The Comparison of physical, economical and social characteristics of two residential spots: (A former village recently shifted to city and a new city)

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Abstract  
As urbanization goes on, developing suitable rules to obtain an optimized policy for absorbing overpopulation in metropolitan area and reaching balanced urban development becomes more essential and creating new cities (according to contemporary patterns) could be a main part of the policy. Meanwhile several new born cities have been formed which had already been villages, and now are facing rural and urban immigrants, but they suffer from lack of urban facilities, substructures and social services.  
The main objective of this paper is recognition and evaluation of social, physical and economical characteristics of two case studies in Tehran province (Andishe and Malard), surveying their problems specially from resident’s point of view, comparing characteristics of these two residential areas, then preferring building new cities rather than changing villages into cities to maintain ecological characteristics and protecting rural agricultural fields by considering correct locating of new cities, eliminating shortage of them, and training their residents. Finally as the factors influencing the process of urban development are complicated and wide spread and building new cities is not the exact solution of urban organization problems, it suggests mean subsidiary cities with high service and suitable accessibility for surrounding villages’ residents.  
Key words: Andishe, Evaluation, Malard, Mean subsidiary city, New town

1. Introduction  
In many countries around the world, building new towns has been a longstanding policy of managing urban growth in rapidly growing urban areas. The new towns emerged through a political decision, and they are considered to serve three main purposes:
• New towns are answers to “megalomania”, or the excessive concentration of people and economic activities within great cities. Decongestion of the central city has long been the primary purpose of new towns [4].
• New towns are ways of organizing the vast volume of new development which will occur anyhow, along more beneficial lines. One of the primary benefits of the new towns is to programming enable planners to more appropriately channel economic development to reduce congestion and decentralize the territory’s population and job base. [6]
• New towns are built to be “balanced communities” [5], and create a self sufficient new town, avoiding the “bedroom town” role of new town [3]
The establishment of new towns in Iran goes back to the 1930s but it was institutionalized in the late 1980s with the establishment of the "New Towns Development Corporation" (NTDC) by ministry of Housing and Urban Development. The NTDC has already built 18 new towns [1]. New towns were developed in Iran primarily as a mean to alleviate the overcrowding conditions of established urban areas.[6] New town of Andishe and A former village recently shifted to city (new born city): Malard, have been chosen for case studies in this research based on their location to recognition and assessment of their characteristics and discussing their problems specially from residents’ point of view and finally comparing them.

1.1. Study areas
Andishe new town: it is 25 km far from Tehran and is located in south western Tehran, south eastern Karaj and eastern Malard road.
Malard: center of Malard rural district, that was located in central part of Shahriar town and since 1995 it was announced as a city in country’s division. It is located in 10 kms off southern Karaj.
1.2. Urban plans of Malard and Andishe.
Andishe: development and reconstruction plan (production date: 1990, resolution date: 1999) detailed plan (production date: 1999, resolution date : 2002)
Malard: guide plan (1997)
1.3. Comparative survey of objectives of creation of these two cities
The most important reason and common objective of building these two cities is: absorbing over population of Tehran city district that has become uncontrolled because of rapid and excessive immigration and providing housing and urban services for them.
The main objective of Malard plan is organization, making it identified ,preventing Sarasiab from physical growth and preventing texture of old Malard from destruction and finally physical joining of Malard and Sarasiab, whereas, the main objectives of Andishe plan are some fundamental objects such as economical establishment and development, maintaining area’s ecological balance ,creating proper environment, using infrastructures and special
physical objectives such as segregation and composing land uses and proper accessibility to work and urban services which are more complete than objective of Malard plan.

Fig 1: Malard

Fig 2: Andishe
2. Data and Material
One of the necessary data for comparative assessment of mentioned habitats is result of questionnaire in physical, economical and social aspects that was distributed in field survey (Andishe and Malard) that sample of them is represented as a table.

Table 1~2: Comparing the most positive point of cities
Table 3~4: Comparing city problems

Table 5~6: Comparing shortages or difficulties of accessibility of different land uses in cities
3. Research Methodology
The methodology adopted in this study depends on the analysis of the characteristics of Andishe and Malard, also the results of a field survey that involved the completion of 120 questionnaires with residents of mentioned habitats. The field survey was carried out using personal interviews and recording observations as well as studying urban plans.

4. Results and Analysis
- Newborn areas such as Malard having an existing geographical, physical, economical, social and cultural situation whereas, new towns such as Andishe are usually built in a situation which has no background or negligible one.
- Future plan of newborn areas is prepared according to former situation, analyzing existing situation and future anticipation; whereas in case of new towns there is no prominent former and present background and future goals are just important.
- Land ownership in new towns is such that, new towns development corporation and public organizations usually own the lands whereas in new born areas several private land owners own the lands. So selecting orientations and sites for city development and land ownership for necessary land uses of city is one of the newborn area’s problems.
- Density and land use distribution in new towns in spite of newborn areas follows special codes, as an example, in new towns, residential land uses from low to high density (multi families and complex buildings) and commercial land uses from service-commercial in sublocal areas to complex service-commercial-residential will be located in anticipated areas; therefore newborn areas being compared to new towns lack several land uses.
- Developing new born area’s existing texture usually beings from spots with the lowest physical obstacles and changing its scale is achieved through creating service centers, new infrastructures and reconstruction of former elements, whereas new town’s physical form follows certain patterns such as: radial, linear or grid and etc, that maintain their form during building procedure.
- Changing the city pattern in new towns is so costly and almost infeasible because they are built according to special pattern and consistent to existing codes, while development pattern in new born areas does not follow inflexible codes. Adding Marlik area to suburb and changing texture of city in Kordabad district in old Malard are some of the examples.
- One of the basic problems of new born areas’ texture in contrast to new towns is imposing of built patterns such as: grid pattern in Sarasiab and completely organic texture in old...
mallard on transportation networks and infrastructures that doesn’t follow changing in patterns and these towns always suffer from lack of suitable transportation network and infrastructures.

- In new towns, most buildings follow special codes in height, structure, and facade and architectural form. For instance: there are two categories of building in Andishe: low height (two or one floor villas) and apartments (up to four floors) and all buildings have steel or concrete structures, whereas, buildings in newborn areas are not uniform regarding height and materials.

- In newborn areas, high rising cause problems, because of old pavements, lack of suitable infrastructures and disharmony with existing building’s height, whereas new cities’ texture has the potential of high rising, for example; there are certain spots in the center of Andishe for construction of high buildings to create outstanding locations.

- Transportation network of new towns is planned according to traffic studies that are consistent with form of city and land use distribution so; it is more possible to make special and public transportation with high accessibility, special pavement, biking way and parking lots than newborn areas.

- Regarding social classifying, residents of new towns are among special groups, for example: office workers and workers are the dominant group in Andishe, whereas, residents are form different social categories in newborn areas.

- Economic establishment of new towns could be based on some special goals, for instance, economic goals in Andishe are based on higher education and suitable industrial services where as in newborn areas this is based on economical history of the city.

- Totally it could be said, newborn areas and new towns are fundamentally different form each other in physical, economical and social aspects and these differences are because of inequality in local characteristics, infrastructures, rules and several social groups with different incomes.

5. Conclusions
According to complexity and variety of effective factors on urban development process in Iran, it is not expected that, the approach of creating mentioned towns (newborn areas and new towns) could be a prefect remedy for absolute solving of urban system’s problems, Yet inexistence of such cites causes formation of squatter settlements and habitants without any
plan; so final consequence of this research reveal that building new towns is preferred to changing rural areas into cities to maintain ecological and natural characteristic and also to protect agricultural lands in rural areas by considering these points:

1- Correct locating of new towns emphasizing on using national and wild lands under supervision of urban executive systems (for instance: Andishe is lacteal on gravel and sand mines that are abundant in Iran and are not suitable of agriculture)

2- Eliminating shortages of new towns considering problems from resident’s points of view.

3- Training new town’s residents to adapt with city rules and finally suggestion of building subsidiary cities with high service and suitable accessibility for surrounding villages’ residents instead of changing rural areas into cities.

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