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Ecological analysis of urban land use towards sustainable development (the case of district 6, Islamshahr, Imam Hussein Township)

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This study aims to examine the user characteristics of the Imam Hussein town and the location of the town in Islamshahr, the use of its land in terms of spatial distribution and location and per capita use, as well as the desirability and efficient use of land and maintenance of it, especially agricultural land. Also, in this research, the library and documentary methods have been used to develop a theoretical framework, research and review of previous research, and the results and analysis have been analyzed and evaluated. The results of the research indicate that most ANP and SWOT users using the technical model Of Imam Hussein's township in terms of per capita size and their poor distribution at the level of the city are in a bad situation and indicate the inadequacy of adequate program planning City planner and city authorities.
Keywords: land use, sustainable development, Imam Hussein Township, district 6 of Islamshahr

Introduction

Land use planning is a set of activities that organize the human environment in accordance with the needs and requirements of the urban community, and this category is the core of urban planning. Today, urbanization without a program has many disruptions in user characteristics (Openham, 2000). The land has been created in the city, with low consumption and single and incompatible uses, and the development of city jumps to the suburbs and creating a large gap between work and life has given a bad status to the current cities, especially the Third World cities. It has been instructed to take charge of land use as one of the key factors in improving the lives of residents and increasing their attachment to their place of life (Ebrahimzadeh, 2001). Land use design is a future model for proper use of urban land and is considered as the main core of urban development projects. Different parts of the city are formed based on it. Therefore, land use planning is of great importance in order to improve the quality of urbanization. It is high on the important basis of which it is proposed to provide suitable methods for the proper use of urban land for economic, social and environmental purposes of the city, and to determine the appropriate spatial location of each user and allocate the amount of land needed for each user, taking into account the city's population and determination (Ulman, 1994). The amount of per capita needed for various urban applications, including residential, industrial, commercial, recreational, educational, cultural, religious, etc. in one of the main objectives of urban planning in the city (Drinkerly, 2003). The physical expansion and uncontrolled growth of the city resulted from the infrastructure of agricultural land. This is despite the fact that many of the proposed levels of land use planning in the city's conductor's plan are unwise, irrespective of the cultural characteristics of the street (Shia, 1999).

In the meantime, the use of lands in line with the historical process and the evolution of the city is one of the factors that will give the city the landscape and its image over time in relation to them. In fact, the earth's use of the space aspect of all human activities on the planet can be considered to meet its material and cultural needs, or it can be said that a series of systematic actions that are in place to meet the material and cultural needs of humans that are in some way connected with one another (Lee, 1987). The important issue is that land use planning is considered by experts in every city in the planning of utilization of urban land, considering the sustainable development of land use planning, which is economically, socially and environmentally suitable for use with the high level of land use. It tries to plan and locate each user in which user compatibility. He avoids the destruction and waste of land and the pollution of the environment and the prevention of the destruction of land, especially agricultural land and gardens, as well as from the economic and social point of view in which the well-being of the inhabitants is important. It is a land that will provide the needs of the present generations, but at the same time retains the opportunity to

meet the needs of the next generation, so that it will be possible for future generations to be at least better off than the current situation. Considering land is essential as a major source of sustainable urban development (Zarabi & Mehri, 2001).

Ebrahimzadeh and Majid Ardakani (2006) conducted a survey on the lands of Ardakan, Fars, and concluded that many of the existing quantitative and qualitative uses are unbalanced according to scientific standards and standards, and they have suggested that they should prevent the horizontal development of this city to prevent the construction of the best agricultural land in this city. Also, Amir Nikpour, in his article in the year 2006 (titled) Land survey in the section to understand and compare the central ArcGIS system of the city of Amol, we analyzed and described the city's characteristics and analyzed its field observations by mapping the user's usage in the whole city.

Theoretical Framework of study

The first theory of land use in the broad sense of the world was presented by von Tunnen. The land use planning approach, with the emergence of new urbanization, was first introduced in Europe and Amberca. Since the early 1960s, the issue of how to use urban lands in the concept of land use planning was seriously formed, and the use of land in Iran since the 1340s, along with the development of comprehensive, detailed plans for different cities were considered in a general and concise manner in the context of these plans (Nemham, 2000). But because of these plans they were not compatible with the spirit of Iranian urbanization and culture. So, this is the land use planning in the earthquake-stricken areas of the country (Manjil, Barra and Loshan) in the early 1970's. In addition to taking into account the social and economic features of earthquake cities, it is possible to say that these plans are one of the relatively successful projects of urbanization in Iran (Kiani, 2004). (Mehdi Zanganeh, MSc in Geography of Urban Planning in his dissertation the model for land use evaluation and analysis in Khaf city (in 2006) to analyze and evaluate the uses of the city of Khoy are as follows:

1. User category of the city
2. The physical division of the city
3. Quantitative assessment and levels and per capita city
4. Qualitative and analytical assessment of applications
5. Providing favorable conditions for each city utilization.

Since urban land is considered as one of the main sources of sustainable development, and fair access and optimal use of it are one of the components of sustainable development, therefore, the land is a universal wealth and an appropriate setting for citizens' activities and tools for meeting the needs and desires of citizens (Euston, 1995). In the city , land use is quantitatively and qualitatively conflicting with urban standards, and the interference and incompatibility of the users together, as well as the lack of any use, according to the needs and demands of the population without planning and Also, unplanned migration from the districts and districts and villages surrounding the township has caused not only social problems, such as inefficient use of urban land and the construction of high-quality residential property in agricultural and horticultural lands, but also the lack of urban amenities and services. The shortage of applications has led to a decline in the number of shortcomings. The quantitative and qualitative characteristics of the use and suggestions for deficiencies and the welfare of the residents have been mentioned with respect to the prevention of environmental degradation (Soubbotina, 2004).

Methods

Islamshahr city is one of the cities of Tehran province, which was designated as a city in 1994 in the divisions of the country. The city is located 15 kilometers southwest of Tehran and covers an area of 291.56 square kilometers. The city of Islamshahr is divided into two parts (central and four provinces), nine districts Ahmadabad Mostofi, Ten Abbas, Chardangje, Firozebaram (and two cities) of Islamshahr, Chahardangeh (and 29 villages) (Municipal organization of the country, 2001).

Imam Hussein is located in the name of District 6 in Islamshahr and in its immediate vicinity. Its height from the sea level is about 619 meters in dry and semi-desert climate and warm summers from desert flows with 691 mm per year. And in the direction of the natural gradient of the land and in the area of land - the rainfall ratio of 211 agricultural and with congestion less than the older parts, and for the general development from the west to the east, south-east and north-east, and the existing texture of the town has an organic chess structure. Based on the findings and the results of the questionnaire and the group discussions with the residents of the neighborhood, 68% of the residential units have a ownership and the rest are without a property certificate, because the key elements of the land and documents of the perimeter are in the document of the Endowment Administration, the units and lands of this settlement formally belong to the Office of the Endowment and is in its legal possession, and parts of the land in the northern part have been delegated with the coordination of the Office of the Municipal Endowment.

In this research, urban utilities were studied by descriptive-analytical method and after quantitative and qualitative study of land use of Imam Hussein (AS) The basis of field studies and documentation, how they are distributed and their spatial location in the city of Imam Hussein is studied and the existing use The analysis and evaluation of SWOT have been compared with the standards and urban capitals and the spatial distribution of residential uses using the model And AutoCAD software in Imam's ANP and AHP towns, and how to deploy them optimally in the city of Imam Hussein neighborhood is proposed in 2015 using the Super Decision software and the method.

Whistle analysis is an important supporting tool for decision making and is commonly used as a tool for systematically analyzing the internal and external environment of an organization. By identifying opportunities, threats, strengths and weaknesses, organizations can determine their own strategies based on their strengths, eliminate their weaknesses, exploit opportunities, or use them to deal with threats. Strengths and weaknesses are identified by assessing environmental factors and opportunities and threats by assessing external environmental factors (Masoumi, 1995).

Results

In the following, land use is described in the area of Imam Hussein.

1. Training Uses

Area 1

Training in District 1 is only applicable in primary and secondary schools in two shifts and has a worn out texture and lacks building safety standards. There is no upper secondary education and different levels of education for female students. Hence, studying in these deficient sections depends on other areas. The existing level is 2667 and per capita, 0.32 percent, and the total area of 1.3 and 0.91 square meters respectively. It was low level 49339.

District 2

Most training applications are located in Zone 2 and also provide services to areas 1 and 3. In this area, there are three female lecturers and two male secondary schools in primary and secondary schools and two secondary schools. Most schools in this area New construction and construction standards have been observed, but due to the provision of services to 3 areas, busy and high-volume. In area 2, the existing level of use of 10056 and more 0.79 percent and the total area was 1.15 and the estimated design per capita was 1.97 square meters.

District 3

Lack of trainee training in the area has caused three residents of the area to suffer, and the students of this area go to District 2 to study distant distances.

2. Religious Uses

Area 1

The number of this user is in the area of 15 mosques and 3 Hussein, and most religious centers in this area have a worn texture and lack standard and construction safety. The existing level is 1224 and the existing per capita is 0.15 square meters, and the percentage is 0.66 and 0.66, respectively.

District 2

Religious users in this area have 5 mosques and 2 Husseiniyeh. Most of them are new and safe. The existing surface area of this site is 22358 and the existing per capita is 0.19 square meters and its percentage is 0.6 and the estimated plot per capita is 0.36.

District 3

In the 3rd religious district, there are 2 newly constructed mosques with standard and building quality.

3. Cultural application

The town is located in 3 districts in the center of district 2 and is located in the right place of high-quality construction and per capita. The level of this user has been proposed in the proposed proposal of 6774 percent and total area 1.

4. Commercial Area

This site is located in 3 districts, and most of it is in the old zone with old texture and worn texture, and in zone 2, most of it has been constructed and building safety is somewhat respected, but in area 3 due to unauthorized construction, in Most of the standard cases are not met. The existing level of this user in the 1 and 2 regions is 7397 and 4800, and the existing per capita is 0.59 and 0.58, and the percentage of the total area is 1.8 and 2.4, and the estimated design per capita is 0.5 and 0.5.

5. Use of facilities and equipment

In area 1, the existence of this user has been severely encountered, and most of these uses are located in Zone 2 and their texture is mostly worn, and in zone 3 it does not exist, and in general, most residents are dependent on Zone 2 to address the need for this user. In area 1 and respectively, the surface area of 403 and 2767 and the existing per capita is 0.05 and 0.22, and the percentage of the total area is 0.2 and 0.7, and the total design per capita is 0.63 and 0.63, respectively.

6. Health Users - Therapy

Area 1

This user in District 1 leads only to the newly constructed health facility. Health and treatment levels are in the region of 751 and 2462 and per capita of 0.38, respectively. Their available 0.9 and 0.29 percent, and percentages of the total area of 0.4 and 1.2, and the proportions of their detailed design are 0.13

District 2

In District 2, there are 1 health network and 3 health centers with several different specialties as daily activities, and most districts 1 and all residents in District 3 receive services from this area. The level of these uses is 1074 and 20 existing 0.09 and 0.002 per capita. And their percentage is 0.3, 0.005 and 0.15, respectively, and 0.13, respectively.

District 3

This user does not exist in Region 3 and is dependent on Zone 1 and Area 2.

7. Green area

There was no space available under the name of green space in 3 districts, and this site was used as a park in the park called Bostan Master Shahriar. The plot has an area of 48054 and a 4.92 per capita.

8. Administrator-Police

There is no antagonist in area 1, 2, and 3, and this user is located in a locker at the center of the town and at the entrance to it. In the layout plan. The area of this user is 17218 square meters and per capita is 0.7.

9. Terminal

As the name implies, this user is working on the scale of the area, and the existence of a passenger terminal in the town is essential, which does not exist in the current state of such use. In the proposed plan, the proposed 2774 and the projected projection per capita of 0.42 have been proposed.

10. Sporting goods

Unfortunately, despite the large number of adolescents and young people in this town, this user is in District 1 and 2 as 2 saloons for women and women with severe disability and lack of quality and efficiency. Usage in District 1 and 2 is 82 and 82 square meters, respectively. They were 0.01 and 0.007 square meters, and their percentage was 0.04 and 0.02 in total, and their detailed design was 1.11 and 1.11.

11. Residential user

The levels in area 1 and 2 were 95025 and 146831, respectively, and 11.46 and 11.48 per capita, respectively, and the total area was 46.4 and 36.1, respectively, and their total design per capita was 17.41 in two areas.

12. Transit network

The existing level of this user in the two areas was 95025 and 146831, respectively, and 11.46 and 11.68 per capita, and the percentage of them was 46, 4 and 36.1, respectively, and their detailed design was 17.41.

Table 1. Per Capita of Razi Town of Imam Hussein - District 1

Areas of use 1 (Status) population: 11292 people			Total area: 204042 square meters		
user	Existing level To square meters	Available per capita To square meters	Percent to Whole area	Per capita plan Detailing	Lack of surface In 2010	Completing the level In 2010
Residential	95025	11/46	46/6	17/41	49339	144364
Boys Elementary School	2667	0/32	1/3	0/91	1106	7546
Commercial	4800	0/58	2/4	0/5	654 additional	-
Facilities and equipment	403	0/05	0/2	0/63	4821	5224
Religious	1224	0/15	0/6	0/36	1761	2985
Sanitary	751	0/09	0/4	0/13	327	1078
Therapeutic	2462	0/29	1/2	0/38	689	3151
Tourism and Catering	74	0/009	0/04	0/03	175	249
Arid	20591	2/5	10/1	0	-	-
Workshop services	7275	0/88	3/6	0/21	5534 additional	-
Administrative	76	0/009	0/04	0/35	2826	2902
Athletic	82	0/01	0/04	1/11	9122	9204
warehouse	44	0/005	0/02	0	-	-
Garden	0	0	0	0	-	-
agricultural	17757	2/14	8/7	0	-	-
Passages	50811	6/13	24/9	12/68	54331	105142
Total	204042	24/62	100	34/7	124497	281845

Each system has its own strengths in its field of performance, resulting from the functions and capabilities of the system as well as its feedback in competing with other systems and organizations. Identifying these points helps planners to comprehensively understand the performance of their program and to know which areas are better and which areas are bad. Internal forces are different in terms of the status and function of the system, which must first recognize these forces and then evaluate them. We should introduce internal factors in three steps in the form of an internal factor estimation matrix. These steps are in accordance with the process of preparing the external factors evaluation matrix (Abbaspour, 2007).

Table 2. Identification of internal factors in the form of evaluation matrix

Internal factors	Strengths	Weight	Rank	Final score
	1. There is a large number of religious centers	0.126	4	0.504
	2. To be the most religious centers	0.098	3	0.294
	3. Proper access to religious sites	0.126	3	0.378
	4. Strong management of religious affairs in the area	0.092	3	0.276
	5. High religious convictions of the people	0.092	3	0.276
	Total			1.728
Religious User	**Weaknesses**			
	1. Some of these places are inappropriate	0.096	2	0.192
	2. There is no stronghold in some places	0.082	2	0.164
	3. No presence of experienced clerics in all these places	0.064	2	0.128
	4. Lack of space in these places, especially Husseiniyeh	0.098	1	0.098
	Total			0.582
External factors	**Opportunities**			
	1. The land safety of these sites is due to the lack of land purchase costs	0.145	3	0.435
	2. People's interest in attending these places	0.173	3	0.519
	3. Proper government placement in this section	0.143	4	0.572
	4. Determination of government agencies, in particular the Endowment for proper management of these sites	0.117	3	0.351
	Total			1.877
	Threats			
	1. High population density in ceremonies	0.095	2	0.190
	2. Increasing the inclining due to the massive presence of people in ceremonies	0.114	2	0.228
	3. The texture of the premises is worn out due to its widespread use	0.127	2	0.254
	Total			0.672

Srategy

Religious use has always had a special place in all regions because of people's beliefs and religious teachings. Therefore, this user needs serious attention. Also, given that the highest score in internal factors (strength) and external factors (opportunity) belongs to the religious sector, this section has the strongest and best performance among other uses.

Table 3. Internal factors (strength) and external factors (opportunity)

Internal factors	Strengths	Weight	Rank	Final score
	1. Physicalizing of the residential area of the neighborhood	0.125	3	0.375
	2. Having a suitable urban landscape	0.095	3	0.285
	3.Easy and convenient access	0.114	3	0.342
	4. High residential housing	0.114	3	0.342
	5. Low prices for residential units	0.114	4	0.456
	Total			1.710
Residential User	**Weaknesses**			
	1. The lack of residential infrastructure facilities due to its new construction, especially the 3rd	0.106	2	0.212
	2. Anonymous of some residential neighborhoods with incompatible uses (noise pollution)	0.091	2	0.182
	3. Lack of proper sewage system	0.090	3	0.270
	4. Inappropriate access to commercial use in the residential sector	0.066	2	0.132
	Total			0.796
External factors	**Opportunities**			
	1. Increase private placement in residential sector	0.097	4	0.388
	2. A description of the city conductor's plan for the study area	0.080	3	0.240
	3. Requirements of executive devices for upgrading and modernizing worn out units	0.112	4	0.448
	Total			1.076
	Threats			
	1. Lack of open urban areas in residential neighborhoods	0.065	3	0.195
	2. Environmental degradation due to lack of urban sewage system	0.131	3	0.393
	3. High tram in some neighborhoods	0.131	3	0.393
	Total			0.981

Strategy

Based on the results obtained from the SWOT model in the residential area of the study area, it can be concluded that this user has strong points and there are significant opportunities
An appropriate strategy for planning this user is based on an aggressive strategy based on the model and form. In this strategy, we try to rely on the factors and internal strengths and outsourcing have the most uses, tearing and productivity.

Table 4. Relying on factors and internal strengths and external opportunities

Internal factors	Strengths	Weight	Rank	Final score
	1. There is a young force and is interested in sports	0.105	3	0.315
	2. The existence of private clubs in the area	0.096	3	0.289
	3. Establishing a relatively suitable sports space	0.085	2	0.170
	4. The proximity of sports facilities to the residential environment	0.120	3	0.360
	Total			1.134
Athletic User	**Weaknesses**			
	1. Inappropriate playback of facilities at the area level	0.110	3	0.330
	2. No building pool and swimming in the area	0.125	3	0.375
	3. Exhausted and non-standard existing halls	0.117	2	0.234
	4. Lack of equipment and sports equipment in the halls	0.110	3	0.330
	Total			1.169
External factors	**Opportunities**			
	1. The existence of the ground for the creation of sports spaces	0.093	3	0.279
	2. The private sector's determination to invest in this sector	0.095	2	0.190
	3 welcomes families and teens of sports	0.105	2	0.210
	4. Exemptions and state social funds to create private sports spaces	0.093	3	0.279
	Total			0.958
	Threats			
	1. Reducing abnormalities among young people due to lack of sports spaces	0.120	3	0.360
	2. Risk to the health of residents	0.096	3	0.288
	3. Daily migration of youth to other areas to exercise and raise household costs	0.117	3	0.351
	Total			0.999

Strategy

Due to the proximity of the scores in all four sections, the same time, different strategies should be used. About this user according to the high score of weaknesses and threats to strengths and opportunities should emphasize the strategy of this section of the user on contingency strategies and Defensive. These strategies mainly focus on the diversification of internal strengths and external threats, along with efforts to reduce internal gaps by helping Available system opportunities.

Table 5. Emphasizes the diversification of the internal strengths and external threats together with the effort to reduce internal inertia.

Internal factors	Strengths	Weight	Rank	Final score
	1.Understanding schools	0.121	3	0.363
	2. The relatively open-mindedness of most schools	0.080	3	0.180
	3. Distribution in area 1 and 2	0.096	2	0.192
	4. Establishment of a training center in primary, secondary, high school	0.086	3	0.258
	5. Government and low cost of schools	0.086	3	0.258
				1.251
	Total			
Athletic User	**Weaknesses**			
	1. There are some misusing users besides some schools	0.121	2	0.242
	2. Lack of training center and two shifts are all of them	0.084	2	0.168
	3. The teachers' rights are not sufficient and the study is completed before entering the class	0.054	2	0.108
	4. No equipment and equipment in schools	0.60	2	0.120
	5. There are no professional and professional schools	0.092	2	0.184
				0.822
	Total			
External factors	**Opportunities**			
	1. The existence of the ground for the creation of sports spaces	0.127	3	0.381
	2. The private sector's determination to invest in this sector	0.127	3	0.381
	3 welcomes families and teens of sports	0.092	2	0.184
	4. Exemptions and state social funds to create private sports spaces	0.124	2	0.248
				1.194
	Total			
	Threats			
	1. The existence of multimodal schools in the area	0.124	2	0.248
	2. Easily access educational places	0.092	2	0.184
	3. Making schools more accessible to other areas	0.170	2	0.34
	4. An appropriate site for educational places in the area	0.092	3	0.276
				1.048
	Total			

Strategy

An appropriate strategy for planning this user is based on the above model and the strategy of aggressive school modernization. In this strategy, we try to rely on the factors and internal strengths and external opportunities to make the most use and productivity.

Table 6. Factors and internal strengths and external opportunities

Internal factors	Strengths	Weight	Rank	Final score
	1. Adequate soil and climate of the region	0.125	3	0.375
	2. Convenient access to green spaces and parks	0.120	3	0.360
	3. To create enough space for the creation of green space in the neighborhood	0.114	3	0.342
	4. Presence of sufficient manpower to hold green spaces	0.114	3	0.342
	Total			1.419
Green land User	**Weaknesses**			
	1. There is a per capita green space in the area	0.125	2	0.250
	2. Lack of proper maintenance of these spaces	0.095	2	0.190
	3. Lack of equipment and play equipment in the park	0.076	2	0.152
	4. The lack of management in this section	0.095	2	0.190
	Total			0.782
External factors	**Opportunities**			
	1. It is imperative for the authorities to increase the per capita of these spaces	0.125	3	0.375
	2. High population in the region	0.095	3	0.285
	3. Relative urban land use relative to other areas.	0.114	4	0.456
				1.116
	Total			
	Threats			
	1. Increasing the per capita of these spaces in other adjacent areas	0.095	2	0.190
	2. Lack of water due to increasing urban population of the region	0.089	3	0.267
	3. Changing ownership of state-owned land suitable for creating these spaces	0.114	2	0.228
				0.685
	Total			

Strategy

The strategy for planning this user based on the model and the above form is the Relative Land Price Ratio (contingency and defensive strategies). In this strategy, we try to rely on the factors and internal strengths and external opportunities to use the most, besides the benefit has a bowel movement.

Table 7. Relative Land Ratio Strategy (contingency and defensive strategies)

Internal factors	Strengths	Weight	Rank	Final score
	1. Keep water from the homes to the city	0.135	2	0.270
	2. Clean and clean cabinets by municipality officials	0.102	3	0.306
	Total			0.576
Passages User	**Weaknesses**			
	1.asfalt lack some of the alleys and streets	0.099	2	0.198
	2. The width of most streets	0.108	2	0.216
	3. Be sure to go and destroy the asphalts of some passages	0.138	2	0.277
	4. Lack of light and enough light in the passageways	0.132	3	0.297
	5. The most expensive and the most expensive to use because of its low width	0.144	3	0.433
	6. No lines of line and traffic lights	0.138	2	0.277
	Total	0.759		1.698
External factors	**Opportunities**			
	1. Planning to address the asphalted streets	0.186	2	0.372
	2. Freshness to urban furniture and beauty	0.196	2	0.392
	Total			0.764
	Threats			
	1. Setting up the main roads and crashes	0.180	2	0.361
	2. There is not enough light in the car for travelers and pedestrians	0.239	2	0.478
	3. It is possible to get out of the car because of the lack of road standards	0.196	3	0.590
	Total	0.382		1.429

Strategy

An appropriate strategy for planning this user based on the above model and formulation strategy should be defensive contingency due to the relative cheapness of land.

Table 8. Opportunity strategy (economic and defensive strategies)

Internal factors	Strengths	Weight	Rank	Final score
	1. There are several healthcare clinics	0.085	2	0.170
	2. Higher Percentage of Health Network	0.069	2	0.138
	3. Have a solid foundation	0.067	2	0.134
	4. Keep the view and landscape view	0.087	3	0.261
	5. Secure qualified medical staff	0.079	4	0.316
	6. Activate and modify the healthcare network	0.073	3	0.216
	Total	0.46		1.235
Health care User	**Weaknesses**			
	1. There are specialized doctors and offices	0.067	3	0.209
	2. Lack of space and low per capita space	0.071	4	0.284
	3. Centered unit therapy in a part of the town	0.065	3	0.195
	4. The absence of hospital and hospital clinics in the town	0.059	4	0.136
	5. No emergency to relocate patients	0.091	4	0.364
	6. No specialist doctors	0.095	3	0.285
	7. No space for parked passenger cars	0.089	4	0.356
	Total	0.537		1.829
External factors	**Opportunities**			
	1. Build a physician's building and attract various specialists	0.094	2	0.188
	2. Laborite the per capita space of treatment	0.129	2	0.258
	3. The space span of this user at the surface of the area and enhance their accessibility	0.135	2	0.270
	4. Establish an emergency center	0.129	3	0.387
	5. Hospital and hospital clinic construction in the town	0.126	3	0.378
	6. Establishment of parking along with health centers	0.135	2	0.270
	Total	0.748		1.751
	Threats			
	1. The time for transferring Ozerzani patients outside the settlement	0.112	3	0.336
	2. Increase the amount of travel and benefits to increasing the cost of travel	0.137	3	0.411
	Total	0.249		0.747

Strategy

An appropriate strategy for planning this user based on the above model and formulation strategy is the lack of expert doctors (contingency and defensive strategies).

Table 9. Lack of expert doctors (contingency and defensive strategies)

Internal factors	Strengths	Weight	Rank	Final score
	1. There is a new cultural building	0.115	2	0.230
	2. Having a suitable place for the three districts	0.103	2	0.206
	3. Take the safety of the building	0.105	3	0.315
	4. The vital role of the center in the planning of education and the culture of inhabitants	0.091	2	0.182
	5. Facility of the center			
	6. Make internal and external views	0.088	3	0.264
	Total	0.134	2	0.268
		0.636		1.465
Cultural User	Weaknesses			
	1. Provide dedicated and public parking for employees and clients	0.145	3	0.435
	2. I was a specialized book in various fields of science in the library of cultural buildings	0.148	2	0.296
	Total			
		0.293		0.731
External factors	Opportunities			
	1. Activities and participation as well as employment of residents at the cultural center	0.210	2	0.420
	2. To raise the level of science and technology of young people and youth in different fields	0.272	3	0.816
	Total			
		0.482		1.236
	Threats			
	1. Attention to the promotion of culture by the authorities and the lack of budget allocation	0.267	2	0.534
	2. The attention and uncertainty of some residents about the existence of such a dynamic and active center	0.250	3	0.75
	Total			
		0.517		1.284

Strategy

An appropriate strategy for planning this user is based on the above model and formulation strategy for promoting the level of culture (aggressive strategies).

Table 10. Strategy for promoting cultural level (aggressive strategies)

Internal factors	Strengths	Weight	Rank	Final score
	1. There is a proper water supply system for most residents	0.141	3	0.423
	2.Standard and safe lines of electricity and gas	0.137	3	0.411
	3. Equipped with most homes for them	0.149	2	0.298
	Total	0.427		1.132
Facilities and equipment User	**Weaknesses**			
	1. No sewage network in the town	0.122	3	0.366
	2. The absence of the ancient city in the town	0.141	3	0.423
	3. Establishment of most facilities in areas 1 and 2	0.164	2	0.328
	4. Short supply pipelines and pipelines in the new building section	0.141	2	0.282
	Total	0.568		1.399
External factors	**Opportunities**			
	1. Establish a sewage network in the town	0.114	4	0.456
	2. Build an old town in the town	0.145	4	0.580
	3. Equipping the whole town with urban facilities	0.183	2	0.366
	4. Equipping Zone 3 with water and gas supply lines	0.200	3	0.6
	Total	0.642		2.002
	Threats			
	1. Environmental degradation due to lack of sewage system	0.186	3	0.558
	2. Problems due to lack of sewage pipes for residents	0.169	2	0.338
	Total	0.355		0.896

Strategy

The proper strategy for planning this user is based on the model and the above form. The strategy is the existence of a suitable network (contingency and defensive strategies).

Table 11. Highlighted the existence of a suitable network (contingency and defensive strategies)

Internal factors	Strengths	Weight	Rank	Final score
	1. Establish a relatively regular taxi station	0.148	2	0.297
		0.119	2	0.238
	2. To date and standardize most station machines	0.090	2	0.180
	3. Most drivers are driving			
		0.357		0.715
	Total			
Transportation and warehouse User	**Weaknesses**			
	1. Lack of space for taxi deployment at the station	0.119	2	0.238
	2. Settlement of a taxi in a part of the town	0.095	2	0.190
		0.014	3	0.254
	3. There are no bus lines	0.111	2	0.222
	4. There is no storage for storing agricultural products	0.017	3	0.262
	5. Do not have a passenger terminal	0.143	2	0.286
	6. There is no silo for storing cereals	0.713		1.452
	Total			
External factors	**Opportunities**			
	1. Establish a sewage network in the town	0.109	2	0.218
		0.135	2	0.270
	2. Build an old town in the town	0.077	3	0.231
	3. Equipping the whole town with urban facilities	0.133	2	0.266
	4. Equipping Zone 3 with water and gas supply lines			
				0.985
	Total			
	Threats			
	1. Delayed passage of passengers, especially in the early hours of the morning	0.080	3	0.240
	2. Lack of a suitable program for selling agricultural products inside and outside the city and the lack of economic growth of the town	0.135	2	0.270
		0.669		1.495
	Total			

Strategy

The proper strategy for planning this user is based on the model and the above form of the strategy of having a suitable space (invasive).

Table 12. Appropriate space strategy (invasive)

Internal factors	Strengths	Weight	Rank	Final score
	1. Reaching the main roads of the city	0.090	2	0.180
	2. Peasants' longevity	0.098	2	0.197
	3. Conformity of the majority with neighboring users	0.098	2	0.197
	4. Building Strength in most of them	0.104	2	0.208
	5. Ensure water and water supply	0.117	2	0.235
	6. Supplying people's needs	0.128	3	0.385
	Total	0.635		1.402
Commercial User	**Weaknesses**			
	1. No stores and supermarkets	0.139	2	0.278
	2. Peoples' Dignity	0.120	2	0.240
	3. Failing to provide parking	0.101	3	0.304
	Total	0.36		0.822
External factors	**Opportunities**			
	1. Create a Youth Employment	0.097	2	0.195
	2. There are various classes	0.103	2	0.206
	Total	0.2		0.401
	Threats			
	1. Failure to comply with safety standards	0.114	2	0.228
	2. Disposal of parts causes the streets to be damaged by goods	0.101	2	0.202
	3. No proper access to some of the trading centers	0.120	2	0.240
	4. Failure to observe health at these centers	0.145	2	0.290
	5. No parking space	0.103	2	0.206
	6. No technical strength of the building	0.103	3	0.309
	7. Appropriate access to underground facilities in case of incident	0.100	3	0.300
	Total	0.786		1.755

Strategy

The strategy for planning this user is based on the model and the above form of the Strength Strategy (aggressive strategy).

Table 13. Strength Strategy (aggressive strategies)

Internal factors	Strengths	Weight	Rank	Final score
	1. Establishment of civilian population at the entrance of the settlement and control of residents	0.231	2	0.462
	2. Help manage the city's municipality and prevent material entry into towns and preventing unauthorized construction	0.246	2	0.452
	3. Shuttle on time and place in emergency situations at the accident site	0.268	2	0.536
	4. Access to areas 1 and 2	0.253	2	0.506
		0.998		1.956
	Total			
Administrative and law enforcement User	**Weaknesses**			
	1. The severe poverty of this user in area 3	0.133	2	0.266
		0.124	3	0.372
	2. The existence of a police building and the deployment of officers in the box office	0.124	2	0.248
	3. The incidence of risk and safety of agents in the box on the perpetrators	0.127	2	0.254
	4. Neutrality and Health in the Box	0.111	2	0.222
	5. To risk the health of the officers in the box, especially in cold weather	0.117	2	0.235
	6. Establishment of administrative staff in area 2 and poor poverty in areas 1 and 3	0.120	2	0.240
	7. The lower per capita administrative and enforcement costs in the whole settlement	0.140	2	0.280
	8. Residents' visits to settle outside of settlements and waste at time and costs	0.996		2.117
	Total			
External factors	**Opportunities**			
	1. Construction of an office building and preventing increased costs and time	0.229	2	0.459
	2. Establishment of the Police Station and the officers in the proper place	0.263	2	0.526
	3. To look at administrative and human resources per capita and turn them into service	0.25	3	0.75
	4.Improve the welfare and security of the inhabitants	0.256	2	0.770
		0.998		2.505
	Total			
	Threats			
	1. High crime in the town	0.324	3	0.972
	2. The absence of security in the city and the prevalence of chaos due to lack of active police force	0.324	2	0.648
	3. Military personnel in appropriate services to residents	0.351	2	0.702

		Total	0.999		2.322	

Strategy

An appropriate strategy for planning this user is based on the above model and formulation strategy to prevent the increase of crime (contingency and defensive strategies).

Conclusion

In this research, we tried to consider the relationship between weaknesses, strengths, threats and opportunities. Therefore, the method Using this method, weaknesses, strengths, threats and opportunities were first identified, then the weight and importance of each were identified, and in Ultimately, with the help of those strategies ahead of the ranking, the results are as follows:

Weight 507 SO First priority: Strategy

With a weight of 19 WT. Priority Two: Strategy

Weight 159 ST Priority Three: Strategy

Weighing 141 WO Fourth Priority: Strategy

It seems that proper and efficient use of urban land is associated with sustainable development and social justice and the well-being of residents in the city.

Undoubtedly, the debate about sustainability and sustainable development, irrespective of cities and urbanization, would be meaningless. Cities are the main causative factor, therefore, a sustainable urban development model should be able to adapt and adapt at times of social and economic change. And cultural values of the community. So, there are a lot of studies about indicators of sustainability, to assess the strengths Urban and its flexibility versus unexpected disturbances. Korean figures in this article are somewhat indicative of Provides us with the city's ability to evolve continuously and maintain sustainable conditions.

As a result, it is suggested to provide complex interactions between the environment, society and the economy.

The city is not a single system; on the one hand, the city affects the sustainability of systems within itself, such as human communities, transportation systems, economics, and, on the other hand, on systems that surround the cities. Such as ecosystems and regional and global economies.

The analysis of the above indicators provides a cognitive and understanding of the city at a certain time point. But, however, this information does not provide us with sufficient evidence of the sustainability of a city. Therefore, in the absence of developing adequate and efficient capacities within the structure of cities, economically, socially and culturally, politically and administratively, institutionally, etc., in order to be able to deal with unexpected and unplanned disturbances and to A way that can be adapted to changing dynamic, dynamic and dynamic situations is likely to be the imminence of the city in the near future. Therefore, we need to find out a lot about sustainability indicators for assessing urban strengths and its degree of flexibility versus unexpected disturbances. These indicators, to some extent, indicate signs of the city's ability to continuously evolve and maintain Provides stable conditions for us.

It seems that most of the existing use of Imam Hussein (AS) is not in accordance with the standards and per capita utilization of urban land and the needs of residents of the town are not provided.

At present, more than half of the world's population lives in urban areas, and by 1212 this figure is about 12%. In this regard, the planet is probably dependent on a set of economic, social and biological systems. They have a lot of time and space and should be considered. In the meantime, the Imam Hussein's settlement does not exclude this topic. In order to achieve sustainable urban development, policymakers have to consider two major goals in concert. Improvement of human development in order to provide high standards of living and improve the environment for use by present and future generations. A city has sustainable development that has at least the following:

- Have a sustainable economy.

- The urban community is sustainable, meaning solidarity and social cohesion.

- It has a sustainable urban shelter in the sense that it is worthwhile for everyone to afford decent housing.

- Sustainable urban environment by maintaining ecosystems that are stable.

The proposed land use is based on the population of the study area in the 10-year horizon and its needs. The plan has increased by 12 hectares. In the residential development proposed to preserve land (7 hectares), the residential area has increased by 5/5, which has been emphasized from 5-4 hectares / 3 hectares to 3. / Agriculture and continuous development of the study area. In the proposed project, the level of communication (transit) has also been found from 5. At the per capita level of other users, there have also been changes in the per capita of commercial, educational, health, religious, administrative and sports applications, and indoor gardens, and per capita therapeutic use, Law enforcement, research, green space and facilities. Some uses such as Bayer, livestock and arable land have been removed from the context of the study area and cultural applications, green spaces, parking and transportation have also been created.

In the design, emphasis has been placed on strengthening the central axis of the study area. For this axis, there are two social, cultural and recreational functions. In the central and northern part of this axis) as a symbol of the social identity of the study area (commercial usage, parking, office, and police).

For the southern part, the industrial function is also considered to be strengthened and defined with the use of park and green space. The table below shows the level, percentage and per capita of applications and the proposed plan map of the study area, indicating the location of the applications for the study area in the next ten years.
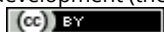
In the city of Imam Hussein, most of the recurrent uses are subject to extreme poverty, including the use of training users with per capita of 900 meters, which is not responsible for the total population of 100,000 people, especially the young population of the city. Therefore, the need for space and land necessary for the construction of green space, including those that require space to build and increase its per capita in the whole of the city, it can be used for teaching, residential, office, utilities and urban equipment, health, transportation, and medical treatment. Therefore, it should be noted that all land in the agricultural land is not suitable for land, but in part the lands of the town which are specific to the housing estates of the town of Mehr, but there is a gap between the use of seals and the use of unutilized land parcels that are abandoned and unusable. Therefore, in this part of the land of the program Customizations on the map. In accordance with the following planned map, some of the shortages and needs of the settlement including the use of green space, therapeutic, sports, educational, industrial, equipment has been done and written. Also under the map of the proposed project of Imam Hussein is shown for the population of 130 thousand people on the 10-year horizons of the development of the town. According to the map of the city's requirements, the proposed scheme is in place.

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