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Evaluating population growth and distribution and its relationship to the physical development of Zahedan

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ABSTRACT:
Most of the cities in Iran have enjoyed a balanced growth until a few decades ago; but in recent decades due to the presence of attractive factors in cities and repulsive factors in rural areas, urbanization has become prior to urban planning and has made urban growth to suffer serious challenges. Zahedan, during its life of more than 90 years, has followed different trends and patterns of physical development and has passed an imbalanced growth. Present study is a descriptive analytical study which by applying Moran and Holdren models, extraction of GIS layers and assesses the physical form of the city. Results revealed that Zahedan did not grow in compressed form; based on the results of the Holdren model analysis 78% of physical growth of the city that happened within 1986 to 2011 was due to population growth and remained 22% was due to the horizontal and sprawl growth, also, Moran coefficient tendency toward negative sign shows the city's sprawl growth. In order to prevent and reduce issues and problems caused by this kind of urban expansion which is affected by its own dispersed pattern of growth, sector-focused pattern was diagnosed as the proper pattern for the future expansion. To achieve this important, with time and place priority, the inner context focused development pattern should be applied along with combined utilization and compact city pattern (smart) and development of crossover and diagonal communication network system. In this way, a reversal of the current trend of urbanization development prior to urban planning will be observed.