

Geography and Territorial Spatial Arrangement

Volume 6 Serial Number 21 Winter 2016

Received : 4/4/2016 Accepted : 23/9/2016

An Introduction to the Effective Factors in Locating People in Gentrification Process of Urban old Textures Case study: Moft Abad-Tehran district

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Abstract

Revitalization of urban old textures in the light of gentrification theory, will led to the exclusion of the poor people from there. Forced exit of poor class from old and deteriorated textures, created the problem of their relocation. Various factors affected this relocation including work place, previous residence, duration of residence in texture and family residence. This paper, has been evaluated the role of locating and movement of residents in the city. In this context, the relation between above factors and relocating people have been studied using documents and field studies, as well as the questioning of the residents of the communities located in region 13 named as Moftabad of Tehran and the results have been analyzed using SPSS and statistical tests. Findings show that work place of residents and their duration of residence are not determinative factors in selection of alternative location. In contrast, the previous location and family residence are very determinative.

Keywords: Revitalization, old Texture, Gentrification, Moft Abad.

Geography and Territorial Spatial Arrangement

Volume 6 Serial Number 21 Winter 2016

Received : 8/4/2016 Accepted : 26/9/2016

Evaluation the Influence of Border Market on the Trend of City Physical Development Case study: Yazdan Border Market of the Hajiabad City

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Abstract

Nowadays, physical development of the cities is one of the key issues in the cities of developing countries, especially Iran. This is increasingly important in border cities due to the remoteness of border cities from central cities, as prohibition of the migration of people. One of the important aspects of the physical development of these cities is the creation of economic capacity in the city where due to their potentials and capabilities can be done. Accordingly, the development of economic activity and the construction of border market as an important stimulus play a significant role in the physical development of these cities. In this study, in order to evaluate the impact of Yazdan border market on the physical development of Hajiabad city, field studies, observations, interviews and TM and ETM+ satellite images in 1989, 2001, 2006 and Google Earth image in 2013 have been used. The physical development trend maps of this city prepared by using ENVI and ArcGIS softwares with regard to residential texture by image processing and visual interpretation and then, the market efficacy on the physical development of this city at two viewpoints, responsible persons and experts and tradespeople using one-sample t-test and Chi-square analysis at the SPSS software have been analyzed respectively. The results of one-sample t-test and Chi-square showed that establishment of this border market had a positive effect on the physical development of this city, at 95 and 99 certainty percent, respectively. Also, the maps of development trend of the city showed the more development beside the road and to the East of the city; toward Yazdan border market, higher than another directions. So, the problems of border area by more investing in these area such as Hajiabad city can be solved. Meanwhile, economic improvement of Yazdan border market can help the physical development of this city and prevent the migration to other central cities.

Keywords: Physical development, one-sample t-test, Chi-square, Geographic Information System, remote sensing, Yazdan border market, Hajiabad city.

Geography and Territorial Spatial Arrangement

Volume 6 Serial Number 21 Winter 2016

Received : 10/4/2016 Accepted : 30/10/2016

**Assessing the Effect of Urbanization on Water Quantity and Quality of
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Abstract

changes of urban and non urban Land uses and discharge of raw urban and rural wastewater in to the rivers especially in the areas where rivers passing through the cities, will reduce drastically the quality of water and also affects on its quantity and in some cases, may cause diseases outbreak or reduction of agricultural products. Therefore with respect to the importance of such changes in the management of resources of surface waters and the impact of urbanization on both of the said parameters especially in urban rivers , the main objective of this study is the assessment of the time and place changes of the quality and quantity of the run off of Balukhluchai River and the impact of Ardebil urban development on it. The Land sat classified satellite photos of the area by the supervised method with the most similarity algorithm in ENVI software environment showed that the area of urban districts during the recent 15 years has increased about 1568 hectares. Also the results of data analysis of daily discharge and quality parameters of the registered monthly water quality at hydrometric stations of the flow inlet (Almas bridge) and flow outlet (Guilandeh) showed that the decreasing slope of average daily discharge in the outlet is less than the inlet . This issue can be due to the increase of production and discharge of urban contaminated surface run offs in to the river due to the increase of urban impermeable surfaces and generation of pollutants.

Keywords: Urbanization, Flow Quantity, Water Quality, Remote Sensing, Ardabil.

Geography and Territorial Spatial Arrangement

Volume 6 Serial Number 21 Winter 2016

Received : 13/4/2016 Accepted : 2/11/2016

Evaluation of Ecological Capability of Orumiyeh City for Urban Development by Using ANP and GIS

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Abstract

The growth of cities affected by the population growth and migration has been led to the un planned and uncontrolled constructions and too much changes of the spatial structure of the physical development of cities in the unfavorable locations which necessitates the consciously direct and the basic organizing . Hence the present research aims by using ANP model in an integrated approach with GIS, evaluate Orumiyeh city's ecological potential for urban development in connection with the 10 main criteria (water sources, natural hazards, land form, soil conditions, climate, the economic and demographic considerations, the access to facilities, geology, land uses, no damages to the ecological zones) And 18 sub criteria. The descriptive – analytical method used in this research is of applied type. The results of the research is zoning Orumiyeh city areas based on the ecologic capability of urban development in five classes of inappropriate up to quite suitable. The perfect and completely appropriate areas with 13.7 percent of the region (708.12 km²) that has the highest capability for urban development, Covers most part of the eastern lands of the city. But inappropriate zones with 18.8 percent (869.8 km²), has allocated itself the highlands and mountainous areas of the south, part of the North and most part of the West of Orumiyeh city Which includes the border areas with Turkey Country. The results show that, access to water resources and Natural hazards has the most influence on determining the ecological potential for urban development in the city. Prevention of the horizontal expansion of the city in the surrounding agricultural lands, urban development in the unused areas within the boundaries, and also the development of the city according the compact city patterns, Sustainable city and urban smart growth are the most important solutions proposed in this respect.

Keywords: ecological potential, urban development, network analysis process (ANP), geographic information systems (GIS), the city of Orumiyeh.

Geography and Territorial Spatial Arrangement

Volume 6 Serial Number 21 Winter 2016

Received : 22/4/2016 Accepted : 8/11/2016

Assessment of Geo –Morpho- Tourism Landform Capabilities with Prolong Method Case Study: Zanjan Province

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Abstract

A kind of industrial tourism is profitable and appropriate from economical view that has a special position and role in the development of geographical areas and by creating of the cultural and social interactions and exchanges among different nations, due to lack of environmental pollutions is very important. Today, numerous theoretical and functional experiences in the world for the study, review , planning and management of tourism areas which have an upward trend in line with the technology advances. Natural potentials of each country has a great role in tourism attraction. In this study, the geomorphologic landforms of tourism sample of Zanjan province have been identified and their geomorphotouristic capabilities have been evaluated. Regional geology maps, topographic maps and field data were used for evaluating the landforms of the area and the amount of Landforms' geomorphotouristic capabilities have been evaluated based on prolong method. According to landforms, Katalakhor cave landform with 0.73 point of average tourism grade and obtainment of 0.63 of the average productivity value and due to having limestone ornamentations such as stalactites and stalagmite and special shapes as a result of sedimentation or water erosion inside it, has dedicated the most amount of tourist attraction potential and Kharmanhe Sar cave is placed at the second place. Also the erosion phenomenon of Jen Doodkesh in Mahnesan area, by obtaining 0.30 of the average tourist grade and 0.48 of mean of productivity value has dedicated itself the third rank. With respect to the findings of the study for tourism development and sustainable development of this large industry in the considered study area, through informing people for protection of geo tourism attractions which causes the pollution, erosion and damages of the area to be minimized and also through using the investment of private and the state parties in the establishment of infrastructures, it is possible to take steps for development of geotourism in the area, and also in the light of proper and correct management and planning, such geomorphologic phenomenon can be indicated as one of the main important centers of tourism of Zanjan province and even in Iran and in the world.

Keywords: geomorphotourism, Landform, Prolong, tourism, Zanjan.

Geography and Territorial Spatial Arrangement

Volume 6 Serial Number 21 Winter 2016

Received : 29/4/2016 Accepted : 10/11/2016

Evaluation of Urban old Texture by the Tourism Development Approach Case Study :Darbe Shazdeh District Located in Region No. 8 Shiraz"

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Abstract

Today, Iran is faced with a considerable amount of old and timeworn textures. Based on the estimates of the Ministry of Housing and Urban Development, there are more than 50,000 hectares of urban old texture in Iran, that due to the lack of credits and understanding of quality and characteristics of such regions, the government has faced with several problems in planning and defusing the crisis regarding this large volume of old textures. , Shiraz metropolitan, as the cultural capital of Iran has faced with a great problems in this respect. District No. 8 of Shiraz municipality with its historical texture and as one of the old textures of this city, despite its potential for attracting the domestic and foreign and local tourists, has failed to adapt to the primary principles of modern city planning due to its overgrowth. This study seeks to answer the question that, what are the factors for development of urbam old textures by creative tourism approach? This study aims to identify the areas with tourist-attracting potential in old texture of district No.8 of Shiraz which were also prioritized in terms of tourist attraction. The method of this study is applied- analytical one and the data were collected by field and documentary method. The used tools in this study are Arc GIS software and AHP model (Analytic Hierarchy process). The results revealed that among the factors under study in this research , physical – functional factor with 0.47 was more effective in the creative development of the mentioned historical texture . Moreover , based on the map achieved, different areas of the texture were prioritized and consequently , those areas without priority as well as those with less priority were specified. Therefore, those identified suitable zones could provide creative development in this texture and help to revive it.

Keywords: rusty texture, tourism, creative development, Darbe shazdeh District.

Geography and Territorial Spatial Arrangement

Volume 6 Serial Number 21 Winter 2016

Received : 2/5/2016 Accepted : 10/11/2016

Leveling and Comparative Analysis of Development Degrees Case Study: Kermanshah Province Counties

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Abstract

In order to convenience devoting of resources, development conditions of different regions should be explained. This research attempts to determine developing degrees of Kermanshah province counties with respect to various factors using HDI and Morris index with descriptive- analytic method. Calculation results have led to maps using ArcGIS for better spatial analysis of development. Statistical community of research includes 14 administrative units of Kermanshah province. 55 variables which have been used in this research, consists of the majority aspects of development of units. Results show that there is no convenience conditions in terms of development throughout the province, because, none of the counties has not lain in the range of more than 0.5. This should be noticed in balanced development in all parts of province with targeting plans and policies. In conclusion, Morris index is a better method to analyze development degree of case study than HDI.

Keywords: development, Kermanshah counties, HDI index, Morris index, development degrees.

Geography and Territorial Spatial Arrangement

Volume 6 Serial Number 21 Winter 2016

Received : 8/5/2016 Accepted : 22/11/2016

Improvement of Urban Old Textures by Social Sustainability Approach Case Study: Daryadel District of Mashhad City

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Abstract

Today, determining the best intervention strategy in old texture has become one of the most challenging issues of urban management, so that in management issues of urban planning, attention to social matters is inevitable and is considered as an inseparable part of urban plans. Therefore, through the determination and use of dimensions of social sustainability, it is possible to identify and study the effective approaches for social discussions for organizing the old textures. The method used for this research is descriptive-analytical method from the view point of functional objective and method. For this purpose, after preparing the social sustainability indices and questionnaire, the condition of such indices has been studied in Daryadel district of Mashhad city. In continue, by the assistance of the obtained descriptive and conceptual findings and by the use of SWOT model, the weak and strong points, opportunities and threats were identified and based on them some strategies have been proposed for intervention in the considered district. In continue, a combination of SWOT analysis with AHP(analytic hierarchy process) has been used for specifying the best strategy of intervention. On this basis and based on the views of more than 15 experts among the selectable options, the introduction of special situation and economical value of Daryadel district has been selected as the best strategy of meeting such problems for attracting participation of residents(with normalized score of 0.302).

Keywords: damaged area, social sustainability, SWOT, AHP, neighborhood Dryadl.

Geography and Territorial Spatial Arrangement

Volume 6 Serial Number 21 Winter 2016

Received : 11/5/2016 Accepted : 24/11/2016

Zoning the Vulnerability of Urban Areas Against Earthquake by Using WLC and OWA Techniques Case Study: District No.7, Tehran Municipality

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Abstract

Earthquake is one of the destructive and life threatening factor which causes a great deal of human life and financial damages for a lot of countries in especially in developing countries. Also Iran, due to its natural structure, has not been an exception. So that most of Iran's cities are located on earthquake line and Tehran as the largest metropolis of Iran is faced with high risk because of the faults around it. According to this fact that, there is no method for changing the mechanism of the earthquake and estimation of the exact time and location of the earthquake is not possible, therefore through identifying the vulnerable points, zoning and correct policy it is possible to decline losses caused by the earthquake. In this research for zoning region 7 of Tehran against earthquake, 10 parameters such as ground slope, hillside direction, elevation, population density, distance from fault, land use, distance from main roads, geology, distance from the main rivers and the amount of annual precipitation were selected from 3 indicators of environmental, social and physical. Plan parameters were prepared in ArcGIS software and they were fuzzed in IDRISI software. Weighting the parameters is done by ANP method and WLC, OWA techniques are used to integrate plans. Therefore, the zoning map of district No.7 was prepared. The result showed that the eastern and central region are more vulnerable than other parts of the city.

Keywords: zoning, earthquake, ArcGIS, IDRISI, WLC, OWA, district No.7 of Tehran municipality.

Geography and Territorial Spatial Arrangement

Volume 6 Serial Number 21 Winter 2016

Received : 23/5/2016 Accepted : 26/11/2016

Improvement of Spatial Quality of Urban Parks in Order to Increase Social Efficiency and Prevent Abnormal Crimes Case Study: Mellat Park in Ilam

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Abstract

Quality of urban environments is created as a result of a complex combination of urban physical elements, existence of urban activities and natural elements of the environment. One of the standards for cities environmental quality is the existence of public green spaces where citizens are able to interact with each other with safety and comfort. Nowadays, one of the main concerns of urban planners is creating collective spaces to enhance social interaction of citizens. Urban parks as one of the collective spaces in addition to being as a place to spend leisure time and have entertainment may provide a place for gathering of people and as result it may increase urban interactions. However, vitality of urban parks requires having collective spaces qualities that the lack of such qualities causes deserting these spaces, and as result becomes a suitable bed for social crimes in cities. The purpose of this study was to investigate and identify the quality of Mellat park space and the reasons why people don't use it and also providing guide lines to increase its social productivity and prevent it to change to a place for unsuitable uses. The present research is both library and field study including physical investigation of the park and attaining subjective perception of the citizen about the park through questionnaires and interviews. The results indicate the lack of appropriate public services, poor lighting and furniture, buildings with no use, inconsistent properties around the park and poor entries were the most effective reasons for lack of using this park by people. Moreover, bad perception, and feeling of insecurity by citizens had a great influence on the variables of age and gender. Therefore, considering the inevitable importance and impact of urban green spaces in improving the quality of urban life strategies are presented for improving efficiency to social promote and crime prevention and abnormalities reduction.

Keywords: green spaces, urban park, urban environmental quality, social interactions, Ilam.

Geography and Territorial Spatial Arrangement

Volume 6 Serial Number 21 Winter 2016

Received : 6/6/2016 Accepted : 2/12/2016

Analysis the Good Urban Governance Indicators for Urban Development Strategy Case Study: the Old Texture Areas of Kerman City

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Abstract

In the last few decades, the good urban governance has been raised as a part of urban Development Strategy (cds) in the world. In this Approach, the deficiencies of the conventional approach to urban management (orders from the heads, the purely technocratic and protect existing power structure) are targeted. So, in the city, specifically the establishment of good governance is emphasized and some criteria is considered for good governance. The aim of this study was to evaluate the indicators of good governance in the old texture of Kerman from the view of citizens and the identification of good urban governance indicators in each domain of old textures. The research method in this research is descriptive and analytical one. Required information was gathered through field surveys and library method and were classified and analyzed using Spss software and using t-test, ANOVA Test and multiple regression analysis test. The statistical Society of this research is 114,946 that by Using Cochran's sampling, the sample size of 321 was calculated.

The results of T-Test indicates that the indicators of good governance in old textures of Kerman has no desirable situation. The results obtained from variation analysis test shows that the districts of 1 and 5 with average of 1.96 and 2.12 respectively have the worst status . Also among the indicators of good governance, the indices of receptive, Responsiveness and Accountability with the impact coefficient of 0.246 and 0.233 respectively have more explanatory power comparing with the other studied indicators in realization of good governance in the old texture of the city. At the end, with respect to the study results, some recommendations were presented for improving the condition and situation of old textures in Kerman city.

Keywords: City Development Strategy (CDS), urban management, urban good governance, old texture , Kerman City.

Geography and Territorial Spatial Arrangement

Volume 6 Serial Number 21 Winter 2016

Received : 12/6/2016 Accepted : 6/12/2016

Utilizing Hedonic Price Method in Valuing Residential Properties Case Study: Baghe Saba Neighborhood in District 7 of Tehran

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Abstract

At the present, along with the increase of public awareness, the city planners and policy makers, for the realization of public interests, try to produce & fund plans that cover society's thoughts & interests. However, what specifically is important in the field of housing and planning, is how to link supplier & consumer in the housing market and planning and the evaluation process. Since house characteristics are of non-market ones, using methods other than analyzing supply & demand, are necessary. This study, puts the emphasis on hedonic pricing method which has become popular in housing studies in the recent decades. This method tries to study the effective factors on valuation of apartment residential units and finally build its hedonic model in the district. Here the selling price of 80 apartment units within a time period of one year (2010-2011) were randomly selected and their attributes were studied in Baghe Saba neighborhood in district 7 of Tehran. Analysis were made by using two forms of linear and semi-log regression in spss software environment. Results show that semi-log regression is more useful in the analysis for this context. Also, physical and structural specifications of the house are more effective in house valuation & within the 95% confidence interval, variables such as unit area, elevator, parking and the unit's age are more significant although the unit's age variable having a negative effect on the building value. In addition, on the 90% confidence interval, the distance from office land use is also significant (by negative impact).

Keywords: Hedonic Price Method, Housing, Residential Properties value, Baghe Saba neighborhood, District 7 of Tehran.

Geography and Territorial Spatial Arrangement

Volume 6 Serial Number 21 Winter 2016

Received : 15/6/2016 Accepted : 8/11/2016

Analysis of the Functions of New Rural Houses Case Study: Pole Baba Hossein Village

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Abstract

During the last decades, we witness the damping of many functions of traditional rural houses with increasing people's tendency to renovate homes and the Islamic Revolution Housing Foundation. Several factors are involved in , that the strengthening and also retrofitting rural housing and modernity and changing the needs of the rural people are among the most important factors effective on the renovation of rural houses compatible with the urban patterns . Changing the function of rural houses has widely affected on the rural life and has created new needs for inhabitants. The villagers based on the defined requirements , has formed new frameworks for their life, that due to the behavior change based on it have affected on their life and the depending rural life. Therefore, study the functions of new housing and the generated requirements in this regard is important. So, in this research, the functions of new housing in Pole Baba Hossein village was studied. The general approach of the research is qualitative one and the method for gathering data is of descriptive one and the data were analyzed by perceptual and communication Content analysis method. The statistical community of the research were the rural people who renewed their houses. Targeted and snow ball method was used as the sampling method. Based on saturation theory, 52 people who has renewed their houses, have been studied. The results of the research showed that the most important physiological, social, physiological- individual and livelihood functions of renewed houses in Pole Baba Hossein village are respectively as the following: providing recreational facilities, provision of social dignity and honor, creating the sense of calm and provision of a place for keeping agricultural tools and products .

Keywords: Damping functions, Rural housing, Renovation project, Pole BABA Hossein.

Geography and Territorial Spatial Arrangement

Volume 6 Serial Number 21 Winter 2016

Received : 18/6/2016 Accepted : 11/11/2016

Spatial Analysis of Relationship Between Teleconnection Patterns and Monthly Temperature of Northwest of Iran

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Abstract

The purpose of this paper is determining the relationships between teleconnection patterns and temperature in Northwest of Iran. The relationship between 17 teleconnection patterns and Monthly temperature of 24 stations in Northwestern Iran by using Pearson correlation analysis and Stepwise Regression Model during the statistical period of 1992-2011, were used for measuring the relations. Finally, the spatial distribution of the correlation between these patterns and temperature of stations in the study area was drawn and its zoning was prepared by use of Kriging method in GIS environment . The results showed that there is a significant correlation between teleconnection patterns and temperature of the region. So that AO, EP/NP, SOI, MEI and EA/WR patterns have the strongest correlation with the temperature of region and were identified as the most influential patterns. According to lag correlation calculations that were done on lag time of one month, two months and three months, the more significant correlation is the lag time of one month. The strongest significant correlation is related to Sardasht station and EA/WR teleconnection pattern with Correlation coefficient -0.771 in February.

Keywords: Teleconnection Patterns, Temperature, Northwest of Iran, Pearson Correlation, Kriging.