

تحلیل روند تحولات کالبدی امیریه شهریار

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نویسندگان

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چکیده

افزایش جمعیت شهرهای اطراف تهران و محدودیت آنها در جذب جمعیت، بیشتر باعث شده تا جمعیت مهاجر، مسئله نیاز به مسکن، کمبود آب، غیر اقتصادی شدن کشاورزی و همچنین بورس بازی زمین به طور مستقیم در تبدیل اراضی باغات به مسکن تا این مرحله فاجعه آمیز بوده است. هدف بررسی روند توسعه فیزیکی شهر، شناسایی موانع توسعه فیزیکی، بررسی جایگاه مدیریت در توسعه شهر و شناسایی دلایل مهاجرت مهاجران می باشد. در این پژوهش نوع تحقیق کاربردی است و روش آن توصیفی-تحلیلی می باشد. ابزار جمع آوری داده ها؛ بررسی میدانی و کتابخانه ای می باشد. جامعه آماری این پژوهش کلیه شهروندان شهرک امیریه با استفاده از جدول مورگان 380 نفر تعیین گردید و در عین حال شیوه نمونه گیری جهت شناسایی نمونه خوشه ای است. در نرم افزار SPSS با آزمون t و آزمون رتبه ای FIRIDMAN عوامل توسعه شهر و دلایل مهاجرت به شهرک امیریه بررسی شده و با استفاده از Arc GIS به بررسی نحوه رشد شهر طی سال های 1335-1390 مورد بررسی قرار گرفته است. استنتاج تحقیق بیانگر آن است که عوارض و محدودیت های محیطی در جهت دهی به توسعه فیزیکی امیریه نقش را داشته است در حالی که ضعف مدیریت شهری کمترین نقش را در مهاجرت به امیریه داشته است. بر پایه نتایج بدست آمده می توان با ارائه و ترویج سیاست های تشویقی در زمینه توسعه عمودی به جای توسعه افقی در جهت جلوگیری از توسعه بی رویه افقی بر روی زمین های مرغوب شد. پیشنهاد می گردد با اجرای سیاست های تشویقی و ترغیب مردم از ساخت و ساز غیر قانونی در داخل محدوده قانونی و جلوگیری از توسعه کالبدی در خارج از محدوده قانونی گردد تا توسعه کالبدی شهر سامان یافته تر و با برنامه در راستای جهت دادن توسعه کالبدی شهرک امیریه به سمت و سوی مناسب شد.

کلیدواژه ها

"توسعه کالبدی"، "مهاجرت"، "رشد جمعیت"، "مدیریت شهری"، "شهرک امیریه"

[English] عنوان مقاله

Analysis of Evolution Trends in Amirieh Town With Emphasis of Physical Development

[English] نویسندگان

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چکیده [English]

Analysis of Evolution Trends in Amirieh Town With Emphasis of Physical Development**Abstract**

Developing urbanization and population growth in recent centuries, there is a special attention to cities and urban issues which are essential in country planning. The aims of investigating physical development process are identifying physical development problems and barriers, investigating the mayor position and city development management, and identifying the main reasons of Emigration to the Amiriyeh town. In this applied research, the method is descriptive- analytical and survey. 380 Amiriyeh Town residents were determined as the participants of this study using Morgan table and cluster sampling was used to identify the samples. Arc view was used in order to have better analysis in examining the city development and t-test and FIRIDMAN ranking test were used to determine the meaningful relationship between variables in SPSS software while the role of management in city development as well as the main reasons for Emigration to Amiriyeh town were investigated. The results indicate that the effects of environmental constraints (gardens and farmlands, ccommunication road axis of Shahryar to Robat Karim and it's privacy, cemetery and workshop industries) have the most important role in directing the physical development of Amiriyeh and attracting more immigrants, and then the low price of land and housing, as well as opportunities caused attracting immigrants while the lack of municipal administration (municipal, construction and guide plan for the reorganization of the police) had a minimal role in migrating to Amiriyeh town. The existence of kinship, proximity to the larger cities such as Tehran and Karaj, and expensive lands in the surrounding cities (Shahryar and Andisheh) are the main reason of immigrating to Amiriyeh town.

The analysis results of the Friedman test in the statistical population of the study show that 18 indicators (questionnaires) are not at the same level in the population in question, which according to the obtained significance (0.000) is less than the mean you have It is 0.05. The results of Friedman's test 3 indicators (assumptions) in the target society are not at the same level, according to the obtained significance (0.000), which is less than the significance of 0.05. The analysis of these three indicators shows that in the ranking of the main components of the research, environmental complications and limitations have played the most important role in directing the physical development of Amiriya, and the immigrability factors of this region and the price of land and housing have played a role in the intense and accelerated development of the city. In which the lack of urban management system has the least role in illegal immigration and development in Amirieh. The rank of a priority between the first and the last in the test that is set to a rank increases, and according to the above outputs the final result of migrating to Amirieh settlement in the results, different and different factors. It has attracted and immigrated them. The findings of the current research show that the cheapness of land and... in attracting the population of several countries, but the final results of the research can have the greatest effect on the physical development and attracting the population of family dependency. In the meantime, we can mention indicators from

the analysis of Friedman's test such as the proximity of Amiriya to big cities such as Tehran and Karaj 12/10, the expensiveness of land in Shahryar 11/28, the existence of educational and health facilities, 10/86, low The presence of infrastructure facilities in the surrounding settlements is 10/35, the endowment of Amirieh land is 9/40, and at the end, while the cheapness of land and housing with an average of 7.98 and the presence of agricultural land, workshops and factories with a range of 7.33, which indicates There is no These factors in the migration to Amirieh have been contrary to the expectations and findings of the research. Based on the results obtained, in order to prevent the indiscriminate development and destruction of gardens and agricultural lands, considering the existence of descriptions of the development and development of barren lands within the legal limits of Amiriye town for construction in the field of urban physical development, it is possible to present and promote the policy reinforcements in the field of vertical development instead of horizontal development, which increases the growth of population density on the surface, which prevents excessive horizontal development on high-quality land, and also due to the reduction in recent decades compared to the 60s and 70 can lead. Raising the level of supervision and strictness in the field of illegal construction with the supervision of the municipality and related bodies has led to the implementation of premeditated construction and development. that one of the most important cases of the successful and proper implementation of construction is the existence of waqf lands, which is an obstacle in the implementation of legal development plans. The result of the Friedman test can be concluded that the three hypotheses in question have no effect on the results. Each of its indicators has influenced the region. The studied area has experienced rapid growth in its development process in several decades, which is the result of land use change, the incompatibility of migration land characteristics with the principles of urban planning, and as a result, population growth. Build-and-sell rents and targeted sales, destruction and infrastructure of valuable and green agricultural lands in and around cities, liquidity and people's capital in the land, building and build-sell sectors have been affected by three hypotheses, but none of the components of the research has been influenced by others. Although each of the mentioned cases alone or together has been an effective factor in the process of expansion of space and cities, and by its nature, it has brought positive or negative economic, social, political, cultural and physical-ecological feedbacks. But in the city of Amirieh, the set of these factors together sometimes as a cause and sometimes as a role-playing nature and structure, which resulted in the city of Amirieh in its present form. With popular implementation policies and encouragement for construction to solve the endowment problem, which causes problems and lawlessness in land owners, and leads to the construction of endowment lands in the field of construction, by implementing appropriate plans, such as giving density provocative Land from endowment, issuance of construction permit by the municipality will prevent illegal construction in the internal context of the legal boundary and prevent development outside the boundary, so that the physical development of the city is more organized and with a plan in the direction of direction. The physical development of Amirieh should be planned in advance. Physical and spatial solutions: 1-Quantitative and qualitative increase of city services and equipment in the medium-sized cities of the province 2-Organization of workshops and industrial centers and animal husbandry and animal husbandry inside the city 3-Organization of the area of Amiriye town and its verification compared to the surrounding areas in order to prevent from the uncontrolled expansion of the city .

کلیدواژه‌ها [English]

"Urban Physical Development" , " Gardens and Farming Lands" , "Physical Development" , "Urban Management" ,
 " " Amirieh Town"

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