

Recreational Land Use: A Comparison of Mumbai, India and Las Vegas, USA

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Abstract: *The main goal of this article is to assess and compare land use plan and recreational approach in planning of Las Vegas and Mumbai city. Land use planning is the process of regulating the use of land in an effort to promote more desirable social and environmental outcomes also more efficient use of resources. Land use planning often leads to land use regulation, which typically encompasses zoning. Local Zoning and land use regulations have increased substantially over the decades. These constraints on land development within cities and suburbs aim to achieve various safety, environmental and aesthetic goals. Nowadays the phenomenon of 'beautifying' and 'refining' public spaces in cities has become more common. The background of these activities is formed by the social, economic and cultural changes taking place in the globalizing world. Services related to leisure time are treated as an important factor in the development of cities – a factor creating urban recreational places.*

Key Words: *Land use planning, Zoning, Recreational places, Attractiveness of city, Aesthetic*

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I. INTRODUCTION

In urban planning, land use planning seeks to order and regulate land use in an efficient and ethical way, thus preventing land use conflicts. Governments use land use planning to manage the development of land within their jurisdictions. In doing so, the governmental unit can plan for the needs of the community while safeguarding natural resources. To this end, it is the systematic assessment of land and water potential, alternatives for land use, and economic and social conditions in order to select and adopt the best land use options. Often one element of a comprehensive plan, a land use plan provides a vision for the future possibilities of development in neighbourhoods, districts, cities, or any defined planning area.

1.1 Application of land use

"Developing cities and towns": Land use planning is an important component of city planning. The nature of cities required to the most beneficial use in terms of maximization of economic factors and promoting convenience, while maintaining the quality of the environment and promoting conservation of the land. The only way to achieve this is the utilization of the elements of land use planning.

"The concept of Zoning": Zoning is the process by which areas of land are split into zones by appropriate establishments within which several users are assigned to each zone. Therefore, this makes zoning very important modus operandi in land use planning where it is used to design urban areas in many countries (Lewis-Roger, 1987). In the process of zoning, land is divided into different sizes, shapes, locations, according to the characteristics of the terrain and the corporality of the culture.

1.2 Recreational approach in land use planning

Drive around almost any town and you'll see movie theatres, bowling alleys, and local parks. Some are free to play in while others have an admission. What all these have in common is that they all sit on recreational land. Each city has decided in what areas it wants its residents to live in, to work in, and to play in. So, the areas where people can play in is called recreational land and each city has determined what land areas can be used for this purpose.

The term "open space" refers to conservation land, recreation and agricultural land, forest land, corridor parks and amenities such as small parks, green buffers along roadways or any open area that is owned by an agency or organization dedicated to conservation. It also refers to any undeveloped land with particular conservation or recreation interest. Some open space use may be for passive activities such as walking, hiking, and nature study while other more active recreational uses include soccer, tennis, or baseball.

Valued natural resources will be preserved, maintained, and restored, only through thoughtful planning and active stewardship. Without planning, ill-conceived changes in land use patterns can dramatically alter a community in a short period.

Planning provides the opportunity to assess where you are, where you would like to go and how you might get there. Planning now to protect important open space and recreational facilities can greatly enhance the attractiveness of your community and encourage compatible growth in the future.

Planning allows the City to confront and manage aspects of growth and development in ways that preserve, protect, and enhance the environment. The planning process can expose potential problems while there is still time to prevent them.

Besides enhancing the quality of life, protecting open space can provide economic benefits. It can help a community avoid the costly mistakes of misusing available resources. Protected open space usually raises the taxable value of adjacent properties and is less costly to maintain than the infrastructure and services required by residential development. Even taking into account the increased tax base that results from development, open space usually proves easier on the municipal budget in the long-run.

II. LAND USE OF MUMBAI, INDIA

Mumbai is the capital city of the Indian state of Maharashtra. According to the United Nations, as of 2018, Mumbai is the second-most populous city in the country after Delhi and the seventh-most populous city in the world with a population of roughly 20 million.

Recreational Open Space must be 25% of total plot area under new Development Control Regulation for Mumbai. Recreational Open Spaces cannot be used as parking or sold as open parking. Almost 25% reservation for open recreational space must be kept for plots up to 2500 sq. metres and more.

The city's urban planning blueprint for the next 20 years focuses only on vertical development. Mumbai's development plan 2036, an urban planning blueprint for the city for the next 20 years, has been controversial from the day its draft was released on February 16, 2016. Experts and political leaders across the board have criticised it for focusing overly on vertical development at the cost of open spaces, heritage and other vital aspects of urban living.

Heritage at risk

In a glaring omission, the draft development plan has not marked on its maps hundreds of heritage structures in the city. This includes the structures notified in the sanctioned heritage list of 1995 as well as those on a proposed list that the Maharashtra state government has failed to notify since 2012.

The most eyebrow-raising omissions are in Mumbai's southern-most municipal ward, where iconic buildings such as the Asiatic Society of Bombay, Chhatrapati Shivaji Maharaj museum and St Thomas Cathedral have not been specifically labelled as 'heritage'. In the suburbs, the Bandra station building has been left out.

Significantly, the draft development plan also allows Grade-III heritage structures and precincts to be redeveloped up to 10 stories instead of the limited 24 metres (or eight storeys) allowed in the previous DP of 1991. If sanctioned by the municipal commissioner, developers will also have the option of building higher than 10 storeys. This could drastically alter heritage precincts, which have so far been characterised by their low-rise cityscapes.

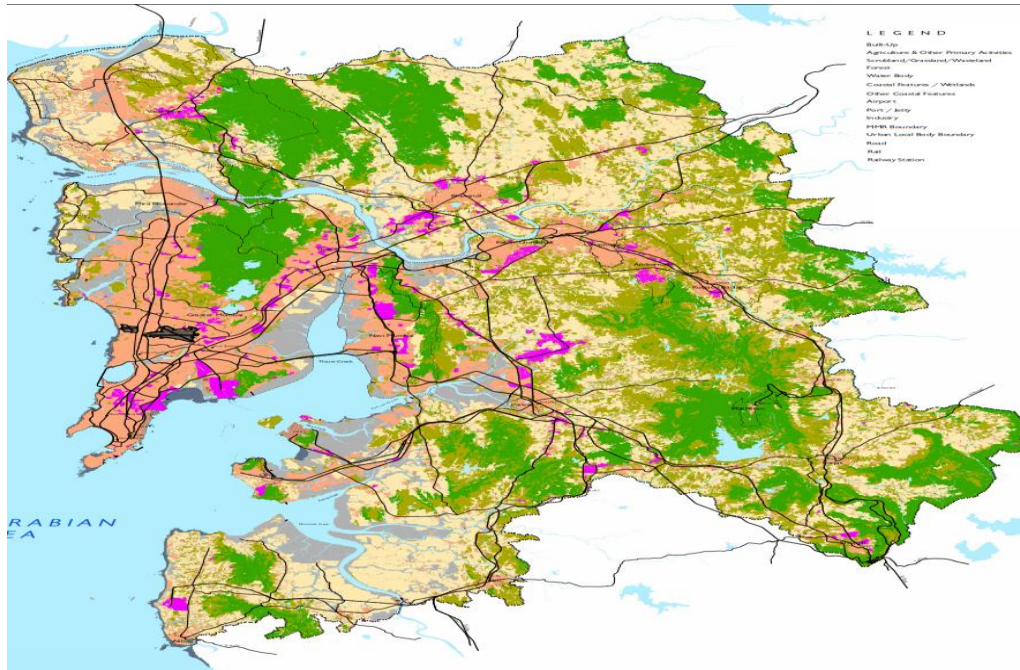


Fig. 1 Existing land use- Mumbai metropolitan regional plan

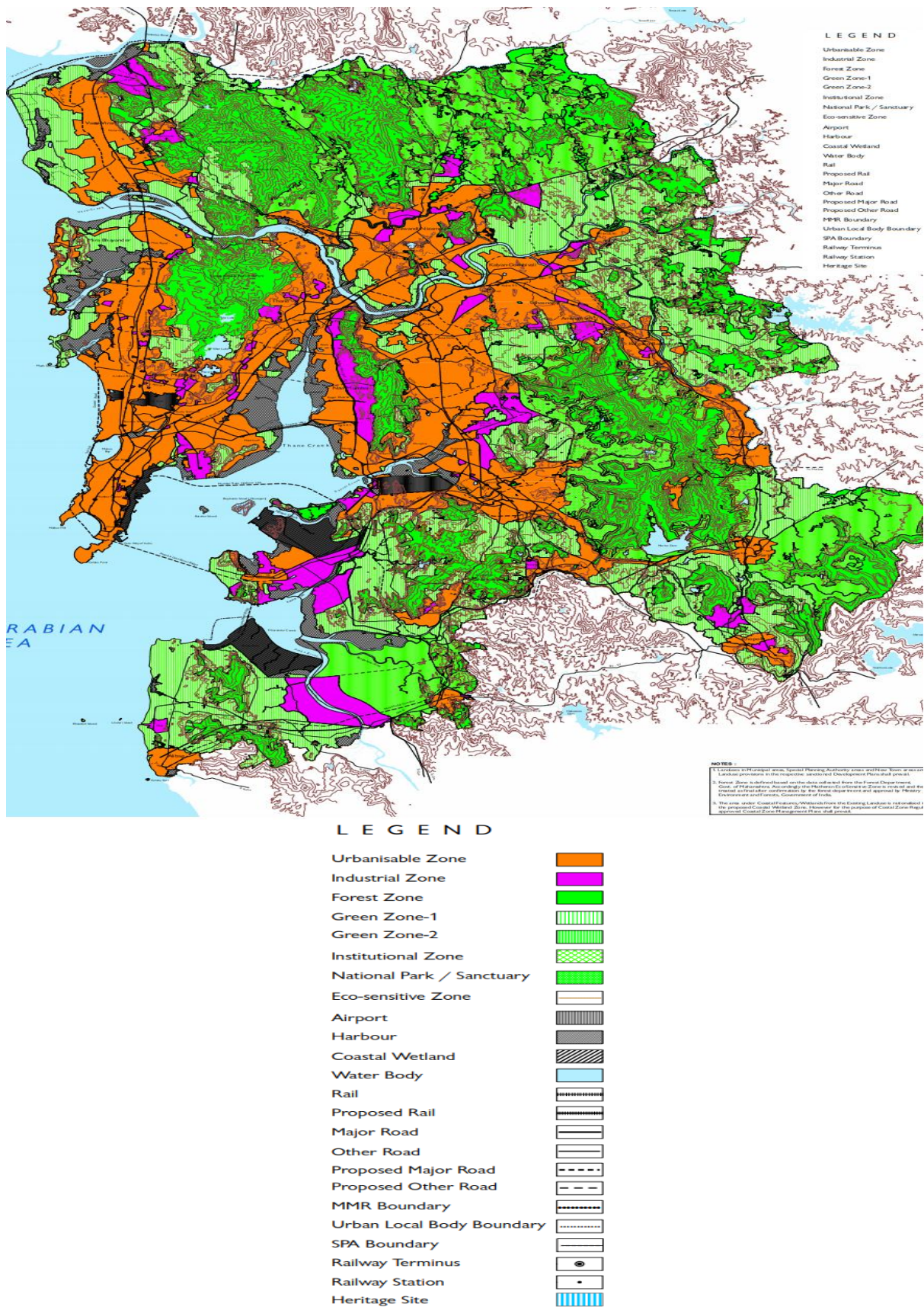


Fig. 2 Proposed land use – draft Mumbai regional plan 2016-36

Open spaces compromised:

The development plan's uncaring approach towards the city's limited open spaces and ecological resources has irked activists since the day the draft plan was released.

The first issue to hit the headlines was that the 1,009-acre forested Aarey Colony in Goregaon – which the previous DP had marked as a no-development zone – will be developed as a commercial hub. The plan proposes to build a housing project, educational institutions, a zoo and transport amenities in place of the green cover that citizens have been fighting to preserve in Aarey. With citizens scrutinising the draft DP in greater detail, more instances of violations of open spaces have emerged. In Cuffe Parade, for instance, a seaside garden plot being maintained by local residents for 30 years has been marked as a commercial plot.

An additional 700 hectares of open spaces has been jeopardised by the draft plan's proposal to delete all existing land reservations on plots across the city. Land reservations are made for open spaces or educational and medical facilities to ensure that those plots are not used for any other commercial purposes. The DP does not specify which plots will lose their reservations, but it proposes to delete reservations on plots that have already been encroached upon. Since the majority of reserved open spaces in Mumbai have been facing various degrees of encroachment, they could suddenly be open to development and construction. The same would apply to encroached land reserved for education or healthcare amenities.

III. LAND USE OF LAS VEGAS, USA

Las Vegas, officially the City of Las Vegas and often known simply as Vegas, is the 28th-most populous city in the United States, the most populous city in the state of Nevada, and the county seat of Clark County. The city anchors the Las Vegas Valley metropolitan area and is the largest city within the greater Mojave Desert. Las Vegas is an internationally renowned major resort city, known primarily for its gambling, shopping, fine dining, entertainment, and nightlife. The Las Vegas Valley as a whole serve as the leading financial, commercial, and cultural centre for Nevada.

The city bills itself as The Entertainment Capital of the World, and is famous for its mega casino-hotels and associated activities. It is a top three destination in the United States for business conventions and a global leader in the hospitality industry, claiming more AAA Five Diamond hotels than any other city in the world. Today, Las Vegas annually ranks as one of the world's most visited tourist destinations. The city's tolerance for numerous forms of adult entertainment earned it the title of "Sin City", and has made Las Vegas a popular setting for literature, films, television programs, and music videos.

Las Vegas is a place of million-lightbulb signs and fantastic architecture, of readily visible wealth and carefully hidden poverty. It is a place of superlatives, both positive and negative. Within the city stand the largest glass pyramid in the world; one of the largest hotels in the country, with more than 5,000 rooms; and one of the most expensive hotels ever constructed, the Bellagio.

Beyond the bright lights of the Strip, however, lies a perfectly ordinary Western city, with neighbourhoods, churches, shopping centres, and strip malls. It is that city, and not the hotels and casinos, that draws thousands of new residents each year. This growth, coupled with its unusual economic basis, has made Las Vegas one of the wealthiest cities in the country, but it has also brought problems to the area.

The old downtown at the centre of the city became overshadowed in the 1950s by the Strip, the portion of Las Vegas Boulevard (and adjoining side streets) running some 4 miles (6 km) to the southwest, where the city's most ostentatious and luxurious hotels, restaurants, casinos, and restaurants were built. The city spreads outward in all directions from Las Vegas Boulevard; the metropolitan area covers all of Clark county, a portion of Nye county to the northwest, and a small part of Mohave county, Arizona, to the southeast. It includes the incorporated areas of Boulder City, Henderson, and North Las Vegas as well as the unincorporated areas of Paradise, Winchester, Spring Valley, Lake Mead Shores, and Sunrise Manor. These areas are joined by several arterial roads, including the Bruce Woodbury (Las Vegas) Beltway, a ring road through the Las Vegas Valley.

Las Vegas is one of the most famous, popular, and profitable gaming and tourism destinations in the world. Beginning from the 1980s, Las Vegas has developed itself through a series of strategic branding efforts, smart positioning, catchy marketing and advertising campaigns, and the development of mega resorts and entertainment centres. To understand how Las Vegas has become the gaming and tourism hotspot that it currently is, the gaming history of Las Vegas must be studied: the government's role in legalizing gambling and transforming the gaming industry, the debates over the social costs vs. social benefits of the gaming industry, and the game-changing megaresort hotels targeting families that opened on the Las Vegas strip.

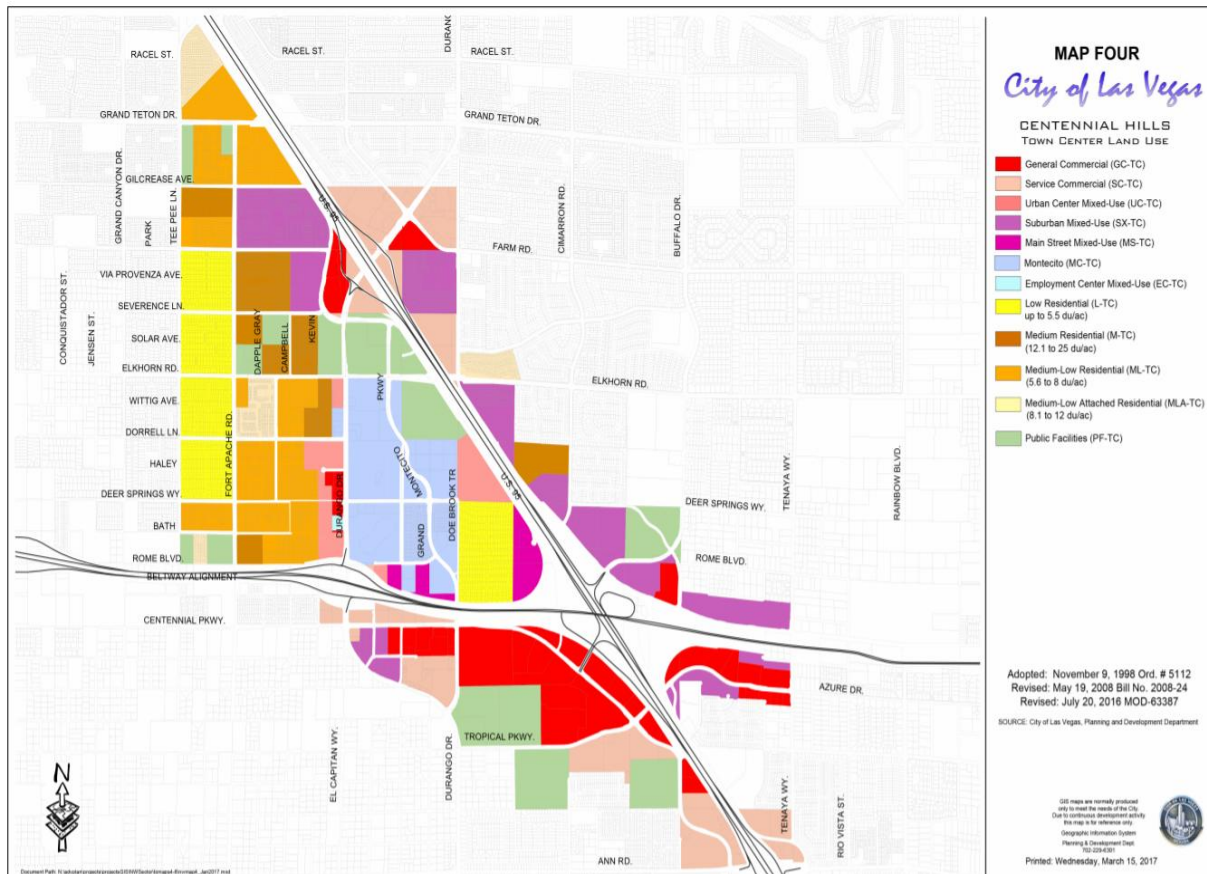


Fig. 3 Land Use of Las Vegas (Current)

Government's Approach for Recreational Land Use for Future:

Government of Las Vegas Nevada has proposed a masterplan till year 2050. They asked young residents of the city and how they can improve it. They can upload their ideas on the portal created government. City mainly focuses on the recreational land because of the revenue created by it.

Government thinks that Cities in Nevada are required to develop a master plan to guide future decisions about their physical development. Master plans identify current issues and needs in the community, and set forth goals, policies and actions to address issues. They also contain specific functional areas that address many different and complex aspects of urban and suburban development, including conservation, historic preservation, housing, land use, public facilities and services, recreation and open space, safety and transportation.

They have main focus on land use and open spaces. They think Parks, recreation and open spaces are essential parts of their city.

New goals set by the city government is as follows:

Protect, enhance and restore natural features and resources of the Mojave dessert.

Improve access and connectivity of open spaces for ecological, social, health and quality of life benefits.

Develop new park and open spaces for new and existing developments to meet unique need of residents.

Prioritize increasing tree canopy across all areas of the city for multiple public health and environmental benefits.

Strengthen cultural and recreation opportunities for residents and visitors across the city.

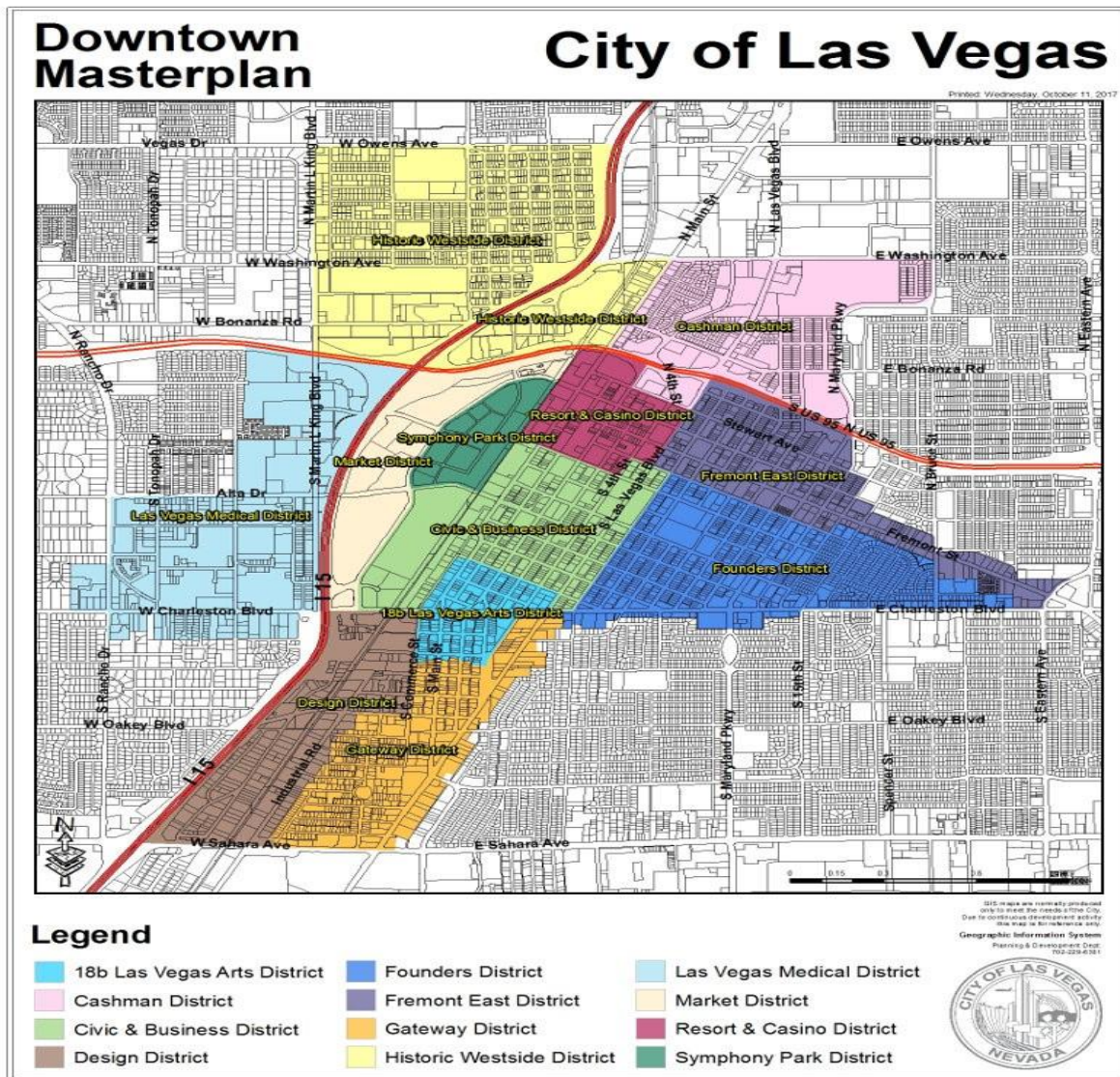


Fig. 4 Master plan for year 2050 of Las Vegas city

IV. CONCLUSION

- Though Las Vegas already have major part of land for recreational purpose they are focusing more on the same part for the future master plan and for Mumbai being a commercial hub of the country they haven't done a major focus on the recreational and open spaces part of the city.
- Las Vegas produce a large amount of the revenue from the activities like, casino, hotels, parks, etc. mainly leisure and recreational activity. Where as Mumbai is all about commercial activity and the main revenue generated is by commercial hubs.
- Mumbai is densely populated city and most attracted metro city among people living in India. Although having largest film industry- Bollywood of India the city is very poor in view of attractiveness, having leisure time activity infrastructures and open spaces.
- Promoting culture and preserving heritage sites is a serious responsibility of the government of the respective cities and country.
- Recreational infrastructures like parks, hotels, heritage sites, walk ways open spaces, etc. can generate revenue and can contribute to the growth of the country.
- Prompting recreation can attract tourists and cultural which eventually helps in growth of the city and the country.

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