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**Original article****Check the physical development of urban and agricultural land use change (Case Study: Urmia City)****V. Heidary*, A. Namazi***University of Tabriz, Faculty of geography, MA, Geography & Landuse Planning.*

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ABSTRACT

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Agriculture and rural areas of sustainable urban development are important factors in any urban to rural life depends on it. Cities should be based on the role and potential talent and act in their area and to develop ways to minimize the negative effects on the process of rural life. But villages and farmland in the country as a result of urban development threaten In this regard, agricultural lands around Urmia An example of this is obvious. This research is based on the rural and agricultural land use change and changing to the development of Urmia identify. In this study, applied research and its methods - descriptive analysis. Data and information required by the master plan and detailed city maps and satellite images as well as through analysis of documents related books and related organizations has been collected. The research result shows that the turnover of agricultural land to urban use due to the physical development of the city is still an important example of changes in agricultural land in the villages of Topragh ghaleh , Sadagheh, dadah saghi , Elias Abad ,band, the state there may be seen Major reasons affecting the change of agricultural land includes plans for urban development and migration that turned sharply on the amount of agricultural land to the city of Urmia in recent years have added As well as some of the marine operations, including roads, salmas, sea road, anhar, band , Mahabad and the direction of the development of the city of urmia in the status existing and the future of the show is that the mentioned topics, while agricultural land and significant in

their villages rather than have that data in the future as well as their impact on the physical development of the city and as a result the user change agricultural land will show.

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1. Introduction

City spatial visualization and manifestation of man's fundamental role in the geographical area that the appropriateness of facilities, poor cultural talents and individual tastes and tasteful and shaped the development of the urban development accepts without doubt one of the most profound aspects of the new civilization is an important factor and change the environment. (Ronld, 1973).

Today, the city's growth is dependent on the development and publication of global vehicles that housing in selection of more than Burgher times past and the same question of free consumption and urban land use intensity and in the development of the city to be on the side of the effective (Duraffour, 2005).

Long time no difficulty in the way of distinguishing urban from rural areas there. City departments have limited space of a few tens of hectares to a maximum of two to three square kilometers has been included. This space is usually fortified enclosed. but now as a result of expansion of urban space that occupies the Center come in and expand the realm of physical influence due to urban development in the rural environment, as well as due to the exchange between town and village that no new dimensions of development and the discontinuity to the diversity of the hand is the determination and differentiation, particularly in industrial society criteria border from day to day and more scrutiny should be carefully (Dulfos, 2007).

Physical development and physical development of a city is the increasing role of different land use types of housing covers most major cities through physical development is done by arterial roads (Farjad et al., 2012).

Urban development and form an amorphous manner that is both destructive and dynamic is spread almost all over the world. Although the type of new building in the city center with its suburbs is slightly different, but both are essentially operating a weak women. Their makers in understanding the nature of the city historical and social insight insight not only to carry out their purpose and are making more consumers, focusing on the areas of industrial and sales centers (Mozayyani, 2011).

The first step in the development of the young urban and limited. The central part of the city with a focus on trade and industry has a lot of influence in economic construction. At this point the most jobs and careers in the core of the city is concentrated. The main streets of the city where it all ends. The core of the city to the extent that the city does not have much anywhere is quite fluent. In the second stage of the development of urban public transportation development facilities. The third step was the development of high-class urban neighborhood in search of the most beautiful and healthiest new suburbs took refuge within the boundaries of the Old City was only the middle class and low class remain the same. In the fourth stage with a plethora of urban middle-class cars as well as its neighborhoods with the benefit of a belt or a fill class suburbs away came in. In the fifth phase of the urban development the city enough breadth and provide the necessary facilities Wide streets and major highway, and the new cars to the high income class, lets the third suburb for a region or lower back and wrapping around the outskirts of the central part of the second city that bring a lot of distance (Shakoie, 2012).

In today's world is one of the most outstanding results and consequences of the unprecedented growth of urbanization and globalization, followed by the emergence of a new premier and set of cities. Increasing rates of urbanization in developing countries has been the realization that the rapid changes in seeking to make its social-economic structures to the developed countries. This growth has been so dramatic that today the Earth of human colonization of the increasing intensity of the dungeons or convert them into small and large cities to a variety of problems and crises afflicted (Fanni, 2009).

According to United Nations estimates in 50 years between 1975-2025, World urbanization ratio of 61.1 percent and 37.7 to urban population of 1.58 to 5.06 billion people grows that it is equivalent to the average growth of 2.38 percent (Burgess, 2005).

However, the average growth of the urban population in developing countries will be faster. So that in 50 years between 1975-2025 this ratio in developing countries compared with 3.21 0.71 for developed countries. The

increasing development of the towns affected by the growth of irregular migration and to build and expand the instruments without the city planning and an inhibition of lead and a lot of changes in the construction of their space is created (Barton, 2003).

In the after 1961 the urban population due to natural growth and also migration of villagers to cities quickly grew with the growth of cities and the construction of the body, not on the basis of need, not based on speculation took place.. This makes the ravages of urban land market and a large part of their land unused stay inside urban zones and horizontal negative supply expanding cities and scattered (Athari, 2000).

The studies about cities shows that the expansion of the cities under the influence of factors such as being mechanized agriculture, industrial development and the need for various services and centralized in the future, as well as human communities comprising will continue. With an annual growth rate of 4.7% to accept urbanization, urban population in Iran for several times the amount available. Over the last few years, that is, installations and equipment for the new urban population lives in addition to meeting the needs of the supply must be available (Hekmat Nia and Ghanbari, 2006).

The number of cities from 496 points in the city in 1986 to 1016 points in 2006 increased the ratio of urban to 70 percent of the population has meant that in some of the best agricultural land use change and the texture of residential, commercial, service industry has become a gateway (Rahnemai, 2010).

With the study of the physical development of the city of Urmia city Iran that gets it as the center of West Azerbaijan province, of the process of changes and developments in the physical development of cities in Iran is not excluded. Circumstances of the physical development of the city over the past decades, to the detriment of agricultural land around it. This study was conducted to check the status of the physical process of expansion of the city of Urmia city during the past few years. Also, this study sought to merge villages and are determined to merge the city and agricultural land that are changing the identification of the user.

2. Material and methods

The type is functional and the way it has been used in the assessment of the descriptive type, analytical and data required by using a library of documents and procedures, and the use of satellite images and maps 1:25000, aerial photographs, as well as field visits to collect.

2.1. The geographic position of the city of Urmia

Urmia City Center in Urmia city and the provincial capital of West Azerbaijan is at a distance of 18 km from the lake, the geographical coordinates of 45 degrees 4 minutes east longitude and 37 degrees 33 minutes north latitude within the plain length of 70 km and a width of 30 kilo meters located (Figure 1).

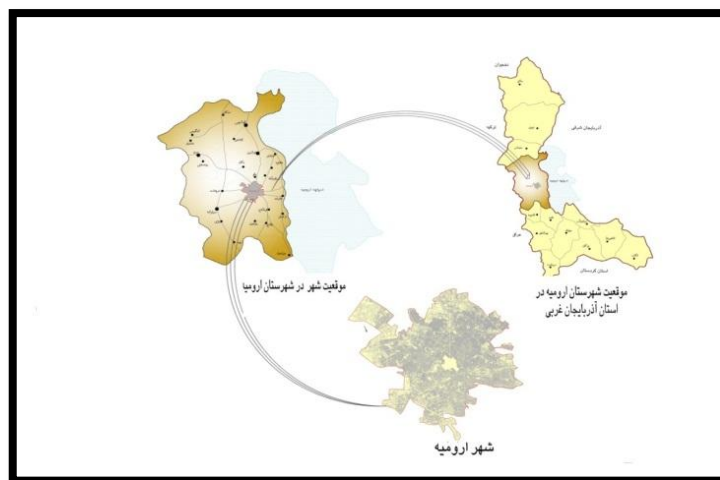


Fig. 1. Map of the geographical location of Urmia city and county levels (Architecture Consulting Engineers 2010).

Urmia city with an area of about 90 square kilometers has been the result of a proper position and almost in the middle of the Western side of the province is actually having a common border with Turkey of a particular

geographic location, enjoys using the importance of certain economic and political to the city's economic and commercial center of the city the main mode Exchange in West Azerbaijan province. The normal position for the city of Urmia in a way that is located in the plain and surrounding farmland and gardens and facades (generally to the West and North West and South West of the city), in the back. Shaharchay the western highlands of the river flow is passing through the city (Urmia city master plan, 2010).

For the physical development of the city to the East and the South and the North is that the majority of agricultural land is located and, in this case the threat to the development of the city.

3. Results and discussion

Today, on the whole, the expansion of the urban area and in particular Urmia others is not a given point due to the phenomenon of urbanization spots appear on the board. Study on the process of urbanization and the resulting review of aerial photographs from 1976-1989-1992 (figure 2) of the city of Singapore shows that the city of Urmia, as well as the country's other big cities, thereby, in recent years the accelerating growth and have an unbridled and natural growth due to immigration, the population having flexibility, expansion of services, the granting of administrative, political and identity to the city as the center of the Earth by the different organs of the State, assignment in the city development programs, including housing In the city, economic and political and social changes in the country and a favorable natural environment demographic developments eventually and is seen a lot physical to a large population of it people a year from 1956 to 67605 , 963738 is reached in 2011 (see table 1). Urmia City area is based on calculations of distance consulting engineers, twenty-five years of 5939 hectares to about 90 square kilometers, which reached about 95% during the period of the initial area of the city has been added to these factors leads to a shortage of land and housing, urban development, urban tissue tear horizontally or, become a desirable residential area of agricultural land to industrial, manufacturing and

Table 1

the process of the transformation of the population of the city of Urmia, 1956-2011.

| 2011 | 2006 | 1996 | 1986 | 1976 | 1966 | 1956 | years |
|--------|--------|--------|--------|--------|--------|-------|------------|
| 963738 | 604000 | 435200 | 300746 | 164419 | 110749 | 67605 | population |

Source: extracted from the Statistical Center of Iran 1956-1966-1976-1986-1996-2006-2011 years.

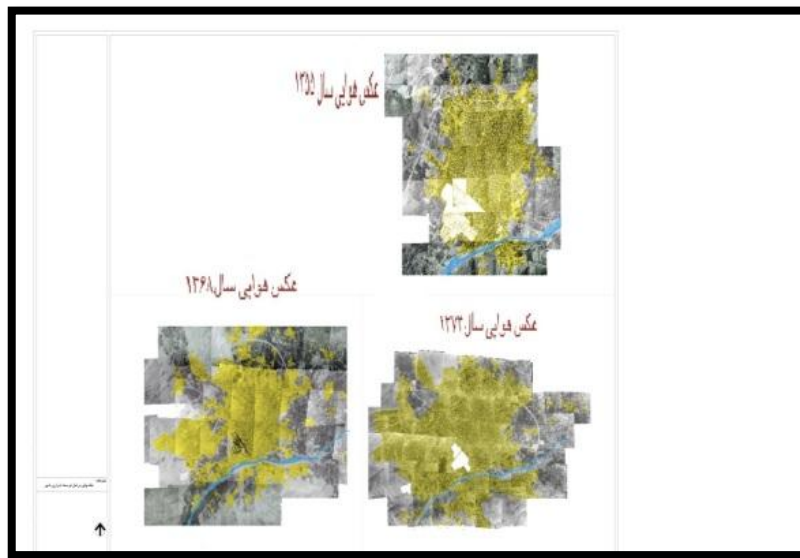


Fig. 2. Aerial photograph of the city of Urmia and physical development of the City (Architectural Consulting Engineers, 2010).

Urban Unthought instruments and destruction of natural resources and endangered environment of instability is to be followed. With regard to the urbanization that also applies to the villages around the city as well as the equipment and consumer practices similar to the city of urmia to take along this urban facilities to surrounding villages has expanded the city and the villages of their environment in terms of the fulfillment of this profoundly transforming the have created. In spite of this and urban facilities in the villages of rural space with the requirement that the open urban space more separation from the social, economic, and natural aspects, particularly in terms of agricultural activities and animal husbandry or type your livelihood. While a number of villages in the central part of the merged into the city and have the user change (table 2). Above all, agricultural lands are under construction and the employment and livelihood of agriculture or a small crowd from the very rare and they sometimes result in integration of the village to the city and play ground, the owner of the economic benefit, but a large number of the population in development activities are working as construction workers or have been absorbed into the false jobs than before the economic transformation in their lives was much Some.

Table 2
merged villages in the central county of the city of Urmia

| Gharah hasanlo | alvaj | sangar | Ghizil ashegh | gharalar | chluchapan | Ali komi | Haji pirlo | village |
|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|
| 3.3 | 3 | 2.7 | 3.5 | 1 | 2.2 | 1.2 | 1 | Distance from city)km(county |
| central county | central county | central county | central county | central county | central county | central county | central county | |

Source: Extract from the villages of Urmia city travel guide 2011.

The villages are listed in Table (2) changes in rural-urban village Ali Komi and could most benefit the economy of the rural population in an acceptable and satisfactory increase. It is a major reason being it actually achieved in the upper village, the city could be that land to build civil and high value is after the village Ali Komi, alvaj village can be the centerpiece of the anhar takes place can be found stating that the previous situation of the village towards income and economic terms have been positive, but other facilities and attract fleeing villages in the village of chluchapan is a user change in terms of economic development and Also, in terms of population and the majority have not been useful social village attract labor and construction activities have been building. In the current situation of the city of Urmia (Figure 3) turns out to be the speed of integration examples to the city with the villages mentioned in the table (2) not only does and not sedentary, but due to the large expanses of agricultural land put up in parts of the South and East and North and the city of Urmia, Iran also intensified every day on the number of agricultural lands and villages, particularly in the eastern side of user change data can be added to a large city land Following the development of the agricultural town of urmia is gone and functionality are efficiency and this means loss of high quality agricultural land and reducing the agricultural products as well as changing jobs and unemployment often involves the part of the population. The villages are listed in the table (3) mostly in road salmas,band, Mahabad, sea road are the villages of topraq ghaleh and golmarz in the Salmas roud (East side) and the villages of janveslo and band in the southwest part of the road band and alman abad,elias abad amd reihan abad and as well as the dadah saghi villages, in the eastern city of Urmia, or the axis of the road darya (golmankhaneh) and the villages of sadagheh and aghcheh ghaleh in the South axis and south east have been included Mahabad axis. In between the villages mentioned in the table (3) band, topraq ghaleh, the villages of golmarz, sadagheh, and also elias abad change of speed greater than to the mentioned and other villages and of this incident is that these villages, especially band village of economic and social clause to be in good condition and in its place have a significant population.

Reviews of urban master plan studies show, Urmia Which average about 7/12 of the population in the sample villages within a radius of 30 kilometers from the city of Urmia are The daily commute to the city have attracted important routes of vine mpg and migrant population has physical development of the city of Urmia, flexibility of the city affected and on the process of marginalization also adds as well as reviews of these axes can be specified in the status quo and the future direction of the development of the city of urmia in the mpg more.

By examining the ratio of daily exchanges see occurrence is 21.4 and 15.4 and 14.1 of the population residing in the prototype villages at a distance of up to 30 km from the city of Urmia, in order through communication axes: road band, road salmas , road anhar, and done in other words approximately 67.8 percent of the total sample of

passengers through this three-axis travelling to Kivu. in fact, the first three axis of communication listed group rural communication.

Group communication topics mahabad and golmankhaneh – valendeh and sero was to arrange the possibility Traffic 11.5, 11.5, 9.3 and 0.9 percent of the sample villages resident population is broadly based in the city of urmia 30 kilometers to the city of urmia. this communication is the second largest group driven axes are considered rural.

Another important transport links with the city providing links to rural areas include:

- 1 - Axis Salamas - Gazanagh - Sero
- 2 - axis Golmankhaneh (Sea Road)
- 3 - axis Mahabad – Oshnaviyeh

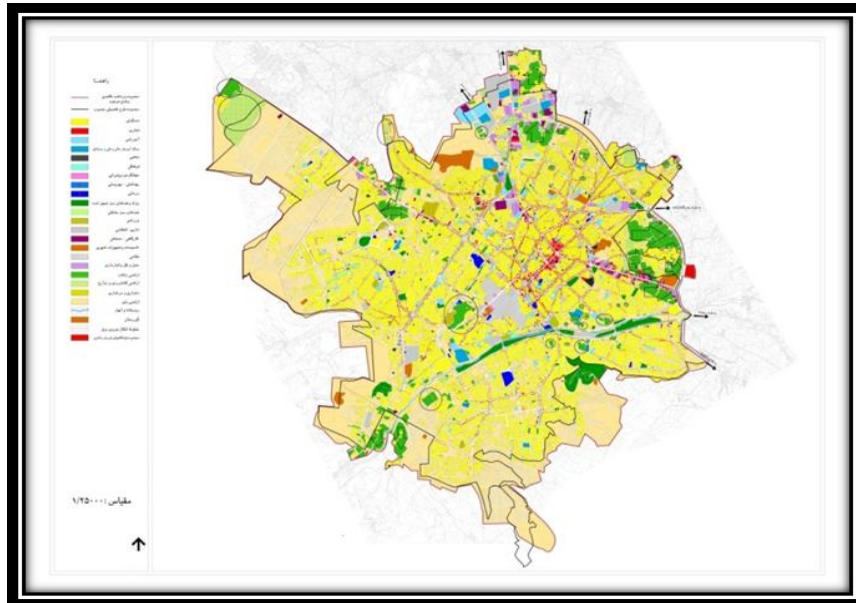


Fig. 3. the existing land use map of the city of Urmia (Consulting Engineers of Architecture, 2010).

Table (3) examples of the central part of the villages that are set or are being merged to the city are in the current show status.

Table 3

villages in the central county of the merger of the City urmia.

| janveslo | Topragh ghaleh | band | Aghchegh ghaleh | Elias abad | Alman abad | golmarz | sadagheh | Reihan abad | Dadah saghi | village |
|----------------|----------------|----------------|-----------------|----------------|----------------|----------------|----------------|----------------|----------------|-------------------------|
| 2.7 | 1.3 | 2.5 | 1.5 | 6 | 4.8 | 3.8 | 2.7 | 2.3 | 2.6 | Distance from city) km(|
| central county | central county | central county | central county | central county | central county | central county | central county | central county | central county | county |

Source: extracted from villages travel guide to the city of Urmia, 2011.

4. Conclusion

The research shows that the position of the city is that it's a way of conscience the surrounding agricultural land and land that is based in the Highlands during the dry years of the physical development of the city with many more agricultural land and The number of villages near the town of Qharalar, ghizil ashigh, Chluchapan, Ali Komi, sangar, Alvaj, Haji Pirlo, gharah Hasanlo change data have been incorporated into the town or village so that their names do not. The study results suggest that vertical city development conscience over the last few years have gone very slow to advance the physical development and major city has been dispersed horizontally and that it would be caused by migration, marginalization, having the water resources and agricultural land resulting from the development of the city is to tumble horizontally threat to agricultural land in this town and surrounding villages

from reaching the concept of sustainable development has led to problems away Natural and urban. Given that the city of Urmia, West Azerbaijan province, the center of economic development is relatively good compared to the surrounding counties. This would cause the population migration and the population of the surrounding County to the city where the settlers are mainly taken place around the city and to have construction and this is the physical development of the city bolsters. As well as some important topics such as: axis salmas, anhar, Mahabad, road band and sea road (golmankhaneh) for the development of the city of Urmia in the present and in the future years indicate that while the aforementioned topics agricultural land and significant in their villages rather than have that data in the future as well as their impact on the physical development of the city and as a result the user change agricultural land will show. With the study of urban development projects can be seen looking in the formulation of urban development plans with the relevant organizations to expand the physical city of Urmia farmland attention but not practical and functional aspect can even itself stating that the plan itself is an important factor in accelerating the development of the physical city.

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