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Motivations for settlement in new towns in a developing country: A case study of Andisheh new town, Iran

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Abstract

New towns are built to facilitate resolving the social, economic, and environmental problems of large cities, and are a response to the overconcentration of population and economic activities inside them. In this study, the reasons of selecting new towns from residents' points of view have been studied. In this regard, Andisheh new town which has been located in southwest of Tehran urban complex is selected as a case study. Andisheh new town is assessed through using the data of Iran statistics Center, completing a questionnaire by the citizens of the town, field observation, data analysis by using statistical analysis and C Correlation Coefficient. The findings of the research indicate that Andisheh new town, in addition to being successful in the field of attracting population, has achieved success in providing affordable property for the citizens, which is also the main reason that the residents have chosen this new town.

Keywords: New town; Andisheh new town; Statistical analysis; C Correlation Coefficient

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1. Introduction

In our contemporary urban developments, the world is moving into a new era of rapid urbanization. The problems of traffic congestion, air pollution and the impersonalized isolation of urban sprawl are growing. To deal with these problems the concept of creating new towns spread across the world with the creation of planned communities (Merlin, 2005; Halberg et al., 2008). The new towns were built to facilitate resolving the social, economic, and environmental problems of large cities (Hui and Lam, 2005; Varesi and Ghanbari, 2012).

At present, the “new towns” pattern has been accepted as a basis for organization and spatial refinement of big cities and establishing regional spatial order and balance (Ghamami, 2008; Seyed Fatemi and Hosainzadeh-Dalir, 2010). In implantation of spatial planning in metropolitan areas, one of the main purposes is equilibrium distribution of population across the land so that there would be no harm to environment. In this planning, various solutions has been suggested towards achieving this important purpose. One of the spatial strategies suggestion in regards to optimal population distribution and preventing unbalanced growth of population particularly in metropolitan, is to establish new cities within proper distance from big cities.

In Iran, Most of new towns have been designed to absorb additional population and distributing services (Iranmanesh and Bigdeli, 2012). One of these significant new towns in Iran is Andisheh new town which has been located in southwest of Tehran urban complex and is the most populated new towns in the urban complex of Tehran. The aim of this paper is to study and analyze the reasons of selecting Andisheh new town from residents’ points of view.

2. Background of new towns

New towns are the result of the modern wave of urban planning which was founded after the World War II (Seyed Fatemi and Hosainzadeh-Dalir, 2010). The background of developing new towns in the world is often recognized by their formation in UK and France. London and Paris are recognised as the first urban communities with satellite towns in the world that several new towns were formed in their outskirts to decentralize their urban structure (Seyed Fatemi and Hosainzadeh-Dalir, 2010).

The recent history of new towns is based on Howard's influential Garden City. In his book “Garden Cities of Tomorrow” (significantly first published in 1898 as *Tomorrow: the peaceful path to real reform*) Howard (1902) showed his revulsion against the unhealthy conditions of the industrial cities (Turner, 1980). The aim of creating Garden City was to combine the best features of both rural and urban life, without the problems. The Garden City was to be a self-sufficient settlement surrounded by a green belt, with no more than 32,000 and linked to other Garden Cities forming a network of settlements called the Social City (Howard, 1902; Hall and Ward, 1998; Hobson, 1999).

In the third world countries, the 'modern' new town first arrived in the early twentieth century. Since 1945, new towns have been used as a tool by post-colonial governments for different aims (Gilbert and

Gugler, 1981; Turner, 1980; Stewart, 1996). In response to problems in big cities, new twin urban communities have been built, as in Mumbai, and, closest to Howard's theory, satellite towns around huge towns, such as Cairo and Shanghai (Hobson, 1999).

In developing countries the purpose of establishing new towns was to meet the requirements of physical expansion originated from urban development in the metropolitans (Faramarzi Asli and Khojasteh Ghamari, 2012). In Iran, the urban areas suffer from many problems that damaged natural resources (Shahraki, 2014). After Islamic Revolution in Iran and the changes it brought about, the urban population is about 70 million and it has been estimated to reach 100 million in the year 2021. The number of towns is more than 950 now and it will become 1900 in 2021 (Nourinejad, 2006; Asli and Ghamari, 2012). In spite of strategies and efforts of government during this period to keep balance urban network, most of the country's population centralized in some big cities such as Tehran, Isfahan, Mashhad, Shiraz and Tabriz, and the total populace of these cities shifted between 20- 25% in distinctive censuses, which shows the centralization of population in substantial cities and emerge of metro-poles in Iran (Yaghoubzadeh and Amiri, 2011; Pakzad et al., 2007).

In 1985, Iranian ministry of accommodation considered three national strategies in order to encounter with problems of city population of the country (Ostrowski, 2000). One of them was constructing new towns. The new towns have been developed mostly around Iran's main metropolitan areas such as Tehran, Isfahan, Shiraz, Tabriz, Zahedan, and Mashhad (Ziari and Gharakhlou, 2009). Following this issue, the construction of 28 new towns was included in the work plan of the Ministry of Housing and Urban Development (MHUD) (Ziari and Gharakhlou, 2009).

The new cities in Iran are built for special purposes such as:

- Scientific city : such as Pardis
- Industrial city for the housing of Isfahan's steel industry workers: such as Poolad Shahr
- Intended for home the staff of Tehran's international airport: such as Parand
- To offer homes for the sugar industry people: such as ShirinShar
- Homes the employees of a sugar cane processing plant: such as Shushtar
- To house the Tehran's majority population: such as Tehranpars and Andisheh
- Remedy the water and sewage infrastructure problems of the Zabol big city: such as Ramshar (Ministry of housing and town building, 2003; Shahraki, 2014)

The most common type of new town in Iran is satellite new towns. Iranmanesh and Bigdeli (2012) stated that the continuous increasing of population in major cities of Iran is the main reason of establishing this type of new town in this country. This pattern has been used around large cities especially in Tehran and their major roles are absorbing additional population of large cities and spatial organization of main city such as Shahin Shahr, Hashtgerd, Parand and Andisheh cities in Tehran (Iranmanesh and Bigdeli, 2012).

Tehran, as a capital of Iran, has five new towns: Pardis, Parand, Andisheh, Hashtgerd and Latyan. The location of these five new towns has been accomplished according to these criteria:

- Having adequate distance from large cities and suitable access to access network in the region

- The possibility of providing the fundamental necessities of infrastructure facilities such as electricity, water and power
- The possibility of utilizing of potential economic abilities
- Not near to agricultural areas
- Having adequate qualification to establish the city according to requested material and human power
- Having adequate qualification in topography, climate, environmental, and pleasant views (Iranmanesh and Bigdeli, 2012).

The construction of these new towns around Tehran follows the objectives of absorbing the overflow population of Tehran and its urban area, preventing rise of real property price in Tehran, decentralization of Tehran city and offering housing to low-income groups (Ziari and Gharakhlou, 2009).

3. Case Study

Identifying and studying the objective area is considered one of the main parts of a research. In order to decentralize and absorb the overpopulation of populous big cities such as Tehran, preventing uncontrolled expansion of big cities, balance the social and economic growth and control the migrants movements, policy of creating new towns was put in order by the Ministry of Housing and Urban Planning (Iranmanesh and Bigdeli, 2012; Population and Housing Censuses, 2011). Iran's ministry of urban planning and housing approved the plan of Tehran urban complex in 2002. The urban complex of Tehran includes 9 cities: Tehran, Damavand, Ray, Shemiranat, Karaj, Varamin, Eslamshahr, Savoojbolag and Shahriyar and the main aim of this design is decentralization. The population of urban complex of Tehran in the last population census (2011) is approximately 12 million people (Iranmanesh and Bigdeli, 2012; Population and Housing Censuses, 2011).

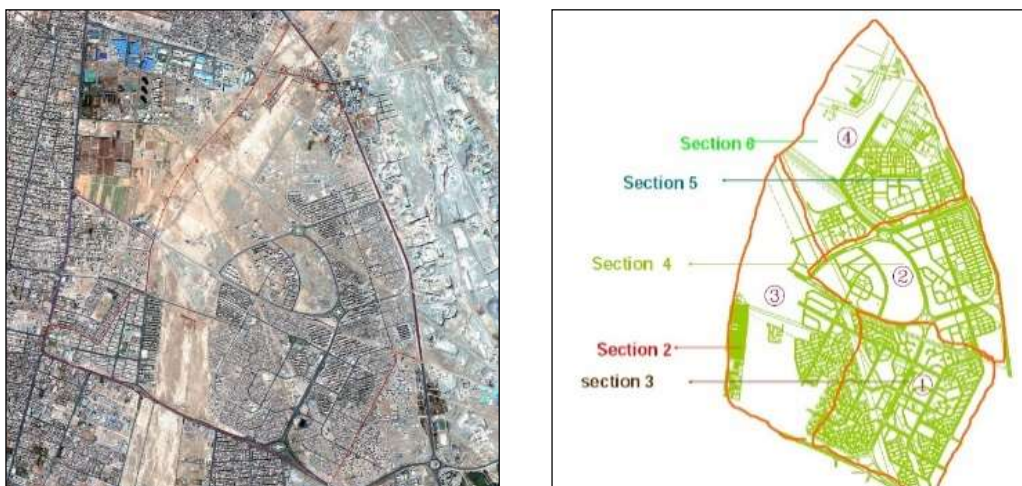


Figure 1. Satellite image and different sections of Andisheh new town (Source: Shahr and Barnameh consulting engineers, 2003)

Andisheh new town is one of the new towns which has been located in southwest of Tehran urban complex with the aim to absorb population overflow. It is 25 km far from Tehran and is located in south western Tehran, south eastern Karaj and eastern Malard road (Majedi et al., 2011). The location of Andisheh new town was determined by the Ministry of Housing & Urban Planning and in primary studies the area of it estimated 1495 hectares. The short distance of the town to Tehran and its population focus and industry and service areas has assigned this town a fast track population attraction. In addition to these factors, the position of this town near the industrial area of western Tehran and its quick access to its own employment areas, stand among influential factors in such fast attraction of population (Talachian, 2005).



Figure 2. Andisheh new town (Source: Author, 2014)

Council of urbanization and architecture considered population of 40,000 as the highest population of Andisheh new town and over verifying on 1992 the discussed highest population increased to 60,000 and finally on 2000 the civil and development plan of Andisheh new town with 10,3500 population and area of 1400 ha was approved. In Master Plan of Andisheh new town, 60,000 population in 2006 was predicted for the town, however as the Table 1 shows, in 2006 census Andisheh new town with 75,619 population had been more receptive than predicted plan. And also based on Statistical Centre of Iran in 2011, the town had 96,870 population which 49,287 of it are men and 47,520 are women (Shahr and Barnameh consulting engineers, 2003; Pazhuhesh and Omran Consulting Engineers, 1997).

Table 1. The population of Andisheh new town in different years

Population (1996)	25519
Population (2006)	75619
Population growth (1996-2006)	11/5
Population (2011)	96870
Estimating the population (2016)	133992
Estimating the population (2021)	144475
Estimating the population (2026)	154009

According to data and statistics available in Statistical Centre of Iran and Civil Company, Andisheh new town had experienced a favorable process regarding population reception (Shahr and Barnameh consulting engineers, 2003; Pazhuhesh and Omran Consulting Engineers, 1997).

4. Materials and methods

In this paper with the use of questionnaire tools, which have been completed by a certain statistical community of Andisheh new town citizens, Andisheh new town in the south west region of Tehran metropolitan has been assessed. C Correlation Coefficient is also applied in order to study how the relationship between the numbers of variables contained in the questionnaire. Then, through using statistical analysis and C Correlation Coefficient, one of the correlation criteria for two variables is with a nominal scale or one nominal and one rating. After that, a designed questionnaire, which has been brought in the research attachment section and through the responses to its questions by the residents of Andisheh new town, the case study sample has been assessed and analyzed. Sampling has done randomly in this research and to estimate the sample size, the Cochran adjusted formula has been used (Cochran, 1963), which according to Equation 1 the sample size is equal to 149. By using Cochran adjusted formula the sample size have been determined.

$$N = \frac{t^2 n P Q}{(d^2 (n-1) + t^2 P Q)} \quad (1)$$

where,

N= Sample size

t= Standard normal variable (z = 1.96 at 95% confidence level)

p=Proportion or degree of variability

n= Population size

Q= 1-p

d=Level of precision

(t, p, n, q and d value are 1.96, 0.5, 0.5, 0.8 respectively and the sample size is equal to 149)

5. Results and discussion

In this part of the study, the results of the questionnaire completed by the residents of Andisheh new town will be studied.

5.1. The previous place of residence of the citizens

This question has been designed with respect to the objectives raised for Andisheh new town, which attracts the overflow of Tehran population. To answer this question, three options were presented to the citizens: the city of Tehran, other cities in the province of Tehran, a city in another province. In response to this question, the data obtained from the questionnaires is as follows: 56.8% of respondents live in Tehran, 27.2 percent of respondents reside in other cities in the province and 16 percent of the respondents reside in the other provinces. As the results of the questionnaire show, more than half of the respondents declare Tehran as

their previous place of residence. Totally, it can be said that citizens of most of the residents in this town are the population overflow of Tehran metropolis.

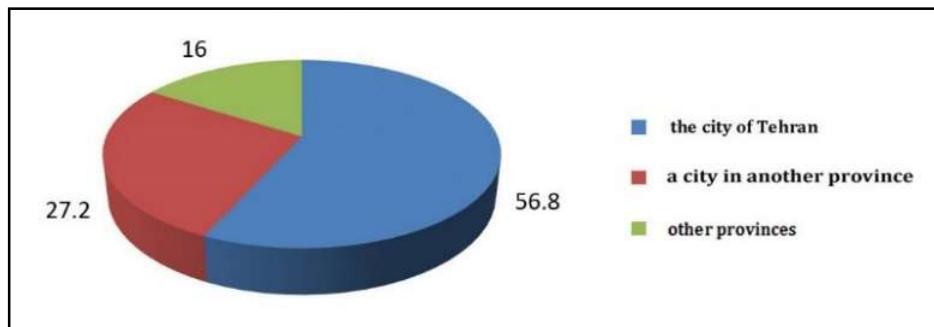


Figure 3. The previous place of residence of the citizens

5.2. Duration of stay of Andisheh new town residents

According to the questionnaire completed by residents, 17.9 % of the sample studied, less than 1 year, 29.6 % between 1 to 5 years, 32.2 % between 5 to 10 years, 24.3 % more than 10 years have been the residence of Andisheh new town.

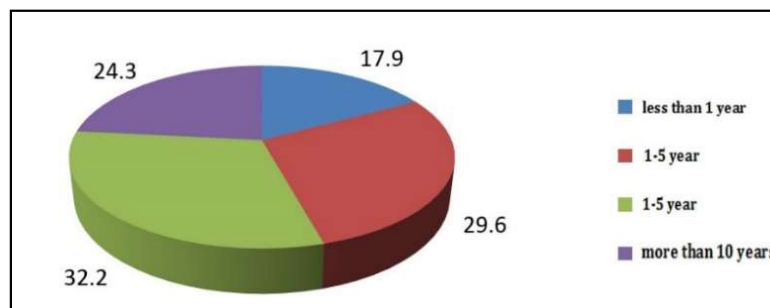


Figure 4. Duration of stay of Andisheh new town residents

5.3. Type of ownership

In order to evaluate Andisheh new town and considering that this town has been constructed to provide affordable housing, and possibility of possessing property for the citizens, the type of housing ownership through mentioning two options: rental and ownership was asked from the residents, which the analysis is as follows: 56.8 % are owners and 43.2 % are tenants. As it can be seen, there number of owners dominates the tenants.

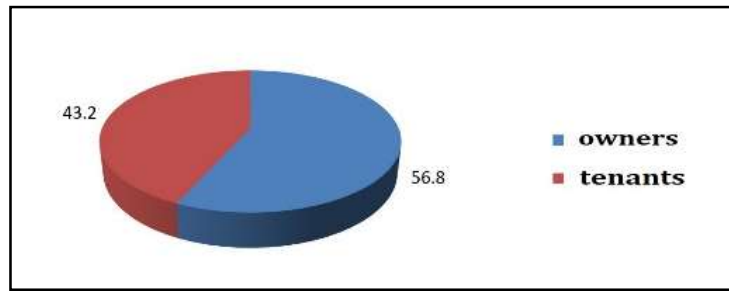


Figure 5. Type of ownership

5.4. The reasons to select Andisheh new town for habitation

In order to study the issue that why the citizens residing in Andisheh new town have chosen this town to live in, 8 options in response to this question have been mentioned, which the data extracted from the questionnaire is as follows: 34.9 the affordable price (inexpensive price) and the possibility to possess a property, 6.7 %, the inexpensive mortgages and rental prices, 10.7 % proximity to place of work, 30.2 % favorable climate, 2.7 % transferring by the organizations and cooperatives, 10.7 % better living conditions and 4% the ethnic groups residence consider the reason to choose Andisheh new town to reside, which among all the maximum percentage is related to the inexpensive price and the possibility of possessing a property.

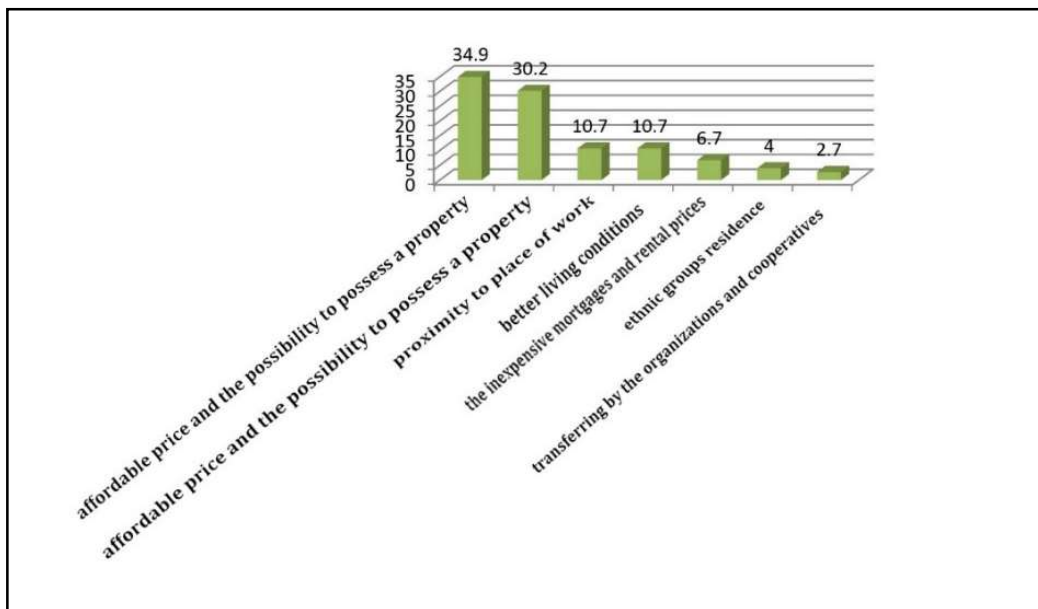


Figure 6. The reasons to select Andisheh new town for habitation

5.5. The main advantage of living in Andisheh new town

Considering that Andisheh new town has been built as a new town at a distance of 30 km of Tehran metropolis, it should have advantages to be able to be successful in attracting population. One of the questions of the research questionnaire, studies the advantages Andisheh new town in a frame work of a series of options which as a case includes the geographical, skeletal, and economical and service dimensions. The results of the responses to this question is as follows: 5.4% better urban services, 4% social relationships and better neighborhood, 16.1% regulated and planned urban development, 4% appropriate geographic location, 34.2% affordable housing, 24.8% peace and of 11.4% of the respondents have mentioned less traffic as the advantages of Andisheh new town, which among the advantages the affordable housing has been more considered by the residents.

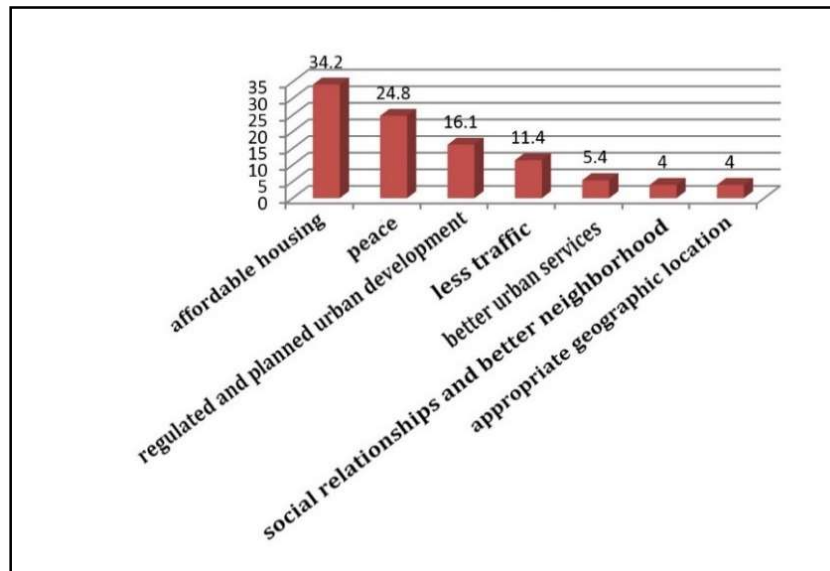


Figure 7. The main advantage of living in Andisheh new town

5.6. The main problems and the shortcomings of Andisheh new town

In order to study the problems and shortcomings of Andisheh new town, 8 option were given to the respondents, which the results of the completion of this question are as follows: 21.4% lack of welfare-entertainment services, 10.3% lack of public transportation within the town, 9.5% lack of public transport between the cities, 12.8% insecurity, 15.5% lack of health care services 15% lack of educational services, 8.5% shortage of shopping malls, 7% accommodation high prices have mentioned as the most important problems of Andisheh new town. The maximum frequency have expressed lack of recreational and leisure time facilities. For example, there is only one cinema or one main large Park (except for the local parks).

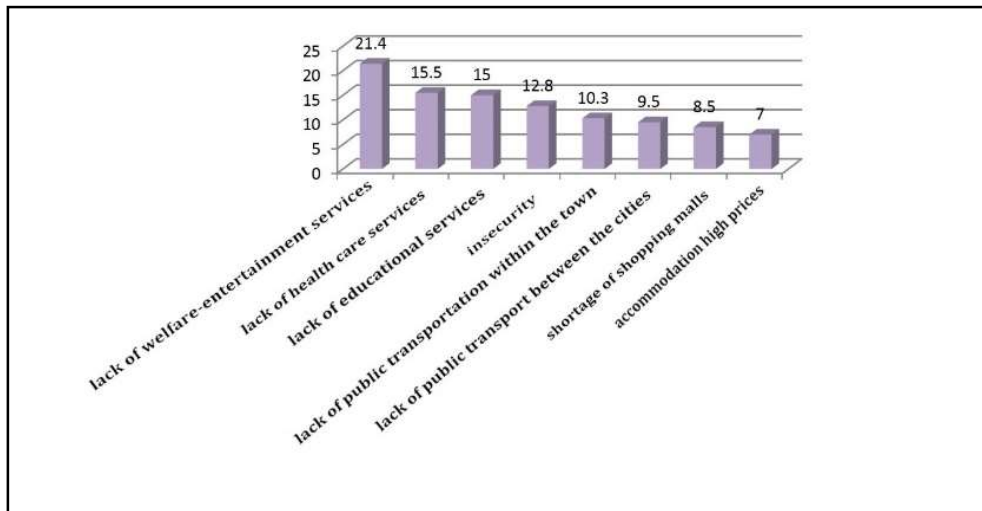


Figure 8. The main problems and the shortcomings of Andisheh new town

5.7. Tendency to migrate from new town to other places

The residents were requested to express their desired destination, if the possibility to migrate was provided. The results of the responses to this question are as follows: 70.8% the city of Tehran, 18.7% another city in Tehran province, 13.4% other provinces and 7.1% prefer other areas to emigrate. Most willingness to migrate is to the city of Tehran.

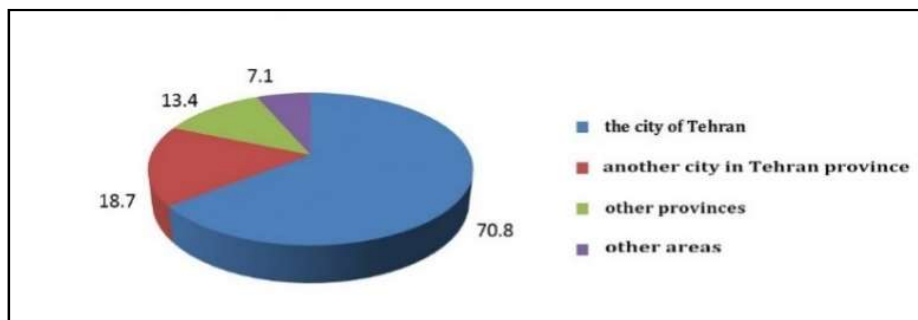


Figure 9. Tendency to migrate from new town to other places

5.8. Work place of head of household

One of the factors which can be effective in a better assessment of Andisheh new town is the head of household work place. The existence of appropriate and varied job opportunities in a city can be the most influential factor in attracting the population for the town and the continuation of the economic life of the town. In order to study these factors, the work place of the residents was classified into 5 groups. In the

evaluation conducted, 47% Tehran, 24.8% Andisheh new town, 12.2% Karaj road, 9.8% Shahriyar and suburbs and 7.2% express other locations as their work place. With regard to the existence of numerous career opportunities in the capital city and as the results show, 47 percent of respondents have announced Tehran as their work place. The shortage of job opportunities and diversity in Andisheh new town can be the cause of the employment of residents in the city of Tehran.

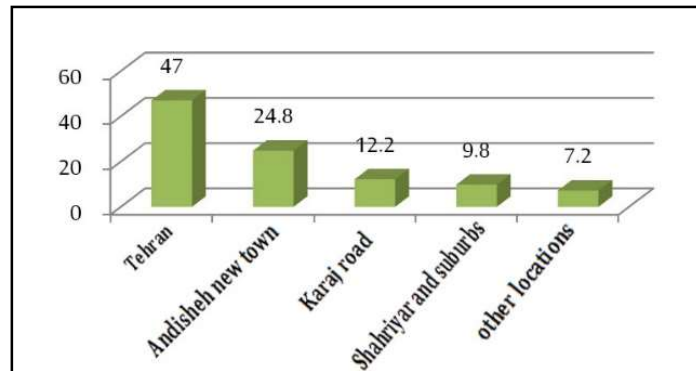


Figure 10. Work place of head of household

5.9. Commuting time between the workplace and place of residence

The main reason of constructing new towns has been proximity to the work place and residence. According to this important goal, the commuting time between the workplace and place of residence of Andisheh new town citizens based on 5 options was asked, which the results of this question are as follows: 23.3% less than 30 minutes, 28.2% 30-45 minutes, 24.3% 45-60 minutes, 18.4% 60-90 minutes, 6.8% more than 90 minutes spend time to reach their place of work from their residence Andisheh new town.

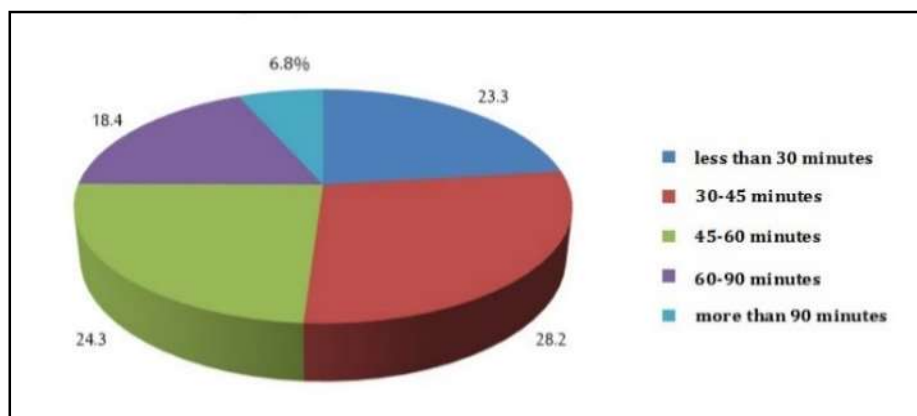


Figure 11. Commuting time between the workplace and place of residence

5.10. Selection of Andisheh new town and the merits of this town

In this part, with respect to the questions raised and the analysis of the questionnaire completed by citizens in order to assess Andisheh new town, the study of the relationship between two important questions raised in the questionnaire discussed. Several reasons can cause the selection of this town by the settlers, and in the meantime, the town should have a series of advantages that it is worth migrating to it. The study of the quality of the relationship between the advantages of Andisheh new town and the reasons for choosing this town for residing gives us a clearer view point to assess Andisheh new town. In order to study the relationship proposed C Correlation Coefficient has been used.

This type of correlation coefficient is more used in the correlation tables and the study of the amount of relationship between two nominal variables. Generally, Correlation coefficients change between -1 up to 1, and the relationship between the two variables can be positive or negative. As in the previous section, the results of the questionnaire were analyzed, the question about the reasons for the selection of Andisheh new town for residence has 7 options, which the cumulative frequency percentage and cumulative percentage of each of the options, in the question raised have been given in the format of Table 2.

Table 2. Reasons of selecting Andisheh new town from residents' points of view

Reasons	Frequency	Percentage	Reliable percentage	Concentration percentage
Inexpensive & the possibility to possess the property	52	34.9	34.9	34.9
Affordable rent & mortgage	10	6.7	6.7	41.6
Proximity to the work place	16	10.7	10.7	52.3
Favorable climate	45	30.2	30.2	82.6
Transfer by organizations & Cooperatives	4	2.7	2.7	85.2
Better life conditions	16	10.7	10.7	96.0
Ethnic groups residence	6	4.0	4.0	100.0
Total	149	100.0	100.0	

As the frequency and percentages calculated show, the largest number of respondents have known the cheap housing and the possibility of the property ownership as the most important reason for choosing Andisheh new town for living, therefore, considering that 56.8 percent of the respondents to question 1 of the questionnaire have declared Tehran as their previous location of residence, it can be said that the first factor in attracting the population to Andisheh new town has been the factor of relative low price of land and property in comparison to Tehran. In order to assess Andisheh new town the town desired advantages have been asked from the citizens in the format of 7 options in one question, Table 3 shows the number of respondents to each of the options, the frequency percentage of each of the options and the cumulative percentage.

Table 3. Advantages of urban life in Andisheh new town

Advantages	Frequency	Percentage	Reliable percentage	Cumulative
Better urban services	8	5.4	5.4	5.4
Social relationships & better	6	4.0	4.0	9.4
Regulated and planned urban	24	16.1	16.1	25.5
Appropriate geographical situation	6	4.0	4.0	29.5
Inexpensive property	51	34.2	34.2	63.8
Peace	37	24.8	24.8	88.6
Less traffic jam	17	11.4	11.4	100.0
Total	149	100.0	100.0	

As it has also been inserted in Table 3, the largest number of statistical community that have answered the research questionnaires, have considered affordable housing as the most important advantage, which is 34.2 percent of the total respondents, and of 11.4 percent of the respondents have chosen less traffic and this option has the second ranking among other options. In Table 4 the statistical community, which has been raised and the percentage of the questionnaires, which have been filled have been studied.

Table 4. Summary of sample processing case study

Reasons for residing in Andisheh new town and the advantages	Case Study					
	Validity		Lost		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
	149	100.0%	0	.0%	149	100.0%

In the next step, the relationship between the two variables for the reasons of living in Andisheh new town and the advantages existing in Andisheh new town, have been studied. This process has been carried out by using the statistical analysis and the results obtained from the assessment of the relationship between two variables have been brought in Table 5, which the result obtained is 0.705. The Significant level for the model applied in order to assess the relationship between two variables considered is also calculated (0.000).

If significant level is in the level of error smaller than 0.05 is, it can be concluded that the model applied for the research has been a good model, and the relationship between two variables can be clarified properly. In this research, as it was also mentioned, the significant level is (sig: 0.000) and as a result, the model applied in order to measure two variables (the reasons for residing in Andisheh new town and the advantages of Andisheh new town) has been a good model and provides an acceptable result. The C Correlation Coefficient calculated is (0.705). The Correlation Coefficient has a range between -1 to +1, and

considering that the result obtained is closer to 1, it indicates positive relationship and perfect correlation between the advantages of urban life and the reasons for choosing Andisheh new town to live.

Table 5. Summary of sample processing case study

	Quantity	Significant level
Correlation Coefficient (nominal)	0.705	.000
sample size	149	

6. Conclusion

In the research conducted and in order to assess the performance of Andisheh new town a questionnaire was designed and was completed by Andisheh new town citizens. The studies carried out in the field of evaluation of Andisheh new town indicates that through providing affordable housing and providing the possibility of land and property ownership, that is one of the most important advantages of the town, Andisheh new town has been able to achieve success in attracting population. According to the results obtained from the statistical society studied, it can be said that close to half of the town's residents of Andisheh new town are employed in the city of Tehran and Andisheh new town has not been able to provide job opportunities for its residents and the city has remained solely in the form of dormitory role for the residents. Considering the horizon of the Master Plan of Andisheh new town, which is for 2016 and for this year, the population of about 100,000 people, is anticipated and on the basis of the statistics of 2011, which the town has had a population of 96870 people, it can be said that Andisheh new town in the field of attracting population has acted successfully and it is very close to the forecast raised in the Plan horizon.

Based on the study of the immigration streams and population statistics of Andisheh new town it can be said that the town has been able to achieve a remarkable success in the field of attracting immigrants and the number of population. One of the main reasons for the success of Andisheh new town in attracting population and achieving one of the most important construction objectives of the town, which is attracting population and creating a demographic balance in the region, having access to appropriate communication paths, which have been located around Andisheh new town. Of course, suburban communication networks around Andisheh new town have previously existed, and this issue is also linked to the correct positioning of the town in the urban area of south west of Tehran metropolitan. Communication networks provide easy access of Andisheh new town to the neighboring cities, which are in the South-West metropolitan region as well as Tehran metropolis.

In order to assess the performance of Andisheh new town and according to the results obtained from the questionnaire, which was filled by citizens, the relationship between the reasons of the citizens residing in

Andisheh new town and the residing advantages of the citizens in the city was studied, one of the options raised was the possibility of owning a property and cheap housing, which this option had the highest frequency in both questions raised. In the assessment conducted, also one of the most important reasons of living in this town and choosing it by the citizens is the existence of affordable housing in Andisheh new town and the possibility for the property ownership. Of course, in line with the topic of knowing Andisheh new town it was also pointed out that one of the reasons for the construction of Andisheh new town is to provide affordable housing in the south west area of Tehran metropolitan, so that it can attract the population overflow.

Finally we can say that Andisheh new town by passing over more than two decades of its life and based on the existing statistics has been able to be successful in one of its most important targets, which is to attract population overflow largely. The following factors can be expressed as the most effective factors in the success of Andisheh new town in attracting the population, as well as helping the town to continue its economic life:

- Proximity to the metropolis of Tehran and the vicinity to large cities such as: Quds, Shahriar and Malard.
- Land and housing price difference compared to the metropolis of Tehran and providing housing with lower price
- Accessibility to the metropolis labor market and industrial axis of the West and South West of Tehran.

Field studies and the results of the statistical society, studied, suggest that Andisheh new town faces main problems, which some cases can be mentioned as follows:

- Shortage of educational facilities such as schools and sports centers and cultural center
- Shortage of inner-city transportation
- Heavy traffic jam on the access route to Tehran
- Shortage of recreational and leisure time facilities
- Shortage of hospitals and specialist physicians
- Lack of cemetery in the town
- Shortage of service facilities such as a bank, town Birth Registration Office and Documentation Registration Office
- Lack of the possibility of development of the city, considering that Andisheh new town has been constructed in the vicinity of the most appropriate agricultural lands, in the future if agreed with the development of the town will have no choice but to eliminate the agricultural lands and pushing the agricultural work force towards the service jobs.
- Considering the young population of Andisheh new town, the main problem that threatens the young population, is the employment of the youth of this town.

Finally, to solve the problems of Andisheh new town, these solutions recommended:

- Creating new employment in Andisheh new town along with paying attention to the population overflow of Tehran metropolitan area
- Creating a special attraction in Andisheh new town to attract the population and encouraging the accommodated population not to migrate
- Building high-rises and increasing building congestion in Andisheh new town.
- Removing the administrative bureaucracy from the property and land markets in the town
- Encouraging the private sector to invest in Andisheh new town by creating acceptable economic conditions for investors.
- Construction of a subway line for quick and easy access to Tehran and industrial and service areas of the West of Tehran in province
- Constructing a scientific and research center in Andisheh new town such as constructing a university
- Strengthening the transportation system within the town
- Creating more benefits and facilities for the employees, especially for the educated section, who are working in the cities, because these people have the expertise and they are useful for the future growth and development of these towns and in terms of social and cultural especially in the development of the town, they can be useful.
- Creating developmental poles, which are like leading industries and they lead to sustainable employment in these towns and can attract population for people who live in the big cities, but because of not having a job, they are not willing to migrate and live in these towns.
- Providing facilities for the private sector investor to inject their capital in these areas.
- Providing easier ecological conditions and having access to facilities such as accommodation, educational and recreational facilities, etc, which is hard to obtain in large cities, in this way, the people outside this town, especially the residents of the cosmopolitans can be attracted to it.
- Allocating more budgets from the public sector for the development of these towns.
- Using efficient, specialized and committed managers for the appropriate development and planning for these towns.
- Distributing economic activities with the national performance in the southwest region of Tehran metropolitan to prevent an Intra-regional imbalance.
- Providing credit facilities for investment and attracting public participation in industrial activities of the towns of South West area of Tehran metropolitan.

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