

## The Conditions of New Cities in Iran and the Important Role of Urban Planning in Constructing New Cities (Case of Study: District 14 of Tehran Municipality)

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**Abstract:** Along with the increase in urban population, Iran's new cities have faced many problems and these cities have been constructed to absorb the population overflow in the domain of these cities. The new cities are discussed as a novel experience in Iran's urban system. At first, these cities were constructed to solve Iran's urban problems, but later, they faced peoples' lack of satisfaction. Human's needs can be defined in two material and mental dimensions, in which such needs must be met in an environment he is living in, and lack of meeting these needs can disrupt his life system in two physical and mental dimensions, therefore, studying the issue which is concerned with this point that where the humans can basically live in order not to disrupt his health and happiness are so crucial. According to his divine creation, the human fancies beauty and discipline, so will he have more physical and mental health and shine more efficiently in his personal and social role if he is in a neat and organized environment? What are the negative effects of life in cities where no attention has been paid to people's needs and how will be its effectiveness? In the present research, we are after achieving and realizing the growth conditions of new cities and their negative and positive consequences through studying and generalizing the urban development of Tehran municipality, district 14.

**Keywords:** urban characteristics, Iran's new cities, urban planning, construction of new cities.

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### Introduction

In order to construct new cities in the form of national, regional and comprehensive plans with a certain population and activity, the plan of new cities was ratified by Iran's Architecture and Urbanization Supreme Council, and a detailed and comprehensive plan was consequently prepared for them. Generally, in Iran's urban planning system, the urban and regional development plans are as follows: city comprehensive plan, national and regional plan, regional development plan (comprehensive), urban plan, environment organizing and rural settlement plan, the comprehensive city plan, city detailed plan, city guide plan, renewal and improvement, reconstruction and repair of textures plan, preparation plan, new development in cities, rural guide plan, new cities plan, residential town plan. Based on the modern concept, providing urban development plans don't have a long history in Iran and the world, but the efforts done in this regard have a long history in the past. The beginning of the first development plan's preparation is rooted in the primary efforts done on organizing humane habitations.

The time assumed to contemplate and proved an urban plan is maximum two centuries which is concluding since the early nineteenth century. Thus, in comparison to other sciences, urbanization has a shorter lifelong, and has faced some fluctuations in the course of changes during the recent decades, some of which changed some foundations of this science. According to this matter, urbanization started by theorization on social, economic, idealistic and fantasy topics and has continued this way of thinking almost one century. After industrial revolution, new cities were constructed in novel styles which were different from the past. Generally speaking, the rate of urbanization has been going on in Iran and the world, and the world's population hasn't equally increased in all cities, but its growth in big cities is more remarkable than in small cities. Nowadays, the population density is so high in cities which has changed the traditional texture and beliefs to modern and urbanized periods. Furthermore, the migration of villagers to cities and metropolis and communicating with their hometown have created a cultural conflict which is one of urbanization's problems. There is no need to observe difficult rules in villages

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and the people spend a communal life there. While the urban life is surrounded by difficult principles, and due to biological extension and diversity, it will be out of control if there is no hard rules. Nowadays, urbanization has turned to be an important and complicated matter in different societies. Ongoing increase of urbanization has recently made planners to focus on economic, social, cultural and urbanism issues, and let them provide a more pleasant environment for citizens. But the present metropolises which are able to meet citizens' needs and urban activities have brought destructive conditions for citizens especially in the third world countries. The parts of modern cities such as Tehran are not compatible with humans' speed and movement and the heavy pressure of urban life, and its environment is not capable of responding to the needs of rapid urban life.

### **The importance of the research**

In order to satisfy his social needs and play his social role, the urban man requires an environment with appropriate facilities. In modern cities, the public areas considered as one of city components, have public and social concept, and human's social needs are so important. Since a few decades ago, public places are presented as a space for living, and the importance of planning and designing urban elements such as beautification have been posed again, and the goals of urban planning are health, welfare and beauty. Therefore, achieving such goals depends on accurate planning of urban beautification. In less than one decade, Some elements such as lack of compatible growth between urban environment and the human biological patterns and standards in different physical and mental dimensions, forgetting human as the main factor inhabiting the city, substitution of money and wealth as the main criterion in the form of constructing smaller buildings with more costs, the request for growing density, changing natural spaces into inhabitable and trading spaces for the profit of one specific group all have changed the appearance of Tehran as a metropolis. Doing such research is necessary, because the outcome of restriction for Tehran development on one hand, and the need for developing city to satisfy the growing demands of population on the other hand both have led Tehran to face a development as a discontinuous process. Now the question is this: what obstacles will Tehran face on its way to urban development? Are these developments in harmony with the needs of citizens or not?

### **Research background**

Along with the First World War (1914-1918), all productive activities in countries involved in this war, almost stopped. Stopping constructive activities during war on one hand as well as destructions caused by war on the other hand led to housing crisis in Europe. In addition, some elements such as increasing costs of materials, payments, cost of land as well as requiring a better living place have caused constructive costs to grow quicker than the costs of life and to deteriorate such crises (Pakzad, 2007 : 290). The maximum number of events and researches done on house construction have occurred after the war in Germany. Ernest Mai shined in Frankfort. His efforts are valuable because they not only satisfied people's needs to housing, but also presented the new methods of construction and habitable spaces' designs. Although his effort to standardize constructive systems, the possibility of chain production of constructive elements, the emergence of pre-fabricated ideas, utilizing housing method in parallel rows – doesn't have an integrated form in Frankfort- all are the activities which have been tested and studied by Ernest Mai in Frankfort (Pakzad, 2007 : 298).

Since the early 1951s, the population gradually increased. Changing walking system into driving system and emergence of cars led to construction of roads for cars and destruction of urban spaces and buildings for widening streets and purchase of bare lands (Haeri Mazandarani, 2008: 29). Since 40s, deployment of large tracts of land in the streets and separation of such tracts into rectangles which divide the distance of north and south into two possessive tracts of land by owners or agents of the Land Registry with no reference to knowledge and urbanism criteria turned to a certain and established pattern. Nowadays, this pattern is being repeated in urban development without concerning the society spaces and the axis forming the major organization of city space achieved during centuries, and it mostly affects inside the house which means stabilization of a closed space in one side and an open place named yard in another side.

### Research method

In the present research in addition to using statistics and the existing library information, field survey, visiting the studied area and the areas affecting it, we have also used the open and closed questionnaire using random sampling for questioning the residents of district 14, Tehran municipality. Furthermore, we have interviewed the university professors and the members of City Council.

### Problem statement

All censuses done in Iran indicate a continuous urbanization in large scale and the growing tendency to place the population in some big cities after Islamic Revolution. From 1976 to 2001, the annual average growth rate of urban population was 3/38 percent in Iran (Fanni Z, 2006). Nowadays, we see a high density of population in cities that have changed the traditional textures and beliefs to modern era and urbanization. The migration of villagers to cities and metropolis and communicating with their hometown have created a cultural conflict which is one of urbanization's problems. There is no need to observe difficult rules in villages and the people spend a communal life there. While the urban life is surrounded by difficult principles, and due to biological extension and diversity, it will be out of control if there is no hard rules. The immigrant migrating from villages to cities must either obey the rules and principles or intentionally or unintentionally break the rules, consequently, their action will be followed with the security forces in the form of municipality, police, judiciary, etc. The problems solved in villages by village headman will be settled in city in the form of law and judiciary or even it may lead to detention. The kind and generous spirit ruling in the villages, the people who closely know each other and mostly are relatives turn to a strange-like and heartless relationship only in the form of achieving more profits, in which whoever smiles is mostly after more profits. The time in urban life is more valuable than in rural life, and all citizens hastily try to maintain their position in the social structure of modern urbanization, and the relations are not based on humanity or affection any more, but based on the system of social status and positions. The family system in the village is extended and several generations live together, and if one member is not able to satisfy his needs, other members support him, but the family system in the city is based on core, and every wife and husband are politically and economic independent in which the core of the family will take more responsibility as the liberty in the family increases.

### Discussion

The location of study case

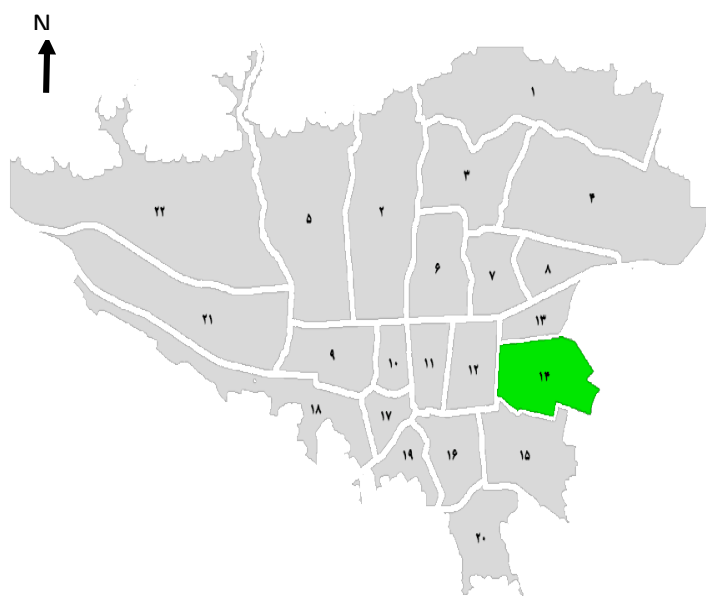
The district 14 of municipality is located in East of Tehran and its geographical boundaries are as follows:

- From North: to Piroozi street, the distance from Shohada Square to Shahid Kolahdooz Square, extension toward Firoozeh Palace
- From West: to 17 Shahrivar Street, the distance from Khorasan Square to Shohada Square
- From South: to Khavaran Street, the distance from Khorasan Square to Meysam junction and Ahang 45 meters
- From East: to Basij Mostazafin Highway, the distance form Shahid Kolahdooz Square to the junction of Ahang and Basij Mostazafin Highway, Firoozeh Palace Area (figure 1).

Its Demographic characteristics have been explained in table 1.

*Table (1): Demographic characteristics of district 14. Tehran. 2015*

population	484333	Total population		Demographic characteristics
Population	130095	Under 20	Range of age	
Population	186036	20 to 40		
Population	129007	Over 40		
population	244122	Male	Gender segregation	
Population	240212	Female		
Population	418811	Literate	The level of education	
Population	26330	illiterate		



*Figure (1): The geographical area of Tehran, district 14.*

### **Characteristics of urban use**

Capitation means the area divided by the population, in fact, capitation is the land from each urban use given to every one of people in city. Some factors such as land, the type of people's income, the developing facilities of city, climatic and natural conditions, social issues, costumes, people's needs to welfare installations, type of life, the technology of the building, etc. are effective on determining capitation. Determining capitation is generally related to the type of recommended densities. Population is the most important factor in determining the rate of urban development in future. The basic priority is determining the residential capitation. Some factors such as family income, family dimension, land price, the minimum division of land, the climate of the city and cultural features are influential in determining residential capitation. After determining the total area of the city and people's requirements in each density, other urban capitations including commercial, official, entertaining capitations should be determined. The residential capitation must be in compatible with the study-based features of the population. Pure capitation means the area of residential land (square meter) to the population residing in that area. Gross capitation means the area of constructed land of a city (square meter) to the population residing in that standard area. The most optimal condition considered for one level of use is the capitation standards of land use regarding some parameters such as local factors, user's own characteristics, economic and social factors.

### **Residential use**

Among the variety of uses, the residential use is so important in creating security and comfort for citizens, and it is one of fundamental needs in human societies. Regarding area, the residential use is the most important urban land use, and the main goal of predicting residential spaces is to obtain the adequate amount of existing texture and developing the city for housing. The average capitation of residential land in Iran is between 20 to 50 square meters. There are three suggestions proposed for the capitation of residential land in Iran's cities which are associated with the number of families and various densities. They are as follows: a) the minimum residential capitation in low density of 50 square meters, b) the minimum residential capitation in medium density of 40 square meters, c) the minimum residential capitation in high density of 30 square meters. The average capitation of residential use in Tehran is 22.96 square meters. The main use of this district is related to residential use, whose area and the capitation of such use respectively equal 6992011 and 15/99 square meters. Figure 3 demonstrates the status of residential use of this area. Through investigating the residential capitation of six areas of district 14, it was found out that the difference among the districts in area 14 is too much, in which in term of residential use, the lowest amount and the highest amount of capitation are allocated to district 5.

### **Educational use**

This type of usage is so important in cities due to the effect of educational use on development of human and society resources. In international standards, the capitation of educational use per each person is 4-5 square meters. According to the standards of education bureau, the urban educational standard (land and infrastructure) is around 4/4 square meters per each urban resident and the local divisions of cities. In locating the educational centers in cities, there should be a park or green spaces between the educational centers and residential centers in order for the residents not to get disturbed by students' noise, and due to the air pollution or noise pollution, these educational centers must not be located near industrial centers. In addition to these points, in term of density, the maximum number of floors in kindergarten centers, elementary schools, guidance school and high school is respectively 1, 1 to 2, 1 to 3 and 1 to 3 floors, and the width of classrooms must not be less than 5/7 meters. The average capitation of educational use in Tehran is 0.86 square meters. This type of use possesses 305400 square meters and capitation of 0.77 square meters. Here the educational use includes all educational levels (kindergartens, schools, universities and institutions).

### **Health-Care use**

Nowadays, health-care services are known as one of city's infrastructures for developing areas, and it aims at improving health level, boosting the active energy of people, increasing the lifelong and preventing disease prevalence and their early treatment. People's health doesn't only refer to the physical balance and health, but it includes their mental and social balance too. The average capitation of health-care use in Tehran is 0.53 square meters. Health-care use must be based on people's needs and their availability. Furthermore, they must be located far from the noises caused by crowded people and traffic, and possess a vast area of green spaces to freshen the atmosphere of surrounding areas. Health-care services are now presented as one of urban infrastructures for developing areas and it aims at improving health level, boosting the active energy of people, increasing the lifelong and preventing disease prevalence and their early treatment. This type of use possesses 35715 square meters and capitation of 0/08 square meters.

### **Commercial and official use**

With regard to this point that a great number of citizens utilize this type of use, it leads to traffic problems, so tracking its location must be appropriately done. The proposed capitation of this type of use in Iran is between 1/5 to 2/5 square meters. The average of capitation for commercial use in Tehran is 2.75 square meters.

### **Cultural and social use**

Cities are places for manifestation of cultures, cultural dynamism and ethnic civilization. This type of use includes mosques, religious sites, libraries, cinemas, conference halls, etc. the capitation proposed by Ministry of Housing and Urban for this type of use is between 0/075 to 1/5 square meters. Since the cultural centers must be available to people, their location have been tracked and they are constructed near green spaces and parks.

### **Communicational network use**

Passageway Network is the main communicating path for urban different installations. So it is so crucial in cities. Transportation is the primitive need and the main function in city, and it forms the most important and critical public places of one city. Because not only 25% to 30% of lands have been allocated to such places, but also these paths are the most crucial elements for connecting urban spaces to each other. The passageway network of district 14 contains two different textures in East and West. In the Eastern part, it has a new and regular texture, network of which is the combination of plaid and urban loops. In the Western part, it has an irregular, organic network which is incompatible with the traffic.

### **Sport use**

With regard to this point that sport centers cause citizens' mental and physical health, allocation of space to sport and entertainment is considered as the necessity of urban life. The proposed capitation of sport centers for the cities in Iran is 4 square meters. The area of the sport use is around 137458 square meters and its capitation is 0/31 square meters. The average capitation of sport uses in Tehran is 1.25 square meters.

### **Green spaces use**

According to global standards, some lands in the city must be allocated to green spaces. The capitation of green spaces proposed by United Nations is 20-25 square meters and the capitation proposed by Department of Housing and Urban is 7-12 square meters. According to the standards of Tehran municipality's green spaces organization, the average of green spaces' capitation is 15-20 square meters. The average of capitation for green spaces use in Tehran is 8.64 square meters. Nowadays, the green spaces in cities are considered as the inseparable part of city structure and its main elements. In the past, the dominant role of green spaces was limited to environment's beautification and the appearance of the city. While nowadays this kind of use plays a more fundamental role in cities. In district 14, 1022153 square meters with the capitation of 2/34 square meters have been allocated to green spaces.

### **The industry use**

Determining the capitations recommended for industry generally requires economic, social and political analysis, and what is more paid attention in urban studies is determining the economic basis of the city and economic/social activities of that city. The importance of industry has been declared more than before. In different countries, the land allocated to industry differs based on the level of industrial development (Pour Mohammadi, 2003, p: 48). In our country, the capitation suggested for workshops and industrial use is between 2 to 3/5 square meters. There are two points which must be noticed in terms of organizing urban industries and services.

First, what industries can be located in cities?

Second, how the urban industries and services must be distributed and organized in the city.

In tracking the location of industries, in addition to environmental effects, we must consider other criteria such as contiguity, facilities' access, privacy, etc.

The average of capitation for industrial use in Tehran is 2.84 square meters.

Such uses totally possess 385242 square meters and capitation of 1/69 square meters which are distributed over the area.

### **The use of urban installations and equipment**

This type of use includes a vast domain of urban services, such as the spaces related to infrastructures installations including water, electricity, gas, waste water, telecommunication, Post office, gas stations, Slaughterhouses and etc. in terms of spatial divisions, the installations and equipment can't functionally replace other uses, while they require the specific spatial divisions depending on several factors such as population density, the need to special services, access distance and other factors. Some of these installations such as collecting and disposing the rubbish is done outside the texture of the city and the capitation proposed for this type of use is between 5 to 7 square meters.

According to the studies done on each type of land use in area and different regions, and according to lacking general requirements in the area, some services such as cultural, religious and health-care, sport, official and urban and commercial installations are in priority, in which the shortage mostly exists in the areas. Therefore, we can improve the shortage existing in welfare services of the area through utilizing wastelands, overlooking, transferring and allocating the industrial and military lands to service uses, increasing the constructive levels of service use and rising the density in unit.

### **Conclusion**

New cities can be useful in critical urban areas which are followed with the rapid growth of population, and their role is to receive the excessive density of the population. According to the experiences of developed countries, it is found out that they construct new cities based on their political, economic, and social and population's needs, and choose appropriate financial and managing methods for realization

of new cities. Development of new cities is an advanced phenomenon, because it provides social functions based on social, economic, industrial needs. The new cities usually bring a modern scientific and technical method for the people and encourage them to civil principles. The rate of success in a new city is relative, this sentence is correct if we see its success in achieving the predicted goals and plans and its failure in lack of fulfilling these goals and plans. In the villages, the people closely know each other and mostly are relatives, but it turns to a strange-like and heartless relationship in cities which is only in the form of achieving more profits, in which whoever smiles is mostly after more profits. The variety of groups and races, lack of recognizing these races and cultural conflicts caused by such situation can't present a pleasant appearance of city. The new city will face some challenges in directing people and it will fail if the government doesn't plan for that. Thus, although the physical density in the crowded places such as new cities or residential locations is high, they wouldn't improve the level of social life. Without considering the cultural needs of humans observed in most of urbanizations and forming urban spaces, the physical development of urban space will turn to an atmosphere where no moral density will exist.

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