To the question about prospects of territorial development of Tyumen city

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Abstract. The economic development of the region is strongly influenced by the proximity to oil and gas in the Khanty-Mansiysk Autonomous Okrug - Yugra and Yamalo-Nenets Autonomous District with the high demand for imported resources for productive activities and livelihoods. South of the organization deliver a variety of products to the North of industrial and consumer goods, providing a wide range of the population of the North of social services. The article describes the main directions of territorial development of residential development in all directions of the city of Tyumen.

1 Introduction

Tyumen region has a strategic location and is the link between the eastern and western regions of the country, the oil and gas North and the industrial Urals. Its territory is held Trans-Siberian railway and federal highways that connect Tyumen with Ekaterinburg, Omsk, Kurgan, Khanty - Mansiyskom. Imeyutsya International Airport and major Tyumen and Tobolsk river ports. Through the south of the area, mainly engaged in supplying resources.

The economic development of the region is strongly influenced by the proximity to oil and gas in the Khanty-Mansiysk Autonomous Okrug - Yugra and Yamalo-Nenets Autonomous District with the high demand for imported resources for productive activities and livelihoods. South of the organization deliver a variety of products to the North of industrial and consumer goods, providing a wide range of the population of the North of social services. Along with the North to the South is a significant influx of financial resources in the various sectors of the economy and social sphere, including equipment, food, furniture, housing, education, health.

2 Methodological basis

Tyumen - the administrative center of Tyumen Region, a major economic and cultural center of Siberia. A river port and a major transit cargo base to the waterway to the railway. Node railway lines Trans-Siberian Railway.

General plan of the urban district of Tyumen laid concentric spatial development of the city with the formation of a traffic-planning framework, which has continued in the metro area.

Taking into account the urban planning value of the territory and the planning features of the current urban environment, the main areas of territorial development are accepted:

1. The North-West direction - preferably low-rise residential development zone;
2. North-east direction - the development of industrial zones along Velizhansky tract and the combination of high-rise building areas and individual houses along Tobol tract;
3. The development of left-bank flood r.Tury from Old renouncing (Sloboda Bukhara) to align the bridge under the public-business zone with accompanying high-rise building area residential buildings;
4. Western trend - some parts of the building low-rise residential buildings, as well as the development of production in Utesheva area;
5. Southern direction - a combination of public and business buildings, high-rise buildings and individual houses. Along the main street number Fedyninskogo exalted quarters of public and business buildings, forming a buffer zone between the highway and residential areas. High-rise residential buildings will take the bulk of the region, it will join the low-rise neighborhoods;

6. Eastern direction - the development of industrial areas of East industrial zone, the development of residential buildings in the area Lesobazy;

Territorial structure of supply, demand and prices of properties determine the features of buildings Tyumen, its transport system, the existing administrative arrangement, business, industrial and residential zones. Typing on the location of objects is difficult because of the lack of established clear boundaries of different zones. At this stage of development of the city are the following territorial areas of the city (center, residential communities) represented in the diagram.

Fig. 1. Territorial areas of the city

In the next 10 years, the main focus will be the construction of new neighborhoods south-east of the city: the area "Komarovo Park" to master a few developers and NovoPatrushevo developed and implemented by the Tyumen homebuilding company.

Industrial areas of the city (Antipino, Utesheva, Velizhansky tract Uchkhoz, industrial community).

According to the Main Department of the construction of the Tyumen region in the future the city will grow new neighborhoods in the south-east. Territories of priority development, which shall build up to 2020 (shown in red in the figure) will Tyumen, Patrushevsky, Zatyumensky, Southern, Komorowski, Plekhanov, Central and other planning districts.

After 2020, it is planned to conduct construction on 1235 hectares of land in the South, Central, Zatyumenskom, Gilevskom, Zarechny, Mysovskikh and others, where there will be more than 6 million. 900 thousand. Square meters of housing, as well as 1 million. 556 thousand. Square meters of public-business building. On land reserved for housing, it planned to build 385,000 square meters Bereznjakovskoye planning area meters of housing.
Fig. 2. The territory of the development of new neighborhoods Tyumen

Development of the system of environmental and recreational activities, including:
- major citywide recreation area provides for the formation in the vicinity of the lake round;
- within the design life of the preservation of floodplains outside the central part of the city as landscaped;
- it provides for the inclusion of green and flooded areas in the structure of the areas of the new building.

In Tyumen, industrial, municipal and warehouse facilities are located mainly in three large industrial and municipal areas: Southeast (Antipinsky, eastern and coastal); Northern (Tarmanskaya); Western (Zatyumenskaya and Babarynka). Food industry companies are located behind the railway, in addition, part of the enterprises are located in the central part of the city beyond the river and among the residential development.

Western Industrial Zone is located in Zatyumenskoy part of the city is represented by companies producing equipment for oil industry (the factory JSC "Neftemash"), the main production area of the battery plant and the food industry. Nearby is the territory of enterprises of logging, woodworking industry and construction industry. Enterprises directly adjacent to a residential building, a sanitary protection zone is absent. On the territory of the industrial zone is located Tyumen regional radio center. Among the industrial zone is a residential village RTS.

Northern industrial zone is located on the northern and north-eastern outskirts of the city of Velizhansky tract. The structure of industrial cluster is a complex of construction enterprises, transport, electrical engineering and warehouse base. On the territory of the industrial zone is the largest in the city of substation "Tyumen". It is connected to the 500 kV transmission line Reftinskaya - n / a "Irtyszh". From n / a "Tyumen" departs the HV-500 s / s "Demyanskaya". At the 6th km Velizhansky tract is a large plant JSC "Sibgazapparat" builds factory finished dosage forms. Northern Industrial Area is the most promising for further development and should be used as a platform for companies, made from the central and coastal zone. New areas require engineering measures - flooded area, a high level of groundwater. According Velizhansky path is an active solid waste landfill, there is a site for industrial waste plastics factory and oven battery factory. Located north of the underground source of drinking water supply of the city "Velizhansky intake."

Southeast Industrial Zone is located in the village area Antipino, an arc connects to the coastal industrial zone. It is the largest area of the city. Industrial Area is divided into 2 sub-district:
- district arrangement industrial warehouse database;
- district oil loading station.

To the southwest is TPP-2.

In the industrial area there are enterprises of construction industry (production plants, expanded clay gravel, BKU, santekhzagotovok, DSC, DSC-500, etc.). Metal-working enterprises, transport, light industry (worsted cloth factory of PC "Krosno"), Plant of Medical Equipment and Instruments, engine plant, TPP-1. On the northern shore of the lake is located Prorva pilot production of super blocks "Sibkomplektmontazha".
District and village Antipino Kopytova are in the area of adverse effects Southeast industrial zone. The territory Antipino precipitation falls from CHPP-2, Kopytova located in close proximity to the municipal wastewater treatment plants. In order to ensure the safety of the population and in accordance with the Federal Law of 30.03.1999 N 52-FZ (ed. From 07.03.2016) "On the sanitary-epidemiological welfare of population" around such facilities established sanitary protection zones with special regime of use, dimensions provide reduction of pollution effects on the ambient air (chemical, biological, physical) to values established hygienic standards.

Industrial hub located on the banks of the river and formed mainly of loading and unloading facilities, industrial enterprises. In the coastal zone are placed: Tumen River Port, Shipyard, PPK "Tour" and a number of companies unrelated to water technology.

Central Industrial Area consists of the industrial engineering industry (factories "Stroymash", machine tool, ATE), building industry, light industry (factory milled footwear, net-making factory), chemical industry (plastics factory), food (wine and vodka distillery). Enterprises are among residential buildings, sanitary protection zones have, are not subject to further development.

Zazhelezodorozhnaya promzona provided near the food enterprises (meat-, fish-cold storage facilities, breweries, etc.). risk area comprises a large supply of ammonia is used as the refrigerant.

In recent years, the city is actively conducted the process of reorganization of industrial production in the city, the transfer of industrial enterprises from the city center, the creation of separate industrial zones. These activities include not only the physical movement in order to maintain production and its modernization, transition to high-tech, innovative development while maintaining and even increasing the number of jobs.

General plan of the city district Tyumen provides for the development of northern and eastern industrial areas.

**Fig 3.** The planned location of the industrial enterprises

The numbers on the map are marked:
1. OAO "Tyumen Machine Tool Plant"
2. OOO "Tyumen plant construction machinery"
3. CJSC "Leader" (former JSC "tate")
4. JSC "Tyumensetensnast"
5. OAO "Tyumen factory milled footwear"
6. JSC "Outpost" (OJSC "Tyumen shoe company")
7. OAO "Tyumen chemical-pharmaceutical plant"
8. OAO "Tyumen sheepskin fur factory"
9. OAO "Tyumen Plant of plastics"
10. OAO "Tyumen vodka distillery"
11. JSC "Brewery"
12. JSC "The District"
13. OAO "Tyumen Plywood Plant"
14. OAO DOK "Red October"
15. JSC "Neftemash"
16. JSC "Tyumen Shipbuilding Plant"
17. OJSC "Tyumen Accumulator Plant"
18. JSC "Benat"

Conclusions
Thus, the city of Tyumen is a promising developing administrative center. The main directions of territorial development aimed at developing residential area of the city in all directions. Planned development of a large amount of land already in the existing and planned neighborhoods. Road network is growing rapidly and suggests optimal communications access areas of the city with each other. Actively conducted the reorganization process of industrial production in the city limits, the transfer of industrial enterprises from the center goroda. Blagodarya such transformations is expected to increase the natural population growth and to attract citizens to stay (emigrants).

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