

## The Impact of Land Use Plan on Urban Form A Study on Urban Growth in Shiraz, Iran

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### ABSTRACT

Urban form is changing in Shiraz city, with new pattern of development reflecting land use planning technology and transportation. Land use plan is one of the most important segments of urban planning. It is common tools employed by urban planners to manage urban expansion in order to achieve proper urban physical form and better access to urban services. Though the lands use planning process is a complex and multifaceted process, through a process of modeling and simulation, planners can formulate a model that is useable in cities and regions panning. The Future Land Use Plan is designed to provide the framework for urban growth. In this paper the authors draw on evidence from the past and recent in Shiraz. The conclusion highlights the different influence of planning policies on urban form at various periods.

**KEYWORDS:** Shiraz city, urban economic, historical development, land use plan. Demography, urban form

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### 1. INTRODUCTION

One of the most important arguments in recent years in sustainable urban development among urban authorities and researchers is urban planning. How would urban planner utilize land which is the center of all human activities? [1]. Human are living in the city and its activities will be done on the land. So land is limited and also has various uses. It belongs to present and future generation. Efficient and proper use of the restricted land is a challenge to planners. Careful planning therefore needs to be practical along with scientific instruments. In today's complex world of old tools and methods are not able to see all these complexity. Information technology today has come to our help, we need to improve and develop ours strengthen to overcome the complexity. Discussion of urban land use planning means the optimum use of land for urban activities and functions, the debate has always been essential in urban planning and urban development [2].

Land use in Iran accelerated after oil revenue at the emergence of globalization in 1921. The rate of population growth, rural-urban migration, employment needs, industrialization, access to urban facilities and urban attractions have caused the city to be over populated. Thus this has led to city growth and economic and social reforms that have resulted in improved economic growth and urbanization all over the country. According to Kevin Lynch & Lloyd Rodwin (1958)the spatial distribution of activities and physical form in the city are somehow controlled in the traditional "land use" planning forms. Unfortunately, these classifications are analytically traitorous [3].

The urban area selected for this research is Shiraz city. Like most metropolis in Iran, its population and economy has grown over the years. Most of Iranian cities are located in places which are enclosed by the best fertile arable land. And most of the arable land usually decreases over the years due to different urban land use changes and expansion. With the establishment of Plan and Budget Organization allocation, funding to counties and cities practically needs urban comprehensive plan. With modern urban plan such as guide plan and master plan, government has tried to control urban form. The central theme of this paper is the form and shape of long term changes in the urban expansion of Shiraz city. There are a few urban elements including population, economic, social and urban role and regulation that has influence the new urban development.

### 2. Urban economic

Agriculture is usually skill-extensive and labor intensive, so that agricultural development generates low entry obstacles with additional employment. Productivity which caused from improved agricultural also

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lowers food prices for both the urban poor and the rural people, which stereotypically use greatest of their family budgets on food. Growth of the productivity on small family farms is principally very pro-poor [4]. Historical and theoretical are two reasons supportive this contention. Theoretically, the great distinct agriculture effects to wider development and poverty decrease were externalities to the sector itself, a notion already implicit in the early work by Lewis (1954) [5] and especially Johnston and Mellor (1961) [6]. Investors in private sectors will under finance according to the social optimum. So, government plays an important role in coordinating the development of their economy sector. Another theoretical reason for why the state do involve in the transformation of the agricultural sector is that the tendency for market failure is more pronounced in the underdeveloped agriculture. [4].

Shiraz is a city with very different season and climates, from the cold weather to hot weather. Shiraz has an inimitable climatological dissimilarity because of four seasons and each season has special character of weather. There is some evidence of increases in the intensity or frequency of some of extreme weather events, such as different season, intense rainfall, great different garden, quality of agricultural land, great aqueduct. Beautiful landscapes of mountain are located in the South and North of Shiraz and continue to surround the city. The three month of summer run-off eventually will be reduced as a result of rainy resources. Consequences agriculture is a basic principle of Shiraz urban economic, which relies on rain water and aqueduct for irrigation. However, the useful agricultural land has been transformed by the built urban area and weather generally has changed due to pollution caused by human activities and vehicles.

### 3. Spatial development

There is no consensus with a very new idea that cities are part of a bigger civilization that their spatial arrangement is organized with the social, economic, cultural, and political configurations of the humanity within which they exist. Areas within the city are more influenced by developments and decisions on higher spatial levels. Geographers and sociologists now agree that patterns of concentration and segregation changes as a result of the interaction of individual household decisions with a diversity of structures and developments on diverse spatial levels. Societal processes like economic restructuring on a global level have their impact on local situations and developments.

Rapid urbanization have brought a serious transportation problem, this problem is solvable with public transport. The problem however is that the society does not show interest in public transport [7]. Effective public transportation systems when implemented will play a substantial role decentralization process of the urban environment. Today's city is in a critically transportation planning problem with the private cars being the predominant transportation system. Private cars usage has in many ways become normal transportation system for both households and urban structure in spite of urban congestions and pollution problems associate with it. A sustainable city calls for a sustainable transport system, for which reason changes in today's transport systems are essential if we are to reach that goal [8].

New urban areas are now being developed in a 'low-density mode', following a diverse model than that is being offered by the single-core/hinterland development experiences around older cities. Since the Second World War, there has been a widespread sub-urbanization and, more recently, 'exurbanization' which has further blurred the distinction between urban and rural areas, especially as the latter have come to rely less on farming and extractive activities and more on new production, service, recreation and industries. Finally, international migration has become an increasingly important source of population growth in selected urban areas in the developed countries, in many cases supplanting the more traditional rural-to-urban flows [9,10].

The spatial spread of Iranian cities has been changing as in other cities across the globe. The city limit is now reflected by urban sprawl. The cities include the old core area, which is usually congested, having narrow streets, old houses, and a mixed and relatively unregulated pattern of land use. There are also unplanned parts of the city, which have developed spontaneously, and are often beyond the municipal limits, growing along arterial roads or the main highways going out of the city [11].

The constitutional revolutionaries were enthusiastic to create the role of law in the country. The first parliament after the revolution passed a Baladiyah Act for the establishment of modern municipalities that was enacted 1907. According to this Act, cities were to be run by a municipality under the control of a council of elected representatives [12].

Five Years plan has started from 1948 and urban development was characterized by a centrally driven process of industrialization and urbanization that enabled rapid economic growth. While economic structure was originally based on oil resource framework. Large scale concentration of investment and jobs

made Shiraz a magnet for rural migrants and further economic activities. During the Five Year Plans, modern service, facilities and infrastructure were implemented in Shiraz. For example, the first hospital and medical school were introduced in the Five Year Plans.

The foundation for Shiraz urban structure was laid in the 1950, an age characterized by quick urbanization. The urbanization was simplified by the introduction and extension of new technical systems for transport, energy, water and sewage, and communications. However, the housing improvement was not only affected by the developments in transport techniques. Land ownership was also a significant element. Transport system is apparent not only as a situation for a good business climate and welfare, but also as growth engine.

These spontaneous developments are includes the core sector which is occupied by low income citizen. Second one relate to the middle sector class of Shiraz that is different in the different direction of the city. The high income class lives in the north and northern part of the city while the middle class live in the southern part of the city. This part of city is covered by Wide Street and big compound with yard. The third group of settlements is the planned residential colonies, built by co-operative sectors or the public and private sectors. These settlements were planned and built with high quality materials. Moreover the qualities of life here are high and there is better accessibility to services and facilities. Private cars and public transport get easy access from these locations to the city center, as well as shopping areas.

Shiraz is spatially structured with overlapping magnificent social status with mixture of traditional urbanism. The spatial arrangement of social zones in Shiraz shows distinct areas of lower class in the innermost commercial areas and at the outskirts. These areas are characterized with high population density. These areas of old Shiraz have been declared as slums due to old, derelict and obsolete structures, while at the outskirts, the lower class resides in resettlement colonies, build by the government. Peripheral and central planned zones are mostly occupied by the elite class, while middle class areas are dispersed all over the city. At present, Shiraz is faced with a number of urban problems, such as shortage of land, extensive property speculation and high housing prices, low density and physical barriers.

#### **4. Recent changes and contemporary conditions**

In spite of the fact development generally appear to be following the pattern of the western world, variations are observable indifferent regions and countries as a result divergence in conditions and traditions across these places. Globally development towards the direction of a new urban form or structure has taken place more rapidly in US compare to Western Europe and this is more in cities that had depended more on car. This because when the wars were over in European countries they focus rather in reconstructions as a result of the housing shortage caused by the wars. The implication of this was that even low apartments and surroundings were acceptable contrary to the norms in North American for instant where social segregation were prominent in their cities. This was demonstrated for example in the abandoning of the old cities by the well to do political and financial class where the foreigners and domestic immigrants then took over the cities. This is in addition to the fact that Europeans cities were characterized with larger amount of denser old city construction where mass use of cars were never a priority until in the 1950s and 1960s that is after three decades of mass use of cars in the United States. Development in US especially in the suburban areas involving larger space were focused more on single-family housing and expanded more outwardly than in Europe. Even developments after post –war in suburban areas Europe were not akin to the usage of mass cars. The focus was more on offering good public transportation system with multifamily housing system accompany with a lot of stories. Urban decentralization was first experience in Southern Europe and Japan in the 1970s. The European cities are denser with better network of public transport and less dependent on private car transport unlike their counterparts in American. Their city cores were more protective. Unlike US the problem of lack of housing in Europe took longer time and social segregation was not as pronounced as in US. The abandoning of the central city in Europe was not to the extent of the US as public and semi-public places were actively used unlike in US where city livers have rather developed an alternative life style that is more home-based centered [8].

Developing countries have been categorized by population concentration and large city growth. Rapid large city expansion is often considered as a problem as it seems to be associated with urban dilemmas, supremacy, imbalance, and under-development. Many developing countries, particularly those in Asia, have implemented urban policies to control the growth of large cities. However, large city growth and population concentration continue. Large cities growth has remained a significant policy issue in developing countries. The significance of research on urban growth has been re-emphasized [13].

There is need therefore to study the pattern of problems and challenges facing each growing city. The challenges and problems facing a particular city might not be the same facing another. Even though ideas could be borrowed from others, but total application of one city solution to another city is not practicable. Since each city is unique in its set-up, if not by physical attributes it will be by human or social characteristics.

### **5. Land use policy**

In latest years there has been an intensive interest to urban rapid growth in the expansion of decentralization, citizen-based arrangements of metropolitan land use planning in answer to community disillusionment with 'top-down' modes of urban governance. Many years ago the pattern of urban land use regulation was seen as a quasi-scientific enterprise conducted by public policy expert and disinterested government admiration. Hypothetically this methodology to land use planning represented on the rationalist approach to public administration and social's cost influence or benefit analysis within neo-classical economics [14]. Thus, urban land use program is one of the excessive numbers of responsibilities presumed by the regulatory state, which perhaps offer volumes of public policy that will enhance management of cities. One of the parts where the epistemological planning difficulties are principally manifest in these contexts is the concept of 'sustainable urban form' [15].

Land is needed for several uses in both communities including the rural and urban areas. It is a key factor of production and a critical element in the socio-economic development of any society or country [16]. A main reason for investigating historical change of land use is that by understanding the past, we can better apprehend future lines [17]. Thus, as populations grew in size and rural areas converted to urban centers and urban centers converted to large metropolitan areas, there is constantly increasing competition as well as demand for different purposes of land. This requires sufficient planning and control to ensure functional efficiency and harmonious development of these settlements. To attain this essential and acceptable activity, plans of different land uses such as residential, open spaces and recreation, commercial, industrial, circulation and institutional uses among others are undertaken to control physical developments and standardize and ensure harmonious growth

### **6. Citizen activity and their impact**

During and after the industrial revolution a big part of the urban infrastructure was developed. This enhances creation of private contractual planning and accountability which also increase the need for more residential areas. Estate development provide for an extensive series of 'public goods' including street lighting, sewerage and roads services, as well as aesthetic controls and effectively housed the vast majority of the working and middle classes in inexpensive place [18]. According to Davies a complex market in amenity values and property rights emerged earlier due to the initiation of government land use planning policies, with a series of diverse facilities and the structure of pricing in contest with one another. These range of commute developments with extremely perspective beautiful controls, only the most harmful land uses is limiting to extra basic environmental standards.

### **7. Land and housing problem**

Due to quick urbanization, housing supply in Shiraz is unable to meet the housing demand. Shiraz reacted by constructing more apartments. Since the first large apartment was built in forty Five Year Plan, apartment buildings have become a major housing type in government organization. Two type of significant pattern of apartment is also available in Ma'li Abad town and airport. In the last two decades we can see apartment building in all over the city especially in the North- Western part of Shiraz city.

After the Islamic revolution a number of people have opposed high-rise building apartments and agglomeration project. They have belief that they should have building with the private yard. This kind of believes had roots in culture and religions. Today, most of citizens that are born after the Islamic revolution had accepted to live in apartment. So, high-rise apartments were found to be a suitable form of housing in Shiraz, especially in new urban development.

The quality of apartments normally better other housing types in Shiraz and the apartment is observed as an expensive housing type. As such, ownership of an apartment is often a lifetime dream of poor and moderate income families.

## **8. Expanded metropolitan region**

In Latin America a de-concentration of urban purpose and population are stated, with a polycentric metropolitan arrangement recalling of so-called polarization reverse with the development of middle sized cities leading to a more “balanced” national urban structure [19]. Since, it was corrected that urban concept was laid into usage; substantial shifts have seen in the designs of settlement in the USA, the applicability of this idea in the coming decades which have called into question. Developed communication and transportation technologies, both simultaneously with great federal subsidies, have led to a continued spread of residential, retail and manufacturing activities away from the central cities [20].

As lightly dissimilar pattern appears for cities of Southeast Asian. Now there has been an importance on the combination or integration of rural and urban functional areas; in peri-urban space of foremost cities appears such a combination of urban and rural actions. In other circumstances the word mega-urban region has been accepted, and since the early 1990s, research along such lines has been underway in different parts of Asia [21].

African cities, on the other hand, do not show a great stagnation of urban development, and individual does not see the expansion of a polycentric and regional metropolitan structures. Instead city growth tends to be firmly urban and large-city based, and is contained within clearly defined boundaries. There is no met urban or peri urban development that is tied to, and driven by, processes in the urban core [22].

Multinucleated suburb, suburbanization and suburb with various economies have experienced in the city as a result. Furthermore, low-density growth pattern has been done in formerly undeveloped spaces. This happened more than the past two decades, where the development of metropolitan inhabitants was the consequence of the sustained spread of population into innovative territory around current metropolitan regions, and the formation of modern metropolitan zones in fewer densely peoples parts of the country [23, 24].

Decentralization on a large was first in residences in spite of the fact that the establishment of industries would have occurred earlier outside the city limit. Industrial constructions were controlled by access to resources before electricity made energy easily transportable and this led to dense conurbations due to lack of land availability and environmental regulations. These industries that were relocated later served as advance placements for the early residential decentralization. A more general process of filling the suburban space is through the development of the residence as this will encourage other business to pick up and house or household related jobs opportunities will be created in everyday life and public places. The central city has however remains the most congested workspace for the newly coined suburban populace. This Suggest that the only way to enhanced activities at the perimeters of the urban areas largely depend on the creation of suitable radial communications system. This is a combination of several activities such as trolley rights of way and in some area, even steamboat line contributed to concentrated activities at the stations, railroad lines, suburban commuting lines, stops and docks among others. Through this, several towns that were once independent were incorporated in to the commuting sphere of a larger city. As a result, private mobility such as car and bicycle gained acceptance, as areas far away from some public activities such as stations and tracks could be expanded for residences. In the US the rapidly growth of the usage of car as far back as in the 1920s enhance the spread of villa construction that eventually became the normal practice [8].

## **9. Case study: the metropolitan growth and expansion of Shiraz City**

Shiraz, in Iran is situated in the foothills of the Zagros Mountains. Shiraz is the capital of the Fars province, and the primate city of Southern Iran, with a population 1,517,653 according to the 2012 census reports. Shiraz’s metropolitan population is about almost ten times higher than in second city in Fars province. This is by far the highest primacy ratio of any Fars region. During the Zand Dynasty Shiraz was the capital of Persia from 1750 to 1781 and the capital of Southern Iran from 1781 to 1794 [25]. Shiraz city is a fifth metropolis in Iran with the population about 1517653 in 2006 [26]. Iranian location in the world, Fars province and Shiraz is shown on figure (1). In terms of geographical location is at longitude 29 and latitude 52.s



Fig.1 Location of Shiraz in Iran

The populated area is not defined by the administrative-political boundaries, but also with physical barriers. The overall limit of Shiraz at first was by Dry River before 1790's. At present the outer area has been reduced as a result of the natural barrier in both the South and South West which has served as an impediment to expansion. Thus, this kind of barriers is a hindrance to the urban expansion of the city. To the West, there is also similar physical barrier. To the North, there is also mountain which limited the urban development of the city. Therefore, taking account of this, the latest quick metropolitan development of the city is to the North Western side, this is the reason that Shiraz's development is along this direction (fig 2).

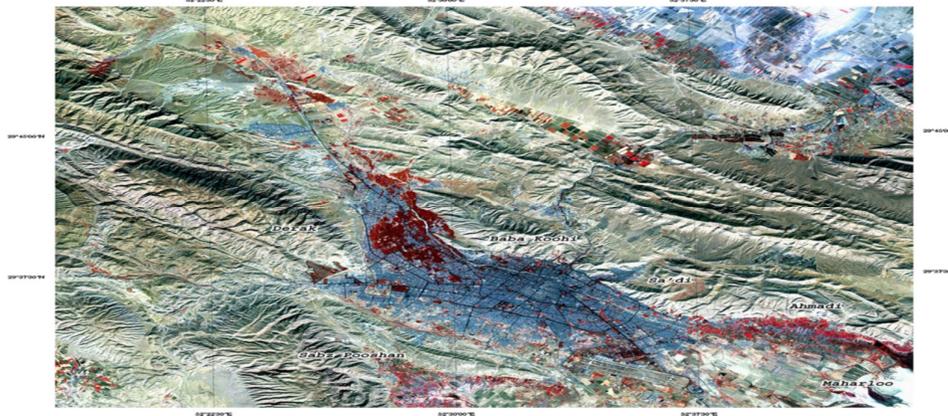


Fig 2. Shiraz plain and its surrounding (SPOT 4 image).

Source: [27]

In order to determine the extension and development of Shiraz City in the latest 70 years four major constituent factors are including; the economic change is mentioned as the major changes in the area, the second one refer to state policy and the third one related to territorial terms, while the last striking point is important in term of the demographic approach. These included changing agriculture, gardening and light industry to a dispersion manufacturing activities and urban services.

### 10 A linear urban form expansion.

Increasing urban population growth trends in the few last decades in Shiraz city is shown in figure 3. The city is located on the plain enclosed by mountain. The city's shape and size have obviously changed over the last 100 years of its existence. The size as seen in the map shows the city's boundaries. Trend of urban expansion has started from old part which is circle and continues towards the outer parts of the city especially in the Northern direction. The linear shape of the city as the results of the physical barrier is shown in the map in fig (3).

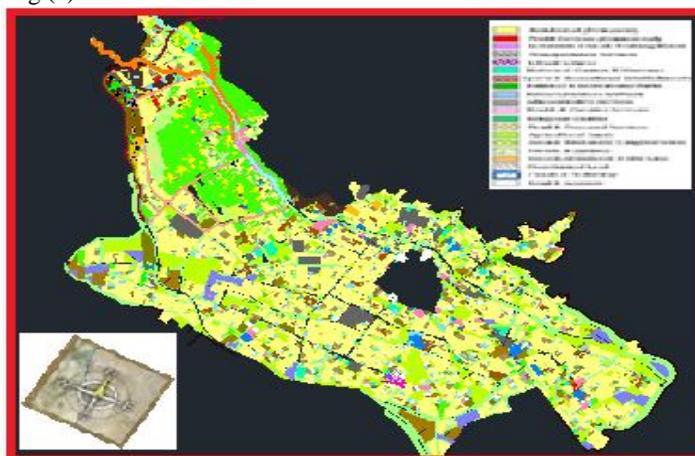


Fig. 3 Linear shape of Shiraz city

Shiraz has the total geographical area of 18945 hectares. The growth of Shiraz metropolis from 1921 until now is described in the subsequent sections.

### 11. Spatial Structure of Shiraz

In the past, urbanization peak in Shiraz city was related to Zandieh Dynasty. Shiraz city started to growing around an ancient core, with the street and garden toward North-West (see fig.3), and then other side of old core starting expanding. Zand street was built on the middle of old core with direction towards the East and the West. This street was properly design and implemented without thinking about identity of this part of the city. The most important element of urban heritage is Vakil bazaar which is divided in two parts. This street is the cornerstone of Shiraz linear shape and led to continues urban linear development.

Outstanding elements of the old Shiraz city has been demolished with the exception of Bazaar and some heritage buildings.. There was almost nothing left from the ramparts and gates. Buildings and urban facilities within old part of city Such as water storage and workshops are not in existence again although they retain their outer shell. These are now used for new activity or new operation is now added to them and their performances have changed completely. Quality of lands and better accessibility between Karim Khan Citadel and bazaar has caused a few bank located in this area.

Today, new fabric of Shiraz city is emerging with new elements of buildings and facilities and different construction in higher ratio compare to the past. Outstanding elements of the city include things such as: streets factories, offices and modern facilities and services. Garden is now relocated out of the old agricultural lands to a place approximately far place from the old core.

### 12. Demographic changes

Majority of the population now lives in metropolitan districts, and this trend of population is still continuing. There is not only growing displeasure with our cities, but also a consciousness that it is possible to make them more efficient and more delightful places in which to work and live (Kevin Lynch & Lloyd Rodwin, 1958). Before 1954, there was a modest trend in urban development of Iran. According to some population recovery, at the beginning of the twentieth century the population of Iran was about 9,860,000 while 2,200,000 that 20.6% of this population were living in cities. More than 79% lived in rural communities or migratory roots in the agricultural economy. In 1908, Oil production begun in

MasjedSoleiman, this of cause introduced changes to the national economy [28] and it was a priority for cities to be crowded. MasjedSoleiman is a new city which is its economic based on oil production. Working people often try to seek better opportunity to increase their situation by moving there. Migration to urban areas in order to improved ones living condition became pronounced in the country. Recently, the migration from rural area to cities and the migration within the cities from small cities to bigger cities are examples of continuous flow and immense immigration that are predominantly in search of interested of better working opportunities.

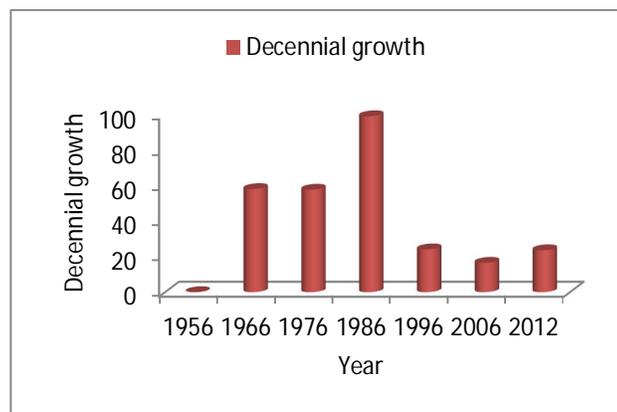
Industrial revolution as a European phenomenon in the nineteenth century had brought a massive change in population repartition and quality of urban life, which created it possible for a great amount of citizen who are living in urban centers. As a set of elements are often quoted as making advantages location for urban growth. The first important element which is related to the mechanization in the arable land which increased agriculture manufacture and produce per acre, generating, the excess required to withstand outsized urban population that were not involved in cultivated production; secondly, Development of the manufacturing industry that is made mass production have caused obsolete pre-industrial handicrafts. [29].

According to the 2012 census, Shiraz's population stands 1,517,653 showing an increased from 170,656 in 1956. Shiraz population trends from 1921 to 2012 are shown below in the table 1.

Table 1: Shiraz's population trend from 1921 to 2012

year	population	Decennial growth
1921	85000	-
1956	170,659	-
1966	269,865	58.13
1976	425,813	57.78
1986	848,289	99.22
1996	1,053,025	24.13
2006	1,442,842	16.55
2012	1517653	23.65

Source: Statistical Center of Iran, National Center of 1956-2012



Population growth in addition to health is the result of increasing relative standard of living showing growth in population [30]. Shiraz has experience two kind of population growth: the first one was related to natural population growth rate and the second one migration and attractive of Shiraz city. For the first one there was no any population control plan legally from the government until post-war era between Iran and Iraq about 1988. From 1990 governments tried to have population growth rate. Second element also has various reasons at various times. According to Hesamyan *et al.*, [30] the most important related to the 1996 Land Reform, which caused a large group of villagers to migrate to the cities. Peasants without land or not enough land and less land, they were forced to migrate. Second important reason is the city's

attraction. Shiraz is the place of recreational facilities, beautiful buildings and new jobs that attract many migrants. In view of Shirazian planners, Shiraz is known as the City of retirees. So many citizen of Shiraz who retired from different offices and organization from various provinces loved to make their residences in Shiraz. Most of whom have lived in unfriendly weather cities hence will like to take advantage of the calm weather in Shiraz city to build their homes where they intend live for the rest of their lives.

### **13. From a city to a town**

Urban form can be defined as the spatial pattern of human activities [31] (Anderson et al., 1996) at a certain point in time. In an overall sense, it can be categorized into three classifications: spatial-structure pattern, density and diversity. The spatial configuration of a metropolitan area, probably defined as the general form, may characterize such land use phenomena as polycentric versus monocentric shape, continuous versus discontinuous developments and centralized versus decentralized patterns. In a better sense, urban form may contain design category, such as site design or block [32](Cervero and Kockelman, 1997). In addition land use has mentioned above urban physical form, characteristics, in a still wider sense, may concern transport spatial structure such as miles of expressway.

The new towns of Shiraz Northern as being places in which these kind of new town could now finally create an urban culture guided by the principles of modern civilization. Middle and high-class citizen can live a civilized life in the new town like Beheshti and Golestan town without having to build illegal settlements. These new towns were built in the Northern outer edge of Shiraz. When plan for these kind of new town were finally approved, the price of house had gone up because of great location, good accessibility to service and facilities, close to Wide Boulevard, suitable environment and good weather, public transportation and single family. These positive situations are the cause of attracting the middle and higher class dwellers to Shiraz city. The most important character of these new towns is the promotion of social and cultural integration. The positive point in this project is new urban order in the built environments and open spaces.

### **14. Economic changes**

The pattern of economic development in the last half century, have shown how the Iranian economy gradually transformed from a largely agricultural economy (The share of oil in it was small) to an oil economic and exporter. This surplus of oil is majorly controlled by the government and no much contribution from the private sectors, through surplus budget and development planning however, state budget and credit facilities could be transferred to other sectors of the economy and encourage investments [30].

In 1908, Oil production begun in MasjedSoleiman region and brought changes in the national economy. Economy dependency on oil revenues and its revenues transform the urban economy from dependence on agricultural products and linked the country to the global market. Reza Shah's efforts to strengthen security, reinforcement and encourage cities urban life pattern, increase tendency to expansion of urbanization, urban economic and open the stage flourishing environments[28].

The main principles of the welfare state have always been twofold: an elaborate system to support those who are in a weak position on the labor market, which for instance meant (more or less structural) financial support in situations of unemployment and illness, and support for the elderly. The second principle is the existence of a system of subsidies in all kinds of fields, like housing, recreation, and social work.

On the one hand, rapid changes in the total population and increasing number of cities and urban cities management system which is based on time necessary management and prevention of vast urban expansion to provide urban plan [28]. At the same time, with the crowds of cities employment in the service sector increases in cities. It is important here to distinguish between higher-order and lower-order services. We find functions of control at the top of the service, in the field of finance, law, management and politics sector. Spatial centralization of these types of job is increasingly significant, despite fast modes of transport and new communication techniques. Centers of some cities keep, or even increase, their significance for these purposes.

## 15. Conclusion

To summarize, recent evidence shows that urban expansion is taking a different form to that in the past. While urban growth rates in the city have generally decelerated in the last couple of decades, high economic concentration continues to persist, and cities development integrates new contiguous municipalities.

The potential for constant planning and performance, particularly at the metropolitan level, has been debilitated by different urban organization reforms and other changes that have fragmented responsibilities. As expected, evidence from both master plan and guide plan indicates that the land use planning system retains pure control over new urban form. In each urban plan prepared for Shiraz city less attention has been given to the development of the Southern. We have to note that different regulation employed from different organization has influenced on urban form and caused inharmonic urban expansion. Urban formation and transformation of Shiraz has shown that city the always tends to develop toward North West of Shiraz and this trend is continuing as well. Land use plan and urban policy are two important tools of urban planning. We observed that both have not being sufficiently applied in Shiraz city. With the constraints of shortage of land as the result of the natural barriers there is need to think of effectively way of overcoming this challenge that will meet the housing demand of Shiraz city.

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