



The full text of this article entitled:
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the horizontal growth of metropolises
with emphasis on preparation projects
(Case study of Tabriz metropolis)
Published in the same issue.

Investigating the effective factors in the horizontal growth of metropolises with emphasis on preparation projects (Case study of Tabriz metropolis)

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Introduction

One of the main problems that limit sustainable urban development, especially in metropolitan areas, is physical development and urban creep, or marginal development against the text. Urban creep is known in Western countries as Spiral Growth, which is the irregular and irregular development of cities during the period of modernism. The rapid and uncontrolled growth of cities before the Islamic Revolution in the form of comprehensive urban plans and after that in the form of preparation plans, development and seizure of cities on the surrounding lands and suburbs has caused. The main purpose of this study is to investigate the role of preparation projects implemented in the physical development of Tabriz. The required data has been obtained from the East Azarbaijan Province and Urban Development Organization. The present article is considered as applied-practical research in terms of research purpose and descriptive research in terms of nature and research method. One of the main results of the research is the uneven development of Tabriz city, especially on the active fault north of Tabriz, which passes through Marzdaran and Bagh Misheh towns. Also, the direct effect of preparation projects on the physical development of Tabriz, the role of organic factors in the format of comprehensive plans and urban preparation is another effective parameter in the creep of Tabriz. One of the most effective policies in the rapid growth of Tabriz is the preparation plans that are mostly designed and implemented in the eastern axis of the city.

Methodology

The present article is considered as applied-practical research in terms of the purpose of research and is considered as descriptive research in terms of nature and research method. In order to build the capacity of the subject, the preparation plans and projects implemented in the physical development of Tabriz have been reviewed and analyzed. Necessary statistics and information have been extracted from the general population and housing census of 2006 and the detailed plan of Tabriz in 2004 as well as from documentary sources and field studies.

Results and Discussion

Preparation plans after the Islamic Revolution with the objectives of providing housing

and public services, curbing the stock market and urban planning before urbanization (Rahnamaei, 1384) entered the country's urban planning, caused the legal expansion of metropolitan areas to the outskirts of cities. . In a case study, the present study revealed that more than 15% of the useful area of Tabriz (2511 hectares) is the result of preparation projects. Also, through the study and analysis of the issue of building permits, it was found that the highest number of permits was issued in the outer belt of the city and region 2 (where most of the preparation projects are located in that region). Therefore, it can be said that structural-institutional factors in the form of urban preparation plans play a role in the physical development of Tabriz and "endogenous development" of the city has occurred in Tabriz.

Conclusion

The city is a socio-economic phenomenon that undergoes changes and transformations during historical processes. Growth and development is one of the characteristics of cities. Throughout history, every city, if it can not adapt its conditions to the factors of change and developments that take place on it from outside and inside the city, will take the path of decline. The metropolis of Tabriz, as the most important city in the northwestern region of the country, is the destination of many intercity migrations. So that the share of the population of Tabriz in the total urban population of the province is 38%. According to the calculations made (based on the statistics of 1385), the balanced population for the city of Tabriz is estimated at 804768 people (ie Tabriz has a surplus of 593292 people), which has led to the unbridled development of the city on the surrounding lands. . Therefore, reducing the share of Tabriz urban population is one of the vital plans for city officials and managers. Structural-institutional factors in the form of comprehensive plans and urban preparation have played an effective role in the development of the city in the surrounding areas. In the second comprehensive plan of Tabriz, 3800 hectares were considered for urban development, which were mostly located in the west and southeast, and finally provided the possibility of population up to 2.2 million people. The total expandable area of the city will amount to about 57 people per hectare. The total area of the city on the planning horizon of the second master plan is estimated at 34,000 hectares. One of the major policies affecting urban development and density during the last few decades before the victory of the Islamic Revolution has been housing projects and after that "preparation projects". By 2008, 2511 hectares (except the lands of the new city of Sahand and Sufis) had been prepared and handed over to the applicants in accordance with the 1988 Law on Urban Land. Also, according to the same law, seven residential complexes (Baghmisheh residential complex, Zafaranieh 2, Basmanj lands, Laleh alley, driver alley, Manzaria alley and Sahand alley) were constructed with 8934 residential units. Unfortunately, despite the problems caused by the rapid physical development of the city, preparations are still ongoing. Therefore, structural-institutional factors in the form of comprehensive plans and urban preparation have directly affected the physical development of Tabriz and by encouraging the development of urban exogenous and expanding the margin against the text, urban endogenous growth has faced problems. While in order to achieve ecological balances and sustainable urban development, planning to prevent the city from expanding to the surrounding areas and increase

endogenous urban growth in the form of plans to organize and improve the old urban fabric is vital.

Keyword: Urban creep, physical development, preparation projects, endogenous urban growth, Tabriz metropolis



How to refer to this article:

Azar, Ali. Mahboobi, Ghorban. (2020). Investigating the effective factors in the horizontal growth of metropolises with emphasis on preparation projects (Case study of Tabriz metropolis), Iranian Urbanism, 3 (4), 131-139.

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