

NEW TOWNS RESEARCH CLUSTER

NEWSLETTER No. 2 | April 2007

Young Cities - New Towns in Iran | New Towns as a Concept for Sustainable Development of Megacity Regions



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Project Management Agency



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1. YOUNG CITIES NEWS

26-28/11/2006 | Tehran & Hashtgerd New Town | Iran | Iranian-German Workshop

In November 2006 a successful workshop was held in Tehran and Hashtgerd New Town with the attendance of nine German Project members and the Iranian Project team from the Building and Housing Research Center (BHRC), the New Towns Development Corporation (NTDC), the Iranian Technical and Vocational Training Organization (TVTO) and associated partners. The first time the Iranian Ministry of Housing and Urban Development was directly involved in the joint workshop; the Deputy Ministers for Urban Development Mr Farjani and Housing Mr Khaje Dalooi not only joined several sessions but also contributed to the lively discussions. As a result of the three day workshop a new Letter of Intent was signed by all sides, defining the topics for the main phase of the Project; such as:

- Urban and regional planning, including cultural and social dimension, transport and mobility, ecology and climate, energy and water
- Urban design, including landscape design, urban form and building typologies
- Architecture, including different housing typologies especially regarding topography, climate, culture and demographic conditions
- Technology and construction, including earthquake standards, industrial construction methods, energy saving in buildings, sustainable building materials, new construction technologies
- Fault Zone Mapping for Tehran Region
- Qualification and Vocational Training in different crafts and ex-

pertises and the establishing of a Hashtgerd Training and Qualification Centre as Pilot Project

- Project Management and Controlling, including implementation management, construction management, urban environmental management principles and integrated urban management

The workshop also contained discussions on the appropriate tools for the implementation of the objectives, namely a Planning and Building Exhibition for Sustainable Urban Development which could take place in Hashtgerd New Town.

The workshop also covered a one-day fieldtrip to Hashtgerd New Town, where the two sites of the Pilot Projects were again surveyed. Furthermore a meeting with local representatives of the NTDC Hashtgerd and the national NTDC Holding took place. On this occasion German members of the Team "Urban and Regional Planning" and "Design and Structure" exchanged views with several employees of the local branch and attended consulting engineers concerning topics of architecture, urban design, traffic and structural engineering in Hashtgerd New Town.

In the week before the Iranian-German Workshop, a project development field study, conducted by Project members and five students of TU Berlin gave the opportunity for an in-depth survey on two New Towns close in Tehran Province, namely Hashtgerd and Parand New Town. The results of the field trip will be incorporated in several diploma and master theses on the project development practice and the framing institutional, legal, organisational, managerial conditions in Iranian New Towns, written at

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November 2006: Iranian-German Workshop

different chairs at the TU Berlin. Information could be gathered by analyzing basic information, data and relevant material in Tehran and the respective New Towns as well as by conducting interviews with several Iranian experts engaged in New Towns Planning.

January 2007 | Berlin | Pilot Projects Detailing

In January 2007 the Head of BHRC's Architecture, Housing and Constructional Systems Department, Ms Nikravan Mofrad, stayed in Berlin for four weeks in order to discuss the advancement of New Quality and High Technology Pilot Project buildings and 35 ha Area Pilot Project. The sojourn also provided the basis for Ms Nikravans Project related PhD thesis at TU Berlin.

02-04/02/2007 | Tehran | Qualification Pilot Project Advancement

From February 2nd until 4th 2007, Mr Ahrens, Vice Managing Director of SLV Duisburg, the largest training and educating institute for welding engineering in Germany run by GSI Gesellschaft für Schweißtechnik International, hold negotiations in Tehran. These regarded first qualification measures in welding for the

construction industry. These qualification measure are intended too form the preparation for a Hashtgerd Construction Qualification and Training Center as the fourth Pilot Project of the overall Young Cities Project.

Spring 2007 | Preparation of Application for Funding in 2007-2010 to BMBF

Apart from the advancement of the different aspects of the overall Young Cities Project, the consortium currently also works on preparing the application for funding in the 2nd phase of the program "Research for sustainable development of the Magacities of tomorrow" of the German federal Ministry of Education and Research (BMBF).

2. YOUNG CITIES EVENTS

May 2007 | Berlin | Germany | German-Iranian Workshop "Organizing innovation"

An Iranian Project delegation including et al. the Deputy Minister for Housing and Urban Development, Eng Farjami, and the heads of BHRC, Prof Heidarinejad, and NTDC, Mr Mirian, will travel to Germany in May

2007 for the German-Iranian workshop on "Organizing innovation - Building Exhibitions and Technology Parks".

The first major element of the workshop will encompass inputs, discussions and field trips including trips to several sites in the Ruhr area and the Berlin region. Since innovations have increasingly gained importance in urban development, both in urbanistic development driven by inter-municipal competition and in technology driven economic development, the Project partners see capitalizing on the potential of innovation as major development factor in the Iranian New Towns including the New Town of Hashtgerd. The fieldtrips will provide insights for the Project partners into different concepts and their specifics (instruments, procedures, processes), employed by local and regional governments in Germany for systematically providing the organization of innovation. Major and highly successful instruments that are to be touched in the course of the workshop and the fieldtrips are the International Building Exhibitions and some technology parks both in the Ruhr area and in Berlin. Other successful tools, which are employed in close cooperation of the national, regional and local levels, will be introduced during the workshop, such as the German Experimental Housing and Urban Development program (ExWoSt) as well as international, federal and regional garden exhibitions (IGA/BUGA/LAGA).

The second major element of the workshop will be formed by finalizing the joint application paper to be prepared for the German BMBF. Here, the insights won from the field trips and discussions are to be translated into the Project proposals.



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Summer 2007 | Iran | Qualification Workshop "Welding in the Construction Industry"

In summer 2007, a first workshop or short course for qualification and advanced training is to be held forming the starting measure for the vocational training and qualification dimension of the overall Young Cities Project. The workshop is targeted at Iranian welding workers and technicians in housing construction companies active in New Towns.

3. NEW TOWN EVENTS

14-15/06/2007 | Harlow | UK | General Assembly of the European New Towns Platform (ENTP)

Exceptionally there will be two general assemble meetings of the European New Towns Platform (ENTP) this year. The first meeting will take place in Harlow, UK and will celebrate the achievements and promote renewal through partnership working.

05-06/07/2007 | Sénart | France | General Assembly of the European New Towns Platform (ENTP)

The second assembly of the ENTP this year will be held in Sénart, France under the theme of urban regeneration. For more information on both events please contact: info@newtowns.net.

05-10/08/2007 | Berlin | Germany | 2nd International Congress for Environmental Planning and Management

The 2nd International Congress for Environmental Planning and Management is themed "Planning the Urban Environment: Visions - Implementation - Results". The aim of the Berlin Congress is to address a wide international spectrum of planning scientists and environmental experts from both technical and ecological backgrounds as well as those executing the plans, and to further inspire an interdisciplinary discourse between theory and practice. The working group "Urban planning and change management", moderated by Prof. Dr. Peter Herrle of TU Berlin, will focus on the two prevailing global trends, which currently can be observed in the built environment: the planning of New Towns in order to better control the rapid growth of mega cities on the one hand and handling the problems of shrinking cities on the other hand. The working group will try to discuss the complex relations behind the growth and shrinking of cities and discuss sustainable approaches of the resulting problems. For more information see: <http://www.urbenvironcongress.tu-berlin.de/>

18.-23.08.2007 | Chun-cheon City | Korea | 9th Asian Urbanisation Conference

The 9th Asian Urbanisation Conference focuses on topics which contribute to an understanding of Asian urbanization. This will incorporate theoretical or empirical studies on urban form and process, urban population change including migration, urban systems, quality of life, sustainable development, city marketing & economic development, social justice and urban governance, applications related to GIS and comparative urbanization and environmental conditions in Asian cities. Field trips will contain a visit of two New Towns in the Greater Seoul Metropolitan Area, namely Ilsan and Gwacheon, which were both established during

the rapid growth of the capital in the late 1970s (Gwacheon) and the late 1980s (Ilsan). For more information on the conference see: <http://web-space.ship.edu/aura/>

October 2007 | Almere | Netherlands | 2nd Seminar of the International New Towns Institute

The 2nd seminar of the International New Towns Institute will be held in Almere in October this year. The Seminar will address the topic of process modeling in New Towns planning and cover lectures from scholars from Europe, the US and Israel. For more details see: <http://www.newtowninstitute.org>.

4. NEW TOWN NEWS

22-23/10/2006 | Almere | Netherlands | 1st Seminar of the International New Towns Institute

The 1st seminar of the International New Town Institute (INTI) was held on the 22-23rd of October 2006 in Almere. 85 participants from a wide range of professional backgrounds attended the seminar in order to exchange ideas and experiences regarding the future research agenda with the partners and the board of the INTI. On two days several contributions from 13 international speakers were given, highlighting different perspectives of New Towns history, experiences and the future role of New Towns. A documentation of this seminar will be published in course of summer 2007.

In parallel the INTI is currently developing a documentation centre on New Towns worldwide. In order to keep the New Towns data base up-to-date, (which is available under this link), the INTI asks all experts related to New Towns planning and

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New Towns Research to contribute to the database by providing information on New Towns. In case you may have information please contact: info@newtowninstitute.org.

24/10/2006 | Announcement on UK 'Growth Points' Policy

In October 2006 the UK government announced the 'Growth Points' initiative. These Growth Points are expansion areas in 45 towns and cities in the UK, which were chosen to deliver up to 100,000 extra new homes and many more new jobs over the next ten years. Since the Growth Points policy shall concentrate future growth at existing urban centres, this initiative indicates a further shift away from the New Towns policy in the UK. The 'Growth Points' areas will share in £40m start up funding to support infrastructure, unlock sites for new housing and to assess and mitigate environmental impacts.

Recent and forthcoming publications | Books

- Forsyth, Ann, *Building Ideals: Practical Utopias from New Towns to New Urbanism*, London, to be published in 2007
- Ferguson, Francesca; *urbandrift* (eds.), *Talking Cities. The Micropolitics of Urban Space*, 2006, containing New Towns relevant thoughts in the chapter on "Rethinking Modernism's Megavisions"

Recent and forthcoming publications | Articles | Grey Literature

- Iris Lenz et al., ifa-Galerie Stuttgart, *Stadtansichten Kairo: Bauen und Planen für übermorgen*, 2006, including reflections on the Egyptian

New Towns around Cairo.

- Institute for Public Policy Research, *Would You Live Here? Making the Growth Areas communities of choice*, London, 2006, including critical lessons of New Towns for future growth areas.

- Birkhäuser (Eds.), 2006, *scape 2*. The International Magazine of Landscape Architecture and Urbanism, Theme: Remembrance. New Towns revisited.

New Town Research Projects

"Innovations and challenges of the public-private urban design in the 21st century - illustrated by a comparison of three satellite towns: Navi Mumbai (Mumbai, India), Bumi Serpong Damai (Jakarta, Indonesia) und Alphaville (Sao Paolo, Brasil)", PhD project of P. Gotsch., University of Karlsruhe (TH), 2003-2007.

Objectives of the work:

- Contextualization and conceptualization within the scientific professional and theoretic debate: neo-liberalism discourse, New Towns research, theories of global city regions et al.
- Data and information catalogue regarding currently developed satellite towns, with special regard to three case studies
- Appraisal of the success and the challenges with special regard to the topic of "privatization" of urban design; appraisal of the potential for innovation
- Recommended action for planning, politics and location development

P. Gotsch is head of the Lab for Planning in a Global Context (GLORA), University of Karlsruhe, member of the board of directors of the Association for Scientific Research into Planning and Building in the Developing World (TRIALOG), member of the Network Association of European

Researchers on Urbanisation in the South (N-AERUS).

"Public Space in New Towns in Iran". PhD project of M. Nikravan Mofrad, BHRC Tehran, based on three Iranian New Towns of Hashtgerd, Pardis and Parand, 2007-2010.

Objectives of the work:

- Research on traditional values of the existing activities in open areas
 - Monitoring of the current activities in existing public spaces in New Towns in Iran
 - Examination of public spaces in the existing Iranian New Towns
 - Presenting a set of recommendations on creating a secure and safe public space for all inhabitants
 - Recommendations on the design of public spaces in New Towns in Iran
- Nikravan Mofrad is Head of BHRC's Architecture, Housing and Constructional Systems Department, Tehran, Iran.

5. NEW TOWN PROJECTS

King Abdulla Economic City | Saudi Arabia

Since the late 1990s, urbanistic mega-projects have been emerging in countries of the Arabic peninsula targeting at functions, user groups and investors at the global scale. These "globalized projects" have rapidly been growing to sizes changing the map of the countries. From inner-city development, the mega-project portfolio extended to large-scale city extensions and to New Towns. The mega-projects as well as the New Towns appear mainly along the Persian-Arabic Gulf and the Red Sea coasts.

Population pressure and urbanization are key reasons for national governments to initiate New Towns projects. These reasons, however, are eclipsed by ambitions for economic restructuring and diversifica-

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tion. Brought about by reasons of sole dependence on finite fossil fuel reserves, diversification is aimed at establishing additional industries based on the potentials of the region such as tourism, transport, trade and businesses. This urbanistic reorganization of the countries' territories is firstly focused on global competition demanding high standard urban environments and only secondly on controlling the pace of urban development and reducing regional disparities.

The projects are developed within a real estate market in the Gulf countries that has been evolving at an unprecedented speed since 2000. The market is mainly fuelled by rising oil revenues, by increased inward investment after 9/11, but also by governmental commitment to political and economic reforms. This is expressed by WTO entrance of all Gulf countries and by a new openness to foreign investment shown in land property reforms.

Saudi Arabia aims to join the ten most competitive countries in the world till 2010 and is therefore planning several urbanistic mega-projects. As mentioned above, the strategy primarily includes a wide diversification of the oil-based economy, a national infrastructure program and New Town projects. These massive measures shall help boosting foreign investments, coping with unemployment and solving urban congestion problems.

Located 130 km north of Jeddah, at the coast of the Red Sea, the King Abdullah Economic City project was launched in December 2005. 35 km of shoreline, a total surface of 16,800 ha, 500,000 jobs, and a target number of inhabitants already raised from one to two million; the key targets are enormous for this ambitious project, where private investment is to play the main role. After several increases, the contract signed between the building company EEMAR - a Dubai based real estate



KAEC location

company - and the state owned Saudi Arabian General Investment Authority reached 26.6 billion US\$ of investment, and is today Saudi Arabia's biggest construction project.

The current master plan, elaborated by RSP Raglan Squire & Partners Architects (Singapore) in collaboration with SOM Skidmore Owings and Merrill (USA), WATG Wimberly Allison Tong and Goo (UK) and Parsons International (USA) provides the following areas:

- A sea port, with its custom built Hajj pilgrim terminal, and an industrial area, designed by Parson.
- A residential area, planned by RSP, which is organized in three zones: firstly, the waterfront villas characterized by their high level of privacy and luxury; secondly the Corniche including a marina and several restaurants/cafes along the shoreline; finally, the Town Center consisting of a medium-density/mid-rise buildings area and public amenities.
- A hotel resort, designed by WATG, shall become a local and international tourist attraction through world class services and amenities. A hospitality zone for the numerous pilgrims on the way to Mecca is also planned.
- A central business district and the educational area, designed by SOM.

Urban form is used for an address-making urbanistic branding by designing both buildings and urban layout

ironically. Highly important is accessibility from major transport nodes, guaranteeing integration in global economic networks. KAEC like all New Town projects in the region is based on land reclamation, from desert and sea, totally reshaping the existing landscape. The urban form is based on clear zoning and a resource intensive coarse-grained separation of functions implying car-domination. As the town's main function lies in the country's modernisation, the addressed groups comprise primarily the global and national business scene amended by upper class tourists. Only secondly, the workers and service employees working in the towns, mainly immigrants, are addressed. Although the first goal is to develop dynamic industrial and business activities, KAEC is aimed at becoming a "smart city", i.e. a modern place to both work and live. Such a combination in a compact form conduces to the question of the compatibility of these goals. In addition, the economic



KAEC master plan

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KAEC Global View

development of two major urban centers of over one million inhabitants each, Jeddah and KAEC, remains to be watched.

Investors are now invited globally to subscribe their interests. Millions of Saudis showed their trust in KAEC's success in subscribing a total amount of 1.91 billion US\$ during the initial public offer (IPO). The infrastructures and ground works have begun; the first inhabitants are expected by 2009.

The highly frequent announcement of additional urbanistic mega- and New Town projects in the Gulf countries indicates economic success of the projects developed so far. Financial markets and private investors as well as national governments are continuously willing to finance ongoing and upcoming mega-projects. The economic success and the development speed, however, depend on

sustained levels on the real estate market.

The KAEC project's website: <http://www.kingabdullahcity.com/en/>

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