

Evaluation of performance of master plan of Binalood new town (Population, Housing, Employment)

H. Varesi, M. Ghanbari, H. Poorghayoomi

Received: July 16, 2010/ Accepted: April 16, 2011, 37-40 P

Extended abstract

1- Introduction

As a direct result of migrations rising and population growth, particularly in developing and undeveloped countries, the population of cities was increased. Different results and problems such as density, pollution, unemployment, housing shortage and urban services, have been caused by the fast population growth across the developing countries during last three decades (Atash & Shirazi Beheshtiha, 1998:1). First and foremost, developing of living in cities following with its special problems has necessitated finding some solutions in order to optimize citizen's life (Zarabi & Ghanbari, 2010: 1).

In the majority of historical periods, from the first civilization, new towns have

been built across the world (B, Leonard; 1993:23). Construction of new towns in Iran could be surveyed before and after the revolution (Ziari; 2006:412). In this article will be tried to investigate the success degree and performance of new town's master plan of Binalood.

2- Methodology

The descriptive- analytical method has been used in this research. The main aim of this survey is the evaluation of implementation degree of master plan of new town of Binalood. This new town is located 55 Km away of western south of Mashhad and it has been built in order to absorb Mashhad's extra population.

3- Discussion

The master plan of Binalood was approved by the law established the Supreme Council of Architecture, in 2002.2.28 (International magazine of Asian economic; 2009: 7). In follow, implementation of four main factors of this master plan will be evaluated the

Author(s)

H. Varesi (✉)

Associate Professor of Geography and Urban Planning, University of Isfahan, Isfahan, Iran
e-mail: h.varesi@geo.ui.ac.ir

M. Ghanbari

PhD student in Geography and Urban Planning, Ferdowsi University of Mashhad, Mashhad, Iran

H. Poorghayoomi

MA. in Geography and Urban Planning, University of Isfahan, Isfahan, Iran

population, employment, housing and land uses of Binalood new town.

3-1- Evaluation of population implementation degree of town

Although, this new town was anticipated to populate from the year 2003 in order to residence, it had not any population till 2005 and from this time onward, it has started to populate, related to elementary conditions and its population

reached to 264 persons, at the end of 2006 (www.ntoir.gov.ir). This value reached to 3454 persons at the end of 2008. It should be mentioned that, this more than 13folds increase of town's population is due to adding two villages, Avarshk and Fakhr-e-Davood, to new town limits of the legal and privacy of Binalood in order to use of population potential within these two villages.

Table1. Evaluation of population implementation degree

Year	2003	2008	2011	2018
Anticipated population	20084	50703	67355	113425
Present status	0	3454	3818	-
Implementation degree	0%	6.81%	5.66%	-

Resource: Master plan of Binalood, home health of Avarshk and Fakhr-e-Davood

3-2- Evaluation of employment implementation degree of town

The employment implementation degree was equivalent with one thousands

job opportunities across the Binalood new town, in the year of 2003 (Naghavi zadeh and Negahban Marvi; 2006:408). Five years later, 2008, these job opportunities have been increased to 5200, because of industrial units, especially Khorasan Irankhodro.

Table2. Evaluation of employment implementation degree

Year	2003	2008	2013	2018
Anticipated employment	5614	14703	22987	34027
Present status	1000	5200	-	-
Implementation degree	17.18%	35.36%	-	-

Resource: Master plan of Binalood, Field studies and authors calculations

3-3- Evaluation of housing implementation degree

According to master plan of Binalood new town, the number of required housing was anticipated 10186 for the year 2008 (Consulting engineers of Iran Amko, 2001: 349) but, by using the calculation of

building permit numbers it was cleared that only 1313 buildings were built by the end of 2008 (new town development company, 2009) which shows that, 12.89 percent of anticipated plan were implemented.

Table 3. Evaluation of housing implementation degree

Year	Total required housing	Present status	Implementation degree
2009	12017	1416	17.78%
2011	15679	1484	9.46%

Resource: Master plan of Binalood and new town development company of Binalood

The cause of unimplementation of anticipated housing units' number not only was due to non implementation of anticipated population and required installations and infrastructures but also, was resulted of land board games and its cost between the years 2005 and 2008.

4- Conclusion

According to the results of this research, it has been investigated that, master plan of Binalood was unsuccessful in order to achieve its aims by the end of 2011. The investigations on assessed factors show that, none of them have been implemented completely. It should be emphasized the, the population, employment, housing were 5.66%, 35.36% and 9.46% of anticipated values, respectively. This was follow with, employment and housing and population implementation, 5.66%, has inefficient position. Finally, it should purpose that, the most important problems of implementation of this town including, insufficient infrastructures, required installations and shortage of different services must be solve.

Key words: Evaluation; Implementation; Master Plan, Binalood New Town, Mashhad City.

References

- Ahmady, Hasan (2005): Comparative study aims new towns in Iran and world; Proceedings of International Conference sets new towns, Co New Town Development Publishing, Tehran.
- Amiri, Seyed Noroddin (2005): Experience of housing management in new towns (case study: New Town of Alishhar), Proceedings of International Conference sets new towns, Co New Town Development Publishing, Tehran.
- Atash: farhad & Shirazi beheshtha: Y.S. (1998): New Town and their practical challenges: The experience of Poulad Shahr in Iran, Habitatinl (1): p.1.
- B Leonard: jhon (1993): New town in the developing world: A Viable policy? International confrance of urban development and new town: vol.2: Esfahan: p.23.
- Behravan, Hushang (1998): survey of performance of master plan (case study: Mahabad city), M.A. Thesis Geography and Urban Planning, Tarbiat Moalem University.
- Dadashi, Mohammadreza (2005): Implementation factors review and shaping services in new towns, Proceedings of International Conference sets new towns, Co New Town Development Publishing, Tehran.
- Development co of Binalood new town (2009).
- Ebrahimzadeh, Isah & Negahban Marvi, Mohammad (2005): Necessity of building new towns and developments in later periods, Proceedings of International Conference sets new towns, Co New Town Development Publishing, Tehran.
- Emco Iran of Consulting Engineers (1999): Binalood New town Development Design, Vol.1.
- Emco Iran of Consulting Engineers (2001): Binalood New town Development Design, Vol.2.
- Explore Architecture of Consulting Engineers (2009): Center Urban Design of New town Binalood.
- Ghanbari, Mohammad (2011): Evaluation of the performance of Binalood new town, M.A. Thesis Geography and Urban Planning, Isfahan University.
- Habibi, Mohsen (2006): dela cite ala ville, Seventh Printing, university Tehran publishing, Tehran.
- Health Home Village Avareshk and Fakhredavood (2010): Binalood new town.
- Industrial Towns Co. Khorasan Razavi province, office of Industrial town of new town Binalood (2009).

- International Journal of Asian Economic (2009): Binalood new town, number 493, Mashhad.
- Iran Khodro Khorasan CO. (2009).
- Kamrava, Seyed Mohammadali (1993): Forecast and determining thresholds optimal population in the new towns, Proceedings presented at the International Conference on Urban Development and the New Towns, Vol.1, Co New Town Development Publishing, Tehran.
- Kamrava, Seyed Mohammadali (2004): Concept of new town, Proceedings of International Conference set new towns, Co New Town Development Publishing, Tehran.
- Mehrazan of Consulting Engineers (2003) Iran's Garden design in Binalood New Town.
- Mojtahedzadeh, Gholamhossein (2003): Urban planning in Iran, Fifth Print, Payame Noor University Publishing, Tehran.
- Nagavizadeh, Seyed Alireza & Negahban Marvi, Mohammad (2005): Executive Problems survey of new towns (case study: new town of Binalood), Co New Town Development Publishing, Tehran.
- Naghshineh Sky of Consulting Engineers (2006), Report Summary of detailed planning of New town Binalood.
- Nazarian, Asghar (2005): Urban Geography of Iran, Seventh Print, Payame Noor University Publishing, Tehran.
- Negahban Marvi, Mohammad (2001) New towns and those Functions in Decentralization from Metropolitans case study: New town Golbahar, M.A. Thesis Geography and Urban Planning, Sistan & Baluchestan University.
- Rahnamaei, Mohammadtaghi & Shahhosseni, Parvaneh (2006): Process of urban planning in Iran, Four Print, Samt Publishing, Tehran.
- Rezaei, Rahim & Salahi Esfahani, Giti (2005): New towns of Iran at a glance, Proceedings of International Conference set new towns, Co New Town Development Publishing, Tehran.
- Rezvani, Aliasghar (2007): Urban and rural areas interactions with emphasize on Iran, Seventh Print, Payame noor University Publishing, Tehran.
- Saeedniya, Ahmad (2004): Necessary changes in production of urban design in new towns, Proceedings of International Conference set new towns, Co New Town Development Publishing, Tehran.
- sheikh, Mohammad (1999): Evaluation of new towns, Journal Abadies, number 29, 30, 31, Tehran.
- Shie, Esmaeil (2005): Introduction to Urban Planning, seventeen Print, Science & Industrial University, Tehran.
- Taghvaei, Masood & Ghanbari, Sirus (2006): Justice, employment and social security, Journal of Political Economic Data, Twenty one year, third and fourth numbers, Tehran.
- Taghvaei, Masood & Musavi, Mirnajaf (2007): The evaluation of the realization of the guide project of Mehriz city, Journal of Geographical Research, number 86, Isfahan.
- Tavakolimehr, Esmaeil (2005): Pathology of new towns in Iran, Proceedings of International Conference sets new towns, Co New Town Development Publishing, Tehran.
- www.ntoir.gov.ir
- www.sci.org.ir
- Zarabi, Asghar & Ghanbari, Mohammad (2010): Health city, articles set 2th conference national Health city, code 75, Sabzevar.
- Ziari, Keramatollah (2005): New towns planning, seventh Print, Samt Publishing, Tehran.
- Ziari: Keramatollah (2006): The planning and function of new towns in Iran, Cities (6): p.4.