

THE PRIMARY PURPOSE OF ASSESSING THE IMPLEMENTATION; (CASE STUDY: NEW TOWNS OF PARAND)

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Abstract

One of the most direct forms of decentralization policy of building new towns of large cities in developing countries is considered available and most of the satellite towns of New England settlement patterns are influenced. In most cases the satellite cities to be cities with population transfer in a host do not hold. Transfer jobs done. In our country the sixties purposes such as conducting an overflow crowd and decentralization mother of cities and towns to meet the needs of low-income housing groups in the agenda of construction of 18 came around which the city of Tehran 4 new town Andesh, Hashtgerd, Parand, Pardis was intended to achieve the above objectives. This article aims to review the implementation of the new City jump descriptive - analytical study using archival data (library), and the data field is to complete the questionnaire and perceptions of the data analysis using the chi 2 test and software SPSS, EXELE, mash ARC GIS software has been. The primary objectives of this study represent a new town of Parand after about 20 years of the mentioned construction due to lack of appetite, lack of urban infrastructure.

Keywords: New Town, Sustainability, decentralization, Tehran metropolis, parand

1 - Introduction

Occurred at the turn of the century two important innovations: planes and Garden City, this new age of both Cobra appeal. Ebenezer Howard innovative project "Creation of green spaces and tree" in his book published in 1898 and reprinted it in 1902 as the "Garden Cities of Tomorrow" is used. (SHAKOYY, 1972:55) Howard in his book Plant proposed to be transferred to areas untouched rural people to migrate to live and work in these areas. (Sheeh, 2002:35) Other theorists at the time of Patrick Geddes, Howard can be named. Patrick Geddes, in the human community to see that biology is the study of all the phenomena of life. Patrick Geddes one of the leading scientific implications of regional and urban planning area is used as a large network. (Sheeh, 2002:40) A year after the publication of Howard's theory in the context of the theory was expressed as a pilot city. He was an industrial town, population about 35 thousand people were optimally. This number is the same number of Howard's Garden City. Howard's Garden City only a number of small and medium industries in the beam of the surrounding residential neighborhood place, but Garny's huge industrial complex - would recommend (zeary 2001: 28) Plans industrial city streets based on traffic volume and type, are classified. And at least half of the residential portion of land should be allocated to green space. The city was Garny's design, due to its architectural form was also considered a new work. Garny's pioneers of his time promoting new building materials such as concrete was (stovosky, 1999:47) Eugene Hnard (1923 1849) was the one who originally had problems paying his hometown of Paris. Eugene Hnard first between 1903 and 1909 series, "Studies in Paris for

change" in the context of the problems that he believed were more intensity and pressure released. Traffic issues play a major role in the studies were Hnard(same)

2- Statement of the problem

Spatial decentralization policy, new towns, one of the most direct forms of decentralization in developing countries known to be available and most of the satellite towns of New England towns pattern affected., In most cases to be Satellite cities in the dormitory towns with population transfer wait to transfer jobs done.(shakvvy2012: 412) The rapid growth of urbanization in the past four decades, carried out in such a way that fits the mobilization of urban spaces and infrastructure development by policy makers and city managers are not actually required to create productive jobs is not Since the spatial distribution of the population led to cities. Not, in the framework of a comprehensive program based. Regional coordination is .. part has been done, the problems caused by rapid growth of urban population is complex (zeary,1996:2)And important feature of urban system development and the largest urban population density is excessive It is natural that in such circumstances, problems such as lack of housing, unemployment, marginalization, etc. manifested to be the most possible features of the urban community and efforts in order to solve unilaterally scheduled. Bottlenecks will seek

3- Research questions

Do you Parand out of the city to attract crowds to the horizon prediction scheme has been successful?

The new Parand the city. Been able to provide needed services to residents and independence, career success?

4 - research hypotheses.

1 - City Parand seem able to attract crowds to the horizon to anticipate successful projects.

2 - Seems to Parand in the delivery of services to the residents self-sufficiency career has not been successful.

4 - Theoretical Foundations

In 1919, Paul Wolfe to create theory in groups of three or four Garden City will provide 100 thousand people. (Ziaray, 29:2001) Important difference Howard had suggested this graph, predict the enclosure. Within a large industrial complex in Garden City, which was separated from the residential areas were established and equipped with all necessary technical installations . (Astrvsky, 122:2000). Swiss architect Le Corbusier in 1922, presented a plan that, according to the era and the twentieth century technology was designed considering the needs of urban communities during the revolution. (Shkvyy, 98:1972). Le Corbusier vision of modernism tended etc. .. called "house is a machine for living in," he explained. Le Corbusier's theory of "Contemporary City" and "neighborhood plan" and "Shining City" also presented. (Ziarat, 30:1379).). Plan Brazilian cities of Rio de Janeiro in 1929 and Algiers in Algeria in 1930 from him. (Astrvsky, 76:2000) in the same year (1922), Raymond Unwin, Howard expressed a different theory with the theory. He plans satellite towns to the residential suburbs were placed around a big city. Unwin this project. Centers, industrial and commercial administration is not recommended. (Ziary, 29:2001). . Clarence Perry in 1923, made his comments in an article, as summarized his theory as "neighborhood" that has stirred discussions are continuing. Perry's reliance on his hypothesis, argued that the major services should be located close to residential homes, the location of the service, his "family neighborhood" called. (Astrvsky, 1378: 112 and 111). Clarence Perry stayed in a suburb of New York City. The

combination of this harmonious with the spirit of the countryside. Scientific thinking he was very effective. Important characteristics of a society that lived in Clarence Perry was as follows: a) the central part of the urban population had b) too much were not full of shops, c) appears to be a distinct unit. (Shkvyy , 1972: 76 and 75) Henry Wright and Clarence Stein Perry's theory is designed to do and Gardens Sunny Side New City Radbrn the next few years to build around York. Town Radbrn to 25 thousand people in 7500 to 10 thousand population neighborhood consists of design, and the due to the economic crisis is just part of the plan was made. (Ziary, 26:2000). In Radbrn, houses a group which will develop around various streets and parks, pedestrian pathways stalemate that are linked to, has been the aim of creating Radbrn, creating community gardens in Metropolitan cities (metropolitan respectively). (Shia, 2002: 53 and 51). In 1933 Eric Glvdr theory of urban complexes for the decentralization of cities into rural practice a dilution of offers. Frank Lloyd Wright's theory, "Broad City. Plain" or "City of Tomorrow" will provide for decentralization of large cities. The idea spread to live in single-family Wickets raises. (Ziary, 2001: 31, 30). Its purpose is to explain the principles of city buildings. The city's plan relies on a network system and a rectangular grid of streets separated by the separation surfaces. City wide plain .. reflections indicate the specific methods of land distribution in the United States of America. (Astrvsky, 132:2000). There are several goals for building new towns in the past of which can be Trends in urbanization and population settlement, consolidation of political power, economic and commercial centers, glory-seeking and prevention of overcrowding in cities and finally to the development and prosperity of interest named These are now to be seen. Plans for building new towns with a long history. Among the first countries in the United Kingdom is currently building new towns under study has been carried out. Cause of the creation of new cities to reduce population density in urban areas is large. Species new cities, according to the desired objectives, which comes in various forms, examples of which include:

A new city, a major city located on the continuation of population, (b) new towns without consistency around a big city, f: independent new cities. New Towns first conceived as part of a single city is the purpose of creating new cities of the second kind, which is fighting growing as an oil Lkh around large cities are spread; New Towns of the Third Kind, or to escape from politics, or avoid racial rivalries are or used to create new reservoirs. (drakhshan, 186:1992). New towns based on distance, population, size, economic status and basis are classified in several patterns which are independent new cities, satellite, online, parallel, settlers, new capitals, Unit D, Sir. Thumbnail. Possible. Industrial and But the major patterns of other species to the new town in a fit of them.

5 - Place Scholarships

New Town land Parand in urban areas between Tehran and the desert climate of 35 degrees, 23 minutes and 52 seconds to 35 degrees, 25 minutes and 6 seconds north latitude and 50 degrees 54 minutes 40 seconds and 50 ° C, 58 min and was 33 seconds east longitude. (Atec Consulting Engineers: 6:1377) From the north and east by land Robatkarim and hillock from south necessity West River, Saline River leads (ibid.: 6) Maps (1) new city jumping into an area of 2375 hectares and 45 kilometers from Tehran - Saveh located from two parts, residential and industrial form has been. (Ibid.: 5) The new city is Parand the checkered texture (ibid.: 262) Maps (2) the average elevation of 1,100 meters above sea level and the land to the city's annual rainfall varies from 200 to 250 mm. (Ibid.: 5) The average slope of the land from North to South and from East to West, about 3 to 5 percent, less than 1 percent. These figures indicate that the new city land birds of energy absorption and desorption of surface water and communication facilities of the average slope is relatively "adequate The highest and lowest land in this area in a north to south gradient of zero to 1/1 percent and zero percent in the East to the West. (Ibid.: 5) Parand temperature range (5/36 and 2

-) ranged ° C average temperature 6/16 ° C is calculated. The humidity will be 66% in December than in other months of the year, at least 24 percent in June and is up 58 percent in February. (Ibid.: 57) Wind area has the most "Western percent more than other winds will be blowing winds. Then west wind south and southeast winds are more important. Sometimes winds blow from the north of the region, but its intensity and short restricted. maximum winds in spring and winter, respectively. (ibid.: 64) The establishment of urban centers in the south west of Tehran jump near the center of the urban poor in terms of municipal infrastructure such as Rabat Karim order to provide superior service to residents in the area under their influence . Appropriate environment for urban living and well away from any kind of pollution and traffic . Create and attract specialized workshops and service centers and social welfare in the preparation phase of the new city birds . Keep in mind the principles of environmental degradation using local ecological factors in the design and planning of the new city birds . (Ibid. : 1) (Map 2)



Map (1) Map of Tehran on the basis of the authors use GIS base map geographical organization



Map (2) Map position of Prdnd access to source authors use GIS base map geographical organization

6 - Methodology

Research methods in analytical descriptive information using documents (library) and perceptions questionnaire data field has been the completion of data analysis using the chi 2 test and software SPSS, EXELE, mash ARC GIS software has been done. random sampling phases of the new city is jumping the Cochran formula for estimating sample size (Hafez Nia: 1391,167) is used and the population. The new city is to us altogether 28,733 birds Census whole country in 1390. (Source Statistics 90 Statistical Center of Iran), which is incorporated in the formula.

$$\text{Inventory number (sample size)} \quad N = \frac{\frac{(1.96)^2(0.7)(0.3)}{(0.05)^2}}{1 + \frac{1}{28733} \left(\frac{(1.96)^2(0.7)(0.3)}{(0.05)^2} - 1 \right)} = 320$$

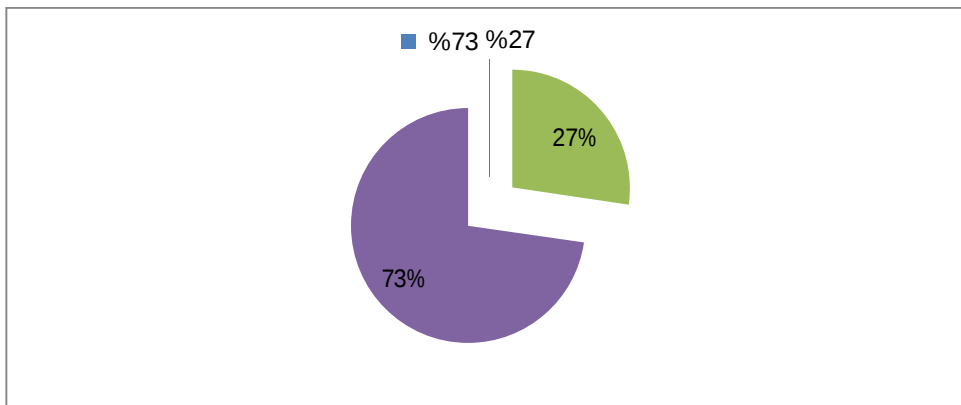
7- Research findings

The research in this paper questionnaire interviews in the field and the birds examined in the summer of 1392 that the results are as follows

7.1 - residents work

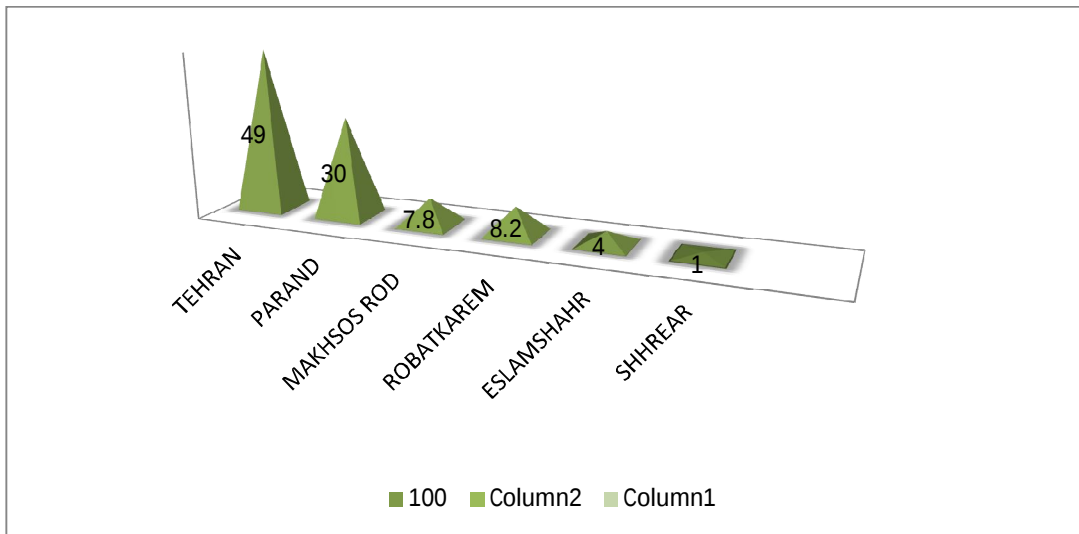
To address this issue, we divided the population into two groups: active and non-active. Definitions According to statistics, the population of working age population 15 to 64 years And .. the population under 15 and over 64 years in the disabled population are seen in a large percentage of the population is of working age are out ... parand. (Figure 1)

Figure 1 active and non-active population Source: The authors studied



The working-age population employed and unemployed population were divided into two parts. The population studied 320 households Asst But the study of active and non-active in each of the family members of working age are a member intended Aystt So the total population of working age which 20,886 are in this section is intended Than 20,886 people in the class had a 35% working and 65% including housewives, students and people seeking jobs. To review the work of seven options, including the cities of Tehran, the new city jump, Rabat Karim, Branch Shahriar Vhvm Pathway & Karaj was taken from a total of 320 people working in all samples obtained from 49 percent in Tehran, 30% of birds, 8/7% in Karaj Special Road, 2/8 percent in Rabat Karim, 4 percent in Aslamshhrv 1 percent are employed in the prince Suburbs Which represents about half of the population is dependent on Tehran is Parand to 49 percent of people say they are going to Tehran daily. Causing congestion, air pollution and traffic in Tehran metropolis is (see Figure 2)

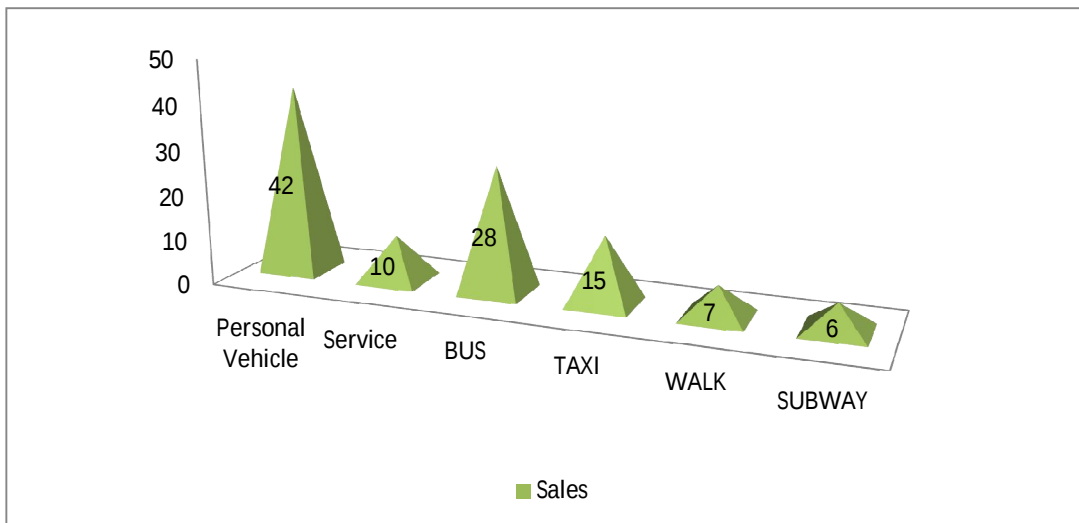
Figure 2 Source inhabitants workplace field study, the authors



7-2 - vehicle used to transport

The vehicle used to examine the case in 6 groups, taxi, bus, private vehicle, service, subway and walking, we examined. The results show that 42% of those with private means, 10%, 28% Baatvbys service, taxis 15%, 7% and 6% of pedestrian subway to go to work. (See Figure 3)

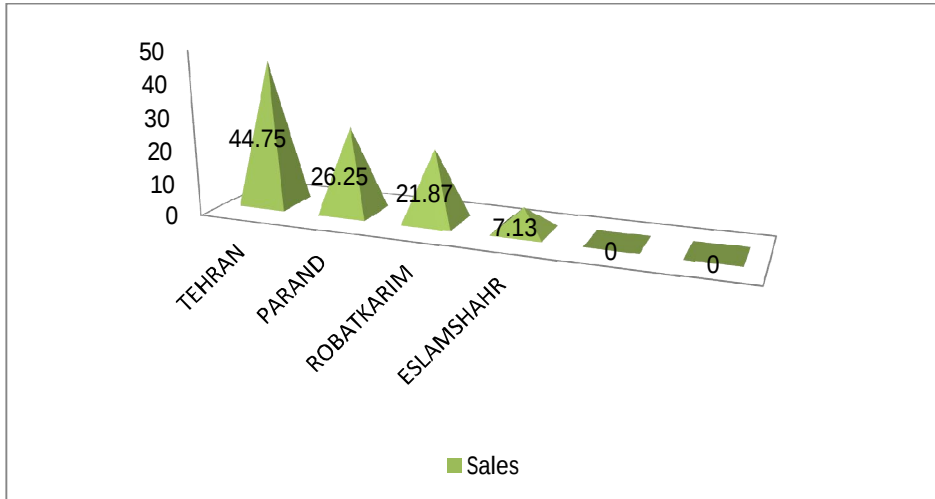
Figure 3 devices used to go to work Source of field studies, the authors



7-3 - check the location of therapy, office, entertainment and shopping parand city resident birds. In case the above studies indicate that approximately half of the 75/44% of households to meet their needs, Tehran, 87/21% Robatkarim, 13/7% Aslamshhr 25/26% of cases their needs are met in the new city birds. These cases demonstrate a lack of urban facilities meet the needs of the new residents are Parand. These cases demonstrate a lack of urban facilities meet the needs of the new residents are Parand. The city's inhabitants did not work and self-sufficiency in providing municipal services to meet the needs of residents. Also no shortage of shopping centers, entertainment and leisure facilities, lack of diversity caused most residents prefer Council to visit Tehran Municipality parand companies have also been able to provide remarkable features when compared with the general

population. Tehran is also comparable to treatment in medical affairs is not only an expert in this city does not stay centered. Resources above shows the City's failure to provide services and the needs of citizens, etc. are affiliated to Tehran. (Figure 4)

Figure 4 Location of Administrative tasks - therapy - recreational resource acquisitions field studies, the authors



8 - testing hypotheses

First premise: It seems the town has been able to attract the crowd Parand over the forecast horizon, the plan will succeed. To measure the success of the new town Parand in attracting crowds horizon forecasts project the appropriate indicators in the field provided and then access them in the prediction calculation takes us to the issue above two indices p1, p2 we define :

$$P1 = \frac{28733}{62872} * 100 = 45.70\%$$

$$P2 = \frac{62872}{150000} * 100 = 41.92\%$$

: Proportion of the population resettled population anticipated in the plan in 1390 X 100

P2: proportion of the population in 1390 to predict the population, multiplied by 100

P1 represents the fact that in 1390, 45.70% of the population forecast is attained index p2 population predicted percentage of end of 1390, 41.92% of the show. These indicators for the years 1385 and 1380 in Table have calculated that the actual population according to the Annual statistical Center of Iran forecasting master plan of the city is parand (Source Census and comprehensive Plan city) (table 1)

P2	P1	, projected population	In real populations	year
12/43	%8/33	18645	1553	1380
%31/81	%12/13	47716	5791	1385
%41/92	%45/07	62872	28733	1390

Carried out calculations show that in 1380, respectively, 33/8% in 1385, 13 / 12% in 1390, 92/41% of the target population of the new town parand ability was realized that the population meets the objectives specified in the plan attracting crowds is not comprehensive, so I assume it is approved.

Second: It seems the city could jump in services to the residents of career self-sufficiency residents fail to act. Regarding the second assumption, the work of residents and resident employment rate dependence was studied going to Tehran

The results of the chi-square test (2) with the use of SPSS analyzed according to the number of Xi (7/342) more than the table value is the degree of freedom 5 level of significance (0) Suppose R with high confidence to accept the results in Table (2) is shown in table 4, the number of observations in Resources. Expect. Brought. It is.

(sig)	(df)	(value)	the test
000	5	342.7a	Chi-squar
The research hypothesis to be accepted with high confidence			test results

Then the medical affairs office and recreational acquisitions residents examined the results of the test were analyzed using SPSS with xi 2 Xi is the number (675/91) which is greater than the table value3 degree of freedom and the level of significance (0) Let R be accepted with high confidence in the results table (4) has been estimated from field research indicates a lack of jobs and services the needs of new residents is Parand So the second assumption is also confirm

9 -	(sig)	(df)	(value)	the test
	000	3	91.675a	Chi-squar
	The research hypothesis to be accepted with high confidence			test results

Conclusion

9.1 Conclusions

Regarding the first assumption states that the city failed to attract the crowd Parand over the forecast horizon, the plan will succeed. Carried out calculations show that in 1380, respectively, 33/8% in 1385,13 / 12% in 1390, 92/41% of the target population of the new town Parand ability was realized that the population meets the objectives specified in the plan comprehensive background to attract the crowd not Therefore, the first hypothesis is confirmed. Concerning the second assumption states that the city failed to Parand on the self-sufficiency services to the residents of career success to residents primarily work with residents and resident employment rate going to Tehran dependence was examined by The results of the chi-square test (2) with the use of SPSS analyzed according to the number of Xi (7/342) more than the table value is the degree of freedom 5 level of significance (0) null hypothesis test with high confidence is accepted, then the Office of health Affairs examined residents' recreational acquisitions The results of the chi-square test (2) with the use of SPSS analyzed according to the number of Xi (675/91) is greater than the table value is the degree of freedom 3, and the level of significance (0) null hypothesis test with high confidence to accept Shvdshhr new jump the goal of Tehran's population expected to absorb near the cities of Rabat Karim, Branch and Imam Khomeini airport location and was constructed Over two decades have not been successful in attracting a population of metropolitan Tehran Statistical Center of Iran accordance statistics, in 1390 only 45.7% of the population is expected early in the city were

established The new city also of Parand career needs and services to the residents of the city did not estimate with regard to studies, nearly 50% of new residents of Parand to meet their needs related to Tehran have jobs. The new city also of Parand career needs and services to the residents of the city did not estimate with regard to studies, nearly 50% of new residents of Parand to meet their needs related to Tehran have jobs. This is in addition to the jump in new cities can be seen below the level of resident satisfaction. Town is Parand (Table 6)

Excellent	Good Very	good	Poor	Fair	Satisfaction
					Indicators
				*	Municipal
		*			Security facilities
				*	Health
		*			Education
				*	Shopping
				*	Banks

Table (6) the degree of satisfaction with the services provided in survey research Parand basis

9.2 – Recommendations

- 1 - to encourage people to change their location to Tehran to jump incentive measures
- 2 - Trust in different parts of the city to the rest of the private sector to invest
- 3 - Using the presence Vbhrh Vnzrat having their votes
- 4 - Strengthening the industrial city Vtshvyq jump by creating different factories factory owners to transfer the industrial city
- 5 - According to the city's green space for citizens' morale
- 6 - create a recreational lake Vshrbazy
- 7 - secured long-term loans to the housing sector
- 8 - Construction of hospitals, government departments and private Mangahhay
- 9 - Trying to speed up plans considered
- 10 - Construction of a neighborhood park homes in neighborhoods to increase empathy and cooperation between residents
- 11 - Trying to jump out of a dormitory town
- 12 - Improving urban infrastructure
- 13 - Increase of bank branches

Resources

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