

Building new towns in Iran

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Abstract: The increase in urban population and the need to plan new urban centers in order to accommodate the added population in big cities has been one of the influential factors in building new towns. Regarding the growth in urbanism during the century, the idea of building new cities as a necessity in absorbing the surplus urban population and decentralization in population and worldwide employment and Iran has been introduced and implemented. The purpose of this study is to assess the performance of new towns in Iran in absorbing population, and the research method employed in this article is “descriptive-analytical” method of research. This article has assessed the realization of the population of new towns of Iran. The results from surveys indicate that the new towns of Iran are in different positions regarding attracting population. Andisheh New Town has a better stature among these towns regarding population attraction, but the total average of realization index in attracting population in new towns of Iran based on the predictions of the comprehensive plan equals 21.49 percent, which means they have an unfavorable condition in terms of attracting population. Therefore, a revision in the new towns comprehensive plans, especially their population predictions seems necessary.

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1. Introduction

Developments in urbanism and, in its wake, the problems thereof, have made it necessary to attend to useful strategies and solutions to improve the citizens' lives (Zarrabi & Ghanbari 2010, p. 1). Regarding the many problems of Iranian cities and especially after the land reforms and their undue growth, from 1966 the first comprehensive plan formed in Iran. This indicates that cities have been regarded as an independent phenomenon (Habibi 2007, pp. 218-210). In the recent decades, the uncontrolled growth of population stands as a major problem in developing countries, and one of its consequences is the uneven distribution of population in the country. This situation, along with the migrations from villages to cities has aggravated the situation (Moshfegh 2004, p. 294). Moreover, the investigation of the urban transitions in developing countries reveals that few megacities have absorbed a majority of the urban population and the economic development facilities, and since there was no preplanned infrastructure, many undesired economic and social consequences have been imposed to these countries, involving Iran (Naghdi 2004, 325).

With the development in urbanism in this century, the issue of founding new towns has been introduced and implemented as a necessity in attracting the surplus urban population and also decentralizing the population and employment in the world and Iran, and this has led to some issues (Atash 2003, p. 17). The increase in urban population and

the need to build new urban centers to accommodate the added population of big cities have been among the reasons of building such towns (Varesi 2003, p. 19). In fact, the new towns were built to help resolve the economic, social and environmental problems of big cities, and were a response to the overconcentration of population and economic activities inside them (Eddie and Hui, 2003, p. 424). The development of new towns in Iran can be investigated in two different periods, before and after the revolution (Ziari, 2006, p. 415). Founding new towns after the revolution started during the 1980s. It is worth mentioning that the act on building new towns was passed on January 6th, 2000 (Kamyar 2008, p. 35). Now considering the large investments in these towns and the importance of population issues which is the main reason for building these towns, it seems necessary to evaluate the population taking performance of such towns in Iran in order to make the future planning more thoughtful.

2. Material and methods

The purpose of this study is to investigate the status of developing new towns in Iran with an emphasis on population attraction of these new towns. Regarding the nature of this issue and the parameters under investigation, the method of research used in this study is “descriptive-analytical”. First, the data on the predicted population of new towns in different periods have been collected by referring to the relevant documents and plans. Then,

through using different references and consulting related offices and companies and gathering the data on the realized population of these cities during different periods, the realization of population attraction in these towns has been assessed. Moreover, the ARC GIS software has been used to draw the maps of the location of the new towns of the country.

In the post-revolution era, after investigating the total 28 towns under study in different areas, the construction of 17 new towns was passed by the contemporary government of Iran. Towns that were built in the post-revolution era were: 1. Tehran province: Pardis, Parand and Andisheh New Towns 2. Alborz province: Hashtgerd New Town 3. Isfahan province: Baharestan, Majlesi and Fulad Shahr New Towns 4. Central Khorasan province: Golbahar and Binalod New Towns 5. East Azerbaijan province: Sahand New Town 6. Fars province: Sadra New Town 7. Bushehr province: Aleeshahr New Town 8. Markazi province: Mohajeran New Town 9. Hormozgan province: Alavi New Town 10. Khuzestan province: Ramin and Shirin Shahr New Towns 11. Sistan and Baluchestan province: Ramshar New Town (www.ntoir.gov.ir). Figure 1 shows the spatial position of new towns of Iran.

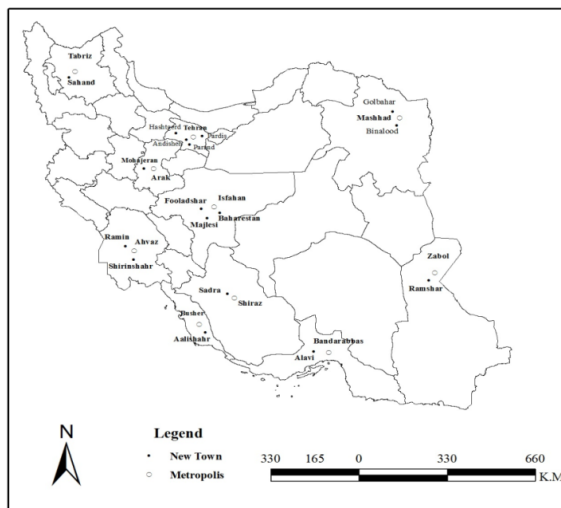


Figure 1. The spatial position of the new towns of Iran in relation to metropolises.

3. Results

In this article, we introduced all the new towns in Iran and then studied their status based on the predictions in their comprehensive plan. At last, we investigated the population attraction position of these new towns in different years and reached different results regarding each of them. Based on the findings of this research, the new towns of Iran were found to have different population realization indexes compared to each other and some of them have a realization percentage of more than 100, and even some of them, contrary to the predictions, are still vacant. Based on their Comprehensive plans, Andisheh with 122.97 percent has the best rank and Ramin and Shirin Shahr which have no population, are the least successful towns. The total average of population realization for all the new towns of Iran based on the predictions of the Comprehensive plans is 19.17 percent, which means an unpleasant situation of these towns and this already necessitates the revision of the studies of their Comprehensive plans. By 2002, the new towns of Iran accommodated 150340 people. According to the designed plans and modifications, about 2931000 people should be settled in new towns by 2011 (Ziari 2006, p. 145). This is while the population of the new towns of Iran by the end of 2010 has been 463698 (The Developmental Company of New Towns, The Office for Budget and Planning 2011). This is to say that the policies of the new towns of Iran in attracting population have been unsuccessful.

Some of the main reasons of this failure in attracting the population are a lack of variety in the economical structure of new towns, a lack of growth in employment corresponding to the needs and interests of the young citizens, the rise of the price of lands and other barriers which make it difficult for the low-income families to afford living there. Also, lack of social services and proper atmosphere, lack of timely accomplishment of necessary infrastructure, from installations to communication networks, and a lack of proper services both from quantity and quality point of view are some of other reasons. In addition to the aforementioned issues, the decline in the population growth and settlement of the surplus population of big cities in suburb areas are other reasons of the failure of new towns of Iran.

Table 1: Ranking of Iran’s new towns based on their population attraction performance in 2010

New Town	Hashtgerd	Andisheh	Pardis	Parand	Baharestan	Poulad Shahr	Majlesi	Golbahar	Binalod	Sadra	Sahand	Mohajeran	Aali Shahr	Ramshar	Ramin	Alavi	Shirin Shahr	Total average
Realization	15.05	131.57	36.91	33.42	29.91	25.71	2.02	4.92	6.78	23.74	10.51	-	-	1.75	0	0.10	0	21.49
Rank	7	1	2	3	4	5	11	19	9	6	8	-	-	12	14	13	14	-

4. Discussions

1-4- Hashtgerd New Town

Hashtgerd New Town is located 65 kilometers to the west of Tehran and 25 kilometers to the west of Karaj. This town is positioned to the north of the major Tehran-Ghazvin Superhighway, and also enjoys other routes like the old Tehran-Ghazvin way and the west railway of the country. In the near future, the project of developing the Tehran-Karaj Railway toward Hashtgerd, puts this town in the 20 minute distance from the underground railway of Tehran (Talachian 2005, pp. 32, 33).

Table 2 shows the predicted and the realized population and also the percentage of population attraction of Hashtgerd New Town in different years. In 2010, this town has a population of 34000 out of the predicted 225800, which means a realization percentage of 15.05 percent. This is while the predicted population for this town by the year 2016 is 350000.

Table 2 The amount of population realization of Hashtgerd New Town in different years

year Title	Sep 1998	Sep 2000	2007	2010	2016
Predicted population (person)*	53750	74750	163700	225800	350000
Realized population (person)	**4000	***8850	****16119	*****34000	-
Realization percentage	7.44	11.84	9.84	15.05	-

Reference: (*Consultant engineers of planning and architecture 2006, P. 24), (** Sheikhi 1999, p. 27), (***) Negahban Marvi 2002, p. 61), (**** Nazarian 2009, p. 256), (*****The Developmental Company of New Towns, The Office for Budget and Planning 2011).

2-4- Parand New Town

Parand New Town, 40 kilometers to the southwest of Tehran, was developed with the aim of regulating the settlement pattern of Tehran urban area, satisfying the settlement needs of the employees of Emam Khomeini International Airport, creating a favorable environment to attract some of the surplus population of Tehran and the urban area commuters, as an option in the face of unsystematic settlements and preventing suburb settlement in Tehran (Abadi Magazine appendix 1999, p. 1). Table 3 shows the predicted and the realized population and also the percentage of population attraction of Parand New Town in different years. In 2010, this town had a population of 20000 out of the predicted 59840, which means a realization percentage of 33.42. The

ultimate population of this town is expected to reach 80548 by the year 2016.

Table 3 The amount of population realization of Parand New Town in different years

year Title	2005	2006	2010	2016
Predicted population (person)*	47716	50747	59840	80548
Realized population (person)	** 5900	*** 7500	**** 20000	-
Realization percentage	12.36	14.77	33.42	-

Reference: (*AMCO Consultant engineers 2005, p. 102), (** Gharakhlu and Panahandeh Khah 2009, p. 21), (***) Nazarian 2009, p. 256), (****The Developmental company of New Towns, the Office for Budget and Planning 2011).

3-4- Pardis New Town

Pardis New Town is positioned 35 kilometers to the east of Tehran. To the east of the urban area of Tehran, we can consider the role of a middle-city for this town. From the point of services role, two functions have been predicted for it: scientific and entertainment-tourism. This is because the function of this town will go beyond its framework limits and will affect its sphere of influence, and medical and telecommunications systems will be set there. Therefore, Pardis will turn into the scientific, professional and technical focus of Tehran's urban area, and maybe the focus of social researches of the country (Ziari 2006, pp. 159-160). Table 4 shows the predicted and the realized population and also the percentage of population attraction of Pardis New Town. In 2010, the town had a population of 55000 out of the expected 149000, which means a realization percentage of 36.91 percent.

Table 4 The amount of population realization of Pardis New Town in different years

year Title	Sep 1998	Sep 2000	2006	2007	2010	2016
Predicted population (person)*	42750	59750	115000	123500	149000	200000
Realized population (person)	** 2250	*** 9775	**** 25360	***** 25717	***** 55000	-
Realization percentage	5.26	16.35	22.05	20.82	36.91	-

Reference: (*ATAK Consultant engineers 1994, p. 156), (** Sheikhi 1999, p. 27), (***) Negahban Marvi 2002, p. 61), (**** Iran's center of census 2010), (***** Nazarian 2009, 256), (*****The Developmental Company of New Towns, The Office for Budget and Planning 2011)

4-4- Andisheh New Town

Andisheh New Town is located 30 kilometers to the southwest of Tehran with an area of 1100 hectare. This town was built to attract the surplus population of Tehran and its urban area (Hagh Sho'ar 1999, p. 52). The short distance of the town to Tehran and its population focus and industry and service areas has assigned this town a fast track population attraction. In addition to these factors, the position of this town near the industrial area of western Tehran and its quick access to its own employment areas, stand among influential factors in such fast attraction of population (Talachian 2005, pp. 40-41). As table 5 indicates, in 2010, the town has a population of 100000 out of the expected population of 72000, indicating a realization percentage of 131.57 percent. The target year of this new town is 2016 too, where a population of 100000 is predicted. In a search of success factors and growth of Andisheh we find the short distance of it to Tehran, access to employment centers, low price of land and housing compared to Tehran, and the nucleus of the primary population. In this regard it could be said that the population living in Andisheh, apart from having access to services and facilities of Tehran, especially the work market of Tehran and Karaj, can also live in a place with reasonable prices and better climate. The rapid rise of the cost of housing and land in Tehran during the recent years, has led the majority of the migrating population to its new town.

Table 5 The amount of population realization of Andisheh New Town in different years

year Title	2000	2006	2007	2010	2016
Predicted population (person)*	33150	60000	64000	76000	100000
Realized population (person)	** 31650	*** 75596	**** 16119	***** 34000	-
Realization percentage	95.47	125.99	118.24	131.57	-

Reference: (* Niati 2000, pp. 155-157), (** Negahban Marvi 2002, p. 61), (***) Iran's center of census 2010), (**** Nazarian 2009, p. 256), (*****The Developmental Company of New Towns, The Office for Budget and Planning 2011).

5-4- Golbahar New Town

Golbahar New Town is located 35 kilometers to the northwest of Mashhad, the first religious megacity, near the Mashhad-Ghuchan highway. Its final area is 4000 hectare and is planned to accommodate 430000 people. This town with its suitable environment relies on educational and higher educational and research services and incorporates suitable urban services, and has an auxiliary role

helping to realize the regional capabilities, which eventually acts as a satellite for Mashhad and in return, will solve some of its problems. Some the aims of building this town are creating a center for attracting the surplus population of Mashhad and its urban area, and creating a center for presenting higher educational and professional services as a back up for the region (www.golbahar-ntoir.gov.ir). As table 6 indicates, in 2010 Golbahar had a population of 11050 out of the expected 225000. This shows a population realization index of 4.91 percent. The ultimate expected population for Golbahar equals 430000.

Table 6 The amount of population realization of Golbahar New Town in different years

year Title	1998	2000	2007	2010	2016
Predicted population (person)*	58500	76500	157500	225000	430000
Realized population (person)	** 730	*** 3950	**** 7363	***** 11050	-
Realization percentage	1.24	5.16	4.67	4.91	-

Reference: (* Negahban Marvi 2002, p. 124), (** Sheikhi 2009, p. 27), (***) Negahban Marvi 2002, p. 61), (**** Nazarian 2009, p. 256), (*****the Developmental Company of New Towns, the Office for Budget and Planning 2011)

6-4- Binalood New Town

Binalood New Town was developed with the primary aim of absorbing the potential surplus of Mashhad population and so preventing the growth of false job in Mashhad's work market and absorbing the industrial capital (Mehrazan Consultant engineers 2004, p. 14). Binalood is a dormitory and industrial town is located on the outskirts of the beautiful Binalood mountain range and 55 kilometers to the west of Mashhad. The area of the comprehensive plan of Binalood incorporated the New Tehran-Mashhad Road, the Old Tehran-Mashhad Road and the Silk Road. Also, Tehran-Mashhad Railway runs along the southern edge of this town (The Developmental Company of Binalood New Town, 2010).

Binalood consists of two major areas: industrial and residential. The residential area has a capacity of 113425 people also has the potential for further development. From the 3030 hectare of the area of this town, 1000 hectare has been assigned to the industrial area (Naghavizadeh & Negahban Marvi 2006, pp. 399-401). It is worth mentioning that after the beginning of the construction of houses by Mehr Housing Project, the capacity of town has increased to 135566 people (Consultant engineers of Aseman

Naghshineh 2007, p. 9). This is while the population of this town in 2010 was 3818, with a population realization index of 6.17 percent.

Table 7. The amount of population realization of Binalood New Town in different years

Year Title	2003	2006	2007	2008	2010	2013	2018
Predicted population (person)*	20084	38445	44579	50703	61804	78457	113425
Realized population (person)**	0	143	264	3454	3818	-	-
Realization percentage	0	0.37	0.59	6.81	6.17	-	-

Reference: (*EMCO Consultant engineers 2004, p. 148), (** The Developmental Company of Binalood New Town)

7-4- Baharestan New Town

Baharestan New Town is positioned 15 kilometers to the south of Isfahan and the southeastern side of the Isfahan-Shiraz, on the outskirts of Lashtar Mountains (Bagheri 2007, p. 94). This town, which is the biggest residential project of the country and the first one in the post-revolution period, was founded with the aim of consciously directing the population distribution and also preventing the destruction of the land near Zayandeh Rud River (Varesi & Kazemi 2004, p. 11). As you can see from table 8, in 2010 Baharestan New Town had a population of 70000 out of the expected 234000. This means there was a population realization index of 29.91 percent.

Table 8 The amount of population realization of Baharestan New Town in different years

year Title	Sep 1998	2006	2007	2010	2016
Predicted population (person)*	68750	170000	186000	234000	320000
Realized population (person)	**	***	****	*****	-
Realization percentage	55.27	26.78	26.88	29.91	-

Reference: (Consultant engineers of Naghsh e Jahan-Pars 1994, p. 20), (** Sheikhi 1999, p. 27), (***) Iran's center of census 2010), (**** Nazarian 2009, p. 256), (*****The Developmental Company of New Towns, The Office for Budget and Planning 2011)

8-4- Poulad Shahr New Town

Poulad Shahr New Town was founded in the 1960s with a logical distance of 25 kilometers from Isfahan and other cities of the region and industrial complexes with a suitable biological location. It has enough land for further development, without farming potential, and with a gentle slope. With regard to Isfahan's comprehensive plan, it was named a new town (www.omranpouladshahr.com). Poulad Shar New Town is located to the southwest of

Isfahan, close to Isfahan-Shahr e Kord highway. It is like a slope amphitheater divided into two central and northwest areas, but they are related by well-ordered plans. In short, it can be said that Poulad Shahr served a special purpose, to be settled in by the senior workers, technicians and skilled workers of the steel mill, and was much like a residential district. This town was founded by the Iranian National Still Company to provide housing for the personnel of the still industries (Varesi 1990, p. 173). The ultimate predicted population of this town in 2016 is 500000. Based on the predictions, the population of the town would equal 358640, and in this year its population was 92240, indication a population realization of 25.71 percent.

Table 9 The amount of population realization of Poulad Shahr New Town in different years

Year Title	2007	2010	2016
Predicted population (person)*	287960	358640	500000
Realized population (person)	**	***	-
Realization percentage	90000	92240	-
	31.25	25.71	-

Reference: (* The Developmental Company of Poulad Shahr), (** Nazarian 2009, p. 256), (***)the Developmental Company of New Towns, the Office for Budget and Planning 2011).

9-4- Majlesi New Town

Majlesi New Town as the third new town in the region is located 65 kilometers to the southwest of Isfahan, adjacent to Isfahan-Khoozestan road. It is on a juncture of regional and national roads, on the Ghamishlu plains with a favorable climate (www.majlessi-ntoir.gov.ir). The purpose of founding this town is to accommodate employees of Mobarakeh Steel factory and other related industries situated near the town, in addition to creating a suitable urban area for the surplus of Isfahan (Talachian 2005, pp. 86-87). In 2010, 2.02 percent of the predicted population for this town has been realized. This is while the ultimate predicted population for the town by the end of 2016 is expected to equal 360000.

Table 10 The amount of population realization of Majlesi New Town in different years

year Title	Sep 1998	Sep 2000	2006	2007	2010	2016
Predicted population (person)*	38300	54700	140000	162000	228000	360000
Realized population (person)	**	***	****	*****	*****	-
Realization percentage	3400	3277	3890	4200	4616	-
	8.87	5.99	2.77	2.59	2.02	-

Reference: (* The performance of The Developmental Company of Majlesi New Town in 1993 and The First 5-year Development Plan 1993, p. 57), (** Sheikhi 1378, p. 27), (***) Negahban Marvi 2002, p. 61), (**** Iran's

Center of Census 2010), (**** Nazarian 2009, p. 256), (***** The Developmental Company of New Towns, The Office for Budget and Planning, 2011).

10-4- Sadra New Town

Sadra New Town is located 15 kilometers to the northwest of Shiraz. The reason for positioning of this town near Shiraz, other than the technical reasons and attracting the surplus population of Shiraz has been providing an opportunity for the settlers of town to get access to job opportunities (The Developmental Company of Sadra New Town, 1993, p. 81). The ultimate expected population for this town is 200000, while the realization percentage of the expected population by the year 2010 was 23.74 percent.

Table 11 The amount of population realization of Sadra New Town in different years

year Title	Sep 1998	Sep 2000	2006	2007	2010	2016
Predicted population (person)*	10680	19320	68800	81440	119360	200000
Realized population (person)	** 200	*** 650	**** 14347	***** 17325	***** 28344	-
Realization percentage	1.87	3.36	20.85	21.27	23.74	-

Reference: (*Consultant engineers of city and plan 1993, p. 86), (** Sheikh 2009, p. 27), (** Negahban Marvi 2002, p. 61), (**** Iran's Center of Census 2010), (***** Nazarian 2009, p. 256), (***** The Developmental Company of New Towns, The Office for Budget and Planning 2011).

11-4- Ramshar New Town

Ramshar New Town is located in the vicinity of Sistan Plains and 35 kilometers to the southwest of Zabol. The main road of Zabol-Zahedan runs along Ramshar fields. The distance from the fields to Zahedan, the center of Sistan and baloochestan Province is 180 kilometers. Regarding the problems and obstacles to the development of Sistan, including being prone to the overflow of Hamoon Lake and Sistan River, its being worn and ruined, the existence of farms to the east, south and the west sides of the city which is a limit to the development of it and other problems has led Ramshar to be considered as a focus for attracting some of the future population (Varesi and others 2008, p. 52).

Table 12 The amount of predicted population for Ramshar New Town in different years

Year	2021	2013	2010	2003
Population	60000	35200	22774	5005

Reference: (Consultant engineers of city and housing 2000, p. 20).

The population of Ramshar by the end of 2010 has been 400 people (The Developmental Company of New Towns, The Office for Budget and Planning 2011). This is while the predicted population for this town was 22774, a population realization percentage of no more than 1.75 percent.

12-4- Mohajeran New Town

Mohajeran New Town is located 28 kilometers from Arak and to the west of it. It is adjacent to Arak-Borojerd Malayer Road and along the Tehran-KhorramShahr Highway. The administrative practices of the town began in 1992. The Comprehensive Plan of the town was passed by The Higher Board of City Planning and Architecture 1997 (Abadi Magazine appendix 1999, p. 3). Mohajeran New Town like Majlesi New Town is among few towns which from the beginning has been developed for the accommodation of its related industries employees. This is because the reason behind Mohajeran Town is accommodating the employees of petrochemical industries and the seventh oil refinery, and attracting the surplus of Arak's population (Talachian 2005, pp. 98-99).

Table 13 The amount of population realization of Mohajeran New Town in different years

Year Title	Sep 1998	Sep 2000	2006
Predicted population (person)*	66900	76100	130000
Realized population (person)	** 3700	*** 13500	**** 11109
Realization percentage	5.53	17.7	8.54

Reference: (* The Center of Studies and Research and Architecture of New Towns 2005, p. 33), (** Sheikh 1999, p. 27), (** Negahban Marvi 2001, p. 61), (**** Iran's Center of Census 2010).

The ultimate predicted population for this town was 130000 in 2006. The population of the town in this year was 11109, a population realization percentage of 8.54 regarding the predicted population. It should be mentioned that the population of Mohajeran by the end of 2010 was 19000 (The Developmental Company of New Towns, The Office for Budget and Planning 2011), which compared to the ultimate expected population in 2006 shows a population realization percentage of 12.30.

13-4- Sahand New Town

Tabriz is another metropolis of Iran in which issues like population density and various industrial and economic activities have led to numerous environmental and biological problems like air pollution, the discharge of sewage and industrial effluents, and pollution due to vehicles. Sahand New Town, 20 kilometers to the southwest of Tabriz and

along the Tabriz-Azad Shahr in a mountainous area, was developed to tackle the aforementioned problems (Talachian, 2005, p. 72). The ultimate population for this town would be 200000 people. Sahand with a population of 19130 in 2010 had witnessed a population realization percentage of 10.51 percent.

Table 14 The amount of population realization of Sahand New Town in different years

year Title	Sep 1998	Sep 2000	2007	2010	2016
Predicted population (person)*	42000	58000	148000	182000	200000
Realized population (person)	**	***	****	*****	-
Realization percentage	55.27	26.78	26.88	10.51	-

Reference: (* Salehi 1998, p. 112), (** Sheikhi 1999, p. 27), (***) Negahban Marvi 2002, p. 61), (**** Nazarian 2009, p. 256), (*****the Developmental Company of New Towns, the Office for Budget and Planning 2011).

14-4- Ramin New Town

Ramin New Town is located 35 kilometers to the northwest of Ahvaz with an area of 1000 hectare and the The Developmental Company of Ramin Town was established for the construction of the town (Negahban marvi 2002, p. 54).

Table 15 The amount of population realization of Ramin New Town in different years

Period	2001-2006	2006-2011	2011-2016	2016-2021
Population	10000	30000	50000	63000

Reference: (Consultant engineers of research and development 2002, p. 23)

In 2010 the town had no population (The Developmental Company of New Towns, The Office for Budget and Planning 2011). In other words, the population realization percentage in 2010 equals 0 percent.

15-4- Alavi New Town

Alavi Town is located 55 kilometers to the west Bandar Abbas and along Bandar Abbas-Bandar Lengeh road. From the aims of building the towns are providing housing to the employees of the west of Bandar Abbas, satisfying the need for now houses by the growing population of the urban area, preventing the development of sparse towns in the region and regulating the development and settlement patterns of Bandar Abbas (Abadi Magazine appendix 1999, p. 8). The ultimate predicted population for Alavi Town would be 300000 by 2016. This is while the population of the town in 2010 was 200 people, which compared to the predicted volume of 184000 people, show a population realization percentage of 0.10 (less than 1 percent).

Table 16 The amount of population realization of Alavi New Town in different years

Year Title	2006	2008	2010	2016	2006
Predicted population (person)*	120000	136000	184000	300000	120000
Realized population (person)	**	***	****	-	**
Realization percentage	0.10	0.88	0.10	-	0.10

Reference: (* consultant engineers of Sharestan 1993, p. 35), (** Iran's Center for Census 2010), (***) Nazarian 2009, p. 256), (****The Developmental Company of New Towns, The Office for Budget and Planning 2011).

16-4- Aali Shahr New Town

Owing to the special position of Bushehr, the developments in this city are faced with framework and population limits. On the one hand, the Persian Gulf Waters to the north and west and the existence of military bases on the other, and also regarding the exclusion zone of Bushehr Nuclear Plant and other environmental issues like the low slope of the land and the low depth of underground water level, which delimit the infrastructure improvement of the city are among the barriers to the development of the city (Salehi 1998, p. 114). In relation to the mentioned problems and attracting the population and an even population distribution, Aali Shahr was located 24 kilometers away from the city and to the southeast along Delvar Road. This town, on the outskirts of Kalatak Mountain has a better climate compared to that of Bushehr. Regarding the limitations and benefits of the lands of Aali Shahr has been assigned in a linear way and in the north-south direction or in subsidiary east-west connections (www.aalishahr.ir). Regarding the lack of access to the required information on the predicated population of the town, researchers have not able to present such data, but the predicted population for it by the end of 2016 would equal 100000 (Negahban Marvi 2002, p. 54). In table 17 the realized population of Aali Shahr in different years has been presented.

Table 17 The realized population of Aali Shahr in different years

Year Title	Sep 1998	Sep 2000	2006	2007	2010
Population	*	**	***	****	*****
	1460	5470	6251	7384	8900

Reference: (* Sheikhi 1999, p. 27), (** Negahban Marvi 2002, p. 61), (***) Iran's Center of Census), (**** Nazarian 2009, p. 256), (*****The Developmental Company of New Towns, The Office for Budget and Planning 2011).

As the predicted population for the town in different periods was not available, it is impossible to

calculate the realization amount of the population. But referring to the realized amount in 2010 (8900), it seems unlikely that in the remaining years to the target year of the Comprehensive plan of the town (2016), its population be at the expected level.

17-4- Shirin Shahr New Town

This town is located 21 kilometers to the south of Ahvaz and to the east of Karoon River and at the center of five large agricultural-industrial complexes. It is the closest town of a population more than 100000 people (based on the population of the target plan target) to Ahvaz metropolis. In 2001, the Developmental Company of Shirin Shahr was established. (www.shirinshahr-ntoir.gov.ir). by the end of 2011 the town was vacant, The Developmental Company of New Towns, The Office for Budget and Planning 2011). This is to say the population realization percentage has been 0 percent. Some of the reasons of the failure of Ramin and Shirin Shahr in attracting population are lack of proper planning and incorrect predictions for these towns and the corresponding main cities, not preparing the suitable infrastructure, facilities and services and financial problems.

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