

# Real Estate Production, Residential Mobility and Unprecedented Socio-Spatial Reconfigurations :The Case of the Annabi Metropolitan Area

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## Abstract

This article aims to decipher the recent socio-spatial reconfigurations in the Annabi periphery, in the light of the chronological evolution of the built environment produced by the public authorities to frame sustained urban growth, and the residential mobilities that have accompanied it.

It is a question of explaining the logic of these actions, their interaction, and to show their implications in these new recompositions. The results highlight a double aspect: a new socio-spatial arrangement marked by a form of polynuclear, and the discontinuity in the urban physiognomy. Very significant social colorations, but where the signs of a tendency to the self are obvious, despite a proven spatial proximity. These changes of scale, which attest to the fact that the city is reinventing itself (Chalas, Y, 2000), open up research perspectives on the need for new approaches for the city's territory.

**Key words:** Migration, mobility, periphery, reconfiguration, Settlement.

## INTRODUCTION

Marked by several decades of demographic and migratory dynamics, correlative to the economic recovery and the proliferation of construction since the 1970, the peri-urban space of Annabi today amalgamates pieces of countryside, urban fabrics and an inhabitant diversification whose socio-spatial relations are very affected. A space where mobility boosted by the development of infrastructure, +en+ wide access to individual motorization, and the offer of public transport, will generate intense and multidirectional flows, tends to break up spaces and outline the forms of less dependence on the city and more anchoring in these territories that have become places of life. The reconfigurations are also structural. The emergence of new functions of the urban system shakes up the historical centrality that tends to fade in favor of a polynuclear organization. The conjunction of these factors is at the origin of a characteristic artificialization of soils.

Our objective is to apprehend in their diversity these multiple recompositions that today distinguish the peri-urban space. Quantitative indicators will be used, in particular statistical data from the various censuses carried out, relating to population, housing and spatial mobility.

These indicators will be coupled with satellite images, supported by a field survey. This will allow us to highlight the intensity of the different flows generated, the trajectory taken, and therefore their impact on the physiognomy of the places.

### The Annabi Territory: A Settlement of the Atypical Zone

Placing the dynamics of urban growth in a long time (1966-2008) makes it possible to identify some structural trends that a priori are expressed by a process of reversal of the demographic trajectory in favor of the periphery.

From the 1970s, the population present on the Annabi territory has increased considerably. The upheavals introduced on the space of the political, industrial, health commitment, have shaken the urban organism to the extent that they have favored this demographic growth and forced the urban network to face a human wave never equaled influx from the rural.

In 1966, the city center had 1.44% of the population. Today it concentrates 1.64% (PDAU, 2004). Between 1966 and 1977, the population literally exploded from 153,000 to 225,000 inhabitants. That is an increase rate (3.63%). However, through the various censuses, these numbers have continued to decrease. Conversely, peripheral areas, even among the least dense and furthest from the urban centre, have tended to repopulate since the 1970s.

**Table 1.** Population trends in intercensal periods

Periods Common	1966		1977		1987		1998		2008
<b>Annaba</b>	153000	70%	225000	64.3%	228385	50.1%	24971	44.6%	257359 42.2%
<b>Common</b>	65638	40B	124900	35.7%	227503	49.9%	310180	55.4%	352140 57.8%
<b>Total</b>	218638		349900		455888		559896		609499

Source: NSO, Statistical Data No. 527 /23

Significant growth can be observed.

From the outset, the central commune showed a low growth rate (3.63). During the period 66/77, its situation will worsen, and plummet on the scale of values by 24 times to reach: 0.15% (between 1977-1987). This oscillation over the periods will bring its value to 0.4 during the period 98-2008.

On the other hand, the municipalities show at the same time, and at all levels, high growth rates ranging from 9.16% (el Hajar) to 1.32% chetaibi (the lowest value). This amplitude will subsequently be maintained at the level of the main municipalities which have seen their rate double at least during the 1977-1987 phase, like El Bouni whose rate goes from 7.39 to 7.80 and 9.16% for El Hajar, even if in recent periods these rates will fall more and more. The densities point in the same direction.

**Table 2.** Evolution of the rate of increase during intercensal periods

Municipalities/Periods	1966-1977	1977-1987	1987-1998	1998-2008
<b>Annaba</b>	3.63 %	0.15%	0.76%	0.4%
<b>Common</b>	Variation between			
	3.63% - 9.16%	0.15% - 10.42%	0.74%- 4.67%	0.4% -2.0%

Source: PATW, 2005, statistical data No. 527 /23

**Table 3.** Evolution of density during intercensal periods

Municipalities/Periods	1966	1977	1987	1998	2008
<b>Annaba</b>	3060	4500	4568	4995	5147
<b>Come in</b>					
<b>Common (min-max value)</b>	14-195	42-440	35-996	41-1612	49-1853

Source: PATW, 2005

Thus, during 1977-1987, the population in the peri-urban ring increased by 108.7%. It was multiplied by 2.08%, while the urban pole grew by only 1.5%.

This numerical observation attests that at the scale of the Annabi territory population growth seems to be driven by the peri-urban crown. This one was the strongest and this from 1977.

With its 494243 inhabitants, respectively 249716 inhabitants in the urban pole, and 244527 inhabitants in the peri-urban ring in 1998, the urban area is the faithful translation of the expansion.

The differences between the values are revealing:

The population of the urban pole was multiplied by 1.10 between 1977 and 1998. That of the peri-urban ring by 3.18

The relative weight of the urban pole in its urban area has therefore not stopped decreasing. These population losses have benefited the peri-urban rings.

Moreover, in this continuous dynamic where the swelling of the population seems to prevail through the periods, and where the growth rates of the central city follow a degressive trajectory, migratory movements seem to have played a major role in this sustained effervescence and in the reorientation of the trajectory of urban growth.

### **Migration Movements: Powerful Flows Almost Oriented Towards the Periphery**

The unpredictable migratory rush, following the deterioration of sanitary conditions, the food crisis that affected the countryside and the job offer in the 1970s, brought the population to a critical situation where net migration across the wilaya reached a significant value +1.74%. Subsequently, with the deterioration of the employment situation in the city, the effort to equip the countryside and the dysfunctions which affected the agglomerations during the period 1977-1987, the momentum slowed down (-0.41%). But this is without counting on the rebound of flows during the next phase. Indeed, the insecurity that reigned in some camps has changed the situation. Net migration is regaining strength, thanks to the breakdown of flows throughout the Territory (+0.22) (PDAU, 2004)

During the 1970 the contribution of migratory flows to urban growth brought the population to 349900 people, with a net migration of a value equal to 32958, which will triple its absolute value to reach 5578 people after a period of recovery. In this upsurge the bulk of the workforce in the direction of the Wilaya, comes from the neighboring Wilayas: El Tarf as main supplier contributes with 13.68% of the total migrants. followed by the wilaya of Skikda (12.39%) and Guelma (12.3% and s.Ahras9.61%). The vast majority of these numbers go to the communes of the Wilaya which welcome 16827 people out of the total wilayal.

This gain of individuals is 2.19 times greater in absolute value than the flows routed to the city center which displays 7667 people. The breakdown of these gains is in favor of satellite cities (Bouni -Sidi amar-hajar), the second crown and Berahal (<sup>3rd</sup> crown) El Bouni appears as the main area of discharge flows.

These internal movements in the Wilaya are powerful and represent more than half (51.5%) of labour migration.

While during the decade 1960-1970 the city center shows a net migration of (+0.44%) which is declining. The neighboring municipalities are distinguished from the start by significant values between 2.81(s; amar) and 6.01 for El Hajar. (PDAU, 2004, Tab 12) This trend will be sustained (except for el hajar); And even if it declines moderately during the third decade, net migration retains + values, driven by secondary agglomerations and scattered areas.

\* thus in a context of internal dynamics in the wilaya, the overall flows leaving the commune of Annaba are massively oriented towards other communes (PDAU, 2004, Tab 13) and this in a proportion of 71.16% for 28.64% towards the other Wilayas. From the start, the outgoing flows are six times higher than the flows of arrivals to the central commune from the same areas. They then result in a negative net migration of an absolute value of: -42435 inhab.

In addition, by descending to the micro scale, that of the central districts, we can also record a decommissioning of the central districts and a swelling of the pericentral and suburban areas.

This repulsive trend expressed by a significant net migration (-4.72 to 0.03) affects old areas such as: the Old City, the City Center, the city of May 8, 1945, S. Brahim, the orangery and the column. . This demographic study\* at the sectoral level, confirms once again the phenomenon of loosening.

Notwithstanding other relatively new or very recent neighborhoods that show positive migratory balances, such as: El Rym, the West Plain I and II, Belaid Belgacem, Sidi . Aissa, integrating the pericentral space, the rest of the sectors are experiencing extreme turbulence (PDAU, 2004, Tab 13) which seem to attribute to a net migration higher than natural growth and reveals intense spatial mobility. These are sectors 4: Hjar Diss (2.11), Berka Zarka (-2.85), El Gantra (7.95), Oued Zied (2%) Khareza (3.69), and Seyouse (3.25%)

It will be noted that at the level of the wilaya we have: a slowdown in demographic growth at the level of the center and the suburbs since the 1980s.

At the same time, the peripheral areas recorded strong growth, which continues to this day at a high level.

**Table 4.** Intercensal migration during the period 1987-1998

	Entries from Other Wilayas	Outputs Towards Other Wilayas	Entries from Other communes in Annaba	Outputs to other Municipalities of the wilaya of Annaba
<b>Annaba</b>	7667	14793	1188	-
<b>Common</b>	16827	4123	-	36497
<b>total</b>	24494	18916		

Source: ONS, Statistical Data No. 331 inter-municipal internal migration.

Two elements emerge from the analysis:

First, the territory is engaged in an uninterrupted growth of the population since independence, which has resulted in an urban development particularly visible in its immediate periphery, but also distant, which gradually becomes more important than the city center, and continues with force or subtlety its momentum.

Indeed, the localities of the second ring now have higher growth rates than those of the central core and the suburbs. This proves that the current trend is towards a reversal of the process of the demographic dynamics of spaces within the territory in favor of the periphery.

Secondly, these rates turn out to be fuelled by migratory flows that play an important role in the process of loosening.

The exuberant urban growth within the Annabi territory is therefore of both internal and external origin.

The same one that finds its explanation in the economic context that characterized the space in the 1970s, but especially in the dynamics of the built environment set in motion, especially that relating to the 1990s.

## II/Sustained Real Estate Production: Generator of Loosening

The dual demographic and migratory dimension recorded in the period of independence is at the origin of the evolution of construction at the peripheral level. Its scale and pace will in turn boost this growth, which is now proving to be dazzling. The identification of the process of making the built environment under the aegis of the public authorities, that of the trajectory taken for the location of housing programs, makes it possible to grasp the impact on the peripheral space, decisively influencing urban sprawl, and reconfiguring its different parts.

\*Concretely, these actions as they are translated on the ground reflect the current situation. Thus the profit of acquisition Land constituted a green light to the opening of the peripheral territory to the construction of large-scale projects ZHun, Zac, /subdivision projects/Infrastructures, and in fact the bases retained for their spatializations belong to these places, which are also sometimes the subject of legalization of illegal occupations (Bouzaroura<sup>1</sup>..) because they cannot meet the demand for housing.

In the context of the economic liberalization of the 1980s, and cleaning of the City, this same periphery constituted living spaces like the urban aggregates of Essérouel, O Nil, the city1<sup>st</sup>May, Berka Zerka, chabbia, Hjar Diss, for potentially at-risk populations in this case that of, Bouhamra , and those of precarious housing evicted from the districts of the city center (Pont Blanc, Belaid.Belgacem, Johanolla and the suburban).

Finally, in the 1990s, these spaces will serve as a base for new programs, with a new logic of action in distribution.

While the 1980s the effort is focused on all the municipalities of the Territory, with a concentration on the agglomerations capital. With the exception of two municipalities in the third ring (Berahal and Ain Berda, where secondary agglomerations prevail with high proportions.78% and 71%), from 1990 onwards this trend in ventilation continued. Then in the 2000s, the affirmation of secondary agglomerations and the progressive investment of Scattered areas. In 2010, the ACLs of

1. Complex of precare housing of which about 700 barracks have benefited from an installation permit and steel sheets to consolidate their barracks from the APC.

2. site of slums, having sheltered during the industrial area of Annaba, nearly 21000 people (ROYOUX. D, 1985).

suburban municipalities were again solicited. In 2014 the effort is maintained and production is oriented almost entirely towards the periphery, investing more in the third ring.

**Table 5.** Evolution of housing production over periods

Municipalities/ Period	1970-1980		1980-1990		1990-2000		2000-2010		2010-2014	
Annaba	2252	-	7349	*1.22	7637	*1.68	11393	*3.14	600	*55
Common	2233		8972		12863		35810		33152	
Total	4485		16321		20500		47203		33452	
	*3.64		*1.25		*2.30		* 1.41			

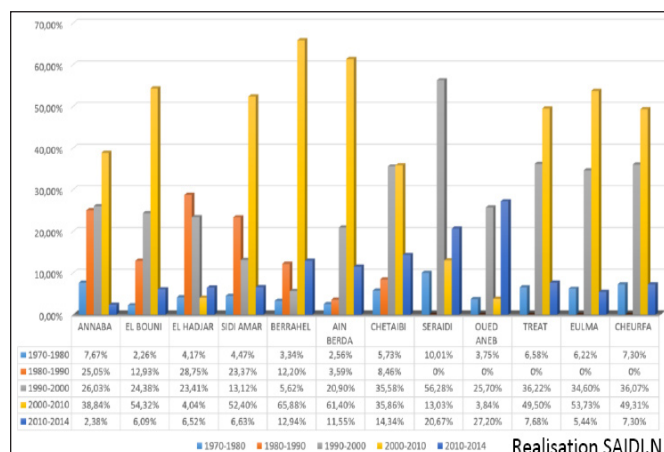
Source: OPGI, DUCH,2009

The pace of this production has changed a lot over time. The 1970s stand out with a moderation in the realization and therefore a volume not exceeding 4485 lgts, where the urban pole monopolizes 50.21% of the total built. The rest of the production benefits the municipalities of the territory.

An acceleration of the pace was recorded at the beginning of the 1980s. The volume triples, and brings the number of units to: 16321. This increase is recorded at the level of the main municipalities of the urban area. In this distribution the share of the city center regresses to 45.03% of the total built.

By showing a downturn during the 1990s, the pace of construction leads to its fall in the share of the city center which plummets to 37.25% of the total built. The municipalities of the 2<sup>nd</sup> crown (El Bouni, S.Amar, El Hajar), are once again invested, but the interest is mainly focused on the distant municipalities of the third ring which see their volumes \*3 and sometimes even \*5. (A.Berda).

The following decade, while the volume produced is multiplied by 2.30, to reach 47203 U, the rating from the city center continues to decline (24.13%), and the advantage remains to the municipalities of the third ring including Berahal and A.Berda. The last tranche carried out during the following 4 years, and characterized by a general decline in the rate, concerns the 2<sup>nd</sup> second ring (El Bouni) and the third peripheral ring, in this case O. Aneb which hosts the new urban pole of Draa Rich with its 182304 lgts (URBAN, 2015) and to a lesser extent the rural area which benefits from a few dozen units: 50lgts/cne.

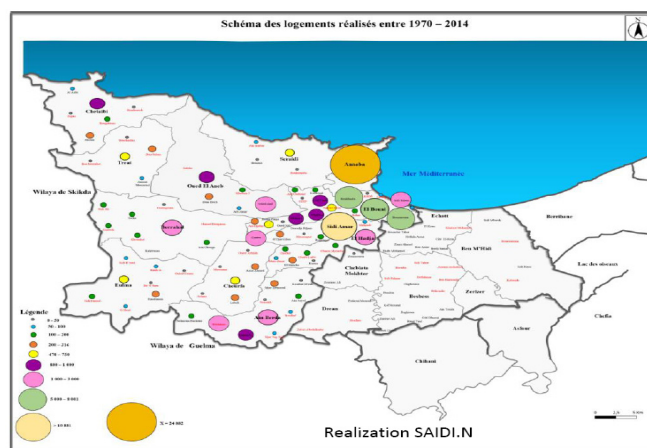


Spring: OPGI, DUCH, 2010

**Figure 1.** Rythme de construction through the periods:  
1970-2014 Map 1

### Population Mobility: Intense and Multidirectional

Thus, and irrevocably, the trend is towards reversal of the situation. This supply of housing with a massive character is resolutely oriented towards the periphery.



Spring : PATW, 2005

**Map 1** Diagram of housing between 1970-2014



The distribution of supply in quantitative terms sets the tone for the peri-urban ring, while in terms of quality it favours the central space. Indeed, the promotional formulas introduced from the 1990s as a field of a new experiment, of the type: PF- LPP-LPA-LPL-LPP targeted sites of choice such as: Valmasco, jasmine, Hungarians, the pink hill, and the gazomètre. At the peripheral level, they are preferentially oriented towards the ACLs of the main municipalities. Either: El Bouni, S.Amar under the 2<sup>nd</sup> crown and Berrahal (3<sup>rd</sup> crown). This practice makes this quantitative aspect of housing supply and the logic of spatialization of programs a factor responsible in the first degree for the spread of these spaces.

-The choice of privileged sites to accommodate categories of housing intended for wealthy strata is not in turn without repercussions on socio-spatial relations.

-This logic of production of the built environment, its intensification over the periods, and the modalities of its spatialization are at the basis of the diversity of mobilities and the complexification of the routes they draw, and in the first place on residential mobilities.

This singular loosening resulting from the logic of production and spatialization of the built environment has had a serious impact on mobility in general and residential in particular. Today their intensity is such that it breaks up the city and moreover leads to a structural reorganization of the space. This is how the primary mobility that of the rural exodus of the 1970s, follows professional mobility: that of alternating migrations, centrifugal in nature, (in the form of networks entangled around polarizing spaces covering a radius of 50 km.

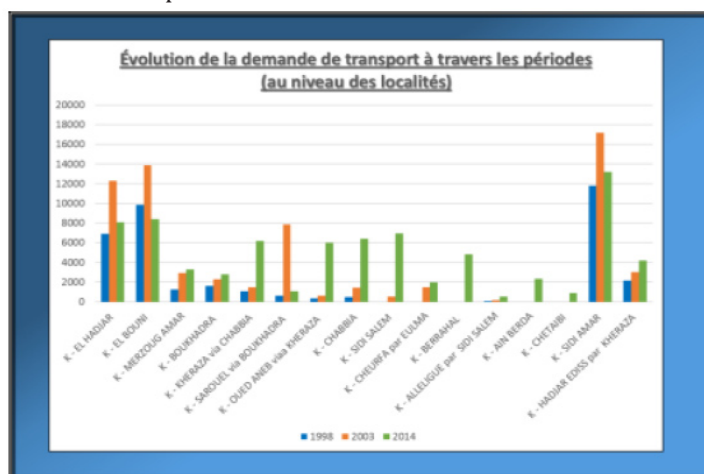
### Langue source

Couvrir un rayon de 50 km

Following the dispersion of employment, on a metropolitan scale, and encouraged by an infrastructure of TR means.

With the liberalization of land and real estate, the loosening of housing and new activities is increasing. this mobility then becomes generalized, and becomes more complex, giving rise to unexpected flows, such as: city/periphery, from the periphery to the city, and from periphery to periphery, following the expansion of many municipalities, which begin to exert a real influence on their neighborhood within a radius of 30km, calling into question the traditional mobility of the Centre-Periphery type, and giving rise to a structural reorganization of the peripheral space. Residential mobility, for its part, does not seem to be within everyone's reach: the remote poles (often populated by the less fortunate layers, those who have been forced to leave central places) favor the lengthening of distances, and therefore make this population captive to transport. And when the means of transport try to cover these perimeters as best they can, the insolvent layers cannot meet the expenses allocated to them on a daily basis.

In addition, the differentiated location of housing programmes, in relation to the categories proposed, whether in the city centre or at the peripheral level, leaves little chance for the least affluent middle stratum to claim residential mobility. This logic conditions the evolution of the reorganization of social groups, and is even at the source of very marked socio-spatial fragmentation observable in these places.



Spring :Transport Directorate, 2008

**Figure 2.** Evolution of Transport demand through periods at the locality level

**Table 6.** Forecast for transport enhancement

Origin	Destination			Number of rows
	A.C.L	A.S	Z. Rural	1
Annaba	Seraidi	Bouzizi		1
				1
	Berrahal			2
		Bukhadra 3		1
	Chetaibi			1
	El EUlma			1
	Oued.Aneb			1
	Ain.Berda			1
		City <sup>of May</sup> 1st		1
	FROM PERIPHERY TO PERIPHERY			
Bouzizi		Ain Barbar		1
City 1 <sup>May</sup>	El Bouni			1
Berrahal	Draa Rich			1
Chetaibi			Z. Rural	2
El Hajar	El Eulma			1
Berrahal	Treat			1
Berrahal	Oued.Aneb/ Chorfa			2

Source: DTW. According to the Republican East of 9/09/2022

### Very Marked Socio-Spatial Differentiations

The abundance of the built environment and its spatial distribution methods combine with mobility in general to stretch the city more and more towards the depths of the plain, and produce a new mode of social organization that imposes itself on the metropolis at the peri-urban level, and which contrasts with the classic binary model of the affluent layer and poor layer type.

#### -1/Spatial Extension and Social Mosaic

The strong demographic growth, the industrial loosening at the beginning, at the origin of the fixation of the middle social strata in social housing and the poor strata in the slums (BV) at first, the access of the middle strata to the car, the less solvent to public transport; Finally, the effort to implement many housing programs in partnership, and the introduction of new formulas, are all vectors that have led to an unprecedented spatial expansion, but above all allowed the appearance of residential areas of very different sizes for the poorest as for the richest and which are frankly neighbors.

This space has proved to be a real palliative to housing for different segments of the population, especially the most vulnerable (reduced cost, welcome plate ...). Everyone can access housing legally or illegally.

-There are also victims of the floods that hit the city in the 1980s, a part of the middle class excluded from the city center, the same one that could not claim housing.

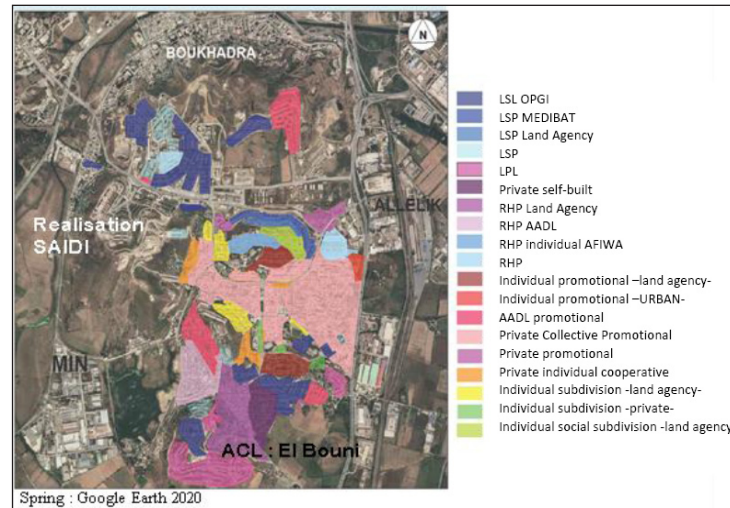
Now we are witnessing the emergence of new segments of social housing, 1 diversity of residential subdivisions and promotional housing that welcome social groups in correspondence with their residential status.

This diversity of housing categories realized in each municipality provides information on the social mosaic that populates the place.

Thus, the image of the bipartite city with 1 series of well-defined social areas, staggered from the wealthiest to the poorest no longer exists. Today we are in the presence of an archetype characterized by a significant, discontinuous growth where social colorations are sketched and put in place in very ambiguous configurations.

These new tones that make up the space due to lack of land availability are getting closer and closer spatially. Can this connection be a source of a form of cohabitation of these social groups?

## Map ventilation



**Figure 3.** Housing\_categories and actors involved

Spatial proximity and social distancing: irrational land use methods have reduced its potential. This has made it necessary to review these same land use arrangements.

Thus, at a phase of significant expansion, the general movement seems to be moving today towards temperate land tenure patterns, especially since weak finances do not allow the acquisition of private land. Hence the orientation of the trajectory towards available interstitial spaces. (Sidi Amar, El Bouni, El Hajar...). The terms of occupation are made according to land requests in relation to the needs of the programs to be carried out.

The State also proceeds by substituting social housing for precarious (this is the case for: Bouzaroura, Sidi.Harb, and Boukhadra...). By occupation of the interstices integrated into the residential blocks in the form of collective housing, identifiable at the level of the city center, including the western plain, Sidi amar and El Bouni) by grabbing the open spaces adjoining the perimeters of built-up areas, and nibbling on the edges that remain blurred. This is the case of: chabbia, cited May 1, khareza... etc.

- This grandiose distribution of programs built today close to each other means that different social categories are very close to this self in a constrained or deliberate way. This suggests a priori the emergence of new forms of social diversity, and even more so in peripheral environments. However, this cohabitation has not taken place and is not self-evident. Some signs are telling:

- The multiplication of forms of security of residential space, and real estate complexes (...). The distancing that remains largely practiced by the spatial distribution of buildings at the level of certain neighborhoods. The fences that delimit the subdivisions, and the infinite lengths of barbed wire that spontaneously crown them.

This process of spatial relaxation, orchestrated by the public authorities through assisted home ownership, has given rise to an unprecedented social mosaic, characterized by high spatial promiscuity. But paradoxically, the genesis of a desired form of cohabitation has been replaced by a certain degree of gap between these spatially differentiated habitat zones, and the tendency to self desired or imposed, expressing a social division of space in the process of constitution. A socio-spatial reconfiguration has therefore taken place.

These characteristic recompositions extend to the urban system to reshape its organization.

## Structuring these New Spaces

This dynamic supported by changing the scale of operation of spaces, ended up bursting centrality. It seems to have crossed the limits of the agglomeration to invest in new places and gradually generate a peripheral centrality. Indeed, the various actions carried out by the public authorities since independence at the economic and social level, have resulted in a disproportionate extension of the city which, by developing in an anarchic way, has ended up welding with the suburbs, and integrating into its perimeter, former colonial villages located in its vicinity, such as Johanolla, an ancient fishing village.

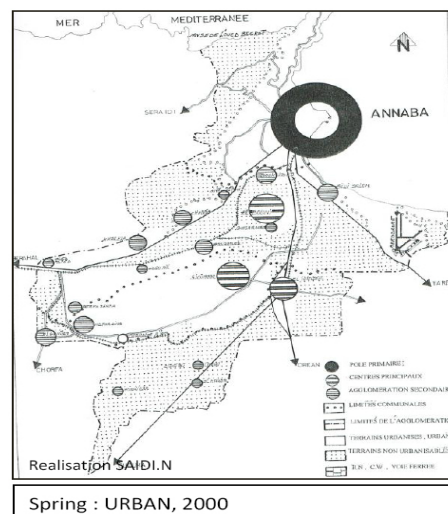


With time and growth obliges, urban aggregates dispatched at the peripheral level have moved from a housing area with sporadic equipment of the order of local services, to central poles that now associate equipment and activities of different categories, different scales, different natures, but also housing operations, concretizing structured developments of a new type: AADL district, new cities... etc.

These urban entities have always been focal points of the road network through functional, administrative or other relationships that are woven, objectifying a certain complementarity, live in harmony with the urban organism.

Today this set of highly urbanized places, resolutely urban, and where connections, multiply a little more every day, tend to invalidate the physical limits governed by administrative standards that prevailed until then. This change of scale of the urban entity to the rank of central poles, was done in connection with the federation of public and private strategies.

The creation of new urban hubs like Draa Rich and the specialized activities programmed at its level are all signs in favor of this centrality. Also, the location of these spaces, their more or less favorable service, the land potential offered, the present functions injected continuously, those planned in the near future. Finally, the investment of these places with a form of density in housing but also in population will strengthen their attractiveness by integrating more different urban functions and support services to these functions, allowing their transformation into an increasingly powerful force field.



**Map 2. Polynuclear organizations of agglomerate**

A third type of spatial reconfiguration is expressed by the artificialization of the soil induced and the magnitude that characterizes it.

### **An Artificialization of the Soil that does not Weaken**

The process of periurbanization, which is hitting the Annabi territory hard, is at the origin of a considerable encroachment of its surrounding spaces. Population growth and the response to housing, infrastructure and business needs are once again the main drivers.

The evolution of this artificialization of the soil on the Annabi territory in terms of location, and the intensity of the progression can be assessed through the inventory of the rights of way of the housing programs realized. That of the ZAC and ZET newly injected or planned, as well as that of the projected urbanization potential at different horizons.

The artificialization of the soil on the Annabi territory, is 1 process well before the 2000s. Between 1972 and 1992, dynamique grew steadily. The damage caused amounted to 3200ha TA. Consumption for the benefit of industry was observed especially in peripheral environments. (SAIDI. N, 2000)

-The examination of the phenomenon over the interval 1973-2003, confirms the continuation of the trend towards artifice. The urbanized area grows by two hundred times, while the population is multiplied by six(06). That is to say a surface increase of the urban front of 34 times greater than that of the population (KHATABI.L, 2009)

During the 2000-2009 phase, artificialization gained ground. In this race, housing is a major vector. In a decade, 282 ha will have been consumed by housing, of which 180 ha are on the periphery. Between 2010-2014 the artificialization does not weaken. Habitat being a primary source; by adding the rights of way of activities, ZI, ZAC, the artificialization reaches 814.44 ha (including the encroachment of the rural area). Either an artificialization estimated at 203 ha / year. It is 2.9 times larger than that of the previous decade.

With the urbanization potential identified at different horizons (urban potential and ZET) the gap widens further. The artificialized surface of the urban pole is multiplied by 32, that of the suburban by 3.26, and that of the peri-urban courtyard by 2.25. Finally that of the rural area is multiplied by 4.11. The cumulative impact is significant. In less than fourteen 14 years the urban area has tripled its size \*3.91 at the rate of an artificialization of 79ha/year

**Table 7.** Artificialization of the soil during the periods.

Perimeter urban	2000-2009	2010 – 2014		2000-2014	Surface Artificialized with projected potential (ha)	Surface Artificialized with ZET (ha)
		Htat (ha)	Act			
Urban Pole	Htat (ha) 15.79.60	6	–	21.79.60	351.24.60	356
						707.24.60
Sub Urban (1st Court)	104.70.80	16.72.02	–	121.49.82	400.69.82	37
						437.69.82
2nd <sup>Court</sup>	75.93.67	64.89.00	56.55.00	197.37.67	872.60.67	1375
		121.44.00				2247.60.67
3rd <sup>Court</sup>	50.67.87	190.71.00		712.38.87	1053.31.87	----
		661.71.00				1053.31.87
Court P.U	231.32.34	799.90.02		1031.26.36	2326.62.36	
Metropolitan area	247.11.94	805.94.02		1053.05.96		
Rural	34.37.08	8.50.00	8.50.00	47.87.08	196.93.08	
		13.50.00				
Total A.U	247.11.94	805.94.02		1053.26.36	2677.86.04	
Total AU/Z.Rur	281.49.09	814.44.02			2874.80.04	
Artificialization of AU/year	31.27	203.61.00			205.35	

It seems then that the pace of progress of this soil dynamics is not about to bend. The submersion of the peripheral space by the housing tables discharged by the city is taking place at an unsustainable rate. This has a direct impact on the expansion of the urban area.

## CONCLUSION

The spatial reading of the meteoric growth of the dynamics that have invested the Annabi territory has led to the review of a series of socio-spatial recompositions that are declined from a fourfold point of view:

The layout of the urban system, population flows, new socio-spatial relations and land encroachment.

The task consisted in monitoring the chronological evolution, and analyzing each of these aspects on the basis of three (03) indicators: demographic dynamics that of housing construction and travel flows. The entire investigation is supported by satellite images.

Their crossing allowed



U : unit

**MIN:** Market of National Interest

**ALLELIGUES:** industrial activity zone

**BIA:** commercial activity zone

**ZI:** industrial zone

**DUCH:** Direction de l'urbanisme, de la construction et de l'habitat

**OPGI:** Public Office of Property Management

**AADL : agency ....** Housing development

**AFIWA:** intercommunal land agency of the wilaya of annaba

**ONS:** Office for National Statistics

**P.F:** land development - **LPP:** participatory promotional housing - **LPA:** assisted promotional housing

**LPL:** promotional rental housing - **RHP:** resorption of precarious housing - **TX :** rate

**PATW:** wilaya land use plan - **PDAU:** urban development master plan

**ZET:** tourist extension zone - **URBAN:** urban planning unit of annaba

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