The Influence of Landuse Planning on the Making of the Cities Physical Identity in Iran: An Analytical Review and Commentary

M.J. Maghsoodi Tilaki, A. Abdullah, A. Bahauddin and M. Hedayati Marzbali

School of Housing, Building and Planning, Universiti Sains Malaysia, 11800 Penang, Malaysia

Abstract: The rapid urbanization in many developing countries has indicated several challenges in urban expansion. This is due to the inefficient urban planning approaches towards managing development processes. Urban form and physical identity as the major urban components have been influenced by rapid urbanization and spontaneous urban development. Although, urban design defines urban form and physical identity, urban land distribution creates urban form and physical identity because the use of land determines cities characters including buildings, streets and public spaces. The purpose of this paper is to provide a comprehensive review of the current literature on the physical identity concept and to recognize effective ingredients on the making of the physical identity in Iranian cities. Furthermore, this research examines the role of land use planning on the making of physical identity as well as introduces some recommendations to improve them. The required data were collected through a review of international theoretical studies and Iranian experimental research. The findings of this study expose that there are four major fields that help create the physical identity in Iranian cities including the urban land use planning approach, related laws and regulations, public participation and financial resources.

Key words: Physical identity · Urban form · City skeleton · Urban design · Land use planning · Iranian cities

INTRODUCTION

Nowadays, the migration of people to cities has become an issue of global importance and the urbanization development moves ahead rapidly throughout the world. The United Nations report revealed that the world urban population will rise by 4 billion by 2030, with 90% of this population being born in developing or undeveloped countries [1]. This concern is seen to be emphasized in respect of developing countries because of the required increase in urban services and infrastructure to cater to the migratory flow from rural areas to cities to in search of job opportunities [2-5]. Meanwhile in developing countries, urban land demand has increased and, subsequently, the cities have expanded. Although governments have attempted to manage and control urban land occupancy, the uncontrolled expansion of urban settlements in to semi-natural and agricultural areas has occurred in developing countries [6]. As a result of this phenomenon, many issues have arisen in cities such as slums, marginalized areas, shanty towns, conflict zones and crowded apartment blocks. The urban changes have influenced the physical aspect of cities as well as the social and economic aspects. From the urban perspective, a city's physical aspect shapes the urban form. Thus, there is a strong relationship among a city's physical aspect, people's activities and urban form.

From the global view, the wave of globalization is like a horrible storm that perturbs all the inhabitants of the modern world. Consequently, humanities communities have faced different challenges, such as the fear of the fall of state economic structures, fear of breaking political power barriers and, most importantly, loss of identity among the various waves of globalization. There is mental distress among many current authorities in respect of the wide waves of forms, cultural beliefs and practices that are imported daily through technology into social communities, such as cities. Consequently, all areas have changed, such as work, social activities, life styles, physical aspects and urban form, through which place identity, as one of the features of settlements, is damaged

Corresponding Author: M.J. Maghsoodi Tilaki, School of Housing, Building and Planning,
Universiti Sains Malaysia, 11800 Penang, Malaysia.

by the change in the mentioned elements. Therefore, place identity as the dependent variable is emphasized in the development of communities [7].

Although, the physical aspect of cities creates urban form and urban identity, there is a major contrast among them in Iranian cities. The Iranian Government applies urban land use planning to control and manage the physical aspect of cities to achieve sustainable urban form and clear urban identity while people build houses through and according to their own desires. Thus, people's desires and land use planning are two major players in the creation of urban form and the establishing of urban identity. However, the review of the evolution of Iranian urbanization has revealed that the urban identity has been neglected in the modern period in which the imported land use planning approach has been implemented to develop Iranian cities, with consequent inattention to the social norms relating to people's culture in cities. Therefore, the concern for urban identity has been complicated as it reveals people's thinking style when they build homes in terms of their desires, while Iran's Government attempts to organize the urban identity based on the land use planning and urban planning.

However, the current study attempts to identify the elements of urban identity and further reveals the connection and linkage among the physical identity, urban tissue and land use planning of cities. Finally, the current research examines land use planning in Iran's cities and presents some recommendations to improve the physical identity in Iranian cities.

MATERIALS AND METHODS

The purpose of this paper is to address the effective elements for creation of the physical identity in Iranian cities. In order to address the research objective, a comprehensive review was conducted of the current literature on the concepts of urban character, such as identity, physical identity of city, skeleton of city and urban land use planning to reveal their effects on the making of a city's physical identity. Furthermore, the land use planning process is examined to identify inefficient land use planning in respect of creating the urban physical identity in Iranian cities. The current research employs an analytical review and commentary method using inferential statistics. The type of study fits the requirements of explanation in the current research. The methodological review is conducted based on available secondary data from the reports of the Iranian

Government as well as a number of scientific publications. Furthermore, an analytical review was conducted of studies that reported land use planning assessment in Iran. Official statistics and published databases provide information for the authors to achieve the research objective. In addition to the secondary sources of data, basic concepts were recognized through an analytical review of some available published papers in international journals.

It should to be noted that the first phase of this study is a comprehensive review of some related concepts employed in the research, such as identity, physical identity of a city and skeleton of a city. The current study focuses on Iran as a country that has experienced rapid urbanization since the mid-1950s. This leads the authors to identify the challenges of the skeleton in Iranian cities as well as the inefficiency of land use planning in Iran. Second, the defects are classified into different categories in order to demonstrate the emergence of inefficiencies in the urban physical identity in the study area. This is followed by an illustration of the effective factors for creating the physical identity of a city. Finally, the conclusion includes the most important findings and provides recommendations for improving the physical identity in Iranian cities.

Identity: Firstly, it is appropriate that some of the basic terms used are clearly described. Identity is defined as "the collective aspect of the set of characteristics by which a thing or person is recognized or known" [8]. Although, identity is determined by many aspects, such as nationality, race, ethnicity, social level, community and sex, it may be in conflict or interfere with them. Thus, although the roots of identity are similar, they always differ [9].The Commission for Architecture and the Built Environment (CABE)defines identity as a place with special character and, further, the making of identity is one of the objectives of urban design [10]. Moreover, Woodward describes the concept of identity in a similar way in that identity is determined by similarity, namely, similarity with humans like us and differences with those not like us [11].

The aforementioned definitions address two contradictory aspects of identity that can be stated as distinction from the non-homogeneous and similarity with the homogeneous. Therefore, the common definition of identity is demonstrated through nature, reality and existence based on the attributes. For a specific definition, identity has a special place in architecture and urban

design. Therefore, the implied or explicit definition of identity can be recognized as a criterion for improving the physical quality of cities. Among the different concepts, some of them, such as readability, meanings, sense of place and character, have a relationship with the concept of distinction and locative differences.

Skeleton of City: A skeleton is usually defined as a supportive or protective structure or framework of an organism [12]. In this respect, a city, as a dynamic organism, is made up of a network of roads and patchwork of properties, which are topologically deformable [13].Thus, the skeleton provides the basis for stability of the city. Based on the reviewed literature in urban design, the city form is usually acknowledged to be equivalent to the skeleton of the city. Lynch, a well-known urban designer, believed that the city form is made by the physical appearance and visible symbols of the city [14]. Therefore, the skeleton of the city, as a component of a city's physical aspect, shapes city organic while the city form is the spatial pattern of the different physical objects in a city [15].

Challenges to the Skeleton in the Cities of Iran: Basically, humans relate to the city environment through urban space including streets and squares, while streets and squares are created through their relation to buildings and street junctions on urban land [16]. Buildings are recognized as one of the most important components in the urban space. Therefore, the building characteristics, such as composition pattern, dimensions and facade influence the urban space and human perception. Hence, it seems that a review of the buildings situation in Iranian cities can reflect their impact on the skeleton of cities. The literature review revealed that the buildings situation in the Iranian cities have been assessed in terms of the current research objectives which are classified into the five following categories.

- Imprecise approaches to determine building height, which is restricted by several factors such as owner's opinion, building technology, urban planning laws and regulations of urban development plans. In addition, building height changes in terms of the neighborhood location and each period of time.
- Lack of coherence in building facade. Indeed, the styles and materials for building facades are chosen in terms of the different elements, such as availability and cost at the time of construction as well as the fashion and taste of customers.

- Residential buildings, which comprise the largest part of the city buildings, are constructed according to a simple pattern - 60% surface area and 40% open space (court-yard) - in most Iranian cities. Furthermore, the layout of residential buildings is arranged through simple uniformity with the eastern and western faces of residential buildings usually constructed with a blank façade.
- The rapid urbanization and restriction of residential land use have increased the height of buildings, which results in an increase in the structural mass to the proportional open space.
- There are different options for building forms and dimensions on certain plots of land with earlier buildings being continuously demolished and new buildings constructed. The changes are the result of different laws and regulations for surface and height in each period [17].

Consequently, it can be supposed that Iran's cities have met the current challenges in respect of the skeleton of the city as well as the city's physical identity, because the cities are built the way they are financed [18]. Hence, since 1960, rapid commercialization and unplanned development of residential areas have occurred in Iran's major cities [19]. As a result, buildings as the main component of the skeleton of cities, are usually constructed in violation of building rules, which have been determined through urban land use planning. Due to rapid urban population growth and the high demand for housing, the trend of constructing residential buildings has received a boost in most Iranian cities in the last ten years. As a result, many people converted their single story residential building into an apartment house after the increase in demand and the restriction of urban land supply increased urban land cost. Furthermore, landowners stimulated the violation of building regulations, especially building level and density, due to the inflation of urban land prices. Consequently, illegal changes of land use and informal settlements began dotting the Iranian cities [20, 21].

With regard to the urban development procedure in Iran, it seems that cities have met serious defects in various physical aspects, such as urban form, urban tissue, urban identity and sense of place because of the rigidity in the use of urban land. This situation is heading towards a point of no return to where the cities no longer have independent physical identity and certain forms. Actually, land use planning is responsible to manage the challenges of the physical aspect because land use planning must arrange different activities on urban land in

a manner that clearly defines the city's character. Therefore, it is essential that the current land use planning approach is assessed in Iranian cities. The assessment can identify the challenges of the urban land development process and provides suggestions for improvement towards creating the physical identity of the city. For this reason, the current research reviews and interprets the physical identity of the city before the assessment of land use planning in Iranian cities.

Physical Identity of the City: Basically, the identity of a city is the consequence of the people's perception and belief about the city [22]. Thus, urban identity as a dynamic concept and diagnostic tool create a special sense in population and urban spirit [23]. In past decades, urban identity played a key role in achieving the quality of life in society and the social spirit of each community [22]. Furthermore, urban identity is one of the most important elements in the strategy for urban sustainability. Accordingly, urban identity, as a basic concept, is the focus of urban planners and related authorities to improve the situation of cities [24].

The urban identity concept emphasizes two aspects: one is in relation to the mental, intangible and normative concept, while the second focuses on the skeleton of the city, which is a real and tangible concept. In other words, the second aspect of urban identity can also be termed the physical identity of the city, which is linked to dependency, conformity and provides a sense of place and helps people to connect with different places. Additionally, the city structure is influenced by the physical identity of the city, which distinguishes the skeleton of the city from other cities. Consequently, a city's physical identity reveals similarities between the skeleton of the city and itself. Further, the characteristics, irrespective of style, enable the skeleton of the city to evolve with the continuity of time and may eventually lead to the emergence of a whole. In summary, the physical identity of the city helps to create the urban tissue and city structure.

The urban personality is another term that must be explained before considering the research objective. The urban personality as a city feature appears to be synonymous with the physical identity of the city and describes one of the city traits that focus more on city form. The urban personality and physical identity of the city are two terms that express a concept. Although Kropf (1996) believes that the urban personality distinguishes cities through their differences, the physical identity of the city recognizes cities based on the similarities.

However, the similarities in the city appear through a similar perception and identical belief concerning a certain place. Additionally, the similarities influence the formation of the urban tissue which contributes to the formation of urban identity. Therefore, the combination of similar buildings creates the physical urban tissue, which, in turn, creates the physical identity of the city.

Moreover, Moudon (1997) explained that urban form is made through the establishment and spatial connection of the physical elements, such as buildings and streets, in urban areas. From a different perspective, urban form is shaped by urban morphology [25]. The urban morphology is recognized as one of the effective reasons to involve the urban growth and can improve the quality of life in cities [26]. Generally, the urban morphology focuses on the urban form and considers the shape and city appearance [27]. In this respect, Moudon (2000) expressed that urban morphology deals with cities and provides an implied connection between the spatial aspects of the city and the social elements. Thus, the skeleton of a city can reveal the desires and activities of human in the urban physical environment and the lifestyle of humans is reflected in the physical aspects of the city. In this respect, the people's needs and activities are variable and people like to change them from time to time. Therefore, each modification in people's lifestyle implies that the people's needs and activities have been changed. Consequently, the skeleton of the city is continuously transformed through the change in people's lifestyle.

Based on the literature review, there are two major viewpoints concerning the influence of urban morphology, urban form and building in cities. Conzen explains the development method of city forms based on his opinions. He also classifies urban landscape according to the city map, building form and land use [28]. During the 1950s, another approach was considered in urban morphology, which believed that the city is the physical crystallization of cultural development. In this respect, Caniggia believed that the building form is shaped by exclusive characters during the period of establishment. As the characters are dissimilar in various periods, building forms are shaped differently according to the period. Therefore, Caniggia expanded residential building species for each period regarding to the stage of city growth. The various types describe the conditions of related periods, such as culture, religion, law, technology and economics. Also, he divided whole cities into different areas through the primary types of residential buildings in each period as he believed that each area has its own personality [28].

For more on this subject, Kropf focused on urban tissue to study the physical features of the cities regarding the ideas of Conzen and Caniggia. According to Kropf, urban tissue is recognized as completely organic, which is a synthesis of all the physical components. In fact, the urban tissue is recognized by exclusive characteristics, such as position, outline and internal arrangement [29].

From another angle, Kropf supposes that each physical aspect of cities is built during one or more periods, hence, each city district reveals a process of formation or unique history of the city district. Hence, city districts with different urban tissue and distinct physical elements have a unique history [29]. Mirmoghtadaee (2006) notes that Kropf's comments are also true for small historical towns including similar social and physical tissue, but it requires a revision to that of the large and major cities [30]. According to the opinion of Mirmoghtadaee, urban tissue is created by a different method in large cities because of the immense geographical size of cities, unlike the social and physical conditions. Therefore, a different urban tissue is formed during a unique historical period in the major cities. In accordance with this opinion, the main structure theory was considered by urban designers, such as Beyken, Maki, Crane, Aleksander in the 1960s and 1970s [31]. In respect of this theory, a whole city can be made in two sections- main and secondary. The main section makes up the bone and spine of the city, which introduces the major features of the city, such as stability, identity and continuity. Thus, the city's main section will describe the city's main concept. This section is formed by the major features of the city, such as the main traffic network, major open spaces and public buildings. Conversely, the other city sections are recognized by the secondary sections including the city neighborhoods [31].

In fact, it seems that the skeleton of the city - main and secondary sections - is made up by the urban land use distribution approach and urban components. Therefore, the city's specificity can be classified into three main groups:

- Physical specification (including: remarkable physical elements, urban location, urban structure and urban tissue)
- Activity features (including functional components, arrangement and their neighborhood)

Spatial Specification: As mentioned earlier, physical specifications are classified in two groups. The first group refers to specifically constructed elements, such as mosques, churches, walls, ports, open space, major transportation networks. The second group refers to natural elements such as mountains, hills, rivers, seashore, coating plants [32]. In this respect, Rossi [33] classified the shaping elements of the city skeleton as follows:

The Built Elements Include Two Major Categories:

- The permanent elements (signs collective demand)include two parts: (i) fixed activities (such as shops, public and commercial buildings, universities, hospitals and schools) and memorial buildings; and (ii) transportation network.
- The changeable elements (signs request personal), such as residential buildings.

Natural elements include physical features, such as rivers, lakes, mountains, hills and valleys.

Regarding the main structure theory, the major and outstanding elements of the cities are effectively involved in the making of cities, while the macro elements are changed less than the micro elements and the city main structure is more stable in the formation of the city. Additionally, the main structure theory asserts that the main city structure adjusts the manner of the connection of the components and reveals the city's concept as well. Nevertheless, it must be considered that the people achieve an initial impression about the city's form from the urban tissue while the urban tissue also displays a specific image of the urban appearance and aesthetics.

Generally, urban land is an effective element for the making of the city structure and urban tissue. It contributes to the urban design concepts based on two reasons. First, urban land is the common element in urban planning and urban design. Although, a two-dimensional land use map is the endpoint of urban planning while the land use plan is interpreted three-dimensionally by urban designers. Accordingly, it can be supposed that the land use map is the starting point of urban design because urban land, which is the basic element for urban design, is determined by the proposed plans. Second, the concept of transportation networks is the accessibility between different land uses, which are distributed in the urban land. Furthermore, the transportation network is one of

the effective elements for creating urban identity, especially the physical identity of the city. Hence, decision makers require appropriate knowledge about land use planning approaches and the characteristics of the city to design sufficient transportation networks in the cities that are both efficient and accessible, while maintaining conformity with the urban identity.

Consequently, urban land, as the fundamental material in the urban development process, affects the making of the physical aspect of the city. This specification of urban land means that urban land changes influence the other aspects of cities. Thus, urban land changes can modify the city's form, urban tissue and the physical identity of the city to create a different situation. Hence, this study assesses the current approach of land use planning in Iran in the next section.

Land Use Planning in Iran: Land use planning (LUP), as a reiterative function, attempts to achieve a sustainable form of land use in terms of the dialogue amongst all stakeholders in respect of the cities [34]. Additionally, the Food and Agriculture Organization (FAO) states that ''Land-use planning is the systematic assessment of land and water potential, alternatives for land-use and economic and social conditions in order to select and adapt the best land-use options''[35]. Thus, there are different definitions to describe and explain the land use planning roles and tasks inasmuch as they consider different perspectives of land use. Generally, the major functions of land use planning are classified in to four parts: environmental, economic, social and physical-spatial [36].

With regard to the research theme, the physical-spatial aspect of land use planning is considered to reveal the role of land use planning to create the urban physical identity. The urban land and what is made on the land are one of the most important factors in the making of the city's physical character. On the other hand, land use planning attempts to conduct the growth of cities to achieve an increase in productivity, quality of life and sustainable development. Additionally, land use planning organizes urban land to answer the citizens' needs. Thus, it has an important role in creating city form through the qualification of the city's making.

However, urban land use planning affects the making of the physical identity of the city in three stages. First, although urban land value is changed by urban land use planning decisions, the urban morphology depends on the urban growth condition and urban land value in each neighborhood. Therefore, land use planning

influences the making of urban morphology through determination of the building density, use of urban land and street network pattern. Second, the building regulations, as one of the land use planning components determine the dimensions, form and density of the city buildings. From another perspective, the building shapes and forms affect the making of the physical characters of the city, such as urban tissue, city personality and physical identity. Therefore, building regulations as a part of land use planning directly contribute to making a city's physical identity. Finally, Kropf [29] believed that the urban tissue defines urban identity. The urban tissue is made by several physical features, such as land use distribution, building plot size, building density and street network, which are determined by urban land use planning. Accordingly, the urban land planning contributes to making urban tissue through determination of the basic elements of urban tissue.

Assessment of Land Use Planning Process in Iran: Basically, contemporary urban land management has been applied through urban development plans in Iranian cities since 1960. After five decades from the implementation of these plans, for most Iranian cities, most of the problems should have been solved. However, the achievements of the plans reveal that the ideas and aims of each master plan hardly correspond to the original goals and objectives of the plans when they were executed. According to the literature, several reasons for the failure of the plans achievements can be recognized, however, the current study concentrates on those that have considerably affected the urban land. These have been subdivided into three major categories, which are explained in the following sections.

Preparing of Urban Land Use Plans: The plans as a part of land use planning process are provided based on the comprehensive planning approach in spite of the fact that the comprehensive planning method is no longer used in the countries in which it originated, i.e. developed countries. In fact, these plans are prepared based on the functionalism theory. As the functionalism theory has limitations through self-nature, a major part of these plans are considered to be the physical aspect of cities [37].

The plans are prepared despite being disconnected from the upper and lower levels plans (such as national socio-economic development plan, improvement and renovation plans) [12]. Hence, the plans are not prepared in cognisance of the major policies of the government at the urban level. Consequently, the land use plan might

disagree with the different levels. On the other hand, goals are influenced by the political authorities' opinions in these plans [38]. In addition, unsuitable regulations, such as fixed building density have caused these plans to fail to address the requests and requirements of the citizens after the plans were prepared. Plans have been prepared with little consideration of the economic aspects, which reflects the urban economy situation such as urban land cost after implementation of the plans. Finally, decision-making processes are not separated in the current land use plans and different organizations, institutions and urban management have not been coordinated through the lack of clear regulations in the preparation of the plans [39]. In this way, people's opinions are not considered in the preparation process [40].

Furthermore, several defects have been revealed in the land use plans when these plans contents are assessed. Some specialists declare that land use plans suggestions are ideally presented and don't consider realities of cities. In another challenge, the collected data is employed to create maps displaying a scale of 1:1000 or 1:5000 which are general and non-detailing. In detailed plans, maps are prepared with a scale of 1:2000 which cannot be accurately used in the implementation process, especially in complex zones. In this direction, documents are generally written and compiled in a single document which makes it difficult for relevant city authorities to employ and examine it in the time required. Consequently, this section refers to three major inefficiencies in urban land use plans including inflexibility of approach, incapability in methods and techniques and lack of relevance in identifying of problems and introducing of solutions.

Pre-Approval Process of Urban Development Plans: Basically, the urban development plans have been prepared through the capabilities, requests and policies of the central government. Thus, the opinions of the central government are fully implemented in the preparation and approval process [37,41]. In other words, the requests and facilities of municipalities are not necessarily considered in either the preparation or the approval process. This may happen because these plans are linear top-down. In this respect, the centralization of the government system has made the approval process very time-consuming [42]. Consequently, the policies and strategies are not updated. Moreover, municipalities do not have a direct role in the approval process, as provincial authorities are initially responsible for this process [43]. In addition, a large body of literature indicates that the people do not play any role

in the approval process of master plans. Hence, their requests and opinions are not considered in the approval process of the master plans [37, 41, 44].

Normally, the revision and approval process of the land use plans are not integrated. For example, urban authorities (city council and municipality) and professional institutions do not have any role in the revision and approval process. Plans are revised or approved over a long period of time [37, 41]. The lack of clear regulations and criteria about urban development constitute another reason in this case [37]. Unfortunately, plans have been revised and approved without comprehensive regulations in the process of revision and approval. Therefore, the functional goals of the plan can be changed even in the final meeting of the approval process [37]. In addition, the lack of comprehensive laws and regulations has led to the lack of integration of the land use plans with the comprehensive land planning in national levels [45].

Implementation of Urban Development Plans: The Iranian government practised a centralization system, which influenced the authorities of organizations, institutions and departments in the implementation of the land use plans. In addition, different organizations in the urban land control were not adequately coordinated due to the absence of comprehensive urban planning laws, regulations and policies [41, 45]. Therefore, there is no integrated urban management among the different urban authorities. Moreover, municipalities are not considered as urban management. Therefore, various bureaus and organizations at the provincial or urban level may restrict the functions of municipalities in the implementation of the land use plans in terms of their legal responsibilities and lack of appropriate horizontal coordination among municipalities and other organizations [37].

Furthermore, the municipalities face barriers in the implementation of the plans due to the fact that they lack financial and the human resources of the Municipalities are incongruent with what they are expected to do in respect of the urban development plans [37, 43]. In practice, there is no consultation between the municipalities and the private sector and the intermediaries of the non-governmental organizations in the implementation process [41]. In fact, implementation of the land use plans seems impossible in these municipalities. In addition, the multiplicity of laws and regulations in Iran's urban planning system has caused some confusion in the implementation of the land use plans [44, 46].

Another difficulty arises when the implementation process is affected quite considerably by the land market, which has caused opposition to private benefit and public benefit through the lack of qualified laws and regulations in the cities [40, 47]. Generally, the physical view of the current land use plans has degraded the land use determination to the only major purpose of the urban development plans in Iran. The fixed land use map and fixed criteria tables are major aspects of the land use plans through particular concentration on the physical expansion of cities. From another point of view, the lack of an integrated system including the laws, regulations and policies for land use planning has caused some social, economic and legal problems for implementation of the land use control, especially land occupation, which is the main element in the implementation of urban land management. This has contributed to the decadence of urban management and the structural growth of cities in recent years.

Generally, urban land use planning allocates suitable urban land and space for each activity in response to peoples' needs as well as the making of different cities characters, such as urban physical identity, urban tissue, sense of place and urban personality. Hence, the assessment of urban land use planning can reveal the efficiency of the current urban land use planning in Iranian cities to improve the making of a city's physical identity.

RESULTS

As previously discussed, Iranian city likes most cities in developing countries face serious challenges to manage activities in land and space as well as the making of urban identity. Hence, the research extracts the effective factors in land use planning, which have failed in the successful achievement of goals in the making of the physical identity in Iran's cities. With regard to the assessment of urban land use planning, the reasons for inefficiency can be categorized into the following five categories.

Unplanned Urban Growth: In light of Iran's rapid urbanization, urban land demands have increased against the restriction of urban land supply since 1960.Although, urban management tries to prevent the growth of unplanned cities and make an appropriate balance between the growth of cities and rural development, the government's efforts have not been successful in the last 50 years. Therefore, urban land has been emphasized to supply the required housing, urban facilities and services for emigrant and local people. Furthermore, the lack of appropriate urban land polices and unbalanced supply and demand of urban land have caused urban land to be converted into capital goods. Thus, the construction industry has been changed into a profitable and safe investment. This situation has encouraged constructors and developers to illegally increase the floors or floor area in most of the high-rise building. In addition, increasing land prices in cities have led to destitute people settling on the margins of the cities. Due to the absence of the strong unique urban management, different informal settlements are raised while buildings are illegally constructed in the suburbs and the inner city. Finally, the successful making of the physical elements of a city cannot be expected while the physical character of the city is unplanned and various informal settlements are established.

Laws: Indeed, the relevant laws and regulations are recognized as one of the effective factors to organize urban development. In fact, land use laws and regulations are essential in urban land use plans to manage urban land distribution and the determination of building density because the determination of building density and land use affect the making of urban tissue, as well as the physical identity of the city and urban personality. The review of literature indicates that the current laws and rules cannot be applied to full effect for urban land due to major inefficiencies in the laws in the Iranian urban planning system.

However, the current laws and regulations must be improved to restrict the change in the building density, building height and land use so that they are in conformance with the urban land use plan decisions. In this case, financial resources must be determined for municipalities and urban management authorities through related the laws and regulations because the changing of urban land use plan decisions are occurred by urban authorities to supply the appropriate financial resources of municipalities.

Public Participation: Urban land use plans cannot achieve their goals successfully when there is an absence of people to participate in the preparation and implementation of urban land use plans. Hence, the urban land use plans decisions are not considered by people as their needs' have been neglected or not answered [21]. As a result, building components, such as facade, level and surface area might not be built in accordance with the decisions of urban land use plans.

Format of Plans: The centralization of the government has led to the establishment of a fixed mechanism for the preparation and approval process of urban land use plans and their subsets, such as building density and building height. Furthermore, the land use plans are prepared and approved based on the inflexible process in Iran's current urban planning system. Thus, innovations in the employment of fresh approaches cannot be accommodated. This theme refers to three major inefficiencies in urban land use plans including inflexibility; incapability in methods; and lack of relevance among studies, identifying of problems, results and suggestions. However, the connection and linkage from identifying problems in respect of the presentation of a solution in the current land use plans causes urban management to concentrate on the abilities and powers of land use plans to make cities characters based on the goals of the land use plans.

Modernity: Modernity refers to new technology or lifestyle, which has caused people's lives to change in several aspects, such as using a private car, changing family tradition and increase in participation of women in social community activities. Hence, it is clear that the change of people's lifestyle can transform the skeleton of cities based on the social norms. Basically, Iran's modernization process refers back to the establishing of the Pahlavi dynasty in 1925 when the government attempted to change the lifestyle in Iranian cities, especially major cities, through the construction of different streets and unfamiliar buildings for embassies, bureaus and theater halls [48].

Generally, modernity has affected Iranian cities in that some of them have effectively changed their skeleton, which includes change of street size through the use of private cars, change of street pattern in the wake of the European grid pattern at the beginning of the nineteenth-century, change of neighborhood in urban hierarchy, neglect of the bazaars in the Iranian cities as the main axis of the cities and replacement with shopping complexes in lieu of bazaars.

CONCLUSION

As mentioned in this study, it can be concluded that urban land use planning as a last step of the urban planning process attempts to encourage sustainable development of urban land and urban space. It also contains laws and regulations that describe the terms and conditions of building density, subdivision of land, building permits and land taxes. Thus, it can be presumed

that the skeleton of cities is influenced by urban land planning. From another angle, the main structure and urban morphology theories explain that the character of cities are made by urban tissue and human-built elements. In the Iranian cities, the break between past activities and current lifestyle, methods and needs have led to major concerns, which are now manifesting in the physical aspects of Iranian cities.

To overcome these defects, such as the making of the city skeleton and physical identity, a highly efficient pattern of urban land use planning must be employed. In addition, the preparation of urban land use plans must be generated by employing new methods of urban management, reform and revision of laws and urban land use policies, as well as increasing public participation in different stages of the preparation of the plans and in consideration of the requests, needs and tastes of the people. Furthermore, the government should support municipalities in achieving sustainable financial resources and the integration of urban management in cities. Generally, to create compatibility between different aspects of modern life with the historic nature of the cities can be useful in the preservation of the history of Iranian cities through new technology and methods in the construction industry.

REFERENCES

1. Bobylev, N., 2009. Mainstreaming Sustainable Development into a City's Master Plan: A Case of Urban Underground Space Use. Land Use Policy 26(4): 1128-1137.
2. Barten, F., V.S. Santana, L. Rongo, W. Varillas and T.A. Pakasi, 2008. Contextualising workers' health and safety in urban settings: The need for a global perspective and an integrated approach. Habitat International, 32(2): 223-236.
3. Butler, R.A. and W.F. Laurance, 2008. New strategies for conserving tropical forests. Trends in Ecology and Evolution, 23(9): 469-472.
4. Chen, N., P. Valente and H. Zlotnik, 1998. What do we know about recent trends in urbanization. Migration, urbanization and development: New directions and Issues, pp: 59-88.
5. Popkin, B.M., 1998. The nutrition transition and its health implications in lower-income countries. Public Health Nutrition, 1(01): 5-21.
6. Doygun, H., 2009. Effects of urban sprawl on agricultural land: a case study of Kahramanmara, Turkey. Environmental Monitoring and Assessment, 158(1): 471-478.

7. Gospodini, A., 2004. Urban morphology and place identity in European cities: built heritage and innovative design. Journal of Urban Design, 9(2): 225-248.

8. American Heritage Dictionary of English Language. (1992) (Third ed.). Boston: Houghton-Mifflin.

9. Alsayyad, N., 2001. Hybrid culture/ hybrid urbanism: Pandora's Box of the Third Place. In N. Alsayyad (Ed.), Hybrid culture/ hybrid urbanism: Pandora's box of the third place: Praeger Publisher.

10. Commission for architecture and the built environment (CABE). 2000. By design, urban design in the planning system: towards better practice.

11. Tzonis, A., 2003. Introduction architecture of the present. Critical regionalism and the design of identity. In L. Lefaivare and A. Tzonis (Eds.), Architecture andIdentity in a Globalized World: Prestel Verlag.

12. Merriam-Webster's Collegiate Dictionary. 2003. (11 th ed.). Springfield, MA: Merriam-Webster, Inc.

13. Laskari, A., S. Hanna, C. Derix, J.S. Gero and A.K. Goel, 2008. Urban Identity Through Quantifiable Spatial Attributes Design Computing and Cognition '08. In. pp: 615-634. Springer Netherlands.

14. Lynch, K., 1984. Reconsidering the image of the city. In L. Rodwin and R. Hillister (Eds.), Cities of the Mind. New York: Plenum.

15. Jabareen, Y.R., 2006. Sustainable urban forms. Journal of Planning Education and Research, 26(1): 38-52.

16. Tavassoli, M., 1992. Principals and Approaches of Urban Design and Residential Spaces in Iran. Tehran: Research Center of Architecture and Urban Planning

17. Ministry of Housing and Urban Development (MHUD). 2006. World Experiences in Urban Strategic Planning. Tehran: MHUD press.

18. Renaud, B., 1999. The financing of social housing in integrating financial markets: a view from developing countries. Urban Studies, 36(4): 755-773.

19. Maghsoodi Tilaki, M.J., 2012. Evaluation of Urban Residential Land Use Policies for Urban Planning in Iran. Unpublished PhD Dissertation,University Sains Malaysia, Penang.

20. Kamrava, M.A., 2007. Introduction to Contemporary Town Planning in Iran. Tehran: University of Tehran Press.

21. Maghsoodi Tilaki, M.J., R.A. Mustafa, M.H. Marzbali, A. Abdullah and J. Ariffin, 2011. Challenges of the Informal Settlements in Developing Countries' Cities: A Case Study of Iran. World Applied Sciences Journal, 12(2): 160-169.

22. Ghavampour, E.R.Z., H. Norouzi and A. Mansoori, 2008. Identifying effective elements in the landscape of historical districts (Typical sample: Oudlaajaan neighbourhood in Tehran. Paper presented at the 2d international conference on built environment in developing countries (ICBEDC2008), Penang, Malaysia.

23. Piran, P., 2005. Identity of the cities: Too much noise for a complicated notion. Abadi Scientific and Research Journal, 48(15): 6-9.

24. Tavakoli, N. and Z.S.S. Zarabadi, 2009. Presence of place sense in street, an approach toward urban sustainability. Paper presented at the 3rd international conference on built environment in developing countries (ICBEDC2009), Penang, Malaysia.

25. Gauthier, P. and J. Gilliland, 2006. Mapping urban morphology: a classification scheme for interpreting contributions to the study of urban form. Urban Morphology, 10(1): 41.

26. Hang, J., M. Sandberg and Y. Li, 2009. Effect of urban morphology on wind condition in idealized city models. Atmospheric Environment, 43(4): 869-878.

27. Madanipour, A., 2000. Urban space design: a view to social- locative process. Tehran: The Organization of Urban Planning and Processing.

28. Kristjansdottir, S., 2001. The integration of architectural and geographical concepts in urban morphology: preliminary thoughts. Paper presented at the International Seminar on Urban Form Cincinnati, Ohio, USA.

29. Kropf, K., 1996. Urban tissue and the character of towns. Urban Design International, 1(3).

30. Mirmoghtadaee, M., 2006. Physical identity of cities, the case study of Tehran. Tehran: Ministry of Housing and Urban Development.

31. Bahreiney, H., 1998. Urban design process. Tehran: University of Tehran.

32. Hamidi, M., 1997. Skelton of Tehran city. Tehran: Technical Consultant Organization of Tehran.

33. Rossi, A., 1982. The Architecture of the City: The Institute for Architecture and Urban Studies and the Massachusett's Institute of Technology.

34. Amler, B., D. Betke and H. Eger, 1999. Land Use Planning Methods, Strategies and Tools: Deutsche Gesellschaft für Technische Zusammenarbeit (GTZ).

35. Food and Agriculture Organization (FAO). 1993. Guidelines for Land-use Planning. Rome: FAO.

36. PourMohammadi, M.R., 2004. Urban land use planning. Tehran: Samat.

37. Ministry of Country. 2000. A View to Urban Planning of Iran. Tehran: Ministry of Country Publication.

38. Mozayani, M., 1999. Urban Development with Planning or without Planning. Municipals Magazine, pp: 11.

39. Ghamami, M., 1999. Summary of Urban Master Plans Issues. Abadi Magazine, 18: 30-42, Tehran.

40. Mashhoudi, S., 2001. The Principles of Fluid Urban Plans. Tehran: Organization of Urban Planning and Processing Press.

41. Nourian, F., 2002. The solution of Harvard team for planning of Tehran. Tehran: Organization of Urban Planning and Processing.

42. Saeidnia, A., 1999. Green Book- Urban Management. Tehran: Center of research and studying of Ministry of Country.

43. Panahandeh Khah, M., R. Farhoodi, M. Gharakhlonu and M. Ghadami, 2009. A Critique of the Prevailing Comprehensive Urban Planning Paradigm in Iran: the Need for Strategic Planning. Planning Theory, 8(4): 335.

44. Barati, N., 2006. Challenge of cities in Iran. Bagh- e - Nazar Magazine, pp: 6.

45. Majedi, H., 2000. The position of district comprehensive planning in development planning system. Shahrdariha Magazine, pp: 17.

46. Sharmand Consultant Company. 2003. Appropriate methods to prepare of urban development plans in Iran. Tehran: Shahrdari publication.

47. Tavakoli, A., 2001. Differences classification of urban land use and land use maps preparing. Unpublished Master dissertation, Azad university of Tehran.

48. Ferdowsian, F., 2002. Modern and Traditional Urban Design Concepts and Principles in Iran. Unpublished PhD Dissertation, University of Stuttgart.