



University of Zabol
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Title

**Reevaluating the lack of success of new towns in
creating spatial balance with an Land use planning
approach (Case study: New town of Ramshar)**

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Abstract

The new cities of Iran, having many weaknesses in different stages of planning and implementation, face many challenges every day; The challenges that have become a problem in most cases and have made life difficult for the inhabitants of these cities. Therefore, the policy of building new cities should be part of the policy of Land use planning plans. As long as Long-term research strategies of development in the country are not known, the strategy of creating new cities will not serve the distribution and establishment of a favorable spatial system and all-round development. Based on this, the current research has i Reevaluating the lack of success of Land use planning new town in creating spatial balance with an Land use planning approach. This research is applied in terms of purpose and descriptive-analytical in terms of nature and method. The data needed for the research was collected by documentary-field method (interview). The statistical population of the current research includes professors, experts and managers of the new city of Ramshar, ۳۰ people were selected as the sample size using the purposeful sampling method. SPSS software and grounded theory were used to analyze the data. First of all, from the results of interviews with experts, the factors influencing the failure of the new city of Ramshar in three reasons (a purely physical attitude in the preparation of plans and projects of the city of Ramshar, lack of recognition and understanding of the issues of the new city as a complex system, distance from the city of Ramshar With all the income levels and the diversity of strata to poor settlements and the lack of urban development strategy), background (lack of sustainable water in the economic life of Ramshar, weak socio-economic diversity among the residents, lack of use of expert and efficient forces, Centralized approach among organizations and lack of improvement in the quality of public spaces) and interference (the importance of housing in terms of economy, legal and political structure of the country, lack of attention to the capacities and capabilities of Ramshar city, lack of integrated management and lack of sufficient cohesion among organizations Executives) were extracted. In the following, from the results of ground theory to identify the most important approach in creating the spatial balance of the new city of Ramshar, categories (balanced development, special geopolitical conditions, accurate identification of quantitative and qualitative features of the region, regional development management, good urban governance and discourse) between related organizations) It was identified in the form of Land use planning approach.

Key words: New city, Spatial balance, Land use planning approach, Ramshar.