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## The causes of new cities failure in Iran with emphasizing upon the Islamic Revolution period

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### ABSTRACT

In the course of history, cities have been built with different goals as can be called as new towns. This the cities in each historical period have been constructed with relying on aspirational goals, human capabilities, industrial revolution, solving of social problems, economic and environmental. (noori neghad; 2006:387) Following the creation of economic problem, social and environmental in large cities and resulting in a loss of quality of life in their due to the high population density and activity, build strategy of new cities have select with the aim of decentralization the mother of cities. In order to achieve these goals, is provided good predictions of their performance evaluation. In this paper have attempt is check the status of new towns in Iran and also be addressed to investigate their failure the reasons for its in achieving the desired objectives. This study was conducted were analyzed and collected the information required by the form library (documentation) Survey results show a total of 18 new cities in Iran, 14 cities have high population level, but what should be noted in this regard, is lack of economic activities in new cities that it is one of the most important factors affecting is considered the success and failure of such cities. The results show that these factors and other factors that slow the settlement of citizens in new cities cause the hostel it.

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## INTRODUCTION

Urbanization in Iran with oil discovery accelerated after extraction of the thirteenth century Hijri. This new revenue source, provided economic collapse fielding of traditional society and the role of agriculture in the national economy gave marginally. Tehran provincial capitals and in particular by attracting more investments, Brought a flood of immigrants into their and were emptied towns and villages of young people and capital. As a result increased to Iran's urban population day by day, So that the urbanization rate surpassed 50 percent of the border. In addition to the increase in urbanization, Impaired control of urban hierarchy and The first model to emerge in urban centers across the country, and most provinces.

However one of decreasing solutions then to the first urban and built balancing in urban system in the next cities, along with other solutions is the construction of new cities, till allow by the spatial distribution of population with emphasis on decentralization has proceeded along different dimensions (Ebrahim -Zadeh & negahban Marwi, 2006:153). in the current situation according to over many years from the creation of new cities as a new experience in country urban interior and according to the bottlenecks and problems of the cities and at the same time there needs and capacities created for their development, to evaluate past performance will be necessary new cities. It should be noted that when the planner can not to design planning for their people and services and facilities are not evenly distributed across the country mainly are dense in large cities, population influx to the big cities and creates serious problems. Thus, the construction of new cities as the solution is placed on the agenda (Saghaei ; 2006:174).

In the fielding new towns have been done major works, especially in recent years in the worldwide especially Iran, in the world: Eddie Hui and manfered Lam (2005) studied the and have paid traffic pattern in the New Hong Kong. Michael Soudarkes (2005) have attempted to defend the new city, Shin Don Jin (1992) development of new policies have studied the Seoul metropolitan area, Peter Hall (1992) have examined the planned new towns around London.

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doctor keramat Allah Ziyari (2010) in an article on survey of the role of new cities in study have been paid of urbanization Isfahan urban areas, Doctor Majid Reza Shams and colleagues (2010) in the paper have been paid to explore the need for construction of new cities around in Kermanshah, Doctor Hamid Reza Varese and associates (2011) setting to in the format of The article reviews the new city of Binalud in have attracted crowds, Doctor Hamid Auati *et al* (2012) setting to an article in the new analysis part of the government interventions in urban with emphasized on Islamic Revolution course, doctor Mehdi Gharakhlou (2006) In an article in the regional approach to assess the performance of the new city in Iran With an emphasis on strengthening have with supporting of village city. doctor Mohammad Akbar Poor (2010) in an article are discussed in the new urban system of performance analysis, Zahra Khaza'i (2011) in an article examining the factors influencing or threaten the sustainability of new development in the City have thought, Doctor Karim Hussain Zada brave and colleagues (2010) The paper examines the performance of the new town attracted an overflow crowd at the Mother City that have case study like Tabriz, Sina Rahmani, *et al* (2013) have been paid an article to investigate the reasons for the lack of implementation of population projections Comparing the two cities to new towns have Gulbahar and Binalud. This article discusses the failure of the Iranian New Towns In the end, the conclusion guidelines is suggested.

### 1 - Theoretical research:

#### 1-2 - urban developments in Iran:

Iran country, more than 1,300 e. No. of urban systems has been favorable reasonable urbanization and conformance ( Ziyari ; 1999:94 ) means The urban network were the galaxy Influenced the development of urban and rural exogenous and traditional have survived relationships. The result of the transformation process of the development of endogenous and exogenous development, The evolution of integration, urbanization and urbanism in contemporary and from the middle Qajar rule starts onwards. 0 (Habibi, 1996:5). It began in the Endogenous Development, huge developments doing in the manufacture. Including that from the year 1300 onwards, the moves towards focus full integration (political, administrative and economic) Were accelerated and became institutionalized . Central government is as dependent system on the world capitalist For the benefit of the most important political goal, their economic security posture And create a global market integration in the global market for contract To achieve these two objectives, focused decision-making authority (Ebrahim-Zadeh and negahban Marwi, 1996:154). Each of the researchers solar 1229 onwards are presented Iran's urban population statistics predict the document that the population in 1279 to 9 million in solar and 860 thousand the urban population of 2 million and to 33 thousand people (Ziyari, 94:1388). population evolutions of country are censuses rate from 1956 onwards is equal to following table:

**Table 1:** Population changes between censuses 1956-2006

Annual growth rate (percent)						2006	1996	1986	1976	1966	1956	Year
-2006 1956	-2006 1996	-1996 1986	-1986 1976	-1976 1966	-1966 1956							
4.15	2.6	3.1	5.3	4.8	5	4751 0	3670 0	2684 8	1585 5	9794	5954	Urban population
1.13	-.1	2.3	2.35	1.1	2.1	2296 2	2335 5	2259 7	1785 4	1559 8	1300 1	Rural population
1.5	4.9	1.2	1.4	2.2	1.9	67.4	61.3	54.9	47.1	37.9	31.4	Ratio of urban population to total population
-1.49	-1.76	-1.61	-1.46	-1.58	-1.05	32.6	38.9	45.7	52.9	62.01	68.8	Ratio of rural population to total population
2.6	1.6	1.9	3.8	2.7	3.1	7047 2	6005 5	4944 5	3370 8	3578 8	1895 5	Total population
3	2.8	2.8	2.9	3.8	2.8	2.07	1.57	1.19	.89	.61	.46	Ratio of rural population to urban population
	5	2.1	2.8	3.2	3.1	1.12	612	496	373	271	199	The number of urban areas.

Reference : ( Akbarpoor, 2010: 137)

Note in the above table is negative the rural population development (1.) – in the period Contribute census was 1996-2006, that reflects the rapid growth of urbanization and alienation in the urban system of country and subsequently abandoned villages of the country as the possibility taking of acute problems of urbanization in Iran without attention to the problems of rural society, Cities and along a villages repulse and attraction (Akbar poor; 2010:137).

As mentioned, the urban population, as a result expanded exogenous development because primarily focuses on developing and urbanizing demand is exogenous. This feature were created increases the number of cities and large towns. Concentration of population in large cities is one of the most important features of the urban system. The net result was the turmoil of urban centralization. Instead Act (size - rank), a phenomenon first city in the country level are shown most of the provincial centers. So we focus too regional cities National Prevention and focus on decentralized urban system in the country and tried to balance it.

### *2-2 - The major cities process in Iran:*

The most important Iran cities include Tehran, Tabriz, Mashhad, Isfahan, Shiraz. The population of the urban population over the past 20 years has increased; from 16.4 % in 1956 to 20.4 percent in 1976, 20.9 % of in 1986, 20.4 in 1991, 20.2 percent reached in 1996 (Ziyari, 1999:96). because of the increase during the period 1966-1986, increasing rural to urban migration Especially in large cities as a result of exogenous factors was developed.

Therefore, cities are faced with increasing natural growth Incapable of solving their own problems, they are also faced with hordes of immigrants and further developed. The main reason for this kind of national cities, 1991 to 1996 years In addition to reducing the rate of population growth over the years, pitching the population of the metropolitan area and in the area of direct influence These national and regional cities that also has a strong focus. It causes widespread marginalization and The growth of satellite cities and cars around these cities So that population growth is higher in the cities than in the periphery.

To solve the problems of ((arguably the main solution is plan and program and integrated management and allocation of the necessary funds and job creation in tribal areas - rural and urban)), Why the lack of tribal planning - rural, urban planning, as well as the challenges And returns void. At the same time organizing the overflow of population, especially in big cities and metropolitan area also requires special planning. One of the most important decentralization of the country's major metropolitan Through the creation of new cities in the spatial pattern of the urban area is proper (Ebrahim-Zadeh: 2006:185).

### *2-3- Experience building new towns in Iran:*

Experience building new towns in Iran dates back to times past. In this context it can be noted in many cities, The foundation was created in a specified time range and defining new cities are somewhat compatible. Persepolis, Bishabor, Soltanieh and are among them. New towns in recent times thanks to the mining, railway, military barracks and even the scenery and the natural benefits and tourism, traveling and attracts a crowd overflows and there were (Ebrahim -Zadeh and negahban Marwi, 2004:160).

Experience the contemporary construction of new towns in Iran are examined the two time periods before and after the revolution:

#### *A : Creating new cities before the Islamic Revolution*

##### *1 - Organizational cities - Industrial:*

this cities have been constructed plans to use the resources of the country. Like (Abadan, andimeshk, Masjed Soleyman. Pooladshahr, Piranshahr, aghajari, Haftgol, Zarandno, Copper Town, sarcheshme and albourz industrial towns saveh, Rasht, etc.) (Ziyari; 2009:180). These species of cities rely on their cities and their inhabitants were enough jobs and services.

##### *2 - Political - military towns:*

such as cities like Zahedan has village core, but later as a result of tissue expansion, rural texture missing from the boom and the main tissue is removed new town. Another case is related to Nowshar north.

##### *3 – cities of rebuilt after the earthquake:*

including these cities can be named Ghochan and Salamas. this cities as a result of unexpected events have been constructed. within the initial location of and other cities can be the name Shahin Shahr, eslam shahr, Yasooj, Dezful. soshtar, marve dasht, and fariman before revolution (Ebrahim -Zadeh and Guardian Marvi 2006: 164-160).

#### *B ) new towns after the Islamic Revolution:*

Plan to build new cities in a certain sense, Initially proposed by the Department of Housing and Urban Development and ultimately led to the enactment of Ministers dated 1985 .07.10 .

##### *The main objectives of the new cities are:*

- 1 - To prevent indiscriminate development and major metropolitan city
- 2 - transport industries, workshops and disturb industry from the domestic of the modern city and the principal city of refinement

- 3 - To avoid marginalization in large cities
- 4 - Use of non- arable land to build new cities and prevent the destruction of agricultural lands
- 5 - attracted of overflow crowd and create jobs in new the city

6- Construction of city from pre-planned and commensurate with the real needs of society (Akbarpoor; 2010:186). So in 1988 Corporation development statute approved a new city and this company was responsible for the construction of new cities. In the course of approved and non-approved 28 new cities were taken in the development of new towns but their number was reduced to 18 cities in 1381 (Ebrahim-Zadeh and negahban Marwi2006:161, and Akbarpoor, 2010:141).

**Table 2:** New towns in Iran 1996-2006

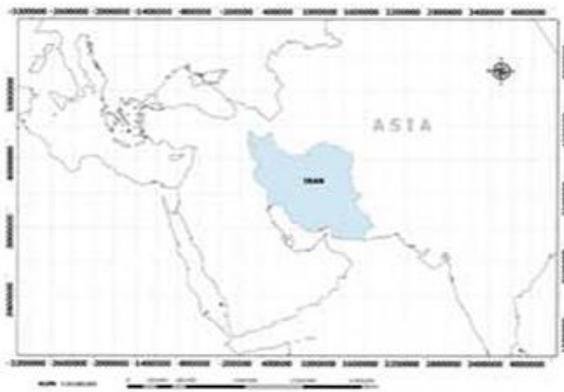
Population (2006)	Project population in horizon project	Area in hectar	Distance from the Metropolis	Metropolis	New Town	RO W
6791	150/000	1700	40	Tehran	Parand	1
15619	500/000	4000	65	Tehran	Hashtgherd	2
25360	200/000	3814	25	Tehran	Pardis	3
75569	132/000	1495	30	Tehran	Andisheh	4
-	-	1100	10	Tehran	Latyan	5
2659	140/000	3000	65	Isfahan	Majlesi	6
45538	500/000	3000	15	Isfahan	Baharestan	7
55496	500/000	7700	25	Isfahan	Pouladshahr	8
13610	100/000	3148	20	Tabriz	Sahand	9
9949	200/000	2040	15	Shiraz	Sadra	10
6889	430/000	4000	<b>40</b>	Mashhad	Gholbahar	11
143	113/000	4000	45	Mashhad	Binalud	12
6251	100/000	4000	34	Boushehr	Alishahr	13
1109	60/000	821	28	Arack	Mohajeran	14
120	100/000	3000	40	Bandarabas	Alavi	15
-	120/000	1000	35	Ahvaz	Ramin	16
40	65/000	1000	35	Zabol	Ramshar	17
-	100/000	1000	30	Chabahar	Tiss	18
274/143	3/510/000	52213	Total			

Refrence : Stutisics new towns development company information :2006

## MATERIALS AND METHODS

### 3-1 - Scope of research:

Iran has an area of 1648198 square kilometers or 636,375 square miles that It is composed 0.7 of water . Iran is a country in Western Asia and located in the Middle East and Central Asia and the Caucasus. Iran has borders line with Armenia, Azerbaijan (the Nakhjavan Republic )and Turkmenistan in the north, Afghanistan and Pakistan in the East Iraq and Turkey in the West .In addition, has a blue border in the Persian Gulf with Kuwait, Iraq, Saudi Arabia, Bahrain, Oman, Qatar and the United Arabic Emirates. Iran is a large country in the world which is located range from 25 degrees to 39 degrees 47 minutes north latitude and 44 degrees and five Minutes to 63 degrees and 18 minutes east length.



### 3-2 – Methodology:

the method of doing research was conducted and the methods data collection is in the library the research That with using the information the banks were collected tables, books, magazines, papers.

#### 4 - discussions:

##### 4-1 - Analysis of performance " new towns " Iran:

a total of 28 new town approved after the Islamic Revolution 17 cities have been remained in executive level (land preparation). than the number except sahr seeren of and ramin, 15 cities have entered the stream of life and population settlements .Due to the important role and function of new cities, attracting overflow of crowds and provided housing, Construction index of residential and resettled population based on information contained in these cities is as follows :

##### 4-1-1 -: state of the residential construction:

**Table 3:** Status of land the preparation of the new towns in 2006

Total preparation	Preparing for mrehr housing	Preparation town	New town	R ow
2765	700	2065	Hashtgherd	1
688	0	688	Andisheh	2
935	0	935	Pardis	3
3354	1137	2217	Parand	4
1246	0	1246	Baharestan	5
1515.7	515.7	1000	Pouladshahr	6
317	70	247	Majlesi	7
1651.5	651.5	1000	Gholbahar	8
369.8	38.8	331	Binalud	9
1803	8	1795	Sadra	10
1559	524	1035	Sahand	11
938	98	840	Mohajeran	12
518	18	500	Alishahr	13
54	20	34	Ramshar	14
76	20	56	Ramin	15
65	25	40	Alavi	16
357	123	234	Shirinshahr	17
18212	3949	14263	Total	

Refrence : Stutisics new towns development company information :2006

##### 4-1-2- Resettled population:

After the start of construction process of residential, Party and population settlements and service provision is extremely important urban facilities. The amount of the settlement and attraction the population in the new towns is further and development process it would be more desirable.

**Table 4:** resettled Iran's population in new cities by the end of 2006

Current population	Prediction population	The capacity of the high population approvals	New town	Row
45/0000	100/0000	600/000	Hashtgherd	1
97/500	100/0000	132/0000	Andisheh	2
45/0000	100/0000	400/0000	Pardis	3
15/0000	50/0000	700/0000	Parand	4
80/0000	110/0000	500/0000	Baharestan	5
92/240	110/0000	500/0000	Pouladshahr	6
4/353	30/0000	140/0000	Majlesi	7
12/000	40/0000	400/0000	Gholbahar	8
3/800	10/0000	113/0000	Binalud	9
21/662	45/0000	200/0000	Sadra	10
16/525	45/0000	100/0000	Sahand	11
16/000	30/0000	60/0000	Mohajeran	12
13/586	25/0000	100/0000	Alishahr	13
210	2/0000	65/0000	Ramshar	14
0	0	120/0000	Ramin	15
200	1000	100/0000	Alavi	16
0	2000	110/0000	Shirinshahr	17
0	0	100/0000	Amirkabir	18
0	0	120/0000	Siraf	19
0	0	50/0000	Ivanaki	20
0	0	120/0000	Mahestan(qom)	21
463/076	800/000	4/370/000	total	

Refrence : Stutisics new towns development company information :2006

#### 4-2- Current Problems and challenges in the new cities of Iran :

##### 4-2-1 - Challenges and physical problems:

###### 4-2-1-1 - locate problems with new city:

Civilization and urbanization culture in Iranian, civilization is old and full of history And the beginnings of urbanization in this country should be about three thousand years BC outlined. During this period, natural and climatic factors play an important role in the settlement of Iran 's population. These factors cause accent taken together with the significant biological diversity, according to the economic conditions and social - has fueled the population (Shie, 2001:11). The result is that the people are the best measure of continuous residence in accordance with the natural environment and their livelihood But are not working with the political status quo to create new cities recent decades. With five thousand years of experience of urbanization is not compatible .The price of the land and its government, although it is an important factor, but we should not be considered as decisive .National platforms of land, the main factor is the location of new towns .Positioning appears in new cities, and too valuable this state to the land (Qrkhloo, Abedini ; 2008:180).

###### 4-2-1-2- Low care to residential instructions:

On production of instructions from residential new towns to economic factors, Social, cultural, climatic and specific conditions such as consideration slope and soil type under and in some cases not at all significant. For example, Sahand New Town has been given only to the climate over longer terms (Abedini; 2008:180). Red tape in the new cities, Although the appearance of these provisions were in line with the quality objectives But the implementation problems in the construction of the city and attracts a crowd city builders have created such a limited period after the purchase of land for housing construction, etc. (etemad, 1992:30).

###### 4-2-1-3 - the physical look to the new town:

In Iran, dominant view to the new towns is the body and It is usually harvested by constructing luxury apartments and checkerboard streets can overcomes the issues ; While the urban area of people with different ideas and aspects of social and cultural anthropology very important and new city is no exception this formula .

##### 4-2-2 - Challenges and economic problems:

###### 4-2 - 2-1 - The problem of land exchange:

can be said that a major new cities of Iran have been captured in Iran speculation so that the buying and sales in this cities are in hands of land speculators. For example, in 2008, 140 housing transactions were working in Sahand new town land and Approximately every 100 population, there was a trading firm (Gharakhlou and Abedini, 2008:181).

###### 4-2-2-1 - Lack of adequate capital in construction:

Full relying of cities in earlier years to land to cooperatives are with lack of equity housing, which are necessary and the early construction related to sahand area be interrupted They also do not provide mortgages for new cities causing Construction was slow in the population and construction.

###### 4-2-2-3 – financial legislation sponsorship in the new cities:

The arrangements have been used for legal proposal approved by creating new cities including new laws country related to cities had been approved. Before and after the revolution .Comparison laws new cities with other New cities laws other countries including Britain indicates that vacuum is legal. In this country in the year 1965 On the manner of interference in local authorities in decision making and authority advisor minister in the choice space, the establishment Construction Management Company and new cities and the law of credit and financial guarantees new cities, and legal clauses necessary legal instruments and the codification of and has been approved and in the law 1972 credit new cities increased by The Treasury 1500 m pounds and in the United States guarantees loans to the cities The new 500 million dollars and it was approved as an example regarding the establishment of in related to Sahand city as has not been approved any financial guarantee law for implementation of this project and compiled (important creteria; 2008: 181)

###### 4-2-2-4-economic dependence to the mother city:

Immigrants in the first place for the first residence in the city said this new questions about that in the case of resident in one of the cities new how will be economic activity their? creating economic activities the main is pillar of population and economic development. Social new cities to be (noori nejhah ; 2006: 351). what in our the country has been occurred, is a different experience with countries the successful in the world. New cities only are in charge duty accommodation and solve the problem macro housing cities of, But still it is employment issue that response to it in macro cities (mashdi zadeh dehaghani, 2002:268). Only predicted that done for employment in these regions is small workshops in Industrial towns, and more importantly, the

employment caused by the construction and new towns during the period. It is that this kind of employment is not lasting. In the country France that it have been our model country in new cities, during a 25 year old 9 new city. Important point in construction this cities, this attention of the government central to cities to create jobs and economic prosperity in the cities was new to providing employment population. From the year 1984 in 5 new cities in Paris about 850 thousand persons were dwelling on average 170 thousand people in every City) and in total more than 300 thousand jobs was created in these cities (for every 5. 2 people a job).

It should be noted that the urban dynamic environment, dependent on three critical element housing, population and activity. The absence of any one of these three elements, forming of dynamic environment, and making avoiding in the habitable city. Therefore, the fundamental problem in front of the new towns policy predictions and note activity and employment within the city. To the same extent that affect the quality and quantity of the residential area, activity and employment element and is also effective, as can the population accommodation sponsor

#### *4-2-3-challenges and social and cultural problems*

##### *4-2-3-1-low-income people desire to colonize in new cities:*

From the point of view peter hall, one of the limitations of the new cities outskirts of London, attraction strata and upgrading specialist and half expert Society and the lack of absorption of the low-income people and leave them in the center of London. "Akbarpopr"; 2010: 145). While the process of population operate vulnerability new cities Iran opposite. new cities to a place For the lowest classes of the community, able to provide housing and the high cost of city life in mother has not been changed into a while new cities as a model city more programming should have been a flag town was next due to lack of function and performance of specific (specific criteria every New have not been able Model complete the sustainable city, But more promoted urban culture are aroused by his.

##### *4-2-3-2 - identity new towns problem:*

The identity is synonymous with the essence, nature, or the universe. In other words, the identity is a set of attributes and criteria that cause distinguish a person or object from the other people and objects. Identify and explore the differences people and the objects between of each other is determined by the identity of the agent. The city is also considering that it is manmade, a species evolving product of biological species that move in the direction of their construction, and changes the identity attributes, and indeed the identity of the city, the human identity is the continuous transformation of collective life (Takhti & vosoughi; 2006: 118).

Summary the concept of identity that who, what view and function the essential elements of the operation, and features a distinctive interconnectedness within another that show constantly and content or the text and content of. These two categories are formed on two vectors or carriers and by which consist of time and place that in the definition of identity, continuity and sustainable role of induction. Get an account without the identity that speaks to the disturbance in one or more of the following list describes the pivotal concept of happening:

1. heterogeneous combine two conflicting or diverse heterogeneous identity and varying the location space with each other (the mechanical imposition of modern architecture and urban planning sophisticated on the traditional urban fabric) or the development of output third rooted cities third world.

2-the major exterior functional towards the town and its functions governance on space developments-place (an unbroken link of construction with the accumulation of more funds at any price and to increase its growing);

3-the lack of ethnic in the cultural, social, and functional diversity;

4. lack of or deficiency of human making eye catching works;

5- limitations or lack eye catching natural of space;

6. the collective spaces the limitation, and therefore reduce action and the social and cultural reactions;

7-stay Hostel, places of life

8. the being low sense of belonging to urban space in between the inhabitants (Piran; 2006: 114).

#### *4-2-4-communication problems and challenges:*

##### *4-2-4-1- the lack of efficient transportation system between domestic the city and the new city's mother:*

As it was said: noshhrea is also due to the absence of history, culture and collective memory based on the identity of the affiliate space deprived of for a long time. Only when the noshhrea move toward conventional city, gradually the elements of identity that is the most important part is the collective memories are formed and their energy to special identity.

Numerous studies show that noshehrs have several problems in the design and construction of energy in Iran in comparison with the growth of cities and towns, peripheral applications and even in some cases to a variety of informal settlements, communities women problems; to learn where people experience in totality failed to evaluate it. But more important issue several of the magazine was mentioned in the tapes, Kennedy

and the identity of the process have implicated Iranian energy issue. The most important of these cases, the weakness of a variety of social, economic, and energy in the majority of the residents stay youth hostel. Obviously, this project shouldn't also state remembered (Piran; 2006: 115).

Quality of life is one of the components of attract the new towns to high levels of population towards urban quality, get rid of urban environmental problems and create a metropolis, yet the quality of life in movement it is far higher than the mother 's, is a city that can be said in the new towns and cities generally happen with Iran dead and we're facing a boom low (Ebrahimzade and Negahbam Marvey ; 2006: 10).

*challenges and planning problems:*

*external sample and modeled and don't native the idea of creating these cities:*

One of the major causes in failure of new towns in Iran is sampling of external benchmarking and not native the idea of creating these cities. So far, all the replica and the original models provided by the consultant group for the construction of new cities, Western pattern and sampling plans related to 1930s modernist design method is not compatible with culture and livelihoods of people living in the cities (mainly immigrants, low-income urban classes and rural population) and the signs of being impractical models. Although parts of these plans remains unused and partially implemented (Example of an artificial lake created in the new town of Gulbahar) Which expresses lack of awareness and understanding of social needs is leaders who are planning for it (Akbarpoor ; 2010:145 ).

*planning focus on the center of the country:*

The focus of planning in the country in Tehran not impression. in new towns failed, The Supreme Council of architecture & urbanism country in the as the ultimate decision-making authority and the Department of housing and urban development of the new towns, the company as trustee are civil and having a very exhausting them can make root studies find the main cause of problems in the metropolises and consequently nothing new cities (case study in Tabriz sahand new town) (ghrkhlo and abedini; 2009: 185)

*failure to correct the population projections:*

One of the reasons for the creation of new cities, after the revolution, prediction the population of 130 million people and a population of urbanized 96 million, which was based on total fertility rate statistics 1986, the households, 6.5 per cent and population growth rate 3.7%, respectively. But the growth of the country's population of 1986 to 1996 years to 1.96 percent, and on the basis of Iran's statistics center of the indicators, the total fertility rate in 2002 to 2.5 percent and the crude birth rate from 19 percent to 1.4 percent in the thousands. In accordance with the table number (1) in the census year 2006 also was the subtractive process. Generally offer "new towns" in the current circumstances, a second type of policy this policy in dealing with urban problems, namely a comprehensive approach and a case This policy may be the desired device issues a part set means urban housing supply, and organizing urban development at some point of time be responsive but it is a the basic issues and problems, and the country's urbanization is a fundamental answer and also because in the past, immigration to large cities, urban population, fast root remains unsolvable problem and record some regions and other areas will be concentrated in the choice, the need to formulate a national policy of urbanization in Iran The third view is that a policy of urbanization problems in champ with urbanization problems (akbarpoor; 2010: 147).

*having no specific position in hierarchical system the urban network the country:*

The policy construction of new cities in Iran don't run in the context of a hierarchical system of urban network. New towns due to not having the specified performance and the role of the urban system, to date have been very unsuccessful; even if they attract a population in the future, become of the residential neighborhoods, urban enterprise zone, and the identity of the spirit. So, this is politics, not only help to focus of the metropolises, but also in the creation of a new center for the development of the backward areas in the country have also been successful and effective factor to attract further migration of rural population and will become in the future (akbarpoor; 2010: 146).

Creation of the new city should be given to the urban hierarchy system in major cities and population density in these new cities, noting that when the topology should pay special attention to the action (Ali Noori nejad; www.hic-iran.com).

*neglect to discuss the participation:*

Participation in urban development is of great importance and neglect to new cities in Iran is one of the reasons for the failure. According to a survey made in the case of new towns, it seems that the major problems in the cities that should be common in the construction of other new towns, new cities, because urban growth centers yesterday, are grow today and tomorrow center for the guidelines. New City failed for lack of attention to people's participation in discussion is imperative (gharakhlo & Abedini; 2009: 185) .

Asking from the participation and citizens in the various stages of the formation of the new town is very important and beneficial. Essentially, the optimal plan, is plan that readily accepted by the people and citizens and could the comfort and convenience of the people. People acknowledges needs better and more concrete and is entirely tangible. Urban development is a complex and broad arena. Hence the use of the right people, especially the people's opinions and notify the owner, whether people will or legal information with the aim of attracting more participation and better information of the people and of the desires and needs of citizens to deliberate and rational predictions on programs and projects in order to improve the quality and quantity as the conceptual meaning and popular participation.

In this regard the new towns such decomposition residence are the formation of that are the social vacuum, for amplification social connections and a sense of belonging and participation in residents in the fate of their location and finally create an urban identity reinforced on way achieving to a coherent demographic context, popular participation in the field of building and construction of the new town and its programs are in dire need of attention and emphasis must be specific to the They pay (narimani; 1997: 253).

*performance improvement solutions of new cities of Iran:*

1-look at the fact-oriented and not idealistic and have to saw the facts. Prerequisite for such work is dealt with from the perspective of land categories, new cities issues, a national question can not be solved with the part view. Solve the issues needs to be national commitment and collective wisdom (Ebrahim-Zadeh and negahbanMarwi, 2006: 169).

2- for solving identity and the sustainability of the new cities:

(A) must be created attraction accommodation in the new towns to of the citizens become dependent and stable shape of the community and feel sustainable. In the end it seems as long as new cities as large dorms and not merely in order to solve the housing problem of reviving, in this area there are not urban life, a dynamic and collective life and location good.( Ebrahim-Zadeh and negahbanMarwi, 2006:170) New town sustainability more than anything is cause of sense of dependency citizens to their life. New issue of strengthening and sustainability of cities depends on strengthening the city's attractions is the center of the population (ebrahim zade & negahban marvi ; 2006: 123).

(B) create a change in the attitude of those involved in the creation of new towns of macro architecture to dynamic environments and lively will quality of life and the presence of other parallel urban issues with all the expertise.

(C) conducting forward planning and design to the participatory patterns, because the participation of the people in shaping their living spaces create a sense of belonging for the sake of the environment and strengthening (Takhti & vosoughi; 2006: 120 ).

One of the most important items, location the new towns. This is the place independently to study and apart from system study as national and regional economy and community culture and community perspectives will not be possible and the choice should be naturally done inspired by the designs of contemporary . high hand designs can include regional plans, metropolitan area, County, and finally the establishment of industries and mines located in the urban development of a comprehensive plan. Cognitive and social psychology studies community of residence for the entire community and for different areas are necessary .. Each city according to its functional nature of their proper location. In this way, the revision of the allocation of resources and the types of cities and continue their activities is absolutely essential (Raeis Dana; 2004: 81).

1. the rapid establishment of infrastructure and the economic, social and cultural activities in new towns;
- 2-quick and easy access way to build between communication through municipal and urban development efficient urban transport;
- 3-against deal with the stock market efficient management of land and housing and land;
4. Special attention to the needs of all age groups for people's leisure time and far from the depression;
- 5-avoid getting one these new cities, towns and employment creation;
- 6-new cities out of self-sustaining in terms of economic, social and cultural activities, management and other activities;
- 7-strong management to promote new cities;
- 8-obligation of the new towns to the managers perform their duties in the new towns;
- 9-new towns in different services in order to refer to the lack of the mother city (daily) and easing the migration of residents commuting to the city center;
- 10-improving the public transport system and the creation of related infrastructure in order to attract crowds and shelf-life of the inhabitants of the new town (Bazi; 2009: 132).

*conclusions:*

The success rate is relative new towns, but if the success predetermined a new town in General achieve the anticipated goals and broke it's also failing to achieve goals and plans. Such an inference would be that the new cities of Iran were not successful operation and the performance of the mentioned problems, each of which is a

huge barrier to success on the way as these towns, in such a way that after two decades of creating new cities with a critical look at the new cities created designs must be in Iran that failed, the most important factor is the lack of major cities located in the zoned you look new and it is not clear the actual position of the cities in The country's urban hierarchy system and poor performance.

To achieve the desired goals in the new towns planning and coordination and assistance of all ministries and organizations of the country, along with a program of land and urban population distribution for national policy and the economy at the national level quest in the long term.

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