

Research (3)

**The Economic and Environmental Evaluation of the Map of
Land Use Changes in the Village of KafrSa'd, Benha
District, Qalyubiyya Governorate (1980 – 2020)**

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Abstract

The research dealt with the change detection of the land use in the village, the study of the types and areas of the different land uses, the main factors that produced them, the economic evaluation of them through the updating of the map of land prices, the study of return as economic index, the relative weights of the elements of the economic evaluation and the extraction of the map of the new land uses. The research conducted as well an environmental evaluation of the patterns of economic uses through the study of the environmental impacts for each stage of the change in the land use, the relative weight of the environmental returns out of them, proposing a vision for the future of land use up to 2020, including the economic and environmental returns, and the study of the possibility of applying the results of this study to some villages in the urban fringe in a later stage, and raising the attention of the specialists and the officials toward the importance of such studies.

The study came to several results, including:

- The agricultural land use witnessed the highest percentage of area reduction, attaining 30%, with an annual rate of 0.9%
- The list of factors affecting the land use patterns includes firstly the characteristics of the geographical situation of the village, especially its proximity to the city of Benha; the localization of the university faculties there and the prices of the agricultural lands.
- The Hod El Gazair witnessed a concentration of the investment use in the stage of horizontal and vertical expansion, as it is the nearest to the city of Benha and the fact that it is endowed with a water front on the Damietta Branch of the Nile.
- The water front on the Damietta Branch and Al Tawfiqi Conveyor Canal were of the highest environmental positive returns, as compared to the agricultural land use, which is of negative returns.

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The study recommends the following:

- The necessity of activating the role of the government in order to stop the unofficial sprawl at the expense of the agricultural land, with the associated phenomena of the unplanned land use that negatively impacts the environment.
- Reconsidering the planning of the axes of traffic leading to the premises of Benha University. It would be better to connect them with the Benha – KafrShukr road alongside Al Tawfiqi Canal, so as to avoid the frequent bottlenecks occurring during the academic semester months and culminating in the exams days.
- Replacing the present transmission towers by underground power cable to avoid the negative effects of their vibrations.
- The necessity of preserving all that remains of the agricultural land of the village so as to ensure pure air conditions for the Northern parts of the city of Benha.