THE NEW OIL TOWNS IN SAUDI ARABIA, THE ANALYSIS FOR GENESIS AND INTEGRATION WITH PREEXISTING VILLAGES. CASE OF STUDY YANBU INDUSTRIAL CITY
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Introduction

Since 1973 were they discovered the oil in Saudi Arabia and with the income of the oil, Saudi Arabia work to Improve and develop the Infrastructure in the country. And at 2006 they began to build to 4 new city in Across the Kingdom. And, of course, which affects the general economy of the kingdom and increase the number of jobs and it’s have a big change in the lifestyle of the people, and for this reason we will study in this research the ultimate new cities that have been created in Saudi Arabia.

And because some of the new cities that decide its inception in the year 2006 is not completed until now so far in this research, we will examine another cities that been created in the Saudi Arabia and this city Yanbu Industrial City In this research the issue of creation of new cities and the rapid expansion will be investigated, what were originally was small towns. And the effects in urban planning and possess this city that most of them were self-sufficient and its residents working in traditional industries to a radical change in the lives of people if not the residents themselves.

it will discuss and examine the effect of rapid impact and evolution of these cities and creating a challenging environment of life for the native population in terms of availability and change in land use and prices - and whether the change in these cities are a magnet for others and if it causes harm to the native population In spite of the different nature of the two cities on the nature of cities Created in 2006, it is, of course, there is a difference in the expected goals in these cities, where the cities of Jubail and Yanbu main objective Is increase the income of the Kingdom of Saudi Arabia in oil exports and petrochemicals. And in the new cities created in 2006, the main objective of finding a solution to the housing problem faced by the residents of the kingdom.
Planning of the Problem:

The power of the Changing these new cities, strong and rapid that’s creates pressure on local people and affects them in a strong way. We will test in the search if the pace of change between the two cities is causing the case of racial discrimination for the population and if there is a state of integration and interdependence between the two cities.

Hypothesis

Urban development in the new cities established a radical change in these cities, and puts Find several Hypothesis: if there is apartheid in the two cities where the rich class I went to the new city and the old city has a poor class in the old city and also if the population was abbon their homes in order to get economic benefits through the sale of their property.
In this study, it is intended to achieve the following objectives:

• The overall objectives
This research on new urban development of cities and why it doesn’t include the original population. And try to find solutions for problems and gaps in the existing cities and in management of this cities and in order to avoid their occurrence in the current new cities under construction.

• At the level of individuals
Study and research on the native population of the city and the Labor Market and if people have marginalized looking for where is beast has been a process of gentrification.
The study of the real estate market in the city and that was one of the real estate prices in the two cities represent attraction for the city of Agent without the other. Try to find the problems that lead to migration of the city without the other. Try to find solutions to the administrative gaps in the two cities.
Methodology

In the first part deals with theory of new towns and state of the art related to the creation of new towns from garden town and the development in the concept of new towns passing through every age of new cities also what is changing the concept with each evolution. Discussion on Negative and positive and the problems related to some new cities.

Second, we will review and discuss the national plan for the Kingdom of Saudi Arabia and the policies followed in the development of the Kingdom of Saudi Arabia and what the objectives of the quintet plans the government is and is this plan really going according than expected and this is in addition to the analysis of the city that we will study them and see the impact of the new city and the new city in population and try to study impression population of town and interviewing several interviews with various destinations and include planners and municipal administrators, developers and original immigrant population.

The Third part is the findings will have a general look determining the advantages, disadvantages for this study. Test the effect of the two cities and whether affect several factors in attracting people to the city without the other.
Methodology

| Theoretical | • Theory of urban growth for new towns Howard, London, E.E.U.U,
| | • Cities of the new century Masdar, Dubai, Singapore |
| Empirical | • Analysis of the National Development Plan of Saudi Arabia.
| | • Analysis of the projected cities.
| | • Interviews with key informants: planners, municipal administrators, developers, and original immigrant population. |
| Synthesis | • Conclusions based on the above |
It should be noted that the interviews, which will be built by the study are in the same cities, requiring travel even those cities and conduct interviews and interviews will be conducted as follows:

- **Town of study**
  - Yanbu
    - **Population**
      - Original
    - **Population**
      - Immigrate
    - **Managers**
      - RCJY
    - **Planners**
      - RCJY
    - **Promotores**
      - RCJY
Although the term ‘new town’ is relatively recent, the idea behind the concept spans back to the Roman Empire, when the Romans would plan towns according to a specific structure in order to ensure that important public buildings were present and make sure that the towns looked suitably Roman. This was to remind the citizens of Roman colonies that they were part of the Roman Empire and instill them with a sense of unity.

Numerous other colonial entities also created planned communities. They wished to produce spaces that were pleasurable for immigrants to inhabit in order to ensure that the lands that they colonized were settled. An example of this is Adelaide in Southern Australia.

St. Augustine in the United States is another example of a new town that was created by colonists in the New World.

New states that have been created throughout history have also frequently had new towns created in order to serve as capital cities.

Industrialization has also had a part to play in the proliferation of new towns. This phenomenon caused the conditions to deteriorate in many large settlements due to pollution and overcrowding, leading to a renewed emphasis being placed upon planned communities. This caused an English social reformist called Ebenezer Howard to come up with a concept known as the ‘garden city’. A ‘garden city’ is one that incorporates low-rise houses, residencies separated from commerce, numerous different open spaces, and plenty of greenery (Fainstein, 2014). The idea behind their conception is that they would provide an alternative living environment to crowded inner cities that were devoid of green spaces (Letchworth Garden City Heritage Foundation, n.d.).
More recently, new towns that have been planned in order to be sustainable have become increasingly popular, reflecting a shift in societal attitudes towards environmentalism. An example of this is the town of Wixams in the United Kingdom. In addition to being designed to provide a pleasant living space for its residents, it was also designed to be as sustainable as possible, with measures taken to ensure that residents do not have to use polluting forms of transportation in order to reach shops and other facilities. The buildings were also designed to be constructed in a manner that abides by the principles of sustainable construction (Bedford Borough Council, 2006).

The concept of the ‘smart city’ has also acted as a catalyst for the proliferation of new towns, with the Indian prime minister announcing plans to create one hundred of these cities, many of which will be constructed from scratch as satellite towns in the periphery of existing metropolises (NDTV, 2014). A smart city is one in which an intelligent contemporary digital infrastructure improves services for citizens. These cities also frequently include measures to limit negative environmental consequences (United Kingdom Department for Business Innovation and Skills, 2013).

It is clear that new towns have a long history and that they are established for a variety of different reasons. Sometimes they are planned to fulfill a commercial function, sometimes it is for the benefit of the inhabitants, and more recently, they are established to conserve the environment and cater to residents’ needs using digital technology. New towns are a longstanding phenomenon that has experienced continuous conceptual evolution and are likely to continue to do so throughout the years to come.
The criteria to qualify of new town

☑ A new town is a self-contained community that incorporates a balance of social, educational, cultural and commercial institutions that are intended to satisfy the needs of the individuals and families that live in it. There are a number of different criteria that a community needs to fulfill in order for it to qualify as a new town.

☑ it needs to be a large-scale planned community (California Polytechnic State University, 2002). Planned communities are developments that are characterized by unified and integrated designs that have been approved through comprehensive project reviews (Mandelker, 2010).

☑ for a town to qualify as a new town, it needs to include the correct balance of services, jobs and housing.

☑ it needs to include a mixture of different types of housing (California Polytechnic State University, 2002). A development does not qualify as a new town if it only entails a single variety of housing.

☑ a new town needs to have been developed in response to specific, clearly stated objectives. Finally, a master development needs to have been in charge of its creation (California Polytechnic State University, 2002). Master developers are responsible for planning the development of the infrastructure and land of a given site. They oversee every stage from initiation to the completion of the project (U.S. Office of Economic Adjustment, 1999).
The goals of the new towns

One of the most important results from the establishment of new cities such goals created for it. Many of the new cities have several goals and the most important of these goals is divided in four main themes:

Social goals: Many new towns, especially in Western Europa, have been developed mainly to provide a healthier and more enjoyable environment for people from the slum clearance areas or the old cities, and to reduce congestion in these cities and to get the new town and balanced if they were to find a good distribution of age and gender and job number appears. (GALANTAY 1975).

Political goals: Behind many new town developments there is a strong political impulse. It was provide a sense of evenhandedness toward. The states that an independent territory was created in which the new capital city of Canberra would be built. It was designed to be an administrative capital without any attempt to introduce any industrial or commercial base to support the population (Al- HARBI 1991) (GALANTAY 1975).

Economic goals: There are a lot of new cities that have been created based on the economic base and it is important for the continuity of life in the city Imagining together if the city where you live where there are no jobs, you will of course leave the city in search of work and that the city will lose a lot of the population. For example the cities of new capitals needs in the economic base by creating manufacturing in the capital. This can 'be feasible in countries with large labor marginally employed work. (GALANTAY 1975).

Other:During the colonial era was the construction of new cities for other reasons than those mentioned those reasons and for example, military and strategy reasons For example: the city of Alexandria in Egypt, which colonized by the elder Alexander after the Persian occupation and who decided to build a city bearing his name to be the focal point between Egypt and Greece, a city of Alexandria.
New cities in Saudi Arabia

The Government of the Kingdom of Saudi Arabia will establish several new cities and to achieve many of the goals set by the government within the development plans and is commensurate with the development pattern that the country needs. Those new cities in the Kingdom since its Inception material evolved as an expression of cultural values and economic and political trends.

One of the main reasons that it has been prompted the government to set up new cities is to avoid problems arising from urbanization, unregulated and continuing to attract major cities in the Kingdom, as the city of Riyadh and Jeddah, a high proportion of the population increases in the Kingdom

This is in addition to that there are cities created for economic reasons and in order to support the Kingdom in industrial development plans as Jubail and Yanbu

Achieving sustainable development through a balanced pattern and functions of cities sizes in which to work to reduce the disparities gap regional and activate the optimal exploitation of natural and human resources.

In this chapter we will review the new cities to be established in Saudi Arabia and that the orders of King Abdullah bin Abdul Aziz in 2006, which is the development and the establishment of four new cities in the Kingdom of Saudi Arabia.
New cities in Saudi Arabia
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King Abdullah Economic City (KAEC)

King Abdullah Economic City is one of four new cities built by the King Abdullah bin Abdul Aziz Al Saud. This city is located after nearly 100 km or an hour and a half driving in the north of Jeddah, between the Red Sea and the rugged desert. The new city had been built to provide a decent pattern that fits the new generation of Saudis. Since the city was built to provide based on modern life.

The estimated area of the city in size to 70 square miles, King Abdullah Economic City in the end will be slightly larger than Washington, DC. And estimated its cost at 100 billion dollars, mostly from the private sector financing, it will be the economic city is not comparable to anything else in the greatness of vision.

The city contains in its determination to King Abdullah Port, which was designed to be the largest port in the world and the aim is to improve the business and shipping level and to be a competitor to the port of Jebel Ali in Dubai and owns the port unloading and customs procedures faster, more mechanism."

Speed is an integral part of the vision of King Abdullah Economic City for the future. With a Mecca and Medina on the road to high-speed train network linking King Abdullah Economic City and the two holy cities of Mecca pilgrims are expected to visit this city as they travel from the birthplace of the prophet to the place of burial. It is expected to reduce the flight time from Jeddah to 30 minutes, and to bring religious tourists to the city through an extended pilgrimage visas.
King Abdullah Economic City (KAEC)

Masterplan

Location
Strategically Accessible. By land, air and sea.

King Abdullah Economic City will benefit from a strategic location, placing it less than an hour’s ride away from the Holy Cities of Mecca and Medina, and an equally short ride...
King Abdullah Economic City (KAEC)
The Knowledge Economic City (KEC)

The vision of Knowledge Economic City (KEC) include the creation of an environment conducive to progress in the knowledge-based industries, and education is an essential part of achieving this vision and sustainability, through the creation of technically and intellectually qualified generation, intelligent in ways that mimic the era of world development. On this basis, all schools, institutes and research centers benefit from smart flexible infrastructure, to develop teaching techniques and improve performance and efficiency.

In honor of the city of Medina and renewal for its glorious history, the project will include a cultural center consists of several museums focused on different areas, including the Biography of the Prophet, Islamic civilization and an interactive center for science and technology for combining the heritage of the past and modern future.

The city has a strategic location within the boundaries of the sanctuary, and that dimension 5 km from the Holy Mosque and 8 km from the international airport, as well as fit on the Haramain High Speed Train Station, connecting the city to Makkah and the holy sites, offering easy mobility and comfort complete with a variety of transportation. As unique project Knowledge City site connected directly with the most important main roads leading to the inside or outside of the city of Medina,

Provides Knowledge Economic City project , a variety of investment opportunities in several key economic sectors, which will focus on industries where Medina enjoys competitive advantages by virtue of its privileged position in the Muslim world.
The Knowledge Economic City (KEC)
The Knowledge Economic City (KEC)
Jazan Economic City (JEC)

is The second of Saudi Arabia’s planned new cities, Jazan Economic City another one of the four intelligent cities to be developed in the Saudi Arabia.

JEC is located close to Saudi Arabia’s border with Yemen, 60km northwest of Jazan City. It spans an area of 100 km², expected to host a population of 250,000 people. JEC is a state of the art industrial city that is geared to become an important logistics hub, a major destination for regional raw materials and an export platform for global consumer markets.

The main economic sectors in JEC are heavy and secondary industries. The industrial products of JEC are expected to be exported to Asia, Africa and Europe; a new seaport and dry dock will be constructed for this purpose. The development cost is approximately $27 billion. Initially, JEC’s developer was the joint venture of Malaysia’s MMC corporation and local Saudi Binlandin Group (SBG)

the masterplan includes a power plant area, a water desalination plant, an industrial port, an aluminum smelter, a refinery, an iron ore complex and a ship building site. The project started in 2006 and is expected to be complete in 2037.
Jazan Economic City (JEC)
Jazan Economic City (JEC)
Located within the northern Saudi city of Hail, the Economic City is envisaged as an integrated commerce and industry hub stretching across 156 million square meters. Once complete, the project will boast an international airport, rail link, dry port and operations center, and a supply chain center within the logistics zone. Hail Economic City is projected to generate employment for 30,000 people and contribute to the doubling of Hail's GDP in the next decade.

Prince Abdul Aziz Bin Musaid Economic City (PABMEC) is a 30 billion SAR (US$8 billion) economic city occupying a total area of 156 million square meters and will be responsible for creating 30 thousand new job opportunities in Hail. PABMEC will have as its Primary Cluster-Based Sector Mining, Agro-Industrial and a Building Materials, which will be underpinned by a robust Transportation, Supply & Logistics Services Sector. The Airport, Dry Port, and Land Freight in addition to the Passenger Rail Service will be the city's economic nerve in addition to contributing to its dynamic growth. contributing PABMEC's sustainable business development and growth of its knowledge base. In addition PABMEC will also be supported by a Commercial, Residential and Recreational Sectors.

That is the opening of the first phase of the city in 2025 and the second phase in 2040 and the opening of the city will be fully sector Business and Finance 2055.

The development of Prince Abdul Aziz bin Economic City assistant under the supervision of the General Authority for Investment Union Investment, and led by a Rakizah Holding Company
Prince Abdulaziz bin Musaid Economic City
Yanbu Al-Bahar and Yanbu industrial City

Yanbu Al-Bahar is a city in the Kingdom of Saudi Arabia on the west coast of the West Medina overlooking the Red Sea about 350 km. north of Jeddah. It was in the way of spices and incense from Yemen to Egypt and the Mediterranean region and pilgrims from the north on their way to holy Makkah and Al-Madinah Made this area to a small city to take a break and trade.

The port has an important role in the era of the Ottoman Empire, Over the years reception areas for these pilgrims have been built, and the town prospered until the mid-20th century when it started to decline. That led to a decline in trade in the port, but was stronger economic crisis for the port and for the region when it was shut down the Suez Canal during the war between Egypt and Israel in 1967 and has shut down the channel behind a lot of economic damage to this region.

The people of the town were working in the fishing and boating industry, agriculture, cattle grazing and Trade. And modern industries as an industry petroleum derivatives were not exist before. Right now, the population in Yanbu Administrative Region about 298,675 people, including 96,000 people in Yanbu Industrial City.

The Yanbu Al-Bahar city was consists of six neighborhoods and was surrounded by a fence and the fence was two doors are the gate of Al Madinah and the Egyptian gate and the fence was removed in 1955 AD.

The Yanbu Al-Bahar has changed a lot of sightseeing and for two reasons:
Open roads in older neighborhoods, which resulted in the demolition of some buildings
Demolition of old houses and re-built the houses with modern style.

In 1975 it was decided to locate a maritime industrial development area about 8 km to the south of the existing town.
Urban analysis of Yanbu Al-Bahar city

The city was built on a semicircular shape, Where the center and the origin of the city its port. Although the commercial port of Yanbu city not is large compared to other ports on red sea as his grandfather for example but had an effective impact historically.

can note the kernel and the first expansion of the city and its nearby the port which have features of the old urban planning style contains alleys and narrow streets and ground forms irregular polygons. The city is growing semicircular in the shape of half of rings around the city center with diagonal lines from the center of the city center,

But the new planning style of the city of Yanbu al-Bahar depends notoriously on the new style of planning in Saudi cities and relying heavily on the style of network in the planning and design of Extensions of residential neighborhoods, land division. The network style as is known one of the easiest and simplest planning style that do not require big effort from the designer. one of network style features that it supports and highlights the rationality in planning infrastructure and traffic.
Yanbu AL-Bahr Province
The emergence of the Royal Commission for Jubail and Yanbu

The Royal Commission is an Commission created in 1975 by order of King Khalid Bin Abdul Aziz Al Saud, of the aim to manage the two cities of Yanbu and Jubail Industrial and supervise the works in them, in 2009 the King Abdullah bin Abdul Aziz Al Saud add more of tasks to The Royal Commission to manage the third city “Ras Al-Khair” for mining in the eastern side of Saudi Arabia.

And the main aim of The Royal Commission is running and administration to and develop the cities of Yanbu and Jubail Industrial and the Commission has been awarded several extraordinary powers is to allocate a separate budget for them and give them Administrative independent system to be able to achieve the goals established for cities consists regulation followed by the Royal Commission for Jubail and Yanbu of the Board of Directors play a draw public policies and the development of strategic plans for the development work, and the President of the Commission directly linked to the Council of Ministers, and headquarters in the capital city Riyadh.

General categories and departments in each of the industrial city of Jubail and Yanbu Industrial City are based on Husbandry and operation of the industrial cities
The importance of Yanbu industrial city

For both economic and strategic reasons, a pipeline was built to transport crude from the oil fields in the east to the west coast, terminating in Yanbu. This was completed in 1981. The industrial development area designed and planning depending on a number of important factors:

The Location: The other main factor in choosing the site was that the western region is one of the non-highly populated areas in the country (approx. 1.2 million in 1985).

Port of Yanbu: is the most important and largest port of Saudi Arabia the main factor in choosing the site was that it is at a point where navigable waters meet an easy route way into the interior. It is in the only point on the coast with a wide enough break in the coral to allow access to the larger ships and tankers.

The abundance of raw materials: Yanbu connected to oil fields by east-west pipeline to benefit from this natural resource, by converting the crude to higher value products, and at the same time giving an impetus to development and manpower training in the whole western region, and proximity to international shipping routes that allows direct access to global markets.

Availability of other facilities: The area has good agricultural land and contains enormous deposits of mineral ore, especially iron and copper.
The objectives of the establishment of the industrial city of Yanbu

Has been set up for the industrial city of Yanbu in order to achieve many of the goals and is divided into two sections are important:

National objectives:

Advantage of using National Resources: The main objective of the establishment of the industrial city of Yanbu is the conversion of oil, which is the main source of the economy and turn it and refining into a and chemicals, and higher-value raw materials and lead to the diversity of the economic base of the Kingdom and not only its dependence on crude export, In addition to the presence of metals and also some other of raw materials near the industrial city of Yanbu.

The balance between regions: Sometimes new towns are developed with the objectives of raising the level of development in lagging region or of reducing inter regional disparities.

Regional development objectives:

The attraction of population growth (Polarized growth): one of the most important goals of the establishment of the industrial city of Yanbu and to find a balance of population in the administrative district of Medina.

The development of rural areas can be greatly enhanced by creating new towns to serve as service centers which are capable of attracting active and industrious population which would otherwise leave the rural areas to urban centers.
Yanbu Industrial City was created in 1980 AD, in the south of the city of Yanbu Al-Bahar and its have 606 square KM and it have also un Expandable area in the city about 420 square meters area, the city planned city on the expansion plans of the city within two phases contain, but the first phase has almost completely ended and the industrial zone in the first stage has a 420 sq. km and this in addition to the development plans aspires to be the first industrial city in the world. With 3147-hectare industrial area and social and residential area is approximately 2650 hectares on which nearly 15,000 housing units spread over 23 neighborhoods.

This in addition to the city won many special preservation of the environment and the natural order awards and being an industrial city developed that does not mean neglecting the environmental side of the city. As a result of that Yanbu beauty and splendor of the city planning and has got the first centralized planning as the best city for the future in the prize (cities in the process of prosperity for the year 2002)

The population of the industrial city of Yanbu is about 165 000 people. The number of census of Saudis living in the city 83%, the average reconstruction of the city’s population of 20 years
Urban analysis of Yanbu industrial city

Urban Planning in Yanbu Industrial City is heading Yanbu Industrial City Planning to be closer to the network planning with diagonal pattern for axes main traffic residential area with large curves commensurate with the traffic function and Speed limits inside the Residential areas, this themes of design and help her visual and break the monotony which strengthens the visual impression of the city and lead to a corresponding diversity along the axes.

As for the secondary axes of the bends in response to the growing natural design for low speed where its predecessor. The streets of the third class predominantly arc pattern (Loop system). The advantages of this type of limited entrances and exits in line with the limited Its users. As for ways of fourth place, a street leading to the entrances directly condominiums, it is dominated by closed endings or alleys type non-window as and serve alleys is the window a small group of residential units thereby providing a high degree of privacy for the residents of that group, and often combine those Units in the form of children yard and parking between those units socially courts.

It seems clear in the design of solutions touches Yanbu influenced to some extent by ideas Ebenezer Howard formulated the so-called Garden City (Garden City) that appeared at the beginning of the twentieth century. And other attributes of the City Garden is lower density residential area in determining optimal density is 12 housing units per hectare, this leads to double the area of the external spaces to be used as Parks and gardens.
The differences between the old and new towns

There are many differences between the two cities, and there are factors that led to these differences, and the differences between the two cities, and these factors can be divided into five major factors and are as follows:

The administrative aspects: As known to Yanbu Industrial City managed and separately from the city of Yanbu where the Royal Commission for Jubail and Yanbu overseeing the Yanbu Industrial City and the largest and most powerful of the government bodies in the old city. In addition to any Yanbu Industrial City has a special budget for the development of the city and give it that one of the strongest factors of power.

The ancient city of Yanbu do not have their own financial budget, which derive their financial support for the development of the city of dedicated financial part of several ministries such as the municipality, it is possible that influenced the development of the city of Yanbu allocated to the financial part of the regions and other cities.

Planning aspects: Being an old town which has expanded, the Yanbu-Al-Bahr city center is in traditional Saudi design with narrow streets, a souk with its numerous tiny shops and the focal point of the area is its mosque. Rouses are of four storeys or less with sheltered courtyards, not overlooked by neighbors. Many houses contain more than one generation of a family, and are built in such a way that they can be extended, or another story added, as the lastly grows. Interior and exterior walls are often altered to meet the changing needs of the extended family.

The New Town has an entirely different center, with modern buildings provided with ample car parking space. There is no souk, and shopping is concentrated mainly in the large supermarkets. The grid-system for roads is much more elaborate with expressways, fast roads and access roads. The houses hirer boon built by the Royal Commission, to their designs, with single families rather than extended families. There is a noticeable lack of individuality about them.
The differences between the old and new towns

Population: There is a clear difference in the nature of the population between the old city and the new city where most of the population in the new city are residents of immigrants from several areas in the Kingdom of Saudi Arabia this addition, the population of those who received their university education or higher education and to be rehabilitated in the industrial field.

Nature of the work: There is also a difference in the nature of the work, today where the workers in the city of Yanbu, mostly working in office jobs and in addition to some of the craftsmen and workers in the agricultural sector and fishing. While the situation is different in Yanbu Industrial City as more employees who have received higher education and are qualified to work in the industrial sector and also they takes courses and received lessons in dealing with machines (al saied 2004)

Economic aspect: And since the blobs sector of the most important sectors of the income of South Arabia, the workers in this sector have high salaries compared to other sectors in the Kingdom. Ranges of the individual worker in the sector of oil income. On the contrary, the population of the Old City and whose income depends mainly on trade and also on government jobs.
Analysis of Interviews in Yanbu Al-Bahar and Yanbu Industrial

Yanbu was selected to study because, where Yanbu reflect the latest completed cities that the Saudi government have created. It was possible to make some assumptions about the rapid change happening between the two cities in this research will be affected population are conducting a study by conducting some interviews among the ancient inhabitants of the region and the immigrant population, and some officials to verify the hypotheses.

The interviews will take place in the industrial cities of Yanbu and old city and will contain a series of questions intended for residents and planners of the city and consists of interviews on three main aspects of the social aspect and schematic side and the economic side. Where the social aspect is based on the importance of providing housing for residents and a comparison between the housing in the two cities will be directing these questions a group of the population and to determine the level of satisfaction with homes that live out of it was to develop a set of criteria to evaluate, especially as there is a range of differences in the nature of the buildings already mentioned in the previous chapter, And to study the real estate market of the city, we need several key factors thing for taking into account in the selection of housing an put here will remind combination of these factors, it has taken: Home price, The quality of the buildings, services in the neighborhood.

Schematic side is one of the most important aspects on which my research will be discussed some issues related to planning the industrial city and the most important question of why did not Rehabilitating the city of Yanbu in the development process and interviews directed to the concerned authorities have in the Royal Commission of Jubail and Yanbu on a number of important questions what the most important problems related to the new city and head to the smart cities by the adoption and this well why change a slow process of development in the city and whether it was the slow development of the city help the growth of the city in the form of natural and without any sudden change and strong change like Thule village in the managers village and its transformation from a village into a global university town The economic side in this research will be to discuss the economic side of the city and interviews
Analysis of Interviews in Yanbu Al-Bahar and Yanbu Industrial

economic side contains two parts, a dedicated portion of the population in the two cities and the relationship between the families income for linking whether Yanbu Industrial City is a city only represents the rich class and the city of Yanbu represent the middle class and apartheid between those two cities.
Analysis of Interviews in Yanbu Al-Bahar and Yanbu Industrial

Initially we honored to meet Mr. Hatem Al-Ahmadi, head of public relations at the Royal Commission of Yanbu and who gave us About the city of Yanbu and how the Yanbu industrial city development process

In the beginning was the stems of small towns in the city area rely on fishing, agriculture and pilgrims visit, the people of Yanbu al bahar city living as a rural life from agriculture and fishing and trade between Africa and Asia. but after King Khalid decision the things have been changed. Yanbu Industrial City was created and since then the change began in the two cities Yanbu industrial and the old Yanbu

And he says that the Yanbu industrial city was nothing and it was a desert there is no population, and based on the law, which issued after the unification of the Kingdom of Saudi Arabia that all non-specific land is the property of the government. the King Khalid grant this part of the land to establishment of the industrial city of Yanbu. Upon the establishment of the city it was separated administratively and cities so as to give more powers of the industrial city in the creation and planning of the city without waiting for the consent of other government agencies.

And he says that in the old port city helped a large part in the development of the two cities. when the government wanted to build the Yanbu industrial city, most of materials, equipment and services was done through the port of the Yanbu al bahar city

When the oil company ( Aramco ) wants to build oil refinery unit and the port in the industrial city only for the export of oil derivatives. then there are some industrial companies have decided to build their factories near oil refinery unit and so to save money in the transportation of raw materials and this is one of the most important goals of the industrial city and is to provide the ideal environment of operational factories.
Analysis of Interviews in Yanbu Al-Bahar and Yanbu Industrial

And that the addition of the airport of Yanbu making access to Yanbu is easy to link the city with other cities and while the airport changed from a local airport into a regional airport, the visitors from neighboring countries are able to visit the city of Yanbu by direct flights. and we are waiting for transforming the airport into an international airport as well as pending approval by authorities government in linking with Al Haramain Train that linking Makkah and Medina that’s increases the strength of the city
Especially that the city is no longer a small town as it was previously.

and there are a lot of festivals and events held and to attract tourists, a festival of flowers and which is held annually by the city and entered the Guinness Book as the largest flower carpet in the world and Heritage festival celebrations and feasts and also you can enjoy a swim at the beaches and the city.
Eng. Hassan says that the most important success of Planning in Yanbu Industrial City depend several factors total management, justice in the distribution of services and also strict laws. He explains about the Yanbu industrial city of planning: the urban planning department receiving land from the Master Plan department after determining population density in the region, the Urban Planning Department design residential areas and distribution buildings, services and roads and entrances to the residential neighborhood. then, the buildings department design the residential modules. They are responsible for the design of housing units, in some cases the companies which operating in Yanbu Industrial City designed there housing units but of course by the Royal Commission standards.

He says that the number of housing units today in Yanbu Industrial City, approximately 15 thousands residential units Ranging from custom modules for young people and also for families, but most of them residential units of villa type residential or duplex. To own a home in Yanbu Industrial City should be working in one of the companies which operating in the city or in the Royal Commission.

He says that's it is impossible to buy a house as an ordinary person in Yanbu Industrial and especially a new housing unit. Since all residential units are only for workers in Yanbu Industrial City, members of the Royal Commission and companies workers. they provide all the modules are based on similar mortgage-based system. for who wants to have the housing to do his request and waiting for his role and a part of his salary deducted monthly to pay off the housing unit value for ten years for those working in the Royal Commission and for workers in companies based on their Salary. the worker get the right to have only one housing units.

Through this period, he get a document certifying his ownership of the house, but cannot sell this unit residential unless the ends of the repayment of all installments due. By this this method we prevents the exploitation of some of the workers from the sale of residential units for the purpose of investment and to create a black real estate market. but after the payment of all premiums the owner can sell the house, but in the case of sale of housing, it would not be new and have been in default 10 years old.
Analysis of Interviews in Yanbu Al-Bahar and Yanbu Industrial

date ranges of residential units from 250 000 to million based on the number of rooms and type of housing unit and gets working in the Royal Commission on the discount estimated 50% of the value of the housing unit

also says that the city vary in the strata of the population says that the city of Yanbu by the diversity in the layers of the social aspects and economic where there is a percentage of the immigrant population as well as the proportion of the local population who work in Yanbu Industrial. also from a dedicated portion of the families of the residential area and a dedicated part for singles either. economically there is also the diversity of disease from a simple income and even high-income. But there is no low-income category as farmers and fishermen. because the fact that the Yanbu industrial city creation differ on how old the city.
Also I was able to do an interview with the head of the environmental protection and sustainable development in Yanbu Industrial City, a professor Bader Alotaibi and who provide me with information on how to protect the environment in Yanbu Industrial City and says he has always been associated with the industrial cities the pollution of the environment is closely but in Yanbu Industrial city we are trying to change this concept and the Royal Commission in Yanbu are making a considerable effort in preserving the environment where he developed and distributed many of monitoring pollution in the city and that devices for measuring the ratio of pollution in the air, water and seek to apply international standards in maintaining the non-contamination of this natural resources.

This is in addition there a three of nature reserves in the shores of the city of Yanbu these reserves contain trees Shura (mangrove) and that express important measure Fast and marine and environmental health especially as it provides food for fish and crustaceans and the Royal Commission in Yanbu try to maintain these three reserves through a survey of the area more than four times a year and try farming other areas of these plants, especially as one of these reserves is located in the industrial area.

And there is a tendency to turn the city of smart civil and through, inter alia, smart traffic signals are open only when parking the car in front of the signal in addition to the Wi-Fi information and advanced information and there also run the illuminations in the city by the lamps powered by solar and now try Royal Commission in the pilot phase to provide homes and solar panels to provide energy.
Analysis of Interviews for population in Yanbu Al-Bahar and Yanbu Industrial

the interviews with residents, was selected a random sample of the population of the old city and the new city, I was able to conduct interviews eight interviews and conduct interviews were aged between 20 and 50 years old and is the age at which enable a person to work in Saudi Arabia. the interviews have been conducting interviews in public places such as coffee shops and various commercial centers and public parks and are places where people gather and be in a relaxed state, or for walks and interviews set contains samples of Saudis and foreigners.

The sample of the study and contain the diversity in terms of economic and social level is also where some of them as a factor in workshops and there are also workers in the port and vendors and workers in oil companies. But the study sample was 100% of the male where a large proportion of workers in Saudi Arabia are male.

The questions conducted in interviews revolve around three main axes are for housing and neighborhood and services available and the city and to see if there was differences between the two cities and the best hand, Or Services

Where he was four out of eight they live in houses rented, but was those four live in Yanbu, including two Saudis and two foreigners and most of the units are small units consisting of 3 or 4 rooms and the main reasons for their choice of Yanbu al Bahar city is to save money in housing for workers and the Saudis had been born in and the origin of their families in this city and all of them want to move to another city if they found the better job offer, but three out of four are working in Yanbu Industrial City and they are going to work every day in the new city.
Analysis of Interviews for population in Yanbu Al-Bahar and Yanbu Industrial

that most of the homes for this category of people do not rise to the level of quality required in addition the absence of any insulating material and saving energy and also the majority of this group have problems with neighbors for example Voice inconvenience, and a few positions of car parking, lack of services as disruption of water.

All these four of their income is not enough to buy a house and did not get a mortgage. For foreigners and some of them were unimportant in owning a home in Saudi Arabia and would rather have the houses in their home countries.

About the services in the neighborhood, some believe that the Municipality does not work well, the city needs more green areas in addition to a lack of cleaning services and quality of the streets in the old city of poor quality. also there is no public transportation so that some of them says he there is not even a taxi in the old city and there are a few in the number of hospitals and health centers and all four are shopping in the old city where prices are cheap, but some material is not of high quality.

As for the four remaining that live in Yanbu Industrial City, and three of them housing provider through the point of their work and the reasons for their choice of the city of Yanbu where they Ato all for their job with a good salary and one person lives with his family and for housing in the industrial city

And was the number of rooms in the housing units in the new city of Yanbu ranges between 4 and up to 10 rooms in some units as well as to all residential units with energy-saving materials and it helps to save energy consumption.

But in this category also there of his income is not enough to buy a house, but some of them had made the request to own a home by working Company and Hua now waiting until it is his turn to home ownership.
The New cities of the 21th century

After the onset of the Industrial Revolution and the problems related to this kind of cities as pollution and congestion and problems of transportation. The planners of cities Turned to a new type cities in the atheist and the twentieth century, a new kind of new cities and which is the Smart Cities and Sustainable Cities ( green cities ), but there is a problem in the definition between the two types of cities where the concept of smart cities often gives the impression that the cutting-edge of technology to the city and the luxury of living with the availability of high-tech While green cities that are not required and an advanced level, but is only to keep Environmental resources. And of course green and sustainable cities have the most public, especially after the rise in energy prices, and increasing the scarcity of natural resources, and spoke of the many changes in climate with increasing concern the impact of these factors on the quality of life, health and safety in the future. Plus from my point of view I see giving more powers to the municipality and must increase the rigidity and prevent breaking the law.
Sustainable Cities

The eco-friendly towns of the future need to balance a number of different aspects of urban development. New Eco-towns in the United Kingdom will balance smarter land use, housing construction, access to public transportation, and locally available employment. They will also integrate the principles of social inclusion and affordability. They will use state-of-the-art green building, energy, and transportation systems. They will have the goal of zero carbon housing and energy efficiency through waste reduction (Housing and Communities Academy, 2015). Emerging models view cities as an ecosystem that has inputs of energy and materials and outputs such as pollution (Newman, 1999). This model treats the system as a biological being and asks developers to take a long term view of development issues. These new ways of thinking about sustainable cities and the future of the development of urban areas is the idea behind one of the largest experiments in sustainable development.
Challenges Facing Sustainable City Planners

City planners face many challenges that arise from divergent environmental, economic, and political thought. A triangular model has been developed to attempt to bring these three different facets of sustainable planning. Historically, the development of cities has come at the expense of the natural environment (Campbell, 1996). The future needs to have a new model that balances all three of these goals.

Land use is an essential element of developing green cities of the future. The biggest question is whether future needs for development should be met through densification or through spatially extending the boundaries of the city (Ness, 2001). Urban sprawl and a negative impact on other activities such as agricultural activities is the main argument for compact cities. However, the compact city is not without its difficulties. A greater population density can make resource management difficult as well as create the problems associated with urban congestion, such as greater transportation problems (Ness, 2001).

Archeology has some relevance for the study of urban cities. In particular the failure of major cities due to the effects of economic systems on their success or failure have implications for modern urban developers (Smith, 2009). Urban sprawl is generally considered to be a modern problem with negative consequences. These negative consequences include psychological costs, a lack of access to services, and inflated costs of infrastructure. There are also ecological costs and costs on farm production (Smith, 2009). Archeology demonstrates that urban sprawl was a problem even for ancient walled cities. There were often suburbs that existed outside the walls of the city. Informal squatters outside the boundaries of the city result in unplanned urban development and the eventual establishment of a suburb along with its environmental and social impacts.
Masdar City

The concept and potential behind Masdar is noble and sounds like a good plan and excellent model for building a sustainable city of the future. They have demonstrated that from a technological standpoint, the task can be accomplished, but from a human standpoint, they are still waiting for the city to get off the ground. Masdar represents new concepts and new ways of thinking about the built environment and its relationship to nature. Masdar represents a considerable reduction in energy usage, lower emissions inside the city and efficiency in the transportation system. Masdar is still a work in progress, but they have a good start in terms of what be done in terms of the development of a sustainable future.

Perhaps the greatest contribution of Masdar to the field of sustainable building development is that it demonstrates the extent of what is possible in sustainable design. Thus far, getting people to move there is problematic, but it is expected that people will catch on as they become more familiar with the concept and the lifestyle that it offers.

Thus far, Masdar appears to meet all of the requirements for a sustainable city of the future. The city is futuristic in appearance, with beautiful architecture and an environment that takes into account the human need for aesthetics and the needs to the environment. It seems to spring from the dry desert offering promise and hope that humans will be able to build cities that work in harmony with the environment rather than destroying it. Masdar is an impressive project and a massive engineering undertaking.
Masdar Institute Wind Tower

The Wind Tower helps to extend the time that the courtyard is considered 'thermally comfortable', thereby encouraging people to use the outdoor space more often and for longer periods.

Background

Wind towers are designed to naturally cool air spaces and are part of the passive design principles at Masdar City. They help to moderate the temperature of the courtyard by drawing in cooler air from outside and expelling warmer air towards higher levels and the sky. The tower works by drawing in cooler air at the base of the tower, which is then warmed as it rises and expelled at the top.

How it works

The tower is designed to work in conjunction with the surrounding buildings to create a cooler microclimate in the courtyard. The tower's design allows for the influx of cooler air at lower levels and the expulsion of warmer air at higher levels, creating a natural cooling effect.

Applications

Wind towers can be applied in various settings, including urban areas, where they can help to alleviate the urban heat island effect. They can also be used in industrial environments to cool down working areas and in residential settings to improve indoor comfort.

What is ‘Thermal Comfort’?

Thermal comfort is a subjective measure of how comfortable a person feels in a given environment. It is influenced by factors such as air temperature, humidity, and air movement. Wind towers are designed to enhance thermal comfort by providing a cooler microclimate in outdoor spaces, making them more enjoyable for people to spend time in.
Smart cities

Smart cities are popping up globally in regions including San Diego, San Francisco, Amsterdam and Kyoto, without many regions interested in developing their potential for smart cities including in Newcastle, Vancouver and Montreal (Deakin, 2013).

The criteria to qualify of smart city:
For a city to qualify as smart it must apply multiple electronic and digital technologies, engage with many information technologies that will allow transformation of life and work within a region, embed the use of information and digital technologies within the city and engage territorialization of these practices in a manner that brings technology and people together (Deakin, 2013). In this way innovation, knowledge sharing, learning and problem-solving is part of what smart cities have to offer people and businesses that interact within the city. These cities are known for enabling greater social opportunities, cultural development and environmental sustainability, with multiple infract structures (Deakin, 2013). These may include transportation infrastructures, business services and a mixture of public and independent services that may include lifestyle services combined with leisure services as a hallmark of the smart city (Deakin, 2013).
Conclusions

After visiting both the two cities Yanbu Industrial City and the Yanbu Al bahar city we can reach for a number of results, and the fact that the two cities differ in the way of the emergence, made it difficult to compare and trade-offs between them. especially as the tow cities are incomplete city as itself and that lacked some of the services and also considered complementary to each other and especially since each city has drawbacks and advantages: as the Yanbu Al Bahar is a good example of the city based on trade but it's need to many of the ingredients that will help in the development of the city, which began to develop the historic district of this ancient city, which is considered in my opinion is the first step to improve and the development of city. Especially that some interviewers they considered that the center of the two cities are the historic district and the commercial port.

In the Yanbu industrial city the administration is successful, in order to applied to the total management system which it's lacking in her neighbor Yanbu Al Bahar city. Where the members of the Royal Commission in Yanbu are working as a team to development of the city. Also they applied the American quality code, rigor in the law and the justice of distribution services all of these are made the success of the Royal Commission in Yanbu.

On the economic side and from my point of view is one of the most important factors of integration and interdependence between the two cities of Yanbu and is one of the foundations that support the two cities. Where commercial power and strong commercial port in the city of Yanbu and jobs with attractive salaries in the new city which creates a continuous dynamic movement between the two cities. Despite the strength of the city of Yanbu commercially, it does not appear on the reality in the city, on the contrary of Yanbu Industrial.

In terms of the social aspect in the city of Yanbu Al Bahar despite the lack of services that they contain the strong social aspect where you can during a leisurely stroll in the city people walking and talking in front of the house while this social pattern is different in the new city, where is the gathering places People in coffee shops and malls.
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Thanks for attention ... Buen Verano 😊