buildings of 5 stories. Majority of the buildings are composed of one or two stories.

(see table no:4.3.4.2)

TABLE NO:4.3.4.1 BUILDING TYPE OF THE UNIT

TYPE	LIMANREIS			DERYA			ZEYTINALANI			ISKELE			TOTAL							
	PERM.	SECOND	NO	PERM.	SECOND	NO	PERM.	SECOND	NO	PERM.	SECOND	NO	PERM.	SECOND	NO					
	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%					
HOUSE	410	64.1	110	84.6	790	50.6	510	70.8	390	78	620	96.9	380	90.5	1010	97.1	1970	63.1	2250	88.9
APART.	230	35.9	20	15.4	770	49.4	210	29.2	110	22	20	3.12	40	9.52	30	2.88	1150	36.9	80	11.1
TOTAL	640	100	130	100	1560	100	720	100	500	100	640	100	420	100	1040	100	3120	100	2520	100

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TABLE NO:4.3.4.2 NUMBER OF FLOORS OF THE BUILDINGS WHICH THE UNITS BELONG

NUMBER OF FLOORS	LIMANREIS			DERYA			ZEYTINALANI			ISKELE			TOTAL							
	PERM.	SECOND	NO	PERM.	SECOND	NO	PERM.	SECOND	NO	PERM.	SECOND	NO	PERM.	SECOND	NO					
	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%					
1	160	25	40	30.8	430	27.6	290	40.3	120	24	270	42.2	190	45.2	290	27.9	900	28.9	890	35.2
2	270	42.2	70	53.9	360	23.1	180	25	300	60	360	56.3	190	45.2	640	61.5	1120	35.9	1250	49.4
3	160	25.3	10	7.69	280	18	60	8.33	500	10	100	1.56	30	7.14	50	4.81	520	16.6	130	5.14
4	50	7.81	10	7.69	270	17.3	100	13.9	20	4	0	0	10	2.38	60	5.77	350	11.2	170	6.72
5	0	0	0	0	220	14.1	90	12.5	10	2	0	0	0	0	0	0	230	7.37	90	3.56
TOTAL	640	100	130	100	1560	100	720	100	500	100	640	100	420	100	1040	100	3120	100	2530	100

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TABLE NO: 4.3.4.3 NUMBER OF ONITS ON A FLOOR

NUMBER OF UNITS	LIMANREIS			DERYA			ZEYTINALANI			ISKELE			TOTAL							
	PERM.	SECOND	NO	PERM.	SECOND	NO	PERM.	SECOND	NO	PERM.	SECOND	NO	PERM.	SECOND	NO					
	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%					
0	140	21.9	10	7.69	150	9.62	140	19.4	140	28	270	42.2	130	31	450	43.3	560	18	870	34.4
1	390	60.9	100	76.4	740	47.4	380	52.8	270	54	320	51.6	280	66.7	520	50	1680	53.9	1330	52.6
2	90	14.1	20	15.4	530	34	190	26.4	50	10	40	6.25	10	2.38	70	6.73	680	21.8	320	12.7
3	20	3.12	0	0	20	1.28	0	0	40	8	0	0	0	0	0	0	80	2.56	0	0
4	0	0	0	0	120	7.69	10	1.39	0	0	0	0	0	0	0	0	120	3.85	10	0.4
TOTAL	640	100	130	100	1560	100	720	100	500	100	640	100	420	100	1040	100	3120	100	2530	100

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Also most of the buildings are composed of one unit on a floor. Duplex building uses are very common among the second homes. 34% of the second homes and 18% of the permanent homes are duplex houses. (see table no:4.3.4.3.)

The total number of units on a building is mostly one, for second homes the ratio for the buildings with one unit is higher. It is 79.5% in total. The buildings with more units are located at the Derya residential district since a subcenter is located in this residential district. (see table no:4.3.4.4)

It can be concluded that most of the second homes and permanent homes were built as houses, the apartment buildings are mostly concentrated at the Derya residential district where a subcenter is located. The buildings are mostly low buildings and majority of them has one unit, this characteristic is common in all the residential districts except Derya residential district.

4.3.4.2. SIZES OF THE UNITS

Majority of the units are between 76-150m². This result is true for both the second homes and permanent homes. These results can be taken from all the residential districts. Yet Zeytinalani and Iskele residential districts show some distinctions, at those residential districts the majority of the units are a bit smaller.

In general sizes of the units are quite large and adequate for permanent use.

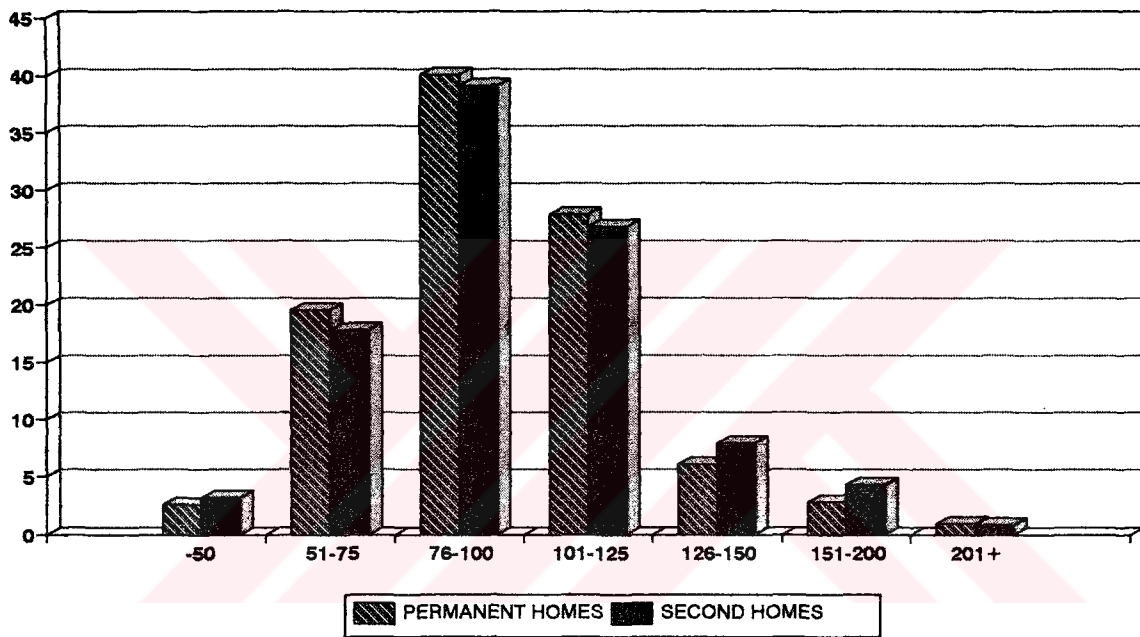
(see table no:4.3.4.5; graph no: 4.3.4.2)

The sizes of the units can be examined by the room capacities of the units as well. The characteristic of

number of rooms in a unit is the same among all the residential districts. The majority of the units hold 4 rooms including the living room. This is followed by the units with 3 rooms. The ratios for the units with more number of rooms is or less are at very low levels.

GRAPH NO:4.3.4.1

DISTRIBUTION OF THE UNITS BY SIZES



Therefore it can be concluded that the sizes of the rooms seems to be adequate for the permanent use.

(see table no:4.3.4.6)

4.3.4.3. ADEQUACY OF THE SECOND HOMES IN CASE OF PERMANENT USE

Second homes are lacking one point that is the heating system . It has been asked to the second home users and permanent home users whether they were having any heating system. The majority of the second home users said that

TABLE NO.4.3.4.4 TOTAL NUMBER OF UNITS ON A FLOOR

NUMBER OF UNITS	LIMANREIS				DERYA				ZEYTINALANI				ISKELE				TOTAL			
	PERM.		SECOND		PERM.		SECOND		PERM.		SECOND		PERM.		SECOND		PERM.		SECOND	
	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%
1	360	56.3	90	69.2	580	37.2	460	63.9	250	50	540	84.4	320	76.2	920	88.5	1510	48.4	2010	79.5
2	70	10.9	20	15.4	200	12.8	20	2.78	130	260	80	12.5	60	14.3	30	2.88	460	14.7	150	5.93
3	80	12.5	10	7.69	80	5.13	30	4.17	40	8	0	0	20	4.76	20	1.92	220	7.05	60	2.37
4	30	4.69	0	0	70	4.49	20	2.78	0	0	20	3.12	20	4.76	10	0.96	120	3.85	50	1.98
5	0	0	0	0	10	0.64	0	0	0	0	0	0	0	0	0	0	10	0.32	0	0
6	50	7.81	0	0	160	10.3	10	1.39	50	10	0	0	0	0	10	0.96	260	8.33	20	0.79
7	0	0	0	0	10	0.64	0	0	0	0	0	0	0	0	0	0	10	0.32	0	0
8	30	4.69	10	7.69	140	8.97	80	11.1	20	4	0	0	0	0	50	4.81	190	6.09	140	5.53
Nine +	20	3.12	0	0	310	19.9	100	13.9	10	2	0	0	0	0	0	0	340	10.9	100	3.96
TOTAL	640	100	130	100	1560	100	720	100	500	100	640	100	420	100	1040	100	3120	100	2530	100

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TABLE NO:4.3.4.5 DISTRIBUTION OF THE UNITS BY SIZES

SIZE OF HOUSES M2	LIMANREIS				DERYA				ZEYTINALANI				ISKELE				TOTAL			
	PERM.		SECOND		PERM.		SECOND		PERM.		SECOND		PERM.		SECOND		PERM.		SECOND	
	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%
-50	20	3.12	0	0	30	1.92	40	5.56	20	4	20	3.12	10	2.38	20	1.92	80	2.56	80	3.16
51-75	100	15.6	20	15.4	280	18	80	11.1	110	22	200	31.3	120	28.6	150	14.4	610	19.6	450	17.8
76-100	240	37.5	60	46.2	600	38.5	270	37.5	240	48	240	37.5	170	40.5	420	40.4	1250	40.1	990	39.1
101-125	200	31.3	30	23.1	520	33.3	260	36.1	90	18	120	18.8	60	14.3	270	26	870	27.9	680	26.9
126-150	60	9.37	0	0	60	3.85	40	5.56	40	8	60	9.37	30	7.14	100	9.62	190	6.09	200	7.91
151-200	20	3.12	10	7.69	60	3.85	30	4.17	0	0	0	0	10	2.38	70	6.73	90	2.88	110	4.35
201+	0	0	10	7.69	10	0.64	0	0	0	0	0	0	20	4.76	10	0.96	30	0.96	20	0.79
TOTAL	640	100	130	100	1560	100	720	100	500	100	640	100	420	100	1040	100	3120	100	2530	100

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TABLE NO.4.3.4.6 DISTRIBUTION OF THE UNITS BY THEIR ROOM CAPACITIES

NUMBER OF ROOMS	LIMANREIS				DERYA				ZEYTINALANI				ISKELE				TOTAL			
	PERM.		SECOND		PERM.		SECOND		PERM.		SECOND		PERM.		SECOND		PERM.		SECOND	
	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%
1	0	0	0	0	0	0	10	1.39	0	0	0	0	0	0	0	0	0	0	10	0.4
2	20	3.12	0	0	60	3.85	20	2.78	40	8	50	7.81	0	0	40	3.85	120	3.85	110	4.35
3	150	23.4	60	46.2	480	30.8	290	40.3	210	42	250	39.1	140	33.3	230	22.1	980	31.4	830	32.8
4	370	57.8	40	50.8	950	60.9	370	51.3	240	48	310	48.4	250	59.5	530	51	1810	58	1250	49.4
5	50	7.81	10	7.69	40	2.56	20	2.78	10	2	20	3.12	20	4.76	210	20.2	120	3.85	260	10.3
6	30	4.69	10	7.69	30	1.92	10	1.39	0	0	10	1.56	0	0	10	0.96	60	1.92	40	1.58
7	20	3.12	10	7.69	0	0	0	0	0	0	0	0	10	2.38	20	1.92	30	0.96	30	1.19
TOTAL	640	100	130	100	1560	100	720	100	500	100	640	100	420	100	1040	100	3120	100	2530	100

they did not have any heating system. The permanent home users mostly use ovens for heating that mean in case of heating system should be added to the second homes.

(see table no: 4.3.4.7)

To have an idea about the adequacies of the second homes in case of permanent use it was asked to the second home users whether the size of the house, number of rooms, sizes of the rooms, size of the bathroom, size of the kitchen, heating system was adequate for permanent use. Most of the second home users found their second homes adequate for permanent use. However there was about 15% of the second home users who did not find the second homes adequate for permanent use. Especially in the case of heating system this ratio reached up 35% in general.

(see table no:4.3.4.8)

To have an idea about whether there will be changes in the case of transition of usage, it was asked to the second home users whether they thought of any changes such as; additional room, reconstructing, enlargement of the bathroom, additional floor, additional heating system, floor surface change, joiner change, joiner changes, additional shutters, enlargement of the rooms.

Such changes were desired mostly in the Derya residential district, the desire for such changes were very low in the other residential districts.

The distinction of Derya shows that the houses of this residential district which is on the subcenter is to go through changes in case of permanent use. (see table no:4.3.4.9)

TABLE NO: 4.3.4.7 HEATING SYSTEM OF THE UNITS

HEATING SYSTEM	LIMANREIS				DERYA				ZEYTINALANI				ISKELE				TOTAL			
	PERM.		SECOND		PERM.		SECOND		PERM.		SECOND		PERM.		SECOND		PERM.		SECOND	
	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%
OVEN	540	84.4	850	38.5	1440	92.3	370	51.4	490	98	210	32.8	400	95.2	170	16.4	2870	92	800	31.6
CENTRAL HEAT. SYS.	0	0	0	0	0	0	10	1.39	0	0	0	0	0	0	10	0.96	0	0	20	0.79
STORAGE CENTRAL HEAT. SYS.	100	15.6	0	0	110	7.05	10	1.39	10	2	10	1.56	20	4.76	150	14.4	240	7.69	170	6.72
NONE	0	0	80	61.5	10	0.64	330	45.8	0	0	420	65.6	0	0	80	68.3	10	0.32	1540	60.9
TOTAL	640	100	130	100	1560	100	720	100	500	100	640	100	420	100	1040	100	3120	100	2530	100

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TABLE NO : 4-3-1-8 ADEQUACY OF THE SECOND HOMES IN CASE OF PERMANENT USE

	L.REIS		DERYA		Z.ALANI		ISKELE		TOTAL	
	NO	%	NO	%	NO	%	NO	%	NO	%
SIZE OF THE HOUSE	50	100	150	71	220	88	300	93.8	720	86.75
ADEQUATE										
INADEQUATE	0	0	60	28.6	30	22	20	6.25	110	4.35
NO OF ROOMS	50	100	150	71.4	210	84	290	90.6	700	84.34
ADEQUATE										
INADEQUATE	0	0	60	28.6	40	16	30	9.38	130	15.66
SIZES OF THE ROOMS	50	100	150	71.4	210	84	290	90.6	700	84.34
ADEQUATE										
INADEQUATE	0	0	60	28.6	40	16	30	9.38	130	15.66
SIZE OF THE BATHROOM	50	100	150	71.4	230	92	300	93.5	730	87.95
ADEQUATE										
INADEQUATE	0	0	60	28.6	20	8	20	6.25	100	12.05
SIZE OF THE KITCHEN	50	100	150	71.4	230	92	300	93.5	730	87.95
ADEQUATE										
INADEQUATE	0	0	60	28.6	20	8	20	6.25	100	12.05
HEATING SYSTEM	40	80	110	52.4	160	64	230	71.9	540	65.06
ADEQUATE										
INADEQUATE	10	20	100	47.6	90	36	90	28.1	290	34.94

TABLE NO 4.3.4.9 DESIRED CHANGES IN CASE OF PERMANENT USE

CHANGES	L.REIS		DERYA		Z.ALANI		ISKELE		TOTAL	
	NO	%	NO	%	NO	%	NO	%	NO	%
ADDITIONAL ROOM										
YES	0	0	50	23.8	30	11.5	40	12.9	120	14.5
NO	50	100	160	76.2	230	88.5	270	87.1	710	85.5
RECONSTRUCTION										
YES	0	0	50	23.8	10	4	10	3.2	70	8.6
NO	50	100	160	76.2	230	96	300	97.8	740	91.4
ENLARGEMENT OF THE BATH										
YES	0	0	30	14.3	0	0	0	0	30	3.614
NO	50	100	180	85.7	260	100	310	100	800	96.39
ADDITIONAL FLOOR										
YES	0	0	70	33.3	30	11.5	20	6.45	120	14.46
NO	50	100	140	66.7	230	88.5	290	93.5	710	85.54
ADDITIONAL HEATING SYSTEM										
YES	10	20	60	23.1	60	23.1	70	22.6	200	24.1
NO	40	80	200	76.9	200	76.9	240	77.4	630	75.9
FLOOR SURFACE CHANGE										
YES	0	0	80	38.1	0	0	20	6.45	100	12.05
NO	50	100	130	61.9	260	100	290	93.5	730	87.95
JOINERY CHANGES										
YES	10	20	80	38.1	0	0	20	6.45	110	13.25
NO	40	80	130	61.9	260	100	290	93.5	720	86.75
ADDITIONAL SHUTTERS										
YES	0	0	80	38.1	0	0	30	9.68	110	13.25
NO	50	100	130	61.9	260	100	280	90.3	720	86.75
ENLARGEMENT OF THE ROOMS										
YES	0	0	70	35	0	0	0	0	70	8.642
NO	40	100	130	65	260	100	310	100	740	91.36

4.3.5 TRANSITION OF THE USES FROM SECOND TO PERMANENT HOMES

In this section transition from permanent home usage to second home usage will be discussed. This discussion will consider both the previous transitions and the expected transitions. This discussion is being carried on by the results of the questionnaires which have been applied both to the permanent home users and second home users.

The questions which have been asked to the permanent home users were to test the existence of transition. It's period and reasons for transition of uses.

The questions which have been asked to the second home users were to test the expected transition of uses. Therefore, decisions about the future uses of second homes have been asked to the second home users. If they are to use these homes permanently, then reasons for the transition of uses have been asked. Also for the future decisions the second home users might want to sell or rent their homes which might lead to the transition of uses, so reasons for selling or renting the homes have been asked to the second home users as well.

Answers to these questions gives us a chance to test the existence of transition, period of transition and factors of transition from the user's side.

4.3.5.1 EXISTING TRANSITION FROM SECOND HOME TO PERMANENT HOME USAGE

These results have been taken from the contacts with the permanent home users. Primarily, information related to the previous uses of the permanent homes have been asked to understand those permanent homes had gone through

transition of usage. But this question was not enough because it was being asked to the current users. The permanent homes might have been used by previous users as second homes too. Therefore another question has been asked related to the previous uses of the second homes by the previous users. Then questions related to the periods of transition which have taken place has been asked. Also to understand the factors of transition of uses have been asked to the permanent home users.

4.3.5.1.1 PREVIOUS USES OF THE SECOND HOMES

Permanent homes were mostly used as permanent homes previously, but 13% of the permanent homes were used as second homes by the current users. Highest rate of transition was at Iskele residential district [19%], then in Limanreis residential district with 16%. (see table no:4.3.5.1)

TABLE NO:4.3.5.1 PREVIOUS USES OF THE PERMANENT HOMES

PREVIOUS USES	L.REIS		DERYA		Z.ALANI		ISKELE		TOTAL	
	NO	%	NO	%	NO	%	NO	%	NO	%
PERMANENT HOME	540	84	1380	88.5	440	88	340	81	2700	86.5
SECOND HOME	100	16	180	11.5	60	12	80	19.1	420	13.5
TOTAL	640	100	1560	100	500	100	420	100	3120	100

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When we look at the results of previous use of the permanent homes by the previous users we can see that 12.8% of the permanent homes were second homes as well. Although almost half of the questionnaires did not give an answer. That they did not have any idea about the previous use 12.3% of them had gone through transition. (See table no:4.3.5.2)

TABLE NO:4.3.5.2

PREVIOUS USE OF THE PERM. HOMES BY THE PREVIOUS USERS

	L.REIS		DERYA		Z.ALANI		ISKELE		TOTAL	
	NO	%	NO	%	NO	%	NO	%	NO	%
PERMANENT HOME	70	58.3	290	39.7	110	40.7	50	38.5	520	41.6
SECOND HOME	10	8.33	90	12.3	50	18.5	10	7.69	160	12.8
DON'T KNOW	40	33.3	350	48	110	40.7	70	53.9	1250	45.6
TOTAL	120	100	730	100	270	100	130	100	1930	100

4.3.5.1.2 PERIOD OF TRANSITION

For determining the factors of transition it is a tool to know the periods of transition of usage. Therefore to determine the period of transition the permanent home users who have had used their homes as second homes previously were asked another question; The period which they have changed the type of their homes.

For this question, we have totally 280 answers. From these answers the highest ratio is for the last five years which are between 1993-1988. The ratio is 71.43%. Secondly comes the 1987-82 period. But in that period totally 17.9% of the second homes transformed into permanent homes. It can be seen that the ratio falls down as we go back. (see table no :4.3.5.3 see graph no:4.3.5.1)

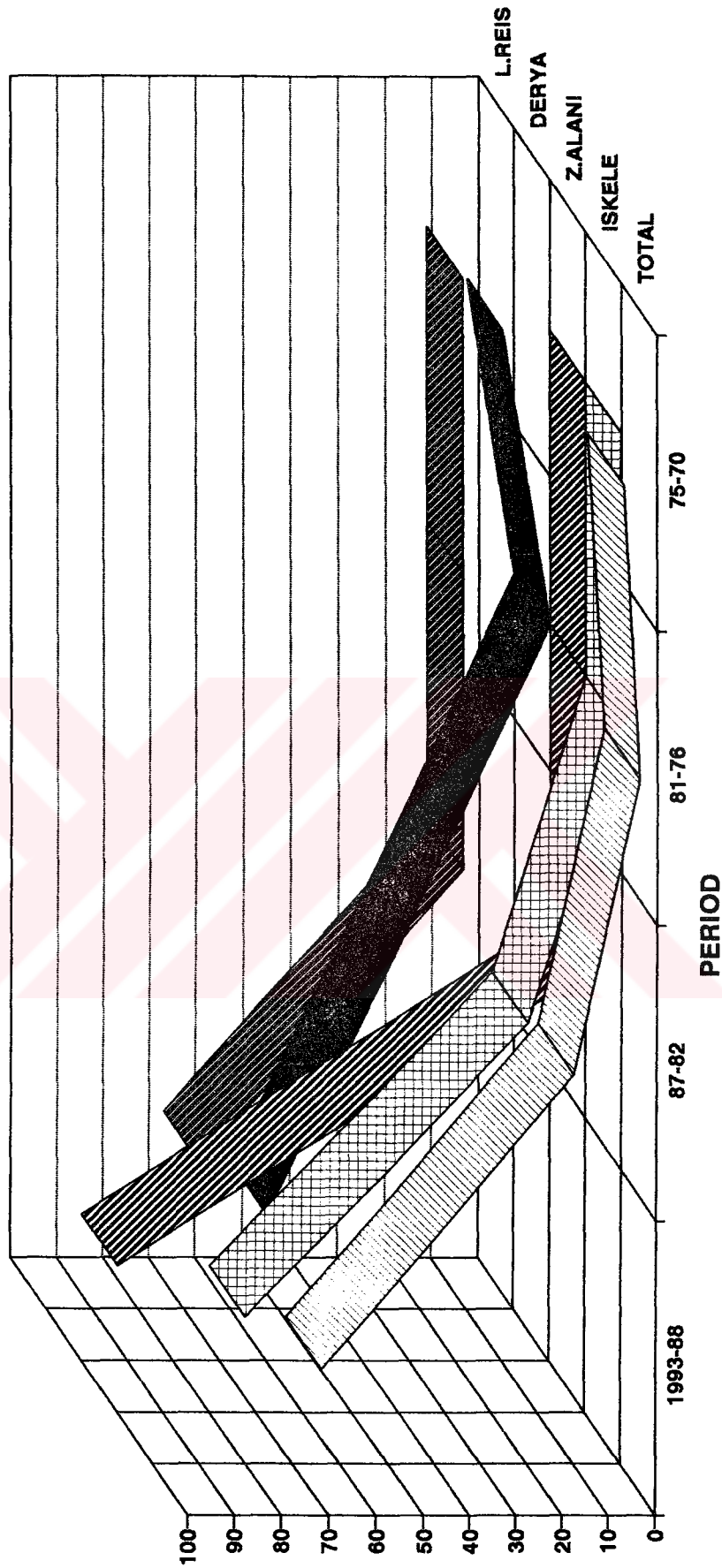
TABLE NO:4.3.5.3

TRANSITION PERIOD FROM SECOND HOME USAGE TO PERMANENT HOME USAGE

PERIODS	L.REIS		DERYA		Z.ALANI		ISKELE		TOTAL	
	NO	%	NO	%	NO	%	NO	%	NO	%
1993-88	60	66.7	60	60	40	100	40	80	200	71.4
87-82	10	11.1	30	30	0	0	10	20	50	17.9
81-76	10	11.1	0	0	0	0	0	0	10	3.57
75-70	10	11.1	10	10	0	0	0	0	20	7.14
TOTAL	90	100	100	100	40	100	50	100	280	100

If the results are examined by the residential districts, it can be pointed out that transition of usage which was seen in Limanreis and Derya residential districts starting from 1970s have not existed in Zeytinalani and Iskele

**TRANSITION PERIOD FROM SECOND HOME
USAGE TO PERMANENT HOME USAGE**



residential districts. For those two residential districts transition from second home to permanent home usage goes back only to 1980s.

So , it can be concluded that as we get closer to the central city, the period of transition from second homes to permanent homes goes back to the earlier times. That is transition of usage has a relation with the expansion of the central city and developments on the fringe areas.

4.3.5.1.3. CRITERIA FOR THE TRANSITION OF USES FROM SECOND HOME USES TO PERMANENT HOME USES

Permanent home users who have had gone through such a transition of usage were asked this question. Answers of the users gives an important clue for the factors of transition. Answers to this question were grouped under 11 headings. Every household were to give more than one answer it was necessary. At the end all the answers (variables) were added, and the ratio was found from the total of all the answers.

What were the reasons for the transition of usage?

Buying a car could have been an answer because it has been known that with the advent of automobile accessibility has become very easy and the cities expanded to the fringe areas with the use of the automobile.

Retirement might have been an answer as well because with retirement contacts of the people with the central city functions decreases. That is with the necessity of less contacts in the central cities people might move to the fringe areas.

Certain functions concentrate in the central cities such as educational services and the social-cultural activities which the young members of a family has to contribute. Since such activities are mostly located at the central city, families might not prefer to move to the fringe areas. So as children get older and get separate lives from their families or as they graduate, the necessity to contact such activities might decrease and this might have been another reason for the people to use their second homes on the fringe areas as permanent homes.

Existence of public transportation or improvements in public transportation have led to the transition of usage. With easier accessibility to the other parts of the city people might have preferred to live permanently on their second homes.

Sea pollution might have been another reason for the transition of usage because as the got polluted those second homes on the coastal areas lost their second home characteristics because of that people who had second homes on those areas might have sold their second homes for another second home or with that reason they might have changed the type of usage of the home.

Construction of the Izmir-Cesme highway might have been another reason for the transition of usage because with easier accessibility people might have decided to use their second homes as first homes.

Because of high rents in the central areas people who have had a second home on the fringe areas might have started to use it permanently.

Climatic factors might have been another reason for the people to prefer living in their second homes permanently. Because of health problems or because of desire to because of desire to prefer to living in neighborhoods with more open areas or because of escape from the congestion of the central cities they might have had preferred to live in their second homes located on the fringe permanently.

Another reason might have been being close to the place of employment. It is known that people prefer to live at neighborhoods close to their places of employment.

These were the predicted answers to this question. When we look at the ratios of the answers, retirement comes up with the highest ratio as the most important reason for the transition of usage from second to permanent homes. Below the results are listed in order according to their ratios from the highest to the lowest;

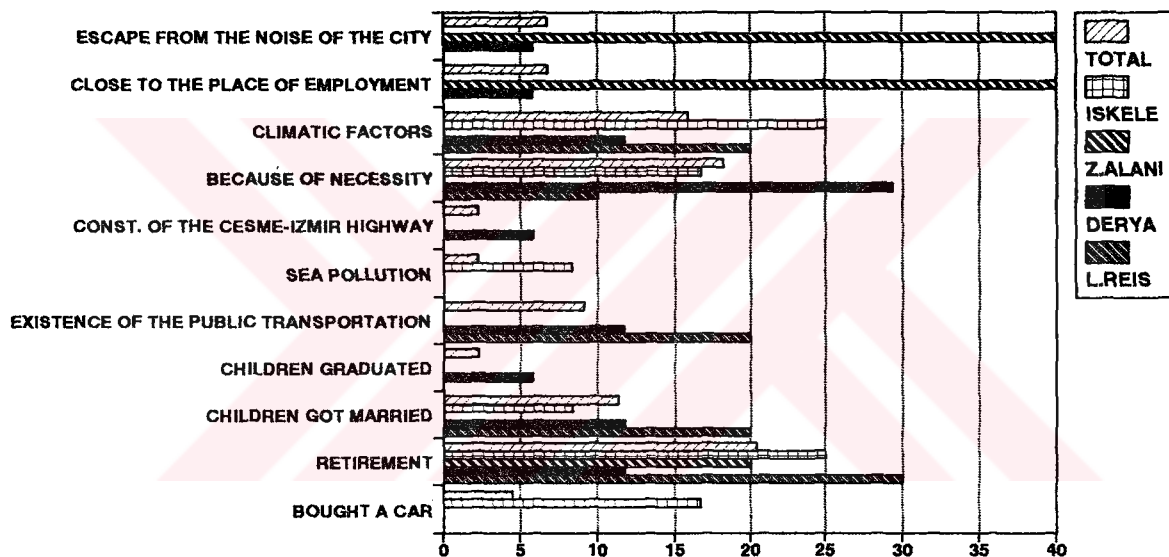
- .Retirement
- .Because of necessity
- .Climatic factors
- .Children got married
- .Existence of the public transportation
- .Escape from the congestion of the city
- .Being close to the place of employment
- .Buying a car
- .Children graduated; Construction of the Cesme-Izmir highway; sea pollution (see graph no:4.3.5.2)

From these results it can be clearly seen that the most important factor for the transition of usage is retirement. Another important factor is the necessity to live in the second homes on the fringe which is related to the economical conditions of the households. Third reason is

the climatic factors. The answer on the fourth line is again related to the ages of the population. Families whose children had got married decided to use their second homes as permanent homes. With the separation of the young members of the families ties to the central city loosened, that is those people who are mostly retired move to their second homes to live permanently, but it is interesting that graduation of the children was not an important factor for the transition of usage.

GRAPH NO:4.3.5.2

**REASONS FOR THE TRANSITION OF USAGE
FROM SECOND TO PERMANENT HOMES**



From the correlation analysis it can be seen that the households who transformed their second homes to permanent homes are mostly older relative to the other users. The greatest ratio for the distribution of the population by age groups is at 65 years and more, but this ratio is concentrated at 30-44 years. The distribution of the ages of the population can be seen at table no: 4.3.5.4 .

Other correlation analysis has been done to get information about the social-economical characteristics of the population who have transformed their second homes to permanent homes. Education, sector of labor, ownership of the house, car ownership, housing characteristics has been examined by correlation analysis. The results are not different from the general social-economical characteristics or the housing characteristics. Only there is a difference in the age groups of the population, that is the population who have preferred to live in the area are older relative to the other permanent home users.

Although existence of the public transportation system plays some role in the transition of usage, buying a car and construction of the Izmir-Cesme highway does not have any importance in the transition of usage. This might be a result of the economical conditions of the household. From these results it can be seen that those people do not even use the Cesme-Izmir highway, but they use mostly public transportation system, which is an important factor for them to live permanently on the fringe.

If these results are examined by the residential districts some differences can be seen. Results of Limanreis residential district are similar to the results of the total. For Derya residential district the highest ratio for the transition of usage is because of necessity. The second reason for this residential district is concentrated on climatic factors, marriage of children, existence of public transportation and retirement. Zeytinalani residential district shows very different characteristics. For this district the most important reasons of transition are being close to the place of employment, escape from the noise of the city, and retirement. Although some different reasons were expected to be a reason for the transition of

TABLE NO:4.3.5.4
 DISTRIBUTION OF THE POPULATION BY THE AGE GROUPS
 WHO HAVE TRANSFORMED THEIR SECOND HOMES TO PERMANENT HOMES

PREVIOUS USE OF THE UNIT	AGES											
	0-4		5-9		10-14		15-19		20-24		25-29	
	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%
PERMANENT HOME	10	0.37	10	0.37	10	0.37	10	0.37	40	1.48		
SECOND HOME	0	0	0	0	0	0	0	0	0	0		

PREVIOUS USE OF THE UNIT	AGES											
	25-29		30-44		45-54		55-64		65+		TOTAL	
	NO	%	NO	%	NO	%	NO	%	NO	%	NO	%
PERMANENT HOME	210	7.78	820	30.4	740	27.4	500	18.5	350	12.96	270	100
SECOND HOME	20	4.76	80	19.1	90	21.4	80	19.3	150	35.71	420	100

TABLE NO:4.3.5.5
 REASONS FOR THE TRANSITION OF USAGE FROM SECOND TO PERMANENT HOMES

	L.REIS		DERYA		Z.ALANI		ISKELE		TOTAL	
	NO	%	NO	%	NO	%	NO	%	NO	%
BOUGHT A CAR	0	0	0	0	0	0	20	16.7	20	4.55
RETIREMENT	30	30	20	11.8	10	20	30	25	90	20.5
CHILDREN GOT MARRIED	20	20	20	11.8	0	0	10	8.33	50	11.4
CHILDREN GRADUATED	0	0	10	5.88	0	0	0	0	10	2.27
EXISTENCE OF THE PUBLIC TRANSPORTATI	20	20	20	11.8	0	0	0	0	40	9.09
SEA POLLUTION	0	0	0	0	0	0	10	8.33	10	2.27
CONST. OF THE CESME-IZMIR HIGHWAY	0	0	10	5.88	0	0	0	0	10	2.27
BECAUSE OF NECESSITY	10	10	50	29.4	0	0	20	16.7	80	18.2
CLIMATIC FACTORS	20	20	20	11.8	0	0	30	25	70	15.9
CLOSE TO THE PLACE OF EMPLOYMENT	0	0	10	5.88	20	40	0	0	30	6.82
ESCAPE FROM THE NOISE OF THE CITY	0	0	10	5.88	20	40	0	0	30	6.82
TOTAL	100	100	170	100	50	100	120	100	440	100

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usage, but it had no effect in the transition. The results of Iskele residential district is very close to the results of total. (See table no:4.3.5.5)

4.3.5.2. EXPECTED TRANSITION FROM SECOND HOME USAGE TO PERMANENT HOME USAGE

These results have been taken from the contacts with the second home users. Primarily, the decisions of the second home users about the future uses of homes have been asked. This question has been asked to understand whether there is a potential of second home owners who are willing to use their second homes permanently. That is, whether there will be a transition of usage in the future. After getting information about the future uses of second homes second and third questions were about the reasons for the future uses of the second homes.

4.3.5.2.1 DECISIONS OF THE SECOND HOME OWNERS ABOUT THE FUTURE USES OF HOMES

Answers to this question were grouped under 6 headings;

- .Using it as a permanent home
- .Using it as a second home
- .Giving it to children
- .Selling
- .Renting

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.Have not decided yet

On the first line there is second home usage; 47% of the second home users will continue to use their homes as second homes. 33.2% of them will use them as permanent homes. 11% of them will give it to children, 7% have not decided what to do and 2% will either sell or rent them.

Distribution of the ratios between residential districts are close , but only in Limanreis residential district to the center of MMI, it is normal to get such a result for the distribution of the ratios. (see table no:4.3.5.6)

TABLE NO:4.3.5.6

DECISIONS OF THE SECOND HOME OWNERS ABOUT THE FUTURE USES OF HOMES

	L.REIS		DERYA		Z.ALANI		ISKELE		TOTAL	
	NO	%	NO	%	NO	%	NO	%	NO	%
TO USE AS A PERM. HOME	50	38.5	200	27.8	260	40.6	330	31.7	840	33.2
TO USE AS A SECOND HOME	30	23.1	330	45.8	320	50	510	49	1190	47
TO GIVE CHILDREN	30	23.1	90	12.5	0	0	160	15.4	280	11.1
TO SELL	0	0	10	1.39	20	3.12	0	0	30	1.19
TO RENT	0	0	0	0	10	1.56	0	0	10	0.4
HAVE NOT DECIDED YET	20	15.4	90	12.5	30	4.69	40	3.85	180	7.11
TOTAL	130	100	720	100	640	100	1040	100	2530	100

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4.3.5.2.2. CRITERIA FOR THE EXPECTED TRANSITION FROM SECOND TO PERMANENT HOME USAGE

Reasons for the expected transition from second to permanent home usage were grouped under nine headings. The reason for such a transition of usage in the future might have been ;

- .Retirement, children getting older
- .Desire for living in a house with garden

.Escape from the central city congestion, finding open areas, natural beauties on the fringe, but also being close to the central city.

.Improvements in the transportation system such as construction of the Izmir-Cesme highway and improvements in the public transportation so that accessibility to the central city is easier.

Escape from the central city congestion has the highest ratio among all the other answers. This answer is being followed by the desire of living in a house with garden (15.6%), and retirement (14.9%). Then comes natural beauties (13.7%), improvement in the public transportation (13%), and existence of open areas. Those last four reasons seem to have almost the same amount of importance.

Construction of the Izmir-Cesme highway, being closer to the central city, and the children getting older do not have much importance in the transition of usage from second homes to permanent homes. If the results are examined by the residential districts, the distribution of answers are almost the same with the distribution in total. For every residential district the most important reason for the transition of usage is escape from the central city congestion. The least important reasons are again the same with the distribution of the total results. But among the least important results construction of the Izmir-Cesme highway had some importance in the Derya and Iskele residential districts. Because adjoining points to the highway are close to those residential districts. (see table no: 4.3.5.7 ; graph no:4.3.5.3)

Correlation analysis has been done to get some more information about the social-economical characteristics of the households and the characteristic of the houses they

TABLE NO:4.3.5.7
REASONS FOR THE EXPECTED TRANSITION FROM SECOND TO PERMANENT HOME USAGE

	L.REIS		DERYA		Z.ALANI		ISKELE		TOTAL	
	NO	%	NO	%	NO	%	NO	%	NO	%
RETIREMENT	10	6.67	110	12.9	130	16.7	220	16.1	470	14.9
DESIRE FOR LIVING IN A HOUSE WITH GARDEN	20	13.3	130	15.3	120	15.4	220	16.1	490	15.6
ESCAPE FROM THE CENTRAL CITY CONGESTION	50	33.3	140	16.5	190	24.4	270	19.7	650	20.6
IMPROVEMENTS IN PUBLIC TRANSPORTATION	20	13.3	130	15.3	110	14.1	150	10.9	410	13
CONSTRUCTION OF THE IZMIR-CESME HIGHWAY	0	0	50	5.88	0	0	90	6.57	140	4.44
EXISTENCE OF OPEN AREAS	20	13.3	110	12.9	100	12.8	150	10.9	380	12.1
NATURAL BEUTIES	30	20	110	12.9	110	14.1	180	13.1	430	13.7
PROXIMITY TO THE CENTRAL CITY	0	0	40	4.71	10	1.28	50	3.65	100	3.17
CHILDREN GOT OLDER	0	0	30	3.53	10	1.28	40	2.92	80	2.54
TOTAL	150	100	850	100	780	100	1370	100	3150	100

YC82-90

TABLE NO:4.3.5.8
DISTRIBUTION OF THE POPULATION BY THE AGE GROUPS
FOR THE HOUSEHOLDS WHO ARE WILLING TO TRANSFORM THEIR SECOND HOMES TO PERMANENT HOMES

	AGES									
	10-14		20-24		25-29		30-44		45-54	
	NO	%	NO	%	NO	%	NO	%	NO	%
WILLING TO USE PERM.	0	0	30	3.57	0	0	140	16.67	260	30.95
CONTINUE TO USE AS A SEC. HOME	0	0	0	0	50	4.2	270	22.69	330	27.73

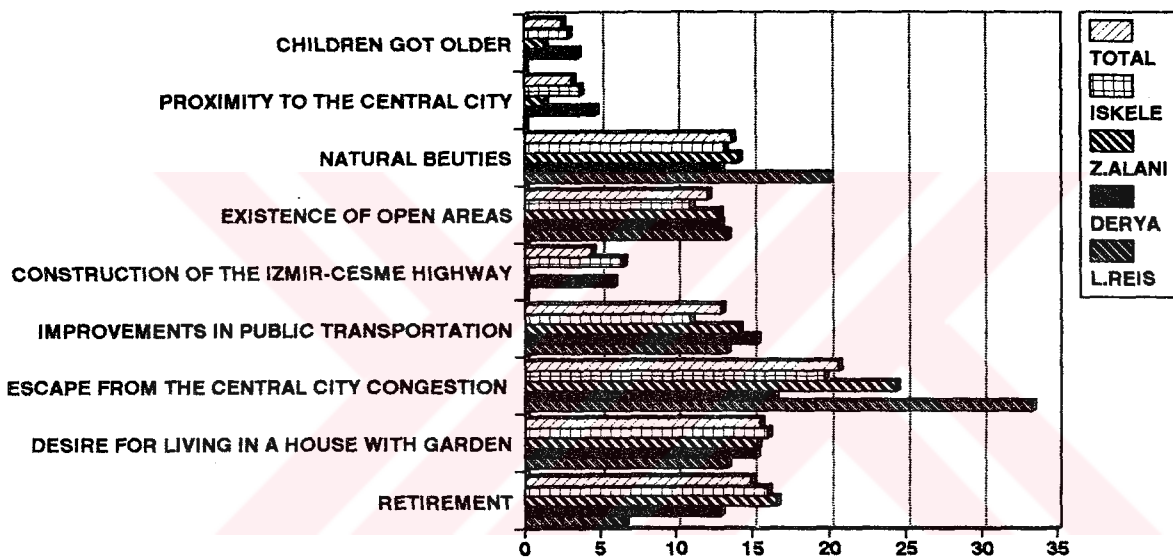
	AGES					
	55-64		65-+		TOTAL	
	NO	%	NO	%	NO	%
WILLING TO USE PERM.	280	33.33	130	15.48	840	100
CONTINUE TO USE AS SEC. HOME	260	21.85	280	23.53	1190	100

C70C7

were using, but the results of the analysis showed the social-economical characteristics and housing characteristics do not differentiate from the whole universe. Only distribution of the age groups shows a distinction. The population whose willing to use their second homes permanently are older relative to the other second home users. (see table no:4.3.5.8)

GRAPH NO:4.3.5.3

REASONS FOR THE EXPECTED TRANSITION FROM SECOND TO PERMANENT HOME USAGE



4.3.5.2.3.CRITERIA FOR SELLING OR RENTING THE SECOND HOMES

This question has been asked to the second home owners who are willing to sell or rent their homes in the future. Therefore this question was asked to few people and there are not much answers. This question was asked because selling or renting might be a cause of transition. Among the answers sea pollution had a higher ratio compared to the other answers. The other answers were;

- .Loss of second home characteristics
- .Loss of natural beauties
- .Noise pollution
- .Environmental pollution
- .Inadequacy of the local authority services
- .Infra-structural problems

These are the reasons for selling the second homes . In other means, some second homes are loosing second home characteristics and they are being sold by their owners for other second homes since they are being sold for income. (see table no:4.3.5.9)

TABLE NO:4.3.5.9

REASONS FOR SELLING OR RENTING THE SECOND HOMES		
	NO	%
FOR INCOME	0	0
LOSS OF SECOND HOME CHARCTERISTICS	10	12.5
SEA POLLUTION	20	25
LOSS OF OPEN AREAS	0	0
LOSS OF NATURAL BEAUTIES	10	12.5
NOISE	10	12.5
ENVIRONMENTAL POLLUTION	10	12.5
INADEQUACY OF THE LOCAL AUTHORITES SERVICES	10	12.5
INFRA STRUCTURAL PROBLEMS	10	12.5
TRANSPORTATION COSTS	0	0
TOTAL	80	100

YC71-81

4.4 EVALUATION

As has been asserted before this study is about the potential use of second homes as permanent homes on the fringe areas of cities. At the last 30-35 years, the rapid increase in the number of second homes led to the formation of discussions about the second homes. These discussions were besides being based on the positive impacts of the second homes, they were mostly about the negative impacts of the second homes. Second homes have been seen as a land use type which destroyed the nature, and as waste of land and waste of capital. Naturally the evaluation of the second homes like that was due to the rapid increase in the number of second homes after 1960s.

There were many reasons for the evolution of second homes such as the decrease in the in the working hours; the higher disposable income; interest for recreational activities; climatic factors; the social structure changes. However in our country one more factor was effective in the formation of second homes as in the other developing countries. That was the support for the tourism sector. As a result second homes scattered on the coastal areas of our country.

However the second homes which had developed with the reasons listed above had many negative impacts, but those negative impacts were not just due to the evolution of the second homes it was due to the uncoordinated and unorganized planning during this period. Therefore these development trends led to the evaluation of the second homes as tools for speculation .

Nevertheless, at the turn of the 21st century the development trends of the cities seem to change. The cities show trends for dispersion with the telecommunication and information age. It seems that our country will be affected from such development trends as well. If the growth of cities are considered from this aspect then the second homes should have to be taken into reconsideration. In that respect it can be predicted that the second homes are to be used permanently in the future. This type of transition has positive impacts with the additions it brings to existing housing stock. Therefore this transition of usage has been evaluated as a potential. The transition from second home usage to permanent home usage has already been seen in our country and in foreign countries. For example; In France second homes have started to be used permanently by the retired people. Also the second homes which were located at the fringe areas of our cities have turned to be used permanently with the outgrowth of the cities and increasing transportation facilities in our country and in other countries.

Therefore it can be predicted that in the future all the existing second homes are to be used permanently. This study is based on this hypothesis. 'The second homes are to be used permanently in the future.' The basic sub hypothesis of this hypothesis is that; 'In case of transition from second home usage to permanent home usage, inadequacies for certain urban services will occur since those areas have been planned as second home, and tourism development areas. Therefore with this consideration it was decided to take the urban fringe area of the cities which the transition from second home usage to permanent home usage occurs.

With the reasons above it was decided to take the western development axis of izmir as the survey area which are the

Limanreis and Derya residential districts of the Narlıbahçe sub-district and the İskele and Zeytinalanı sub-district of Urla sub-district because those residential districts show the trends for transition from second home to permanent home usage. With the hypothesis given above, such a survey has been initiated.

Primarily, information related to the development trends of the survey area in historical perspective has been taken into consideration. The factors of growth for the area and the impact of planning on these developments have been evaluated. It was discussed whether this area was developed as a second home and tourism establishment area whether the area was going through any urban service blanks with that reason. If this area was to go through urban service blanks then the reasons for that were discussed.

The answers to these questions were examined by four residential districts separately. As a result conditions for the evolution of the current structure have been pointed out.

The next section was about the current structure of the population and the environment. Information about the current structure are related to the social-economical characteristics of the population. The distinctions between the permanently living population and the second home population have been tried to be pointed out. This survey has been done to get an idea about whether there will be any social mobility in case of transition from second home usage to permanent home usage. Then the preference criteria for the area has been sorted both for permanent and second home users to have an idea about what kind of characteristics of the environment led to the use of the area. After getting an idea about the preference criteria

for the area, it was asked whether the permanent home users were satisfied with their environment. This question has been asked to understand to have an idea who were not satisfied to live on the area. Later the physical characteristics of the environment have been examined by the land use pattern, by the adequacies of certain urban public services and by the environmental problems which were being faced in the area. At the next section the housing characteristics in the area have been examined. This part of the study aimed to have an idea both about the permanent home characteristics and about the second home characteristics to make a determination whether the second homes will be adequate for permanent use. Finally, the last section was about the transition from second home to permanent home usage. This part of the study aimed to get an idea about the reasons and the period of transition from second home to permanent home usage.

The evaluation of the survey will be made for two parts separately; these are the development patterns in the past and the factors of those development patterns. Secondly, the current structure of the area and the area will be examined.

4.4.1 DEVELOPMENTS IN THE SURVEY AREA IN HISTORICAL PERSPECTIVE AND THE IMPACT OF PLANNING ON THESE DEVELOPMENTS

The development trends of the four residential districts show similarities. However the concentrations of developments in Limanreis and Derya residential districts goes back to the earlier times since those two residential districts are close to the central areas of İzmir.

All of these residential districts were characterized by the fishermen shelters which were located on the coast till 1960s. After 1960s they all started to change character.

After that year they had gone through changes because these were the years when our cities started to gain metropolitan city character. Also during that period second homes evolved. The increases in the population working in the service sector, the density increases in the cities, the emergence of squatterization the changes in the social stratification of the population , and the demand for recreational activities led to the formation of the second home concept. This has led the population to be directed towards the coastal areas. Especially Izmir and Istanbul were the cities which such development trends existed. Izmir western development axis, with its characteristics of being located on the coast and with the natural beauties of the area turned to be used for the recreational activities. Those shores were demanded both by the upper and middle income groups as second home areas and by the middle and lower income groups as daily recreational use areas with their characteristic of being located close to the central areas of Izmir.

During this period which the demand for the western development axis started the planning studies for the İzmir Metropolitan city had started as well. Limanreis and Derya residential which were taken into the Izmir adjacent area border and they were planned according to the master plan which was prepared for the MMI. However Zeytinalani and Iskele residential districts were beyond the limits of that border. After the determination of the borders of the adjacent area of MMI many independent local municipalities were formed within that border. Unfortunately the lack of

coordination and organization between those independent municipalities led to the formations contradicting to the master plans . Therefore unplanned developments emerged on the urban fringe areas of Izmir. On the western development axis the reflections of these unorganized and unplanned developments was the overgrowth of second homes.

With the 1972 master plan for MMI, it was decided to develop the western development axis of Izmir as second home and tourism establishment areas. These decisions were revised with the 1978 plan. The plan prepared for the area at lower scales were started at 1960s and the last implementation plan had gone through revision at 1989.

By 1960s Limanreis and Derya residential districts were demanded for second home and recreational uses. Therefore construction started to take place on the Çeşme-İzmir road. Later those constructions were legalized by the plans.

Zeytinalanı and İskele residential districts had developed with different planning decisions since they were beyond the adjacent area border of MMI. Especially Zeytinalanı had gone through a very different planning process. Till 1981, Zeytinalanı which was a village in administrative means were being developed by the subdivisions within the village built-up area borders. However the demand for the second homes which started during 1960-70 led to the use of the village land by speculative purposes. Although this village had a population of 700 persons till 1970s. the land subdivisions produced within the built-up area border of the village was for a greater population. The subdivisions being prepared were about 100-200 m². The subdivisions which were prepared during that period by the

village alderman were the basic reason for unhealthy developments.

To overcome those unplanned developments a new by law was prepared at 1976. According to this by law the determination of the border for the built up areas. Responsibility was given to the Director of Province of Construction (İl İmar Müdürlüğü). So with this organization the subdivisions were registered and the built up area border covered an area of 459.4 ha. which could hold 2519 parcels of 100-200 m². which meant 24000 persons. However during this period the population of the village was 1000. Also the land subdivisions had led to the formation of the environment with a floor ratio of 1. Which was very high for the area where it has been characterized by the natural beauties and the coast.

Also by those land subdivisions no area was left for the urban public services which came out as a problem for the implementations of the plans prepared at the later periods.

At 1978 with the implementation of the by-law the construction floor ratios were decreased to 0.80 which was still very high for the area.

> These shows that Zeytinalanı which is a village located on the urban fringe and on the coast has been affected from the land speculations and increases in land prices too much that those effects led to the formation of negative effects on the physical environment.

Those unplanned developments emerged on the coastal areas of cities between 1970-1980. Therefore structure plans started to be prepared for the coastal areas. The plan which covered the Urla coasts was prepared by 1981.

Zeytinalanı was decided to be developed as a subcenter of Güzelbahçe and Urla. Yet the implementation of the plan was very hard in the case of many small parcels 100-200m² existing in the area. Another plan was prepared for the area at 1984 , but because of the implementation problems this plan was taken into revision at 1990.

Till the last planning period İskele residential district had gone through much more planned developments compared to Zeytinalanı residential district because it was within the borders of the subdistrict. However till 1984 the implementation of those plans were just the formation of the residential areas, construction for roads and piazzas. This was due to the subdivisions of the agricultural land in the past and to the wideness of the municipality areas that the inadequacies for the offering of the services occurred.

At 1984 the existing plan was taken into revision. The aim of this plan was to support adjustment to the cadastral pattern. Also it had objected to revise the seaside for public uses. This plan has also been taken into revision at 1990.

The last implementation plan of the study area have directed and will direct the developments on the area. Therefore, the last plans and the adequacies of those plans in case of permanent use of second homes has been discussed.

Limanreis and Derya Residential Districts;

The plans for those residential districts were planned for a population of 39700 in case of permanent use for the second homes. When the areas of urban services have been

measured, they have been found pretty low for the proposed population.

The proposed area for primary schools is 0.7 m²/persons, for public parks 0.3 m²/persons, for health services 0.2m²/per. Besides the inadequacies of the areas of certain urban social services, the proposals for some services are lacking such as junior high schools, high schools, cultural services, nurseries. There is another inadequacy for the implementation plan, it is that the services are beyond the accessibility of the population within walking distances.

For Zeytinalanı, with the revision plan at 1990 many urban social services have been converted to residential uses. In that case the plan for Zeytinalanı proposed a population of 19000. This plan had inadequacies for urban social services. The proposed area for those inadequate services were as follows; Public Parks 6.4 m²/per.; Nursery 0.2 m²/per. ; Primary schools 1.2 m²/pers.; Junior high school 0.5 m²/per; Health services 0.05 m²/per. Although the proposal of the urban public parks seems to be pretty high for the area compared to the central areas of İzmir, it is still very low for an area characterized by the natural beauties. Besides the inadequacies, certain services have not been proposed such as cultural areas and high schools.

The floor ratio for construction is very high which is 0.80. Also the unplanned constructions which have been done in the past continue to direct the constructions for the environment today.

İskele residential district had gone through much more planned developments in the past. The last plan which was a revision of the 1984 plan proposed a population of 23500.

By the 1990 plan many urban public service areas have been transformed into residential areas. According to the proposed population inadequacies for certain services also exists. Proposed public parks 3.5 m²/per; Primary schools 0.8 m²/per.; Commercial areas 0.7 m²/per. Cultural services are 0.3 m²/persons.

These are pretty low for the proposed population. There is also blank for junior high school and high school and nurseries.

The results show that the four residential districts which have been planned as second home and tourism establishment areas are lacking certain services and most of the proposed services are inadequate. In fact because these four residential districts are located on the urban fringe of Izmir they had gone through better planning actions compared to the other residential districts. However the proposals are still inadequate and the implementations of those plans are very hard.

4.4.2. CHARACTERISTICS OF THE STUDY AREA

By the characteristics of the study area, the social-economical structure of the population, preference criteria for the area; physical characteristics of the environment and transition from second home usage to permanent home usage , reasons and the transition period have been examined.

Social-Economical Structure of the Population

.The household size shows urban character both for permanent home users and second home users because the

household size is mostly two persons in the study area. The average household size is 3.5 contradicting to the results of the foreign countries.

.For both second home users and permanent home users, there is a higher concentration of population at the adult hood and middle aged groups. The concentration of aged population is higher for the second home users. The population of MMI is very old compared to the population of the study area.

.The population is mobile.

The results are contradicting to the results of the other countries because at those countries the population living on the fringe has been found young and highly mobile with a greater household size. The population who has preferred to live in the study area shows different characteristics. It is mostly due to the characteristics of the area.

.The population is well educated compared to MMI. Researches in foreign countries have concluded that population living on the fringe has a lower educational level compared to the urban place itself, but higher than the surrounding rural areas. Second home users are well educated compared to the permanent home users as has been expected.

.The distribution of the laborforce shows urban character for the second home users with most of the laborforce being engaged with the public private and social services and this is followed by the commercial sector in total. However, permanent laborforce shows some rural characteristics with some being engaged with the agricultural and the fishing activities.

.The statue of the majority of the population is employee
.For permanent laborforce the place of employment is close to their residential areas, but for the second home users it is mostly the Central Business District of MMI. Only Iskele residential district shows a distinction with less links it has with MMI. This shows that in case of transition of usage the links with MMI will increase. This brings out the necessity to abandon the links with the central city.

.The second home users are higher income groups compared to the permanent home users. The ownership for car is higher for second home users. if this is used as an indicator for the income groups, with the increasing distance from the central city, higher income groups tend to prefer the area.

Locational Preference Criteria and Satisfaction;

The most important criteria for the preference of the area are the characteristics of the environment. Limanreis and Derya permanent home users have preferred to live on the area because it is close to the central areas of MMI, while having more open areas. Zeytinalani and Iskele permanent users preferred the area because it was close to the place of employment.

Permanent homes are being used since 1950s, but the concentrations of the developments were between 1976 and 1993. Which dates to the high level of demand for housing in Izmir.

The most important criteria for the preference of the area by the second home users;

- .Proximity to the natural environment
- .Proximity to the shores
- .Proximity to the central areas
- .Climatic factors
- .Proximity to the permanent homes

Those second homes are being used constantly for long periods such as 3-4 months. The permanent home of the second home users are mostly located on the western axis of Izmir. Private transportation ratio is high for the second home users.

Physical Characteristics;

Researches about the fringe areas have pointed out that some problems related to the urban service facilities might occur on the fringe areas. They pointed out that the provision of services and public utilities might be incomplete, such as accessibility of schools might come up as a problem. In this case such problems do exist, the distribution of some urban public services have been found inadequate.

Both permanent and second home users agree that socio-cultural services are inadequate by distances and by quantity in all the residential district. Civic services have been found almost adequate except Limanreis. For nurseries, all the permanent home users agreed on inadequacy. For primary schools, although they agreed on adequacy by quantity, they agreed on inadequacy by quantity.

If the results are examined by residential districts, adequacy seems to be denser at Derya and Iskele residential districts. This might be due to the fact that both of these districts are close to the centers of the districts of provinces. That people living on the other residential

districts might reach the public services much easier than the people living on the other residential districts.

The results of the questionnaires also coincides with the land use pattern. The critical points of the land use pattern are listed below;

.Residential developments on the area which have been built privately mostly contrast with the planning principals. They are all on the seaside parallel to the sea, but according to the planning principals seascides must^{kc} left open with services concentrating on some points. Also because of uncontrolled planned developments or unplanned developments the formation of the residential areas led to the formation of the built up areas without any technical and social services.

.Parks and sport facilities do not exist in all of the residential areas.

.There is no socio-cultural services

.Small scaled health services do not exist within walking distances

.There is only one nursery in area, which takes up a very small area, and it is out of reach

.Primary schools are existing in the area, but they are out of reach by walking distances, since the residential districts do not show a continuity with pedestrian roads it comes up as a problem. (The traffic roads within the area do not show a continuity as well. Therefore people have to walk by the Çeşme-Izmir road which holds very heavy traffic.

.There is one junior high school existing in the area, which comes up as a problem for the other residential districts which are beyond the walking limits

.The only high school existing is out of reach by walking distance and it is at the central residential district.

.The commercial area is out of reach by some residential districts. Necessity of neighborhood shopping centers within walking distances comes up as a problem.

.There are industrial developments at close distances to the residential areas. In an area which has natural beauties, such developments are creating great problems. The second home areas which have preferred by their natural beauties are losing their characteristics, because of the natural destructions.

.Noise pollution produced by the cars is common at Derya and Limanreis residential districts because most of the homes are along the Çeşme-Izmir road. This is a negative characteristic especially for the second home users who are seeking a quiet and calm place.

.Air pollution exists only at Zeytinalani because of the cement factory.

. Water is salty. People do not use it for drinking. They supply water for drinking from other resources.

.The sample had agreed on the existence of environmental pollution. Only at Derya, sample find the environment polluted due to the fact that this residential district is a subcenter of the subdistrict.

.Garbage removal is more adequate in İskele compared to the other residential districts.

The results of the unplanned developments comes up as environmental problems which people suffer. The Çeşme-Izmir road which has been built constructed parallel to the sea in the past has caused the construction of the houses on this road. Now the people are living in those houses are suffering from the noise pollution produced by the vehicles. Also they suffer from the air pollution. In the area even a factory exists which contradicts to the environment. Researches about the fringe areas have pointed out that the provision of urban services and public utilities might be incomplete. In this case, this kind of a problem has been observed as well. To understand the dimensions for that problem questions related to the adequacy of roads, water supply, sewerage system, and parking problems have been asked to the sample.

.The sample found the roads narrow and neglected and they agreed that most of the roads did not have a sidewalk.

. Water supply for drinking is a great problem with the costs it brings to the households.

.Residential sewerage system are connected to the septic tanks in the lots. The sample complains about this system.

.There are irregular parking areas for cars which are the roads and the empty lots. Although parking problem do not seem to exist since the density for cars is not very high, however organized parking areas do not exist therefore majority parks the cars on the roads which causes the roads to be narrow.

Housing Characteristics

. The type of the buildings at the study area are mostly houses, but this type is more common for second homes. The ratio for apartment buildings is greater for permanent homes.

.Duplex building is common for second homes.

.Buildings are mostly low, but some of the permanent homes are within the buildings even with five stories.

. The majority of the units hold 4 rooms including the living room. Majority of them, are between 76-150m². The houses seem to be adequate for permanent use.

.A very small ratio about 15% found the units inadequate for permanent use. Only in the case of heating system the ratio for inadequacy reached up 35%.

.Desired changes such as additional rooms, reconstruction is common only at Derya residential district because this res. district is also a subcenter of the environment.

Transition from Second Home Usage to Permanent Home Usage

.About 13% of the permanent homes were used as second homes in the past. They started to be used as permanent homes between 1870-75. The highest ratio for transition was during the 1993-88 period.

.With the decreasing distance to the central areas of Izmir period of transition goes back to the earlier times.

.With the decreasing distance to the central areas of Izmir period of transition goes back to the earlier times.

.Transition of usage has a relation with the expansion of the central city and the developments on the fringe areas.

.Criteria for the transition

-Retirement

-Because of necessity (economical conditions of the society)

-Climatic factors

-Children getting older

.Households who have transformed their second homes to permanent homes are mostly older relative to the other users.

.Existence of the public transportation system plays some role in the transition of usage. Buying a car and the construction of the Çeşme-Izmir highway did not have any importance in the transition of usage.

The most important Reasons for the expected transition of usage are as follows;

. Escape from the central city congestion

.Natural beauties

.Improvements in Public transportation

.Existence of open areas

.Desire for living in a house with a garden

.Retirement

.Construction of the Izmir-Çeşme highway had some importance in Derya and Iskele residential districts where there was adjoining points to the highway.

.The population who is willing to live in the area permanently is older relative to the other second home users

.Some second homes were to be sold in the future mostly because of the sea pollution and because of the loss of second home characteristics.



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CHAPTER 5
CONCLUSION AND PROPOSALS



5. CONCLUSION AND PROPOSALS

The concentration of developments on the fringe areas of cities goes back to the very old times. The urban fringe developments which were common primarily at the developed countries then at the developing countries, still continue to exist today.

The basic reasons for the concentration of urban fringe developments are the technological improvements, industrialization, and central city congestion. Also some policies support urban fringe developments.

In our country at the end of the 19th century at the harbor cities, suburb type residential areas for the foreign traders were common on the fringe areas. However, the concentration of urban fringe developments in our country dates back to 1950s. Because these were the years which migration from the rural areas to the urban areas had started and these were the years which rapid urbanization had started. At 1960s residences of the migrating population started to be located on the fringe areas close to the industrial areas which had moved to the fringe earlier. Kiray (1982) had indicated that during that period another land use type took place on the urban fringe areas of cities. That was second homes. Indeed, the evolution of second homes dates back to the earlier times, the concentration of the second homes on the fringe areas of our cities dated to the 1960s.

In case of such rapid urbanization trends, planning had to be done considering the environs of those cities which were rapidly growing. Therefore Metropolitan Planning Bureaus were established at 1960s for the metropolitan cities and the master plans were prepared by 1970s. However even the master plans were not able to control the developments on the fringe areas of those metropolitan

cities. Because with the formation of the adjacent border of the metropolitan cities many independent local municipalities were established within that border and uncoordinated developments between those municipalities accelerated unplanned developments. Also the village areas which were developing without plans were being subdivided by speculative purposes. These were the reasons for the unplanned developments on the fringe areas of cities. As Özdemir(1993) has indicated the subdivisions of land during that period led to the formation of urban areas lacking urban social and technical services later.

During those periods, to supply the housing demand of the increasing population and to overcome the land speculation problems on the urban fringe areas laws were established, housing cooperatives were supported. Infact none of those attempts were successful enough to overcome those problems which had led to urban sprawl type of developments.

Besides rapid urbanization, and the increasing migration there was another reason for the speculation and the uncontrolled developments on the fringe areas of cities. That was the demand for second homes. The changing social stratification of the population, the increasing demand to the recreational activities, and the decrease in the working hours had directed the population to the demand for second homes. Also the support for the tourism sector was a factor for the emergence of second homes.

The demand for second homes existed primarily at the fringe areas of cities. The second home demand had led to the overgrowth of some settlements which were within the borders of independent municipalities also they led to the overgrowth of some villages at the urban fringe areas. The overgrowth of those settlements were much more controlled within the municipality borders which had implementation plans, infact these plans were going through revisions and

much more residential areas were being planned for residential uses. The villages beyond the municipality and adjacent area borders were developing just by the subdivisions of the land as the results of land speculations. These subdivisions which were very small such as 100-200m² were directing the environment to develop without technical and social urban services. Therefore these development trends formed the physical environment of today on the fringe areas where second homes are located.

After 1980s some more attempts have been taken to overcome the housing problem, therefore housing projects were established on the fringe areas of cities. However those projects were still insufficient to control growth on the fringe areas. At the same time, second homes which have been constructed at the previous periods have started to go through a different process. The existing second homes on the fringe areas of cities which have been built at 1960s have started to show trends for transition to permanent uses.

This study is about the potential use of second homes as permanent homes which were built under the circumstances indicated above. Therefore the western development axis of Izmir has been taken as the study area.

After 1960s with the increasing demand for second homes this axis had developed as a second home area. The master plan for Izmir had also indicated the western development axis to develop as a second home and tourism establishment area. Today the second homes located on the area are showing tendencies to be used as permanent homes. The permanent use of second homes on those areas would be a great potential with the additions they would bring to the existing housing stock, but it is obvious that the transition of usage is to bring social and technical

public service inadequacies to the area. The basic reasons for the formation of such problems has been proved by this study. These reasons are as follows;

.These areas have been planned as second home areas, therefore the necessary urban social service areas have not been proposed for the area by taking into consideration that such second home development areas were to be used only in the summer.

.The costs of the implementation plans which would bring great burdens to the local authorities.

.The wideness of the municipality areas because of the wide built up areas contradicting to the number of population living within the municipality borders permanently. .The formation of the existing pattern without leaving any area for social and technical urban services.

Although the planners had proposed some urban public service areas since these settlements are on the fringe, there are still many urban public services lacking when the proposed population of the residential areas and the populations of the preferably used areas have been taken into consideration (x).

At other second home areas the proposals for such services do not exist at all. For example ;Çeşmealtı the next residential area on this coast which is within the boundary of Urla subdistrict have been planned as a second home and tourism establishment area as well. Therefore the proposals for the urban public services are much less compared to the study area. See Appendices 3.

The inadequacies are mostly for primary schools , junior high schools, and health services. The proposals for nurseries and high schools and cultural services are so small amounts that they can not be considered existing. The public park proposals are very low for an area which is located on the fringe and which has natural beauties. Indeed this area is to serve the recreational needs of the city of Izmir. Therefore, if such a transition of usage exists for second homes then the proposed urban social and technical services by the implementation plans would be inadequate.

The other part of the study was about the current structure of the environment and the population. The first part of the data gathered related to the current structure of the population was the social-economic characteristics of the population living in the area permanently and just in the summer season. It has been found that social economic characteristics of both type of population are very close.

It is because the population living in the area is urban characterized population. The social-economic characteristics of the population do not fit into the characteristics of the urban fringe population which have been evaluated by the researches done in the foreign countries. Therefore it can be concluded that the population of the second homes can much more easily integrate with the permanent population of the study area. That is the transition of the second homes to permanent homes would be much more easier in case of the social-economic characteristics which are similar.

The other part of the study was about the preferences of the study area. From these results it can be concluded that the population have preferred to live in the area permanently because of the environmental characteristics,

also they preferred the area because it is close to the central city while having more open areas compared to the central city and most of the population were satisfied to live in the area. The second home users had preferred the area with similar reasons which were being close to the nature and to the shores. These result brings out a conclusion that is the fringe areas of the city which has been preferred by the permanent home users and second home users because of it's natural characteristics, these characteristics should be conserved also rehabilitated.

Infact it has been found that the population who were not satisfied to live in the area permanently were the younger groups of the society who had demand for much more urban public services such as primary schools, nurseries, social cultural services, high schools. That is the younger groups of the population preferred to move to another residential place while the aged population of the second home users preferred to live in the area permanently. These trends brought out such a conclusion that the younger groups are willing get away from the area because of the inadequate social services. However, in a society it has been objected to keep all the age groups together. Therefore in case of permanent use of the second homes, all the urban public services should be adequate to have a population group on the area composing all the age groups. At another section of the survey the inadequacies of the urban public services have been examined. The inadequacies also supports the fact that the young families are willing to move to another residential place because of the inadequacies of certain services.

At the other section which was related to the physical characteristics of the environment information related to the physical structure of the area has been gathered. This information has been gathered by the examination of the land use pattern and also interviews with the population gave clues related to the existing physical structure of

the area. This information has been taken because it had been predicted that in case transition of usage the inadequacies for certain services which are common today are to be greater in case of permanent use of the second homes. Therefore, adequacies of certain services and the environmental problems have been examined in the existing pattern.

.In this study it has been found that many problems related to the urban public services and environmental problems are common in the area. The distribution of many urban public services have been found inadequate. Especially the inadequacy of distribution is for the primary schools, junior high schools, and health services. These services leave too much distances out of reach by walking. Public parks and sport facilities, and cultural services do not exist in the area.

.There is no pedestrian route; Commercial areas are out of reach; Industrial developments are contradicting to the environment.

.Water pollution; noise pollution; sewerage problems; inadequacy for roads; water supply problem for drinking; irregular parking areas are common within the survey area.

This shows that the uncontrolled and unplanned developments in the past had caused the environment to be formed with the problems listed above and in case of permanent use of second homes those problems will be greater. For example in case of permanent use of second homes; the permanent population of the survey area will be 15820 which is about 5000 more than the current population. In case of such a transition of usage the area for primary schools will be $0.37m^2$ /persons where it should have been $2m^2$ /persons.

The sample had agreed on the inadequacies for certain services. Therefore it can be concluded that the inadequacy for urban social and technical services will be very high in case of permanent use of the second homes. Even if the plans are implemented for the area the inadequacies would still exist because the area has been planned as a second home area lacking many urban public services. Also the implementations of those plans are being in a very slow process in the existing administrative limits. For example at Zeytinalani and Iskele residential districts none of the proposed primary schools have been taken into the development programs, since they were not to be implemented. The inadequacies of such services therefore create deletes for transition from second home to permanent home uses.

The other section of this survey was about the housing characteristics. The information related to the housing characteristics of both the permanent homes and the second homes have been gathered because, it was objected to have an idea about the characteristics of the houses in that environment. Also the adequacies of the second homes in case of permanent use have been objected to be tested. It has been found that the second homes are adequate for permanent use by areas because most of the second homes are between 76-150m². Also it has been asked to the permanent home users whether they wanted to make any changes for the houses. In general most of them said that they did not want to make any changes. This is a positive result for the transition of the uses. The adequacy of the houses would not bring out demand for renewal. That is this situation would not cause any deletes for the transition.

The last part of the study was concentrated at transition. The factors of transition and the period of the transition have tried to be evaluated in this part. It has been found

that transition from second home usage existed in the survey area since 1970s but, it had gained momentum at the last five years. 71% percent of the second homes turned to be used permanently during that period. That is the transition seems to exist in time. It has been found that transition of usage is also related to the expansion of the central city. The criteria for the transition of usage are retirement, or because of the economical conditions of the society. Also climatic factors and children getting older were the factors of transition. There is an important conclusion that is the Çeşme-İzmir highway did not have any affect for the transition in the past and in the future it seems to have a very small affect only at the areas close to the adjoining points of the highway . What is more important here is the existence of public transportation system. That is the population preferring to live in the area permanently are the middle income groups who are not affected from the highway. However it has been found that the population who is willing to live in the area are the aged population. That is the younger groups of the society do not find the urban public services adequate enough for permanent use. Also they might have found the links with the central city weak since younger population have strong links with the central city such as the place of employment.

Proposals

These are the results of this survey . From these results some proposals have been produced about the developments on the fringe areas, the second home developments, and the potential use of second homes as permanent homes on the fringe areas of the cities. These proposals have been made in three categories. The first category approaches the proposals in general from the planning aspect. The second category of proposals are about the fringe

developments in Izmir and the third category of proposals are about the survey area.

Proposals In General;

.The second home areas which are being planned have to be examined by the regional growth dynamics. If the second home areas show trends for permanent use in the future from this aspect, then these areas should be planned supplying the necessary areas for the urban social and technical services in case of permanent use of the second homes.

This means that the planning process for second home areas should be taken by two steps. First step is the determination of the second home areas which are to go through transition in the future. Second step is the planning action for that area supplying the necessary urban social and technical service areas in case of permanent use of the proposed second homes. To implement this planning procedure a new organization scheme has to be formed because determination of the border for the second home areas which tend to be used permanently in the future is a very subjective subject. For such a determination primarily certain criteria should be produced; such as proximity to a city; transportation facilities; housing characteristics which are to be built... This should be in control of the authorities who are to prepare the regional plan of the area. That is second home area planning should start from the regional levels. After this determination, the plans for those areas should be prepared.

.Existing second home areas which show trends for permanent use should be taken into reconsideration. Since some unbuilt up areas exist at those residential areas, their plans have to be taken into revision to supply the

necessary areas for necessary urban social and technical services.

This approach can be applied by taking the second home areas in coordination with the master plans of cities, and the existing second home areas which show trends to be used permanently in future should be considered as development areas which have priority. Therefore, by the development programs and by the stages of developments such a development pattern should be supported.

.The urban fringe areas should be planned as recreational areas living open spaces for public use. Since they are to supply the recreational activities of the population living at the inner cities. For example; In Stockholm second home developments were forbidden in one hours driving distance. This was done to keep the urban fringe for the recreational uses of the city population. In contrast, in our country the fringe areas are usually the places of congestion with the squatter settlements. Therefore to avoid such developments precautions have to be taken. That is urban fringe areas should be planned taking into consideration that they are the open areas of the cities which can be used by the population living in the cities for recreational activities.

Proposals For The Fringe Areas Of Izmir;

.The existing adjacent area border and the Main City Border of Izmir can no longer hold these developments. The urban developments have spread farther than those borders therefore with the current borders Master Plans can not be produced because the Master plans have to be produced by taking the environs of the cities. Therefore new adjacent area and the main city borders should be determined again. According to the new borders determined master plan for the Main City of Izmir should be produced.

.After the formation of the new borders for the Main city of İzmir and the adjacent areas of İzmir Main City, the planning process within the new borders should start. The master plan for the İzmir Metropolitan City should support the principal of preserving the fringe areas as the recreational areas for the population of the İzmir Main City by leaving large open areas for public use. Also the new master plan should take into consideration the existing natural potential on the fringe areas of İzmir Main City.

.The fringe areas of İzmir Main city was affected by the land value increases in the past and the villages lying on the development areas of İzmir Main city were affected from the land speculations. The unexpected developments on the fringe areas in the past bring out a conclusion that the villages within the adjacent area borders of İzmir Main City which have close links with the central city should be planned to avoid land speculations and unexpected developments.

Proposals For The Survey Area;

.The survey area should be taken into the İzmir main city borders because this area has very close links with the central city and the built up area do not seem to be separated by large open areas from the built up area of the main city of İzmir. It seems to be a continuation. Also the population living in the area are showing urban character.

Although a part of the survey area (Zeytinlanı and İskele residential districts) shows urban fringe area characteristics, in the very near future it will be a part of the İzmir main city. Therefore for the preparations of the plans this area should be taken into the Main

Municipality of Izmir (Metropolitan Municipality of Izmir) borders and the developments on this area should be controlled by the new master plan development strategies.

.The study area should be taken into the planning process starting from the metropolitan area and master plan levels. Within this new planning approach the existing implementations of the area should be taken into reconsideration. Especially the necessary urban social and technical service areas for the proposed population should be supported.

.The seashore in the area should be taken into reconsideration. The seashore should be prepared as the area supplying the needs of the population of the main city of Izmir within the new administrative limits.

.It has been observed that the aged population in the area shows trends for permanent use of the second homes and the younger groups are willing to leave the area because of the inadequacy of certain urban public services. Nevertheless, it has been objected to keep all the groups of a society together. Therefore, to avoid the escape of the younger groups from the area the necessary urban public services should be supplied. As has been proposed above with the changing administrative limits, and with the changing planning approaches for the area this might be possible.

.By the master plans the proposed population should take into consideration the natural characteristics of the area and therefore with the plans and the policies for the area increases in the population densities should be avoided even in case of demand.

This research which was about the potential use of second homes as permanent homes was applied to the fringe area

of the Metropolitan city of Izmir. However it would be interesting to make this type of a research for the cities with different qualities. The study has been done on a Metropolitan city and the growth dynamics of Metropolitan cities are different from the cities. In that respect , for those cities different results could be taken.

.This research has been applied to an area which is on 1/3 way of transition from second home usage to permanent home users. It would be interesting to make such a research at an area which is on a different level of transition.

.Such a transition of usage might also have strong effects on the environs of the area which the second homes are located. The effects might be on the land ownership pattern or on the land values. Therefore this type of a research can also make an examination from this standpoint.

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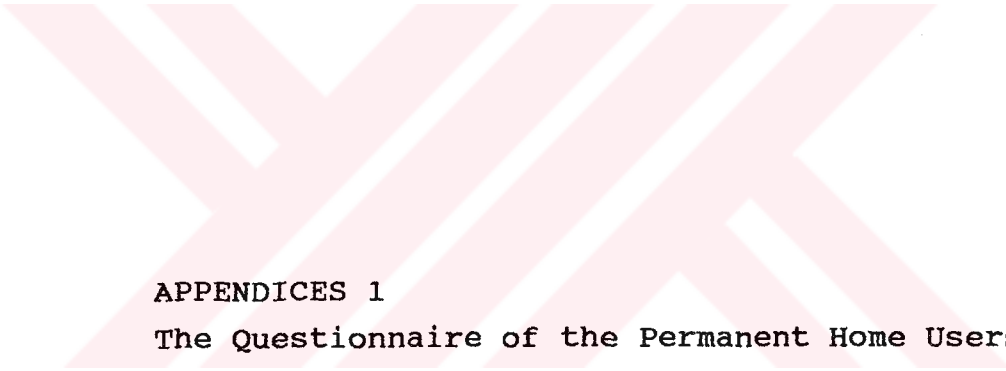
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APPENDICES



APPENDICES 1

The Questionnaire of the Permanent Home Users

17. When did you start using this home?.....

18. Where was the previous residential place of your family?

- Same House
- Same Residential District Area
- Same Subdistrict , a different residential district
- Inside MMI, another subdistrict
- Outside MMI, inside the province
- Another province
- Outside the country

19. What were the reasons for the preference the house?

- Adequate price for rent
- Adequate price for purchase
- Liked the house
- Liked the environment
- Close to the relatives and friends
- Close to the central areas of MMI, but there is more open areas compared to the central areas
- For investment
- The area is quiet and calm
- Climatic factors
- Retirement
- Close to the place of employment

20. What was the purchase procedure of the units

- First Hand Fifth hand and more
- Second Hand Do not know
- Third Hand
- Fourth Hand

22. Questions related to the previous uses of the units

22.1. What was the previous use of the unit?

- Used as a permanent home
- Used as a second home

22.2. (If the answer to the previous question is used as a second home)

What was the period of transition from second home to permanent home usage?

23.3. What were the reasons for permanent use?

- Bought a car
- Retirement
- Children got married
- Children has graduated
- Improvements in public transportation
- Sea pollution and the loss of second home area characteristics
- The construction of the Cesme-Izmir Highway
- Climatic factors
- Close to the place of employment
- Escape from the central city congestion

22.4. (If this house has been used by other users previously, what was the type of the use of the unit?)

- It was being used as a second home
- It was being used as a permanent home
- Do not know

23. Do you think that the services below are adequate by distances and by quantities?

	Quantity	Distance
Nursery		
Primary School		
Junior High School		
High School		
Health Services		
Cultural Services		
Civic Services		

adequate(x) inadequate(o) do not know (-)

24. Would you like to move to another residential place?

- yes
- no



APPENDICES 2

The Questionnaire of the Second Home Users

17. When did you start to use this unit?

18. What is the frequency of the use of the second home?

Users	SUMMER			WINTER	
	Week end	During the week	permanently	week end	during the week
owners					
tenants					

19. For how many days in a year do you use your second home?

- Less than 1 month 1 months 2 months 3 months
 4 months 5 months 6 months 6 months
 +

20. Where is your permanent residence?

21. What is the transportation system you use between your permanent home and the second home?

- By private car Both
 Public transportation Other....

22. What were the reasons for the preference of the second home?

- It is a prestige region
 For investment
 Proximity to the central city
 Proximity to the permanent home
 Proximity to the nature
 Proximity to the seashore
 Existence of infra-structure
 Close to the friends and relatives
 Proximity to the center of the subdistrict
 Climatic factors
 Calmness and quietness
 Escape from the central city congestion
 Left by heritage

23. From where do you do your shopping?.....

24. Do you think that these services are adequate?

- | | Adequate | Inadequate |
|-------------------|--------------------------|--------------------------|
| Health Services | <input type="checkbox"/> | <input type="checkbox"/> |
| Civic Services | <input type="checkbox"/> | <input type="checkbox"/> |
| Cultural services | <input type="checkbox"/> | <input type="checkbox"/> |

25. What are your future plans for your second home?

- To use it permanently
- Continue to use it as a second home
- Give it to children
- To sell it for another summer home
- To sell it for another investment
- To rent it
- Do not know

26. If you are to sell it or rent it, what are the reasons?

- For income
- For another second home, because the area has lost second home area characteristics
- Sea pollution
- The loss of open spaces
- The loss of natural beauties
- Noise pollution
- Environmental pollution
- The inadquacy of the municipal services
- Infra-structural problmes
- Transportation costs
- Others.....

27. (If you are to use it permanently) what are the reasons for permanent use?

- Retirement
- Desire to live in a house with a garden
- Escape from the central city congestion
- Easier accessibility by public transportations
- Construction of the Cesme-Izmir highway.
- Existence of open areas
- Proximity to the central city
- Children got older
- Others.....

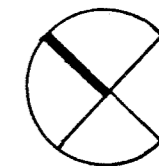
28. If you are to use your second homes permanently, which sections of your houses listed below adequate? Size of the house

- Number of rooms
- Sizes of the rooms
- Bathroom
- Kithchen
- Heating System

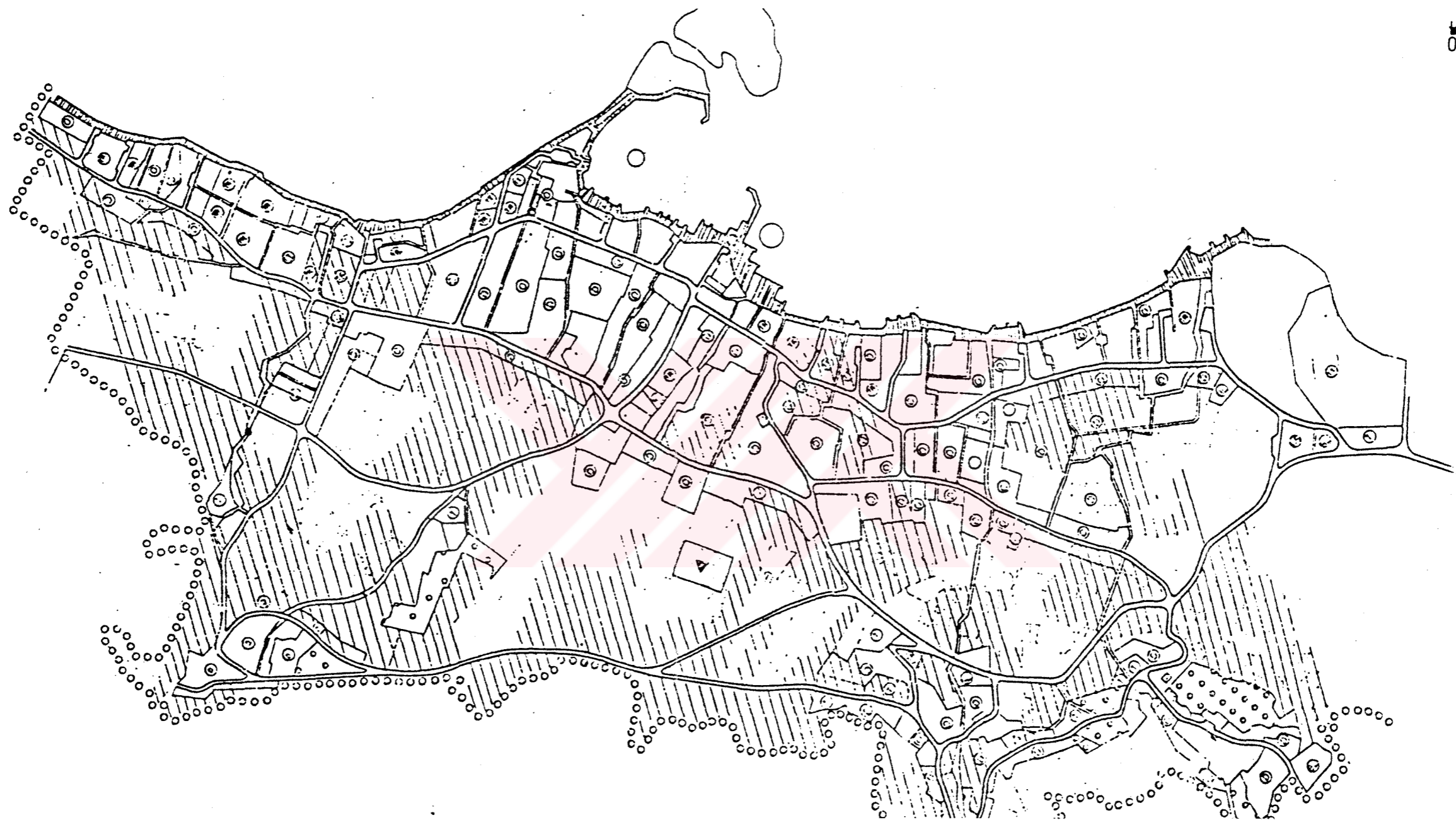
29. Do you want to make any additions before using your second homes permannetly?



- | | |
|--|--|
| <input type="checkbox"/> Additional room | <input type="checkbox"/> Additional floor |
| <input type="checkbox"/> Rebuilding | <input type="checkbox"/> Additional heating system |
| <input type="checkbox"/> Enlargement of the bathroom | <input type="checkbox"/> Floor surface change |
| | <input type="checkbox"/> Changes for the joinery |
| | <input type="checkbox"/> other..... |



ÇEŞMEALTI IMPLEMENTATION PLAN






0 300m



 RESIDENTIAL AREAS
 PROPOSED RESIDENTIAL AREAS

 EDUCATIONAL AREAS
 PREFERRABLY USED AREAS

 PUBLIC PARKS
 MUNICIPALITY SERVICE AREA
 HEALTH SERVICE AREAS

APPENDICES 3

REFERENCE:
URLA ANALYTICAL
SURVEY

YÜKSEKÖĞRETİM KURULU
MÜHÜRÜ
MÜHÜRÜ