New cities: reality and prospects

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Abstract

 In recent decades, new city building strategies have emerged as a mechanism adopted across countries around the world. These strategies aim to relieve pressure on older cities and overcome the problems of excessive urban concentration, which leads to the deterioration of urban infrastructure. Within this framework, Algeria has attempted to address the problems facing cities over decades of independence by implementing a new cities strategy, which aims to regulate urban development to curb the pace of uncontrolled construction and combat visual pollution.

Keywords:

Urban concentration, infrastructure, new cities, urban development, uncontrolled construction, visual pollution.

Introduction:

The world is moving towards dealing with continuous population growth by introducing new forms of housing systems that accommodate it within horizontal and vertical urban expansion. In recent decades, strategies for building new cities have emerged as a mechanism adopted by countries around the world, aimed at relieving pressure on old cities and overcome the problems of excessive urban concentration, which strains city infrastructure and exacerbates health, poverty, unemployment and education issues. It even extends to the aesthetic distortion of historic cities, which have been surrounded by chaotic construction in the form of slums and shanty towns, which have become a source of social unrest. In response to this situation, the state has adopted a housing policy that focuses primarily on meeting the demand for housing in an attempt to keep pace with population growth and contain it in urban terms. In this context, it became clear that there was an imbalance in urban distribution between different regions of the country and disparities in housing coverage, with a continuing acute housing crisis that concerned all citizens. In this context, Algeria has attempted to address the problems experienced by cities over decades of independence by implementing a new cities strategy aimed at regulating urban development, absorbing population congestion in major cities by establishing integrated residential areas, and preventive urbanisation as a means of enhancing security and addressing various risks. At the same time, achieving the desired progress and prosperity for the inhabitants of these communities leads us to raise the following question:

First axis: The nature of new cities:

Algerian lawmakers have adopted a promising strategy for the creation and development of new cities, with the aim of keeping pace with and controlling urban expansion on the one hand, and curbing unregulated construction and addressing the visual pollution that mars the appearance of major cities on the other. New cities serve as centres of social and economic balance that are effective in achieving sustainable development.

First: The concept of new cities:

Many terms are used to describe new urban communities, such as new society or new cities. The latter is used to refer to many urban communities that differ from each other in terms of functional objectives and size, and which naturally

affect the political, economic and social conditions of the state or regions in which they are located.

New cities are defined as: '**a community that has the characteristics of an old community in terms of the social, economic and political systems necessary for its survival, established through a planned human will to achieve economic and social objectives, to overcome the problems posed by the old community**'. [1]

The new city is seen as part of the urban phenomenon, and the city cannot understand its characteristics without addressing its relationship with the village. The city extracts surplus labour and surplus products from the countryside, and thus there is a power relationship between the village and the city. The new city is a new urban agglomeration arising from a regional need, resulting from a study at the national level to solve specific urban, economic, political, social, environmental and demographic problems. Its residents enjoy high levels of services in all areas. The location of the new city is chosen, and its type and size are determined based on a number of studies, starting at the national level and ending at the local level. [2]

When defining new cities, it is important not to neglect vital aspects of the new city, such as the economic factors on which it is based, including the importance of an economic base on which the city is founded, or the exploitation of labour and employment of the population. It is also necessary to refer to the city's fundamentals, such as the availability of infrastructure and good urban planning, while addressing the importance of the city's environmental aspects. [3]

Among the definitions that have been put forward for new cities is that they are: "**an urban social unit of limited area and scope, divided administratively, whose activity is based on industry and trade, with a low percentage of people engaged in agriculture, with a variety of services, jobs and**

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[1] Mustapha Oufi, Sanaa Rouabhi, '**New cities: yesterday's dream and tomorrow's crisis**,' Journal of Humanities and Social Sciences, University of Qasdi Merbah, Ouargla, Vol. 11, No. 1, 2019, p. 71.

[2] Mohamed Mahmoud Abdullah Youssef, 'The Impact of Industrial Expansion in New Cities on Population Settlement: An Applied Study on the Cities of 10th of Ramadan and Sadat,' Master's thesis, Faculty of Economics and Political Science, Cairo University, 2008, p. 39.

[3] Aida Mostafaoui, **New Cities: A New Mechanism for Organising and Directing Urban Expansion**, Journal of Legal Studies, Issue 02, Volume 03, 07.

institutions, characterised by high population density, ease of transport, well-planned facilities and buildings, and distinct social classes and centres."[4]

This definition focuses on the architectural and engineering aspects, as well as the functional and demographic aspects, and finally the social aspect represented by the social relations between individuals, which determine the urban lifestyle they live.

One of the most important definitions of new cities is that provided by the International Telecommunication Union, which defines them as innovative cities that use information and communication technologies to improve the quality of life, the efficiency of urban operations and services, and competitiveness, while meeting the needs of current and future generations in terms of economic, social, environmental and cultural aspects. [5]

Article 03/4 of Law 01/20 on regional planning and sustainable development defines a new city as: '**an entirely planned urban agglomeration on vacant land or based on existing residential units, with a view to rebalancing the urban environment on the one hand and redistributing the population on the other, while taking into account the cultural and social specificities of each region**'[6]

The legislator then returned in Law No. 02/08 on the conditions for establishing and developing new cities to define new cities more precisely than in Law No. 01/20, with Article 02 of Law No. 02/08 stipulating that: **Any human settlement of an urban nature built on vacant land or based on several existing residential centres that constitute a social and human centre of gravity, providing employment, housing and facilities"** [7].

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[4] Sabah Lamzoud, **The Role of the Private Sector in the Creation of New Cities: A Field Study in the New City**, Aliya Mangli, Master's thesis, Faculty of Humanities and Social Sciences, Department of Sociology, University of Mentouri Constantine, p. 40.

[5] Hamida Chabbab, '**The Legislative Framework for New Cities in Algeria: The Case of Sidi Abdallah**,' Journal of Urban Planning and Construction, Ibn Khaldoun University, Tiaret, Volume 4, Issue 1, 2020, p. 143.
[6] Law No. 01/20 of 12 December 2001 on regional planning and sustainable development, Official Gazette No. 77 of 14 May 2002.

[7] Law No. 02/08 containing the conditions for the establishment of new cities, dated 5 May 2008, Official Gazette No. 34.

By extrapolating these two texts, it becomes clear to us that the new city is a centre where a group of factors interact, and not just a gathering of a number of inhabitants, in addition to the necessity of the social aspect with all its components, represented by housing, work and leisure.

Article 03 of Law 06/06, which contains the city's guiding law, defines it as: '**an urban agglomeration with a population that has administrative, economic, social and cultural functions**.'[8]

It is noteworthy that the Algerian legislator was able to define a comprehensive and precise meaning for new cities, more so than that contained in Law 01/20 on regional planning and sustainable development, which is marred by a degree of ambiguity and complexity. Law 06/06 introduced elements aimed at defining urban policy by setting out the principles of urban policy that must be respected in the creation of cities. It defined cities, adopted a standard classification for them, set out the objectives of their creation, and identified the various actors and stakeholders involved in their creation within a legal framework.

In light of the definitions provided, it is clear that the Algerian legislator has adopted two criteria for adapting new cities: the 'statistical' population criterion and the functional criterion. We can therefore conclude that, regardless of how these definitions differ, their general meaning revolves around the fact that new cities are urban agglomerations with a large population, characterised by prominent planning in the distribution of facilities and services, ease of transport, functional specialisation, and other characteristics of modern city life.

Second: Elements of new cities

The construction of a new or modern city involves many factors, which we list as follows:

A. Population concentration Due to rapid population growth and its pressure on the economy, especially in large cities, priority has been given to establishing new cities not far from them to absorb part of the population surplus[9] and to deal efficiently with the population density concentrated in this new space, by

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[8] Law No. 06/06 containing the city's guiding law dated 20 February 2006, Official Gazette No. 15 issued on 12 March 2006.

[9] Mustapha Oufi, Sana Rawabhi, op. cit., p. 77.

meeting its current needs and preserving the rights of future generations. As for the new cities planned in Algeria, the population has been determined according to the function of each city. The new cities tasked with curbing urban expansion have a population ranging from 150,000 to 200,000 inhabitants, such as the new city of Bouinan and the new city of Sidi Abdallah. As for the new cities dedicated to restoring regional balance, namely the new cities of Boghzul and Imdghassen, their population density has been estimated at between 50,000 and 400,000. As for the cities in the south that are responsible for sustainable development, their population density is estimated to be between 10,000 and 80,000 inhabitants in the initial phase, with the possibility of expansion in the future[10]

B. Urban character: Urban character refers to the creation of a space in which social, economic and human potential are balanced, providing opportunities for employment, housing and facilities. Not every population centre can be considered a new city, and it is necessary to select and determine a suitable location for the intended urban area, This is after conducting various engineering studies and feasibility studies, taking into account all factors of geographical population distribution, social, administrative, cultural and political factors, and various elements of population attraction[11]. The legislator stipulated that an empty site must be chosen as a basic rule for the establishment of new cities. The requirement for an empty site was for several reasons: First, to curb the growth and expansion of large cities. Second, to facilitate the implementation of this programme, as building a new city based on a preconceived design on vacant land helps to create a city that is organised in terms of urban development and balanced in terms of structure, with housing, administrative offices, markets, schools, hospitals, recreational areas, and green spaces. These facilities are distributed logically, with service facilities located close to residential areas to improve citizens' quality of life, while factories are located away from housing to preserve the environment and protect citizens' health. The vacant site also makes it possible to preserve agricultural land.[12]

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[10] Radia Ben Mubarak, '**The Conceptual Framework for New Cities**,' <u>Journal of Real Estate Law</u>, University of Blida, Algeria, pp. 27-28.

[11] Abdelmalek Achouri, '**New Cities between Spatial Distribution and Balanced Development in Algeria**,' <u>Journal of the Social Researcher</u>, Abdelhamid Mehri University of Constantine 2, Vol. 13, No. 1, 2017, p. 249.

[12] Karima Ktouf, 'Motives for the Creation of New Cities through Law 02/08,' Master's thesis, Faculty of Law, University of Constantine 02, 2012, 2013, p. 26.

C. Functional balance: Article 02 of Law 02-08 clearly defines the function of the new city, stating that: **New cities shall constitute centres of social, economic and human balance, providing employment, housing and facilities**." The text of the article shows that the new city is a centre where a number of factors interact, rather than simply a gathering of a number of inhabitants, in addition to the social aspect with all its implications in terms of work, housing and leisure.[13]

D. Real estate: In accordance with the provisions of Law 90-25 on real estate guidance, these cities cannot be built, either in whole or in part, on arable land, in compliance with the legal and regulatory provisions relating to urban development, which aim to define the general rules governing the production of land suitable for development, and the creation and modification of the built environment within the framework of economic land management, balancing the functions of housing, agriculture and industry, as well as protecting the environment, natural surroundings and landscapes, and cultural and historical heritage, based on respect for the principles and objectives of the national urban policy. [14]

Third: Motives for creating new cities

The policy of creating new cities or new population centres is one of the most important features of change and renewal in urban development patterns, as well as being an ideal mechanism for addressing the problems and effects of urban inflation due to increasing demandFor housing, work and services, the idea of new cities emerged as a means of achieving a balanced distribution of the population in order to meet the population's demand for services and correct imbalances in urban infrastructure, and thus control the irrational and uncontrolled expansion of cities and organise the urban area in order to establish regional balance and encourage the exploitation of available resources in unexploited areas to encourage the stability of the population and their integration into it[15].

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[13] Radia Ben M'barek, op. cit., p. 28.
[14] Jamila Douar, **New Cities in Algerian Legislation**, <u>Critical Journal of Law and Political Science</u>, Issue 02, 2012, p. 311.

[15]Bouafia Abdelrazak, Alqama Jamal, '**Urban legislation and its role in restoring regional urban balance: a case study of the province of Biskra'**, <u>Journal of</u> Urban Planning and Construction Legislation, Issue 6, June 2018, Tiaret, p. 188.

01: Social motives:

Social motives are represented by problems of demographic growth in terms of distribution and density, and other problems related to improving the living conditions of the population. In other words, resorting to the new cities policy is motivated by the need to control and correct the excessive growth of an existing city in order to alleviate the imbalance between the daily needs of the population and the city's infrastructure's ability to meet them. The increase in population and the continuous flow of migration from the countryside to the city has led to a high rate of urban growth, known as urban concentration, especially in large cities, which has resulted in massive and irregular urban expansion. The continuing increase in the population of cities has also increased the demand for housing. As a result, new conditions have arisen in rapidly growing cities due to the emergence of chaotic neighbourhoods, urban sprawl encroaching on green spaces and a decline in the level of services. New cities were the policy adopted by states to regulate the area or urban planning and restore a fair balance to the population in the regions, i.e. to create regional balance and reduce urban concentration[16].

02: Natural motives:

Today, more than ever before, cities face challenges in terms of the quality of the urban environment (water, waste, noise, green spaces), as large cities are congested with various types of transport, and the location of industrial bases has led to environmental degradation. They are also affected by natural phenomena that cause unexpected problems, such as earthquakes, volcanoes and floods, such as the Boumerdès earthquake and the Ghardaïa floods, which have highlighted the fragility of the urban fabric within cities. Environmental factors can be one of the driving forces behind the emergence of new cities[17]. Legislators have therefore made it necessary to take the environmental dimension into account in planning and development tools that seek to rationalise the urban environment and control urban expansion, because the reality of the city has created inequality even between its neighbourhoods. Therefore, the aesthetic aspect of the city has become one of the objectives

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[16]Kataf Karima, **The Concept ofNew Cities through Law 02-08**, Master's thesis in Public Administration, Law and Regional Management, Faculty of Law, University of Constantine 01, 2012, 2013, p. 28.
[17]-Wanas Nadia, **A Vision for a New Generation of New Cities: Proposal for the Creation of a Sustainable** City, Master's thesis in Urban Technology Management, University of Oum El Bouaghi, 2014, 2015, p. 22.

pursued by both legislators and regulatory authorities, based on the idea of constructing and completing buildings in accordance with the applicable legal, technical and engineering regulations and building permit decisions. This is confirmed by the legal text of Article 12 of Law 08/15 of 20 July 2008, which specifies the rules for the conformity and completion of buildings:

'**The aesthetic appearance of the built environment is considered to be in the public interest and, to this end, must be preserved and enhanced**.'

Article 02 defines aesthetic appearance as:

'**the harmony of the forms and quality of the building's facades, including those relating to outdoor spaces**'[18,]

The rules relating to building compliance contribute to protecting the environment, as they lend an aesthetic aspect to the built environment and create harmony in the urban fabric for the public good and to avoid chaotic construction or what is known as visual pollution.

The legislator has also given new attention to the construction and reconstruction movement, namely the need to put an end to the phenomenon of open workshops, represented by the totality of buildings that have been under construction for many years without being completed within the legal deadlines and remaining in the form of unfinished structures of scattered iron scaffolding and excavations, scattered in a way that distorts the aesthetic appearance of the neighbourhood and also poses a real danger to the neighbouring population. This led to the enactment of Law 08/15 on the conformity of buildings to address such situations.[19]This is particularly true given that the absence of a conscious urban policy has resulted in several problems affecting the environment and the urban fabric, leading to Algeria losing large areas of its natural environment due to encroachment on agricultural and forest land, as well as natural areas through the spread of unplanned construction, in addition to urban development that has led to a quantitative rather than qualitative increase, and consequently the spread

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[18]Law No. 18/15 of 20 July 2008 establishing rules for the conformity and completion of buildings, Official Gazette No. 44 of 2008.

[19]Qarari Majdoub, '**The Role of Urban Planning in Environmental Protection**,' Journal of Scientific Research in Environmental Legislation, Issue No. 5, 2015, p. 86.

of chaotic and unhealthy construction[20] because the random use of land makes cities and suburbs, which often lack trees, parks and sewage systems, less able to meet the needs of people who usually live in large groups with low incomes and cannot afford to live in clean or upmarket neighbourhoods.

03: Economic motives:

Economic motives are represented in the attempt to develop and promote the economy of urban areas. The establishment of new cities in some different regions plays an urban and economic role in their development and prosperity. The emergence of some new cities has been related to economic factors, with the creation of industrial areas accompanied by the establishment of new cities. The diversification of economic activities and jobs leads to the creation of employment opportunities, which in turn attracts residents to these areas. If the area is rich in natural resources, such as iron and others, an industrial city is established for the purpose of attracting residents and providing labour in this field, such as the new city of Hassi Messaoud[21]

04: Demographic factors:

The high growth rate of cities is a result of rapid demographic growth, which is due to improvements in social life and the continuous flow of migration from rural to urban areas. This situation, which is witnessed in various cities around the world and which causes the emergence of chaotic neighbourhoods and the spread of tin houses that lack the minimum necessary living conditions, was the means resorted to by planners in their attempt to find a solution to this enormous demographic growth, which poses a threat to major cities[22]

Second axis: Attractions and obstacles

First: Attractions:

01: Educational services:

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[20]-Derm Aida, **Administrative Control of Development and Reconstruction Works in Algerian Legislation**, Dar Qana, Algeria, first edition, 2011, p. 13.
[21]Bouhal, Sayed Ahmed, New City Policy between Planning Requirements and Reality, Case Study of the New City of Ali Mendjeli Constantine, Master's Thesis, Faculty of Law, Mohamed Boudiaf University of M'Sila, 2019, 2020, p. 20.

[22]Bouzida Souriya, Latrach Warda, New Cities: Between Concept and Reality, The Case of the New City of Hamla 01, 02, Batna Master's Degree in Urban Techniques, Faculty of Law, University of Oum El Bouaghi, 2014, 2015, p. 28.

Educational services refer to services that aim to provide school buildings for different educational levels and stages in accordance with the requirements of the educational ladder, and in proportion to the size and number of the population, and the age group required to be accommodated at each stage. Following a strategic plan for the construction and maintenance of schools ensures quality, through the design of school buildings in accordance with standards appropriate to new variables, and the need to ensure that school locations meet the needs and desires of those interested in the educational process, including parents, students, members of civil society, and school staff. Therefore, planning and design standards and ratios related to walking distances between residences and educational services must be taken into account, bearing in mind that any school with a certain educational level attracts students from schools at the preceding educational stage[23]. These educational services are classified as nurseries, which form the cornerstone of the educational system for the rest of the educational stages. Therefore, the city requires the presence of such services in addition to kindergartens, which are the second stage after nurseries. They are also an integral part of the human development plan[24], which require attention to aesthetic aspects such as drawing and sculpting shapes and designs that are appealing to children.

Educational services are one of the most important basic activities of the city. Without them, the city cannot be an urban environment suitable for bringing together populations of varying sizes. as we find that the centres with the most comprehensive range of services are the cities that are most attractive to businesses and residents and are the most profitable in terms of migration between population centres. The opposite is true for communities where some educational services are poor[25]. Taking into account basic principles in the planning of educational service locations is an important factor in attracting residents. For example, the distance travelled to reach school should be short for primary school pupils, then gradually increase for secondary school pupils, and be longer for high school pupils, and so on.

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[23]General Authority for Urban Planning, **Guide to Planning Rates and Standards for Services in the Arab Republic of Egypt**, Volume I, Educational Services, 2014, pp. 16 and 40.
[24]Saida Rahamnia, **The Status of Health Services in Residential Neighbourhoods**, Master's thesis in Urban Sociology, Faculty of Social Sciences and Humanities, University of Constantine, 2007, 2008, p. 50.

[25]Abdessalam Baghzim, Problems of Urban Service Management in the City of Batna: A Field Study in New Neighbourhoods, Doctoral Thesis in Sociology, Organisation and Management of Urban Society, Department of Social Sciences, Faculty of Humanities and Social Sciences, University of Batna 01, 2020, 2021, p. 38.

02: **Transport services:**

The planning strategy for the construction of all types of residential complexes depends on a set of criteria, which include how to deal with pedestrian traffic by building streets and roads and providing various means of transport. These criteria must be respected. Roads and streets can be considered the framework of the city in general and the neighbourhood in particular. Roads are not just a means of transporting people, goods and other items, but also a means of lighting and ventilation. Through Executive Decree No. 91/176, which sets out the general rules for development and urban planning, it is clear that any residential complex must be provided with secondary roads that have a minimum connection to roads with heavy traffic, and the distance between two connections cannot be less than 500 metres. A building permit or a group of buildings that are not accessible by public roads according to the conditions that meet their function may be refused. [26]

Transportation is how to provide mobility to meet the needs of individuals and society. To plan and design a transportation system, a transportation plan must be developed to reflect the specific mobility needs of the planning area and all available modes of transportation, including walking, cycling, and public transportation systems. Public transport requires urban patterns that promote efficient and equitable mobility for all, as safe, affordable and sustainable public transport can contribute to attracting residents and achieving social justice. People prefer to live in a city that offers a good urban life in terms of quality infrastructure and good, convenient public transport that provides acceptable travel times from home to work. Sustainable urban transport is therefore one of the most important elements of comprehensive planning and the requirements of new sustainable cities[27]. This can only be achieved by developing a traffic plan, which occupies an important place in the preparation of the transport plan in terms of the varying future transport needs of fixed and mobile infrastructure, one of the objectives of which is to improve traffic conditions by using good speeds and reducing traffic accidents within the urban centre, and identifying

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[26]Nawal Nouar, **The Importance of Facilities and Services in Urban Areas**, <u>Journal of Humanities</u>, Issue 48, December 2017, p. 259.

[27]Anji Mohamed Al-Barmalji, Ali Mahmoud Al-Sarfi, Foundations of Sustainable Urban Transport for the New Arab City, <u>Al-Omran Magazine</u>, April 2017, pp. 05, 06.

various parking and stopping locations and positions to integrate transport and traffic within the city.[28]

03: Health services:

Health service planning involves providing city residents with the best necessary services and extending the city's services to include the establishment of hospitals and health facilities and public health care services. Individuals are in dire need of medical care that is best suited to understanding the social environment and paying greater attention to its problems, such as endemic and infectious diseases and diseases caused by environmental pollution. Therefore, urban planning cannot do without various important health facilities such as hospitals, health centres, dispensaries, clinics, the training of doctors and the provision of medicines. Families seek housing that provides them with health protection, because individuals often suffer from the exhaustion of reaching health service locations due to the failure to take into account population density and geographical distribution in the provision of health services. There may be a city with a population of one million, but only a few pharmacies, or it may lack the sale and repair of medical glasses or the sale of medical equipment necessary for the disabled. Therefore, health aspects must be taken into account when developing urban plans for urban areas, as urban planners must base their approach on a healthy environment and well-designed health programmes and ways of harnessing them to serve the population[29]. Providing high-quality health services has become a common requirement that serves the goals and interests of all parties dealing with health institutions, because the existence of health services in fixed locations and points results in some injustice and unfairness to residents in other locations. The health level of the population is improved by: - Redistributing the geographical locations of these services so that they are as close as possible to densely populated areas.

- Establishing and opening new health service centres in selected new locations to meet the needs of the population.[30]

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[28]Abdessalam Baghzim, op. cit., p. 82.

[29]Saida Rahamnia, op. cit., p. 41.

[30]Al-Moumani, Sidqi, **Regional Planning and its Impact on the Overall Performance of Public Facilities and Services**, **An Analytical Study of Health Facilitiesin the Governorate of Tafila**, Mouta Research and Studies, Amman, 1994, p. 32.

Health services such as hospitals and medical centres can revitalise different parts of the city, as these facilities form the nucleus of development in this area by raising efficiency and living standards by connecting infrastructure networks to these neighbourhoods and creating job opportunities through businesses that support these service centres, such as medical schools, childcare centres, clinics, laboratories, nurseries and pharmacies, thereby opening up new job opportunities and helping to develop the area.[31]

04: **Recreational services:**

Recreational areas within cities have many benefits. They influence overall planning at the city level as a whole, making residential areas acceptable and livable, and serve as a place to relax from the stresses of life and work, especially green spaces. Recreational areas also help combat deviance in society, as many sociologists and psychologists have emphasised the importance of recreation in reducing crime rates, as recreational activities contribute to maintaining a person's psychological balance. They also have aesthetic benefits, as evidenced by the clear contrast between sterile cities and the beauty of green areas. For example, the colour green provides comfort to the nerves in conditions of material hardship and intellectual and nervous exhaustion in the struggle of life[32]. The importance of recreational services lies in the following:

- Spending free time enjoying recreational activities suitable for all ages.

- Providing the ideal place for children to spend their free time away from the walls of their homes and the pavements of the streets.

- Recreational activities help develop the abilities of young people, children and adults through the practice of important hobbies, whether sports, reading or the internet.

- Recreational areas are a place for the city's residents to get to know each other, both individually and as families, creating social harmony among the city's inhabitants.

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[31]Saida Rahamnia, **The Situation of Health and Health Services in Algeria**, <u>The Social Researcher</u>, Issue 11, March 2015, p. 222.
[32]Mohamed Mahmoud Abdel Aziz, **Recreational Facilities and Their Role in the Urban Development of New Communities: A Case Study of the City of 06October**, Master's Thesis, Faculty of Fine Arts, Helwan University, p. 21.

- Providing recreational services in cities is important and indispensable due to their positive psychological, economic, environmental and educational effects on city residents and their neighbours, which are reflected in the nature of community life and development.[33]

The importance of urban planning for recreational areas as public facilities has been confirmed, and recreational areas and green and open spaces have become one of the elements of modern city planning, alongside other urban services. When creating play areas, for example, security must be taken into account by choosing a location that is easily accessible and away from mechanical traffic to avoid traffic accidents. It is also preferable for them to be located within residential neighbourhoods so that they can be used by as many children as possible.[34]

05:. Security services:

Deviance and crime are among the most threatening factors to urban life and the security of city dwellers. The concern for providing security and safety for residents in contemporary residential neighbourhoods has become a fundamental requirement for the stability of life and social growth of the population, especially with the significant increase in urban crime in cities as a result of rapid urbanisation. The more carefully planned and designed the city is, the more it will contribute to security within the city. This requires the implementation of the following planning measures:

- Relying on a large number of closed-end and socially active paths that do not encourage strangers to enter them. Limiting the paths and roads leading to the residential area so that the entrances and exits are clear.

- Strong lighting and limiting the speed of cars within the residential area by using speed bumps and avoiding long, straight roads that encourage slow escape, because the ill-considered distribution of services in residential areas may tempt and provide opportunities for strangers to break in and invade them[35].

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[33]Abdel Salam Baghzim, op. cit., p. 118.

[34]Lahcen Floussa, Abdelkader Haji, Siham Maatouk, The Importance of Public Recreational Facilities within the Urban Environment in Meeting Children's Psychological and Social Needs, Review of the Situation of 206 Homes in the City of M'Sila, Architecture and the Child's Environment Magazine, Volume 06, Issue 02, 2021, p. 17.

[35]Huda Abdel-Sahib Al-Alwan, Mais Mahmoud Makhlaf Al-Dulaimi, **Determinants of a safe environment for high-density residential complexesin city centres**, Engineering Journal, Issue 03, Volume 17, 2011, p. 67.

With a lack of security services, many forms of deviant behaviour and crime emerge. Therefore, the safety of the residents of these cities requires the presence of security centres to create stability and reassurance among the population, to avoid security breakdowns and to prevent crimes of various kinds.

06: Commercial and marketing services:

Commercial services are businesses related to the commercial services provided by city centres, such as ready-made clothing and fabric shops, electrical appliance shops and administrative offices. Their locations are preferably on the neutral sides of the main streets surrounding the areas. Marketing services take the form of a complex that provides all the necessary consumer goods and commodities that constitute the daily needs of people's lives. It is preferable for them to be close to residential areas so that women and children can easily access them.[36]

07: Technical network services:

The functional role of the road network in new cities is not only essential in enhancing the efficiency of the city's various activities, but it is also relatively important in this performance, taking into account three important elements: these roads contain mobile traffic connecting different areas of use and activities, and the fact that these roads include the technical networks of the city's infrastructure (water, sewage, electricity)[37]. Water networks are among the most important requirements in urban areas, so they must be managed rationally and provided to the population. This requires the construction of special channels, as well as the need for sewage channels that work to drain rainwater, wastewater and dirty water. The final outlets are constructed according to studies to avoid the dangers that may result from this, without forgetting the electricity and gas network (energy). providing energy to the city is essential, so the authorities are laying gas pipes and electricity networks, whether they are electrical wires.

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[36]Abdullah Busnobra, Jamal Hawawsa, op. cit., p. 38.
[37]Mahmoud Amin Ali Suleiman, Walid Samir Abdel Ghaffar, op. cit., p. 14.

Second: Problems of the new city

01: The problem of social and cultural adaptation in cities:

The problem of adaptation or compatibility with new environmental conditions raises many questions. When a family leaves its original community for a new city, it is required to establish new social and community relationships that differ from those that prevailed in its original community. These relationships may not meet the needs and requirements of the city's residents, leading to many problems resulting from the inadequacy of some services, as well as the cultural diversity and distinctiveness of these residents, given that they come from different regions, communities and professions. This has led to different mindsets agreeing on some issues and disagreeing on many others, resulting in numerous conflicts that lead to violence. This makes achieving a balance between these groups and their characteristics with the conditions of the new society a fundamental requirement for the success of the development process [38]

02: The spread of classism among the population.

The diversity in housing patterns has created disparate social classes with a wide gap between them, as the city includes owners of individual homes, owners of luxury buildings, and owners of cooperative buildings. Class differentiation may create a kind of discontent among the residents of the same city, leading to unrest.

03: Lack of responsiveness to architectural style:

As we mentioned earlier, the predominant style of housing in the new city is architecture. Most of the social housing buildings were built by the state to combat tin shanty housing in particular. What is striking is that many of the residents who were relocated from the tin shanty neighbourhoods have retained customs that are not appropriate for this new city. Various statistics issued by state institutions indicate that a significant proportion of relocated families refuse to pay rent and object to various bills on the grounds that the state should

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[38]Mustafa Aoufi, Rawabhi Sanaa, **New Cities: Yesterday's Dream and Tomorrow's Crisis**, <u>Journal of Humanities and Social Sciences</u>, 2019, p. 10

cover these costs. They constitute the most vulnerable segment of society, which has led to conflict between them and state institutions [39].

04: Reduction and erosion of agricultural land:

While urban centres are constantly expanding due to urban development and urban planning, this is often at the expense of the agricultural land surrounding cities. Areas adjacent to urban centres have become a refuge for low-income social groups, as the latter are unable to fulfil their housing needs under the conditions and requirements of the real estate market, which are not in line with the purchasing power of the majority of social groups due to high property prices. This situation has led to a number of paradoxes, the most significant of which are evident in the use of agricultural land, where residential settlements are being built beyond the control of the public authorities, leading to marginal development and the emergence of an informal real estate market characterised by speculation and poor infrastructure. Due to the lack of basic facilities and infrastructure,[40] unregulated development is one of the most significant imbalances in the urban fabric, given the rapid pace of its growth and the variety of architectural forms and land use patterns it attracts, and it is carried out in complete disregard of the laws in force. Faced with the inability of the public authorities to meet all housing needs despite their efforts, the administration has been forced, sometimes willingly and sometimes unwillingly, to tolerate the spread of illegal construction on agricultural land, the most negative repercussions of which are the distortion of the urban fabric and the threat it poses to public order in its three aspects: public health, public peace and public safety[41] with buildings remaining in a state of permanent construction for many years. The absence of a conscious urban policy has resulted in several problems affecting the environment and the urban fabric, leading to Algeria losing large areas of its natural environment due to encroachment on agricultural and forest land, as well as natural areas through the spread of unplanned construction, in addition to urban development that has caused an increase in quantity over

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[39]Mashri Abdel Raouf, **Violence in the New City and its Repercussions on Family Stability, the City of Ali Mangli, Constantine as a Model**, <u>Journal of Studies</u> , Issue 07, June 2015, pp. 207, 208.

[40]Al-Hadi Makdad, **Real Estate Policy in the Field of Urban Development and Housing**, Al-Najah Al-Jadida Press, Casablanca, 2000, p. 50.

[41]Mustafa Jarmouni, **Control of Real Estate Subdivisions and Buildings in Morocco**, Al-Najah Al-Jadida Press, Casablanca, 2011, p. 183.

quality, and consequently the spread of chaotic and unhealthy construction.[42] The indiscriminate use of land makes cities and suburbs, which often lack trees, parks and sewage systems, less able to meet the needs of the people who live there, who are usually large groups of low-income people who cannot afford to live in clean or upmarket neighbourhoods.

05: The problem of pollution:

The problem of pollution in cities is exacerbated by population growth, rapid urbanisation and the growth of large cities. High population density is compounded by industrialisation and the spread of industrial areas within cities, and in residential areas without providing means of protection to avoid the risks arising from the spread of gases, fumes, and industrial pollutants that seep into the waste used within the city. The increase in the population of cities has also put pressure on sewage network services and the spread of contaminated water within residential communities, posing a serious threat to public health and the quality of the environment [43]. In fact, millions of people live in overcrowded, poor-quality housing that lacks safe drinking water, sewage networks, and waste collection and treatment systems, putting their health at constant risk[44]. **The cities** that accompanied the industrial revolution lacked health and environmental considerations and urban planning rules, which led to a broad reform movement in the field of planning and city construction, with the aim of achieving a healthy environment and an ideal urban community. There is also a relationship between the health level of the population and their distance from health services.

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[42]Derm Aida, **Administrative Control of Development and Reconstruction Works in Algerian Legislation**, Dar Qana, Algiers, first edition, 2011, p. 13.

[43]Juma Ali Day, **Problems of Arab Cities and Ways to Address Them**, Journal of the Faculty of Education, Issue 41, 2020, p. 367.

[44]Firas Abbas Al-Bayati, Population Explosion and Societal Challenges, Amman, Jordan, Eida Publishing and Distribution, 2010, p. 119.

Conclusion:

At the end of this research paper, we arrive at a set of conclusions, which we summarise as follows:

01- The policy of establishing new cities or new population centres is one of the most important features of change and renewal in urban patterns. It is also an ideal mechanism for addressing the problems and effects of urban inflation, such as the increasing need for housing, work and services.

02- New cities are exposed to several urban problems, especially in the area of behaviours that affect public safety and community health.

03- The absence of a conscious urban policy has resulted in several problems affecting the environment and the urban fabric, leading to Algeria losing large areas of its natural environment due to encroachment on agricultural and forest land through the spread of unplanned construction and urban development, which causes an increase in quantity rather than quality.

04- The idea of new cities emerged as a means of achieving a balanced distribution of the population in order to meet the population's needs for services and correct imbalances in the infrastructure within cities, and thus control the irrational and unplanned expansion of cities and organise the urban space in order to establish regional balance and encourage the use of available resources in underutilised areas to encourage the stability of the population and their integration into these areas.

05-Proceeding with the option of new cities as a framework for effectively dealing with the phenomenon of population growth requires that the objectives envisaged for their completion be included in parallel with environmental preservation, investment in resources, and the continuous development of the legal system in this context. On this basis, Algeria can, by mastering the aspects of planning and implementation in the urban field, achieve levels of progress and advancement for its people, similar to those achieved by the leading countries in the implementation of this type of city and forms of urban expansion.

06- One of the most important motives for establishing new cities is to create a healthy urban environment that provides its residents with health security

indicators in pursuit of sustainable development and attempts to control various problems, whether economic, social or natural.

07- Failure to control the completion and management of new cities contributes to a return to the negative aspects that old cities have long suffered from, such as a lack of peace and tranquillity, increased congestion, and pollution, in addition to many other problems such as utilities and housing, which are the result of rapid population growth, as well as problems of social and cultural adaptation and the adequacy of services, such as the lack of health and transport services.

Second: Recommendations:

01- Algerian legislators must enrich the legal framework for the creation and development of new cities by enacting effective laws that ensure the actual implementation of the project.

02- The need to control population growth and put an end to uncontrolled migration from inland areas to coastal cities.

03- Addressing the housing crisis and combating all forms of unregulated construction, strictly enforcing building and urban planning laws, and strengthening deterrence and various monitoring mechanisms to control urban development.

04- Establishing bodies responsible for monitoring the budget used to finance new city projects and preparing reports on the reasons that led to the suspension of projects in those cities.

05- The need to choose locations for projects and industry in accordance with the plans established for them to address the imbalances that exist in a single city and pose a direct threat to social harmony and cohesion. Today, we are required to adopt a new vision for the city to eliminate this imbalance.