

Examines Criteria Applicable in the Optimal Location New Cities, with Approach for Sustainable Urban Development

Mohsen Hatami and Elham Ameri Siahooei

Department of Urban and Regional Planning,
University of Tehran Kish International Campus, Iran

Abstract: New cities, the most important phenomenon of the modern age are recognized in and as epitome of "new civilization" are. The phenomenon of creating new cities in the world, has always been throughout history for reasons political, security, economic and demographic existed and simultaneously with industrial revolution in Europe and then in America was formed. Locate a new city due to various factors and criteria are in this paper refer to the location factors place and role in the construction of new towns has been studied after construction of the new city to be designed to prevent problems from occurring. If you look at places to build new towns we knew that these cities are locate in nearby cities optimal location is important to establish new settlements and awareness of social services, leisure facilities and the natural area is required and a variety of landscapes and green space is to enrich the lives and also places emphasis on both the location and pricing policy as a strategic policy has been. In this research using the library research method and the direct and indirect observations, to how location new cities and their role in the future development of the city And evaluation of various criteria, with the aim of providing Applicable suggestions in order to achieve sustainable urban development are discussed.

Key words: Sustained development % Optimal location % New city % Urban development

INTRODUCTION

Land as a nonrenewable wealth in the city, in the most different user, it provides various services to residents and citizens, Under urban land use, according to city population size, has a certain standard, It is learned that as per capita, increasing urbanization and growing demand for housing, according to most officials and planners to address the housing needs of citizens draws, But according to the needs of future generations, while the current needs of the most essential topics that will be great emphasis on the scientific community, But the formation of each residential unit and create a Suitable environment for human life must include the various stages of planning, design and construction is over, the lack of attention to their principles or even a failure to perform properly, can cause various problems [1]. The residential user, the most original and largest city is to provide the most basic needs of people, With different dimensions and different that people in urban space, a

sense of belonging for more public space, social and economic dimensions of the transfer [2]. Most of urban management experts believe that life in the cities is more independent on pedestrians than car users [3]. Creation of new towns in order to respond to the needs of such as the overflow of population, housing and many other factors will be provided, but their origins in the planning process from the perspective of sustainable development and environmental planning is not significant. The city's early formation of human civilization, Statesmen have always desired. Construction of the Center for Biological, often with different objectives, it provides the criteria and history of such cities with different goals to be more than four thousand years. The housing industry contributes immensely to national growth, forms part of the productive economic sector and actively contributes to the gross domestic product (GDP) of a country. However, current threats and challenge have built up barriers that slow down the growth of the industry [4].

New towns, the most important and best new age phenomena are non obligatory and as a symbol of 'Newcivilization is considered. Create a new phenomenon in cities throughout the history of the world political reasons, security, economy and population have and at the same time the industrial revolution in Europe and then America, New legitimacy in the Urban Development was formed. The basic foundation of new towns in the self-sufficiency, independence, balance, population and employment. In general, the origin of new towns to be noted that Howard's views on self-sufficiency and independence of the new towns by creating a balance in employment - the crowd goes [5].

This principle was implemented in New England towns but the new quarters in Scandinavia, the Netherlands or Germany did not realize, on the other hand, can be cited to satellite towns that basis, the dependence is the mother of cities. New towns in France, the balance between housing - employment is desired, but the link between housing and forced to work in new cities, as England has not been established.

Factors in the Built: The first question that is raised in connection with the construction of new city the problem is to locate them. The location of the project will follow these studies must be based on new city plan. The point here is that it is the new town in a pristine and free of crowds and activity must be constructed, or new towns and centers with residential areas and populations may also have to locate. The relationship between physical design can be partly lost as a beyond design.

To locate new towns to be considered. Although the plan to locate in cities and populated areas of pristine and free of previous residence addresses. In this situation, locate a new city, what are the factors? Comments should be limited only to physical design and construction of new towns in the area? For answers to these questions should be as the general framework of the basic physical needs are met And deficiencies in the design, the other studies was essential. According to the types of incentives to create new cities and each of them, i should think the proper places. For example, a city located in the residential location is depending on criteria with a completely different city, industrial or agro-industry aid and support. dormitory in the city, minimizing travel time to work locations Proper natural position, I need to establish minimum health and educational facilities and providing assistance to residents (who are less with their families) and the like are necessary. Support for an

industrial city must travel behavior and the desire to live in a large industrial workshop or workshops to be considered so locate independently and separately from the system of national and regional economy and sociological perspectives and cultures can not live naturally, this choice may be inspired from the more comprehensive plans. Upstream projects could include regional plans, district, city, settlement and mining industries and finally locate the city's comprehensive plan is in development. The city takes its proper place according to their functional nature. The proposed new satellite cities are naturally a lot of character satellite Cities in relation to the mother city should be planned. Their size, functions, facilities, infrastructure and urban facilities and especially where they should be determined according to the same role [6].

A large number of new towns in Iran and future problems ignoring the role of this satellite has a number of them to assess the costs and access to municipal employees in different locations. There are ways in which patterns and site selection and deploy new services in the cities of Iran are not significant. Locate the new city of important issues that must be considered are as follows:

Location of New City: Place a new city or in an empty land development and free of the population or a population center and the existing residence is proposed after construction of the first countries to experience new cities the pristine and empty lands of the population came to the conclusion that rural development - cities and towns of success than the new towns built on vacant land that have been designed to be enjoyed.

Employment in New Town: The city and the new settlements, should be developed along with various other aspects, employment, it should be studied. Along with the physical development and construction of residential units, Employment in the overall planning system with a city to be considered. The issue of employment in the construction of new towns has led like other cities, the population of these cities that are catchy enough to survive.

The City's Social Problems: Planning and design of new towns, Social factors are based on a projection system the basic goal of improving urban living conditions, promote, Level of social welfare is the city's residents. Small towns and rural - urban areas due to settlement identity and having certain other entities can be considered the best

location for construction of new towns and the identity of the resident population and the fence to dry out their apartments and houses without a soul. And as the poles is an important population and according to different criteria to locate the best and most desirable places to build new urban areas are considered [7].

Urban: The urban issues such as urban development, employment and unemployment problems immigration, traffic, housing shortages, marginalized, increasing population Degradation and land conversion, incidence of water pollution, air, soil, the volume and many other phenomena associated urban problems have continuous communication with each other and if not one of them can cause other problems. Environmental problems in different dimensions, due to considerations of non-compliance environmental criteria in place and is seeking new towns fundamental research, application of site selection criteria in the new towns, Is to achieve sustainable urban development. The main purpose was to determine the best location is suitable for urban development the lowest long-term adverse effects in the present and to be followed. Results can be used as a template for designers and urban planners used the main aims of creating new towns can be stated as follows:

- C Prevention of uncontrolled development and the city's metropolitan.
- C Transport industry workshops and annoying and sometimes without a permit from the City's the new city in order to lead, manage and control services. The implementation of these industries and the transfer of redundant production unit Residential fabric of the mother who is now in most cities.

Including Tehran, as the problem exists, will solve many existing problems.

- C Attracted an overflow crowd in the city by creating new employment center.
- C Prevent the uncontrolled rise in the price of land in the Mother City and speculation on the ground due to the unlimited development of the cities.
- C Refining the mother city to organize its development as a detached.
- C Reduction of transportation from the city's industrial areas around large cities and eliminate wasted time by employees of industrial areas and displacement of residents due to the size of a large city
- C Prevent marginalized in large cities.

- C The first traffic light into the Mother City.
- C Construction of the residence near the workplace observing the legal intervals about transportation between residence and office.
- C Use of non-agricultural land to create new towns and prevent the destruction of agricultural lands outside the big cities.
- C Creating new jobs in the city and prevent it from becoming dormitory.
- C Reduced cost due to the low price of residential land due to the construction costs and land prices in major cities and thus the possibility of becoming the majority owner of the housing.
- C Attracting young people from work due to capital investment and workshops on housing and manufacturing industries due to the low price of land and the elimination of goodwill in large cities.
- C Reduce costs of infrastructure development in the mother.
- C Release of factories and workshops of the city's nuisance, Infrastructural facilities needed for the city, such as green spaces, education, services and traffic
- C Prevention of environmental pollution in large cities in some cities such as Tehran is dangerous.
- C Construction of the planned and actual community needs.
- C Ability to control new construction in accordance with appropriate criteria and study.
- C Refining the false and destructive of jobs that the development would increase the growth of large cities.

In locating new towns, attracted an overflow of population and other considerations have been considered in the metropolitan area, satellite cities are created to meet the needs of this region [8].

Locate the Optimal: Optimal location for the establishment of new settlements is an important point New development in appropriate locations and much influenced by its location. The overall assessment can be major factors in the optimal location to be determined following resolution:

- C Observe the proper distance from the Mother City and other towns in the region.
- C The existence of suitable land (being non-farm, right down the slope, having the ability to own property, an area for future development and growth, form and structure of the Earth).

- C Local and regional-scale neighborhood with proper communication axes.
- C Proximity to major centers of production (employment development).
- C Ability to provide resources and infrastructure development, especially water resources.
- C Emphasis on the preservation of agricultural land area.
- C Climate and environmental factors for the particle population settlement.
- C Consideration of political, security, military, regional [9].

Locate Within the New Towns: Land use planning policy to locate new towns parallel in different countries, with different economic and social fields have been conducted in the following patterns:

- C Development of existing towns.
- C Create new cities in remote areas and backward.
- C Building new towns around big cities and the mother of cities [10].

Some countries locate new towns around large cities have located the new city's most important indicators are:

Physical Characteristics: In most cases these indexes to locate a new city can be read as follows:

Slope: They usually locate studies for the construction of cities, slopes up to 15 percent are considered and slopes over 15 percent of construction is not done. because making the city economically not affordable in the slope. Most suitable for urban gradient, slope 5/0 to 6 percent to 9 percent slopes, but also residential complexes and urban facilities and equipment can be built.

Land Capability: Land grades one, two and three are relatively suitable for agriculture and grade land for the construction of four to be elected. For grading the land can be taken from the aerial photos and satellite and then it turned into a map.

Suitable Access to Water Resources: Because urban development is not possible without adequate water resources, where adequate water resources are conducive to the development of the city known lands. Select a location in the city should also be noted that the volume of groundwater and surface water.

Vulnerability: Situation where the city of earthquakes, faults, volcanoes, landslides, flooding and... Should be carefully reviewed all aspects the maps depict the area of vulnerability given the severity and degree of weakness to be vulnerable, strength is considered suitable for construction.

Access: In a city there are usually three types of access: Underground access to public facilities and infrastructure, on land access for motorized vehicles, finally, water and rail access to space for aircraft and helicopters [11].

More factors that determine the position of these three levels are the topography of the soil or ground conditions (The soil's ability to withstand underground buildings, taking into account faults, mistakes and meetings) is concerned. Access to the location of the new city, where housing demand is since the new settlements are built in remote areas if you do not have access facilities for workers and it will have problems in the early years. Effacer it vehicles and continued in the early years can give new dimensions to position the city. Also within the area between the city and its surrounding commuter car through the road that passes alongside the new town (without discontinuation) is established adjacent to the highways for new urban development is very important [10].

Social Indicators–Economic: To construct a new city, awareness of social services, Leisure facilities and the natural powers are required despite these variables, the increase in value because it is new and permits immigration. The proposed new town on the choice of location has a direct effect based on this project because it can determine the amount of the population. In cases where the new city as a growth pole in the center of the area is. This type of center and locate the geographical area it is important and the potential of being the center of economic growth, educational and employment opportunities for new town development is important. The price of land in New Town development going so for new cities to new towns with the slope that normally locate in urban areas of large cities are the distance is important. New social and economic issues in developing countries will be reviewed on a national scale in order to balance the economic development achieved in the spatial hierarchy [6]. In addition, owners can take part in the City Development Company as new investment to shareholders. In countries with open economies, choosing a new city where the public sector.

Election where the new city, for its construction, public sector (government) should support the private sector. After the government's land acquisition can itself be responsible for all tasks. Agreement between the government and the private sector can do things, all matters to be privatized instead of buying the land and the government can help stabilize land prices and rents it to or the Land Bank the amount of money that they are partnering with banks and profits can be re-invested in new town development. The government should pay compensation for the construction of public facilities and services to the intervention [11].

Environmental Indicators: Location of the new city should be possible to develop a variety of natural landscapes and green space is to enrich the life. Also important is how to use the city water plant design and can be used with artificial environment and natural beauty of the plants added and different perspectives to create.

His difference leads to a site distinct from its surroundings will be Based on this new modern cities with green belts the combination of the rural environment - are designed city (England). Attention to issues such as polluted air back to the surface especially if associated with industrial pollution and topographic barriers, of ventilation will prevent the undesirable situation creates absence of swamps and landfills near New Town. Finally, it is important to climate. The weather should be reviewed according to the skylight sun, rainfall and temperature found.

Political Indicators: For cooperation in areas such as community action should be classified new political structure within the city and its surroundings to be examined. Usually close to the city's political structure with places which are located in rural areas is different. Local perhaps located in rural areas to provide enough power for comparison with the local service provider is not located near the city [11].

Indicators of Base Maps: After selecting the location of the new city, a map of the area should be prepared. The basic information for proper evaluation of the physical and also to help select the new city (location) is necessary. Map of the lack of detail, may be re-done in the next because the maps need to spend so much time has should be prepared early in the new city 's Election. Aerial photos for best source for maps that can help them. The base map should detail all the potential range

between five to fifteen kilometer radiuses of the show; it should also be about 1:100000 and the distance between the curved lines are three to six meters. Range base map for the city and its adjacent lands must be produced after the final location of the new city. The construction of this map for strategy and new city master plan is needed 1:5000 scale with the amount of lines and should have close to 5/1m [11].

Quality and Quantity of Surface and Groundwater: Water resources especially groundwater pollution potential in the current conditions and subsequent absorption of effluent disposal facilities and waste in urban development Demographic and environmental features in the new towns costly [12].

Of Flood and Seismic: Destruction of population centers, due to natural disasters such as flood and seismic always occur. Therefore, should not place new cities in flood plains or in areas with high potential for creating earthquake hazard and in areas with destructive faults are selected.

Ecological Sensitive Areas and Natural Protected Areas: Natural areas with ecological values under the environment, management because for about 8 percent of its land area covered by and high sensitivity is among the factors that, apart from the location of new towns in this area should be selected, It is essential that the radius of effectiveness in these cities also considered great distances [13].

Population Size and Migration: Housing and new towns operating as an important factor in finding the location of new towns the population growth is coming. Housing need for weirs population, the risk of unplanned migration, Coefficient of urban population growth and urbanization and its consequences, Employment, labor, building materials, etc. As the most important factors in an urban development are considered, if the location is not seeking new towns according to these criteria, Format and design patterns for the new city, Cause environmental problems, economic, social and cultural will. On the other hand, unwanted immigration, cause disorder in the cultural environment. Disorganization and social and economic fabric of a new city on specific segments of the residential building will be. The new city should be able to attract people in their capabilities and have special powers all aspects of local population and provide attractive [14].

Infrastructure

Communication Network: Roads, transportation, airports and other factors, New cities are important criteria in Site selection these features justify the need for the planned population centers, provides [15].

Possibilities of Exploitation of Water Resources: Most important factor in population dynamics and environmental sustainability in urban centers, Access to water resources therefore, close to the amenities and enjoyment of their as a factor in choosing a new city can be considered.

Transmission Networks: Due to increasing human needs, the electricity Tran's mission network which are closely associated with urban environments, the land adjacent to a new city and reducing its cost is considered as a factor in site selection.

Access to Fuel and Energy: Due to potential contamination, the use of fossil fuels in population centers, the proposed location for a new city should be chosen in areas that, Minimum distance with different purposes in natural gas transmission lines is a new city [15].

Urban and Development Strategies: Their economic development strategies and principles or how closely linked are the Housing and Population Distribution and determines we can say they are. In fact, humans are living in places that provide their livelihood is and means to comply with the settlement of employment the spatial distribution of economic and spatial distribution of population (or the deliberate, whether spontaneous) comes unless political or social needs - as an exception - is from this rule. Practices and strategies in terms of economic growth and development that each country chooses, type and form of development of certain economic sectors (agriculture, industry, mining, etc.) will lead to distribution of natural resources in the country that determines how populations are distributed. Dominant theories of development between countries that have dominated economic and domineering [16].

This relationship with allegory Centre on Periphery Core explains. A relationship in which the industrial or developed countries with automatic motor of economic, social and cultural and occupied countries or expanding, due to dependence and backwardness, developed countries have to follow the motion, they are largely automated means to meet the needs of because the orbit

of artificial lunar orbit are determined. This type of economic hegemony in relation to housing the mother of cities or large towns (Primacy) are third world countries, center or centers which are the dominant countries and single- product exchange between backward countries with advanced industrial countries may make different products. Chronic shortage of suitable accommodation with the dominant form of capital and facilities for the development of coordinated and harmonized in countries dominated by one and the huge gap between cities and other metropolitan areas in these countries has created. Over time, however, finds that many developed countries such as India, Mexico, Brazil and... a more diversified economic and industrial development have been some of the bases and a pen has been created in the economy, but the settlement of the first countries in the "tilt" was coined and tilt your still imposes. The tremendous growths in these countries are still the major cities and continuation of this growth is expected in the future. In fact, although now the big cities as a next Economic surplus to the states to collect and deposit are not dominant, but the center - around the country in attracting resources and production factors and the dynamic development of its surrounding areas have been established, local level to rebuild the global economy and can not come out of their last. The center - on the dominant countries with economies dominated by countries disappears when the country is under the domination of economic diversity and the technology (technology) to be [17].

Economic diversity, or release ownership of producing a single product with technology and the ability to produce goods and services (both industrial and agricultural) reflection of urban growth in the major cities poles and axes created numerous industrial and agricultural growth and exploitation of natural resources or other economic coordination and spatial distribution of population. Should be kept in mind that even in a stage of development, shortage of investment and merger savings (Agglomeration / economics) makes poles, creating a large urban metropolis to be. But over time the performance of the high cost of attracting major cities and establish economic activity can be neutralized. For example, in Karachi, Pakistan, although nearly 60 percent more efficient the average efficiency of urban areas, but also 70 percent more expensive than the average cost of economic activities in urban areas is another as soon as the economy in terms of having to develop new areas for economic activity has occurred another remarkable thing about the relationship between economic development

and housing, Industrial development strategy to differentiate between the two names, "replacement of imports" (Substitution Import) and 'promote exports (Export Promotion) and their impact on the city is building [18]. The import substitution strategy, try to import the products that replace them will be closed Heavy industry and technology and its appropriate achieved. This strategy strengthens the prevailing thought about the center -around the country. The market for alternative products mainly in major cities and their surrounding the market is concentrating around major cities and industries their rapid growth and urbanization in the region is in contrast, peripheral regions of our country are empty. The export promotion strategy, Because part of the facility will be devoted to foreign markets Industry and maker of products for export can be generated from domestic mass markets, Spatial distribution will be possible to create more favorable Accommodation will be accompanied with proper motivation and strategies, Surrounding areas will develop faster. The choice of this or that development strategy, by itself will not solve housing problems, But it is clear that the development has a major role in the spatial distribution of population to lay the foundation and its tilt, settlement building, inevitably, causes [19].

Planning and Development Strategies: What was said to have an impact on urban development strategies or distribution of the population, but the population distribution strategies in terms of how their approach can restrictive promoter or are developing, the following are examined. Population distribution strategies in a typology of these strategies into two categories "Atmospheric concentration" and "dispersed" (Dispersal) are divided. Strategies focus on climate, in this division, includes free investment (Laissez-faire), Multi-center metropolitan area development and decentralization in the center jumper (Core) is."Free enterprise" or whatever may come, Liberal economy and the rapid acceptance of the principle rely on the natural laws of the community. With the assumption that social phenomena - if the field is competitive - Itself the best and most fruitful for the human will. But as perfect competition, there are no monopolies in the world and not itself - Especially for third world countries - is reaching the dominion over them, the focus tends to be spontaneous, "island-like" features in the area or areas with few and the sea will prevent the exclusion of other areas. That should be the focus of major cities and they become the bridge to exit the national wealth is and the dependence of population distribution as a tool to be used. Develop multi-center metropolitan area (e.g. through

the secondary urban centers and satellite towns) jumper in the central region and decentralization (Step by step and radial expansion around) although conscious processing problems are urbanization, But the centralist character has been preserved. For example creating satellite towns of those reforms - not always successfully - in developed countries for organizing urban life is better, but even more concentrated in the metropolitan area is. Although developed countries have for the spatial distribution of economic Coordination of development and are not restrictive, but in developing countries tends to exacerbate the dissonance and can be a deterrent role [20].

Strategies to Be Distributed Include: Create cities with major cities to deal with the appeal (against gravity), the growth centers, axes and development corridors, below are the cities with the region's development or provincial capitals, cities, second class or middle-sized, small service centers. Finally, combined use of these policies on rural development and urbanization, policies are scattered population and economy. This type of population distribution policies are consistent with the development of optimal detectors developed countries and created new centers of population should be given to them. In addition, centralization and segmentation strategies to disperse the population distribution, these strategies will be separated from another angle and comprehensive approaches (Comprehensive) and the prospective (partial) are. This separation it is important that the prospective strategies are often not effective and they are opposed to the development. In this way division, metropolitan growth and the metropolis, boost the size of cities, the approach to rural development and eventually link all of them in a national settlement hierarchy, comprehensive strategies are considered. Maybe not the strategy but the strategy is comprehensive and cross border, was insurmountable. Perhaps, for example, strategies for growth centers, axis development and anti-gravity, or regional policy strategy except strategies between pervasive and ubiquitous, or at least knew only prospective, but we can say more or less movement of capital, creation of new towns (especially to the satellite), decentralized metropolis areas, including strategies to help border areas etc. are prospective only. It is clear that if the prospective strategies are associated with or part of a comprehensive strategy. Their spatial distribution and population to make a favorable economy, for example, in the case of housing types, urban practices and strategies that each country in terms of growth. Economic

Development and chooses specific form of economic development is to Distribution in the country with natural resources, population distribution can be determined. However, choosing a strategy of “import substitution” or “export” itself will not solve housing problems, but it is clear that the development has a major role in the spatial distribution of population. If the aim of creating new towns to big cities is the only refinery, or even create new centers of industrial growth target for this purpose prior or exploitation of natural resources to be new cities will be in service development. It is clear that a very high population growth that will take decades to control it, new cities will be a spontaneous, after the deliberate creation of new cities is required. Considering what has already been presented, should be said that the new towns as a strategy of population distribution serve comprehensive development becomes apparent when countries were expanding note that the main goal of their development, the use of natural resources, industry growth and technology transfer and absorption from outside the country and advanced areas of the interior to be more backward regions [21]. New towns, which require substantial investments of their construction, or missing links, have been made in the development, which are the essence of the new urbanism, for expanding the earned-Dynamic critical field of scientific and technical and industrial countries to forgive. If the aim of creating new towns to big cities is the only refinery, or even create new centers of industrial growth target for this purpose prior (Such as the establishment of export industries) or exploitation of natural resources to be development of new towns in the service will not appear in economy and population will be more distributed and inharmonious. Primarily in lexicon (Terminology) of the new satellite cities (Satellite Towns) further refinement of the environment in major cities and housing supply is desired, only a small part of the new cities will express and for creating new towns more kinds of growth centers, natural resource utilization and villages are linked [22].

Particular Attention to the Issue of its Peripheral Location and Policies: Generally locate the policy and strategic pricing policies are, in fact at least we can say one more fundamental and the strategic aspects and is durable and the latter partly tactics, cross-sectional and flexible. This strategy could be to modify pressure conditions. The work of political economy suitable location can have a positive impact on the following factors:

Ⓒ Cultural realities, between urban cultures

Urbanization and economic activity between throws, if a new section of the new towns is a failure. This assessment should be determined within the class and the civil society to take two of the policy:

The material structure and composition and income distribution and other development and cultural education. Both in new cities, with the proper location (and the correct pricing policy) course is facilitated where optimal conditions for the transfer of values from the outer regions of the new city and create a viable urban environment, on the other hand, provides.

Ⓒ Through pricing policy can be somewhat volatile economic

Boom and recession and inflation and changes in the purchasing power of consumers will face.

Ⓒ A suitable location can be negative effects from the spirit and their rational.

Some foundation executives and weaknesses and in efficiencies reduce urban management.

Ⓒ Can not locate the policy can attract attention to the fact that.

Ⓒ Support institutions and industrial units that could and can not be the main force of economic development of city because of this absence is related to the location inappropriate and unconsidered [23].

CONCLUSION

The first step in creating a new city that begins with site selection, knowledge of the environment and powers in its:

Ⓒ Because of this action, environmental change in their outcome has.

Ⓒ The scale should be functions of environmental factors construct a new city must first locate the various indicators including physical characteristics (slope, land capability, convenient access to water resources and vulnerability), social factors, political environment and be and do not consider only one aspect of the unit we make a living for active and attractive we have created an attractive agent to

various factors such as location of the city (natural and artificial), employment and social conditions of the new city to fully investigate and consider them together and finally, as will be the best place to build new cities, villages -Cities and towns are they are available in the basic amenities and with particular attention to the issue of where to locate the policy and pricing considered as a strategic policy. So that the former is more fundamental and important aspects of strategic and sustainable tactics and the second part, section and is flexible.

In order to study the following suggestions are offered:

- C Application of Geographic Information Systems GIS software Site selection criteria in selecting the optimum use of land is essential for new towns.
- C Use of land or land in the existing situation and revise plans for future development in the surrounding area radius of 50 kilometers to be studied and in case of incompatibility with the new city, its land was proposed to be converted.
- C In locating new towns, environmental goals with regard to social objectives - economic case is use patterns, environmental impact assessment as a management tool in locating new towns must be approved by the Supreme Council of Environmental Protection and its implementation should be regulated.
- C Factors such as network infrastructure roads, access to transmission lines, gas, water, electricity effluent and waste disposal facilities with minimal damage to the environment end with low costs, finding new towns are in priority locations.
- C Locate new towns in the land should be the underground water table has no restrictions on development.
- C If there is a new factory in the city for air pollution problems caused by this plant, Pollution control equipment such as electro permanent residence is required.

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