CHAPTER VII

CONCLUSIONS AND RECOMMENDATIONS
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7.1 Introduction

Throughout history, Shiraz city was transformed by social, economic, environmental and political forces. Shiraz city faced several problems, especially at the Centre of the city, through demolition and new constructions, albeit private funding of urban renewal. It was most associated with the Government renewal programs, however.

The total area of the Central area of Shiraz city was defined as a blighted area; in fact, it has explicitly shown three basic characteristics of a blighted area, namely: tiny and fragmented plots, unstable blocks and inaccessible blocks. Blights in the Central area were always in a state of deterioration. They were not stationary but spread from neighbourhood to neighbourhood. The present research study has attempted to answer the main question: ‘what is the best and appropriate approach to renewal of the blighted historical centre of Shiraz city?’ Further, the study has also answered the subsidiary questions such as: What are the socio-economic and physical elements that are the causes and consequences of the urban decline in the historical centre of Shiraz city? What are the effects of urban renewal initiatives for blight alleviation in the Central area of Shiraz city? What course of actions and strategies can be built on the city’s strengths, in minimizing its weaknesses, and seizing the opportunities and counteracting threats in the Central area of Shiraz city? And finally, what are the most appropriate approach and the suitable strategies for urban blight alleviation in the historical centre of Shiraz city?

By considering, analyzing and identifying the regional setting, land use and infrastructure, factors of blight and residents’ views on the Central area of Shiraz city, the causes and consequences of the urban renewal was identified and examined. On the other hand, by the examination and evaluation of two different renewal initiatives, a generic urban renewal approach was achieved
and used in the assessment of the strengths, weaknesses, opportunities and threats of four different aspects of the Central area towards achieving integrated strategies for urban renewal of both the Central area of Shiraz city and Bala Kaf district, as case study.

7.2 Summary of the Thesis

The total area of Shiraz city is 85,000 ha, of which the Central area of Shiraz city is 375.82 ha, which has become deteriorated by age and attrition. The deteriorated Central areas of Shiraz city are located in the historical and cultural textures and so these places are full of historical monuments and they have their own urban heritage and cultural identity. But now their historical, economic and cultural identities have been under threat. The objectives of this study were therefore:

1. To identify the problems facing the Central area of Shiraz city and to relate the demographic transformation of the Central area that has been a response to the changes caused by the problems;

2. To examine the nature of the existing historical, physical, social, cultural, economic and service infrastructures and analyze the land use patterns of the Central area of Shiraz City during 1996-2006 as a response to changing development infrastructures;

3. To examine the causes and consequences of urban renewal in the Central area of Shiraz city and evaluation of the process of urban renewal as to its strengths and weaknesses; and

4. To identify the causes those has led to the creation of blighted areas in the Central area and suggest planning solutions and strategies for urban renewal of the core of Shiraz city.

The thesis has attempted at answering some very simple questions through the investigation reported here so far. They are:

1. What are the reasons and causes of blighting in the Central area?
2. Were the previous, and are the existing, approaches of the Municipality or Organization of Urban Development and Housing the correct and appropriate ones to resolve the problems of blighting in the Central area?

3. What is the best approach to resolve the blight in the Bala Kaf district in the Central area?

Two types of data, primary and secondary data were collected in the study. These data have been used in the analysis and interpretation. Triangulation was the application and combination of several research methodologies in the study of the same phenomena. It could be employed with quantitative and qualitative studies. The triangulation method was used by researcher to achieve better results from the research.

A review of literature not only gave an opportunity to understand and comprehend the research problem under study but also helped the researcher to understand the different dimensions and issues of the research problem studied. First of all, the vital terms such terms as urban renewal, urban redevelopment, blights and slums and their differences and then the use of those terms in the study were distinguished and described. Urban redevelopment was just any replacement of old structures (non-salvable) with new ones (slum clearance and re-housing). But urban renewal was of more recent origin, a broader term and a more comprehensive method. It was clearance and redevelopment of slums and also prevention of the spread of blights and rehabilitation. So the historical centre of Shiraz city needed a process of urban renewal as an improvement of blights, deteriorated and underutilized areas of the city, generally implying improvement realized through the city, state and particularly the government programs. Though slums and blight seemed to be identical, they differed in some respects. The slum connoted an extreme condition of blight in which the housing was unfit as to constitute a menace to the health and the moral of the community. Blights occurred in residential, commercial and industrial districts.
It was commonly agreed that the two basic characteristics of blighted area were: substandard and stagnation or deterioration. Blighted areas were always in a state of deterioration and they were not stationary but spread from neighbourhood to neighbourhood. The process of urban decline in the historical centre of Shiraz city was in the first two stages of decline yet, namely: (a) deterioration; and (b) various degree of decay. Also it included residential and non-residential areas and so the blighted area could be a suitable term for the downtown of Shiraz city in this study.

While a city expands outward, new residential districts appear where they need streets, sidewalks, sewers, water mains, new public places, schools, fire and police protection, street cleaning and lighting. It is obvious that the costs would go up even when population is not increasing. The economic situation has thus become unsound, the cost of new areas has been added to tax increases, but the total number of tax payers has however not increased. On the other hand, the partly abandoned blighted district cannot pay its share of the economic burden. So the approach like the “clearance, eradication and relocation” could not be successful in Shiraz. Solutions could only gain through making the blighted areas attractive and a place to live in, for low and medium income groups, who already resided there. To some extent, these policies might help to achieve affordable housing. Sustainable housing could be achieved by addressing eco-efficiency, location and design criteria. Eco-efficient housing would be compatible to environment and the location might be economically feasible and design criteria might create a community, which would be socially acceptable and viable.

Shiraz city is the fifth largest city in the country; it has made a significant improvement in socio-economic conditions in the south of the Iran. There are two types of migration, one can be observed as in migration (to the city) and the other as an out-migration of original settlers from the Central part of the city to other parts of it due to the centripetal forces. At the same time, it could be attributed to the centrifugal forces of the city as people come in from...
its surrounding regions. As a result of this, the Central area has recorded a negative decennial population growth rate during 1986-2006. The Central area has also recorded the highest negative growth rate among all the wards of Shiraz city due to the dilapidated conditions of housing, physical infrastructures and also inadequate resources mobilization in the form of taxes and charges, not sufficient to manage the Central area. The occupational structure, age structure, sex ratio and pattern of migration in the Central area have shown that it is a suitable place only for youngsters or that of the age group of 20 to 24 years; and they could get job opportunities in the Central areas as menials and construction workers. The Central area of Shiraz city has thus absorbed migrants from outside the area, especially men (as a majority of migrants have been of males), because they easily get adjusted to the local conditions and they also do hard work and earn a living. Further, it could also be observed that there has been a high unemployment rate, especially among the educated class of people, as a result of natives and educated people migrating to other parts of Shiraz city. Also due to this reason, literacy rate has been low in the Central area of the city. This has resulted in high rates of unemployment and illiteracy as a majority of the people could not get job opportunities.

The road networking has not been compatible with meeting the present requirements. Parking lots have been one of the most important deficiencies in the Central area. As per the land use patterns of 1992 and 2003, the Central area in comparison with Shiraz city has severe deficiencies in land uses such as parks and open spaces, transportation and public utility. Historical centre has however been powerful and rich under commercial, historical centres and tourism compared to Shiraz city. There have been many business centres and many monuments and historic places. The area under housing has not been enough in the context of the current population and therefore the average building density has been high. Most buildings in the Central area have been of one or two floors and there have been struggles for maintenance and almost 50
per cent of the buildings have been aged more than 60 years. The Central area has not been connected to the urban sewerage system and all houses have had septic tanks. On the other hand, the underground water level has been very high in this region and it has caused a decreasing stability of many of the structures and monuments. Mostly participation has been in the areas of investment, execution and supervision and less in decision making and management.

The Central area of Shiraz city is 375.82 hectare in extent and has been totally identified as a blighted area by the Development and Renewal Organization of Shiraz city, and it has constituted 2.02 per cent of Shiraz city. It is meant that the Central area has been an urban block that more than 50 per cent of its texture has been inaccessible, unstable and tiny and fragmented blocks. The Central area of Shiraz city has included eleven districts, of which Bala Kaf district has been one of them and located in the southwest of the Central area. This region has been the most populated among the districts: the number of population in 1996 was 18,322 persons. The purpose has been to document the socio-economic attributes of the residents of Bala Kaf district in the old city including their views on the aspects like the decline of the Central area. As many as 384 residents of different age groups have been interviewed for the purpose of this study. The causative factors for the degeneration of the quality of life in the Central area of Shiraz city have been, in their opinions, manifold; the three dominant factors responsible for the decline of the Central area have been: (1) Inadequate civic amenities (poor maintenance of roads, inadequate sanitation, water supply, electricity, gas, security and safety, hygiene and health facilities, sports and green spaces, education); (2) general decline in the level of income of the residents; and (3) insufficient new affordable housing (which was deemed not affordable to those with a median and low household income).

Based on the perceptual analysis, through Pearson Chi-Square test ($\chi^2$), likelihood ratio, linear-by-linear association and using the SPSS, ‘indicators’ (number of migrants, open storm water drainage system, cooperation at any
time, lack of attention to previous plan experiences) have been considered as independent factors (criteria) and ‘deterioration’ has been assumed as a dependent factor. By accepting the direct relations, the following ‘research questions’ could be answered:

1. Has the Development Authority of the city been concentrating greatly on the development of other parts of the city than the Central areas of Shiraz city? Yes.

2. Are the centripetal and centrifugal forces of the city the two very causes that have created blighted areas in the Central area of Shiraz city? Yes.

3. Is improper management of infrastructural facilities one of the causes of urban decline in the Central area of Shiraz city? Yes.

4. Would the current urban renewal initiatives of the Central area solve the deterioration, dilapidation and blights? No.

Also the positive and direct relationship between some of the criteria and deterioration could be proved as the causes and consequences of blight in the Central area of Shiraz city and the results of SPSS analysis have yielded the same perspectives as those of the results that have been drawn from the descriptive analyses in the previous chapters.

After consideration and analysis of the two schemes of (a) eradication and relocation and (b) clearance and redevelopment in the Central area of Shiraz city, it has been realized that the two approaches have not been successful in regard to the socio-economic and physical aspects and neither have they been the sustainable approaches for the urban poor. The multidisciplinary approach for ‘clearance and redevelopment’ and ‘upgrading the blighted area’ however holds good both for housing of the old residents as well as for the provision of infrastructures for the urban poor. It could be a very suitable and a viable general approach for the deterioration and blight as well.
In fact, it is an overall and appropriate approach as a general rule for the historical centre of Shiraz city, in regard to the vital goal of urban renewal that would be in favour of the poor people of the city. Some declined neighbourhoods in the Central area are in need only of “upgrading the blighted area”, for the stage of urban decline in such areas is in the first degree of deterioration. Some other blighted neighbourhoods are suitable however for “clearance and redevelopment” with higher population densities, the stage of urban decline in such areas is at a higher degree of deterioration and it is the worst form of residential blighted area. Bala Kaf district has high population density and more than 50 per cent of its buildings have been demolished and are in deterioration so the best and appropriate approach for this district is “clearance and redevelopment” with a maximum of four-floor buildings. And finally, the assessment of the strengths, weaknesses, opportunities and threats (SWOT analysis) of the four different aspects of the historical centre of Shiraz city such as land use patterns (physical and socio-cultural aspects), human resources (socio-economic and cultural), traffic and transportation, and urban management and public participation have been provided with integrated strategies in detail, which have been based on the main and the general approach that have been discussed above.

7.3 Findings and Conclusions

Shiraz city has 1,691 ha of blighted area that has been approved by the High Council for Urban Planning and Architectural (HCUDA) of Iran. In other words, 1691 hectare of Shiraz city has all three blighted factors together in one place. Shiraz city also has the most critical situation after Isfahan city among the metropolitan cities. The area of urban blocks which have at least 50 per cent tiny blocks and inaccessible blocks is 2,003.9 hectare and 2,448.3 hectare, respectively, constituting 10.76 per cent and 13.15 per cent of the total area of Shiraz city, respectively. The area of urban blocks which have more than 50 per cent of the unstable constructions is 3,645.4 hectare, constituting 19.57 per cent of the total area of Shiraz city. In fact, unstable blocks in Shiraz city have
the most signs of deterioration among the other aspects such as tiny blocks and inaccessible blocks. At least 50 per cent of the 3,645.4 hectare with buildings would not be resistant and that is mainly because of unsuitable construction materials or there have been no technical observations made as to their nature after building them.

The three dominant factors responsible for the decline of the Central area have actually been: (1) inadequate civic amenities or poor maintenance of roads, inadequate sanitation, water supply, electricity, gas, security and safety, hygiene and health facilities, sports and green spaces, and education; (2) a general decline in the level of income of the residents; and (3) insufficient new and affordable housing, which has been deemed not affordable to those with a median and low household income among the residents.

Based on the perceptual analysis of the study, the value of $\chi^2$ between the two criteria - that is, between deterioration as a dependent criterion and fifteen other factors, considered one by one, as dependent factors has been calculated at $p < 0.005$, so it could be true that, according to Pearson Chi-Square test ($\chi^2$), there could be a direct relation between “deterioration” and “those other factors”. Finally, the following relations have been justified:

- Centripetal and centrifugal forces of the city have been the two causes that have created blighted areas in the central areas of Shiraz city.
- The Central area has further been deteriorated due to neglect of managerial responsibilities and delay in the implementation of programs in the Central area of Shiraz city.
- The existing Master Plan for Shiraz City does not have right approach for either the urban renewal or the renewal of the blighted areas in the Central area of Shiraz city.
- Also the causes and consequences of blight in the Central area of Shiraz city have been justified.
The analysis of two urban renewal initiatives in historical centre of Shiraz city and a SWOT analysis have helped in the provision for the urban planners with action to bring efficient and improved urban renewal approaches that are viable and customised to the local conditions and also new strategies in more detail for the successful revitalization of the historical centre of Shiraz city. The multidisciplinary approach suggested for ‘clearance and redevelopment’ and ‘upgrading the blighted area’ holds good for both housing the old residents as well as for providing infrastructures for the urban poor. It could also be a very suitable and a viable general approach. Some blighted neighbourhoods such as Bala Kaf district are suitable for “clearance and redevelopment” with higher population density (maximum of four-floor buildings) as the stage of urban decline in such areas is at a higher degree of deterioration. It is the worst form of residential blighted area. They are not suitable for home construction by the residents themselves or for choosing “upgrading the blighted area” approach, but temporarily moving the slum residents, cleaning the land and building new housing at the same site is the best and appropriate approach.

An essential part of this approach is for transferring tenure and ownership rights to the poor in the same area after redevelopment and it has been shown to motivate occupants to invest two to four times the amount of funds that the government invests in housing and infrastructure improvements in a blighted area. Some other declined neighbourhoods in the Central area however need only “upgrading of the blighted area”, for the stage of urban decline in such areas is in the first degree of deterioration. Probably, the strongest message from the SWOT analysis has been that whatever course of action has been decided, and on elements, building on strengths, minimizing weaknesses, seizing opportunities, and counteracting threats could save us a lot of troubles. Integrated strategies could be based on the main targets (objectives and general urban renewal approach) and recurrent problems that have been specified for the historical centre of Shiraz city. Integrated strategies have been suggested under four categories:

- Weakness-Opportunity Strategies (W-O);
• Strength- Opportunity Strategies (S-O);
• Weakness-Threat Strategies (W-T); and
• Strength-Threat Strategies (S-T) for different aspects:
  o Public participation and urban management;
  o Traffic and transportation; and
  o Land use patterns and human resources.

Here are some of the most important strategies for the Central area of Shiraz city for each of the aspects:

7.3.1 Public Participation and Urban Management

W-O Strategies:

• In order for the revitalization effort to last, the residents must take the initiative and the government should provide the necessary administrative support, so that the residents will be able to take care of their own neighbourhoods.

• The Government must respond by providing minimum basic amenities and infrastructure facilities to the weaker sections of the Central area.

• Modernizing historic districts while maintaining their identity and authenticity.

S-O Strategies:

• Residents’ empowerment, creation of job opportunities and physical development are the three main aspects of a sustainable renewal plan which should be integrated and implemented separately.

• The price of renewed residential apartments should meet low income people’s needs and it can be done by some encouraging policies such as low interest loans and special discounts for them.
• The Government must also initiate actions to attract employers who can provide suitable jobs for the inhabitants.

• There may be conscious efforts at setting up a mixed social network as well as an improvement of living conditions.

W-T Strategies:

• Change and ease up on some municipal rules for increasing construction density or changing certain land uses.

• During renewal projects, the Government or municipality should provide a temporary residential apartment for the very poor people who cannot even rent a house, at least for 2 years, and some residents who are more rich but their houses are dilapidating yet, must generally avoid purchasing their houses because of the following reasons:

  a) They may shift to other parts of the city and create new blighted areas in some other parts of the city.

  b) The city must use their participation in the renewal process and also reduce expenditures of projects by suitable management practices.

• The sustainability of the project depends on increasing household incomes and reducing unemployment.

S-T Strategies:

• The necessity for the government to give assistance has been clear and it is evident that private enterprises, unaided, are not able to provide an adequate supply of satisfactory housing to meet the wide variations in the income levels of the people.
There are welcome strategies which mark a shift from monument- and site-centric approaches to area-based, people-focused strategies and from rigidly-applied preservation to flexible and guided development.

The important of balance between historical preservation and urban revitalization are vital. The conservation of historical centre of Shiraz city cannot be done by measures that freeze development; and also the revitalization of blighted area in this district must allow changes to take place while maintaining its identity, its value and its function must be respected in the metropolitan Shiraz.

Health insurance has to be provided at cheaper rates.

### 7.3.2 Traffic and transportation

**W-O Strategies**

- Prevalence of using public transportation and pedestrian roads in the Central area.
- Creation of multi-storey parking for some land uses which attract more passengers, like cultural heritage, commercial and religious places.

**S-O Strategies**

- Increasing quality of current public transportation and also suggesting new types of public transportation and linking them to the city and regional centres.
- Improving and widening of the current roads around subway stations or toward the residential areas in the heart of central area to ease up on the movement of pedestrians and vehicles, especially it causes security and safety inside the regions at night times.
- Widening the current roads also cause land price and motivation for renewal increasing.
W-T Strategies

- Avoiding the passage of highways through the Central area and moving them to the periphery of the Central area.
- Creating new passing roads or widening current narrow roads which connect the heart of the Central area.

S-T Strategies

- Improving the passing roads to attract more tourists and people.
- Defining urban position of “Beynol Haramein”, a vast demolished region inside the central area and creating organic roads as they have been before in order to link this area to its surrounding environment.

7.3.3 Land Use Patterns

- Heritage buildings were designed for different purposes to meet the requirement of earlier days. Currently the monuments which are not suitable to meet the present demands (to house activities such as restaurant, hotel, museum, art galleries, training centres, corporation schools, etc).
- Fair distribution of infrastructure throughout the Central area and proposing equal distribution of citizenship rights.
- Encouraging of renewal in the heart of the Central area and not just on the edge of main roads.
- Making the blighted areas attractive and a place to live in for the low income groups of workers who already reside there and perhaps for some others of slightly higher earning power who may be drawn back nearer to their work when living.
- Enhancing public spaces and urban utilities.
• Ensuring that every blight area locality has a standard health facility like dispensary, clinics or governmental hospitals or some other facilities like parks, sports, playgrounds and cinema halls that are inadequate currently in the Central area.

• Provision of properly functioning public sectors or upgrading the Corporation Schools which have virtually lost their importance and purpose.

S-O Strategies:

• Using the potential and existing physical opportunities to attract more tourists.

• Using better the existing religious centres to attract pilgrims from the city, region, country and even countries around.

• Using centralization and fortifying spinal structure for the Central area.

• Urban authority should provide civic amenities in some areas to encourage private and public investors to do urban renewal projects.

• Reconciling heritage with modernity.

• Encouragement to household industries, creation of organized commercial spaces for retail and wholesale markets.

• Setting up of large-scale production units (say, assembly line jobs or garment making units), where youth and women may be employed in large number.

• Provision of vocational training institutes and training workshops on manufacturing of handicrafts may also be considered.

• Proposing residential-commercial land uses (multi-function), as these cause land price and people stimulus for renewal increasing.

W-T Strategies
• Construction of buildings resistance to earthquake and other disasters.

• Avoiding some unplanned and fast deteriorating blighted areas which cause more problems and new projects that are not in harmony with surroundings (for example, Beynolharamein project or projects done by the Urban Development and Renovation Organization)

• The government, in regard to its limited resources, should provide basic infrastructures and services to many instead of formal houses to a few. The poor are solving their problems by spontaneous action in the urban renewal approaches like “Upgrading the Blighted Area”.

**S-T Strategies**

• Create some linkage between the Central area and its surroundings - Shiraz city district.

• Old streets are full of vigour, vitality, life, energy and variety compared to new developed streets. The planners need to be aware of the quality that these streets possess and their utilities need to imbibe on the new generation.

• Housing should be adapted to the needs and resources of the occupants; otherwise, it becomes oppressive.

• Focus particularly on the revitalization of public spaces and social networks within historic areas. Both these elements are threatened by the neglect of the areas and uncontrolled, chaotic development therein.

• Improve environmental quality.

**7.3.4 Human Resources**

• The urban authority should not exile permanently the poor people from their houses by force during urban renewal processes in the historical centre of Shiraz city. By this action, they just move poverty to other parts of the city.
• Defined internal and external financial resources for renewal and redevelopment.

• Encouraging private and public sectors by creating some motivation and incentives in their investment areas to have trust about their benefits.

• Formal and informal public training to improve culture and social networking (increasing public awareness by media, women’s training).

• Increasing social security and safety by use of public help and police observation.

• Developing employment / creation involving the urban poor.

• Supporting creativity and cultural diversity by helping artists and craftsman in maintaining and transmitting their know-how, promoting traditional art forms and artisans and their arts and crafts in the historical district.

• Developing tourism, but not only tourism by transforming historical districts into museums emptied of local trade and life.

S-O Strategies

• Encouraging native people to return to their previous houses in some areas which have high cultural heritage.

• Increasing of job opportunities and employment in the Central area in respect of its location and its situation related to tourism, commercial, religious, and cultural activities, which have harmony with their surroundings.

• Modernizing the historical districts while maintaining their identity and authenticity.

• Supporting creativity and cultural diversity.

W-T Strategies
• Avoiding creation of some weak and ineffective activities on the periphery or edge of the central area.

S-T Strategies

• Enhancing social cohesion, improving local image, reducing offensive behaviour, promoting interest in the local environment, developing self-confidence, exploring identifies, enhancing organizational capacity, supporting independence and exploring visions for the future.

• Developing tourism, but not only tourism and not transforming historic districts into museums emptied of local trade and life.

• Improving living conditions of the urban poor as well as sustaining their improved status.

• Provision of security of tenure to blight area dwellers and relocation or resettlement of dwellers in objectionable locations to suitable places.

• The concept of rental housing for the poor should also be considered and tested.

7.4 Implications of the Study

The Central area is very popular for its historical importance and cultural continuity. The existing physical infrastructure has lost its carrying capacity and it cannot sustain the pressure and demand of the Central area. The organic road networking is not compatible to meet the present requirements. Land use patterns of the Central area from 1992 to 2010 reveal that the Central area has faced diminishing of lands under land uses such as residential, public and semi-public, public utility (urban infrastructure) and even historical centres and in comparison to Shiraz city. It is evident that there are insufficient parks and open spaces and also urban utilities. The whole area as a blighted area requires rejuvenation or renewal to make the Central city more liveable and lovable.
A multidimensional approach between “Clearance and Redevelopment” and “Blight upgrading” could be very suitable urban renewal vision for the historical centre of Shiraz city. The section below tries to outline some recommendations and strategies for improving the living conditions of the urban poor as well as sustaining their improved status.

7.4.1 Housing: One of the foremost requisites in housing is that of provision of security of tenure to blight area dwellers and relocation or resettlement of dwellers from objectionable locations to suitable places. Further, there is need for better access to the heart of the residential neighbourhoods, which is very essential. The concept of rental housing for the poor may also be considered and tested.

The proposed housing for blighted area should not be very high-rise nor the status quo of the current situation: it could be between 2 and 4 floors, which can be mixed with land uses such as shops and stores. It causes increase in land prices, so the owners of the houses gain enough motivation to renew their houses. Sometimes, increasing the width of the very narrow roads could have good economic effect on the properties; and such initiatives are very impressive on poverty alleviation without any extra costs from the municipality and government. However, it should be noticed that municipality should have strict observations and proper regulations about housing in respect of issues such as construction height, compatibility of the facades and urban cultural identity.

7.4.2 Basic Amenities: The feasibility of installing alternative sanitation systems for un-served or underserved areas and interlinking with city’s underground sewerage system needs to be taken up, keeping the local physiographic conditions and economic constraints in mind. Communication plays a very important role in increasing the community awareness of good hygiene practices relating to maintenance of sanitary facilities and other environmental sanitation issues. Decreasing the stability of many structures and
monuments in the central area, due to underground water, is absorbed by the basement of the buildings and underground water causes septic tanks miss their functions and they become impractical or overloaded and it leads to many hardships and unhygienic conditions for inhabitants. Because of the narrow roads, vehicles cannot get to the houses for discharging and also such septic tanks cause pollution of the underground water and environment.

One solution is to prevent the entry of storm water from other parts of Shiraz city to the Central area and not to let the storm water flow to the septic tanks, by providing a storm water system, separately. All this leads to decreasing underground water level in the Central area, with the result that the old septic tanks becoming obsolete and, in many localities, they are already overloaded. The existing treatment process is also most outdated. Lack of urban sewerage or drainage system is another major problem which the entire old city is facing. The institutionalization of sustainable service delivery approach needs to be situated in the context of either a specific project or the regular program of service delivery to the poor. A sustainable approach requires sustainable involvement of the community and its resources, and this requires the program to be accredited, which however depends on its direct impact on the existing level of services.

7.4.3 Livelihoods: Setting up of large-scale production units (assembly line jobs or garment making units), where the youth and women may be employed in large number, can be considered. This does not have to be publicly provided, but incentives may be granted to private initiatives at an initial stage. Provision of vocational training institutes and training workshops on manufacturing of handicrafts may also be considered.

Also the historical centre of Shiraz city could be a centre of some powerful commercial activities such as financial markets, stock exchanges of some commercial and industrial companies and national gathering halls, and by these actions the Central area could be put inside an active economic cycle.
Although some projects can have a reverse effect on the factor, for instance, the Zand subway which pass in front of the Vakil Bazaar, decreasing the role and economic role of Vakil Bazaar, since it prevents the direct and easy vehicle access to the Bazaar; instead, it leads to economic stagnation of area.

**7.4.4 Public and Semi-public (with emphasis on recreational land uses):**
The need to develop public and semi-public uses to all urban poor families is an absolute necessity. It may be pertinent to mention here that the feasibility of adopting a policy of encouraging some of public and semi-public land uses, which are inadequate in the historical centre of Shiraz city such as sports, playgrounds, parks and cinema halls. It is recommended that they may be operated by the Government or NGOs and community based organizations, and this idea has to be given a serious thought. It should be ensured that every blight area/ locality has proper land uses. Ways of supporting skill development in the informal sector needs to be explored. All these would require improvements in coordination and development of a common policy and regulatory framework among various public and private sector (including NGOs) providers of mention land uses in slum areas in addition to provision of properly functioning public sectors or upgrading the mention land uses which have virtually lost their importance and purpose.

**7.4.5 Health:** Similarly, regarding the other community facilities like dispensary, private hospitals, government hospitals are not available in the historical centre of Shiraz city, as per the information given by the tables and respondents in the previous chapter of this study. A number of government and private hospitals have come up in the other districts of the central area, but the adequacy of these land uses for residents of central area and also in Bala Kaf district is not satisfactory. It is imperative to establish effective partnership among all health service delivery agencies in the city decentralize the health care management system by ensuring community participation in slum based programs.
This may be accompanied by promotion of outreach programmes on negative traditional practices. All government health facilities will have to be made *women-friendly* and care has to be taken to enhance women’s knowledge of hospital services and facilities. The logistics and supply of essential drugs and equipment for health facilities in slum localities, needs a major boost. Last but not the least, health insurance has to be provided at cheaper rates.

**7.4.6 Vulnerable Sections:** In order to address the exclusive needs of the more vulnerable among the urban poor (for example, the elderly, physically and mentally challenged), a National Social Protection Policy such as the “Emam Khomeini Committee” has to be put together as well. Such a policy may identity vulnerable groups and considers access to food (security), access to social services and other social safety nets for the groups. This will have to be accompanied by a transparent mechanism at the organizational level so that the employees can report; but the defaulting employers when social security benefit is not provided must be penalized according to the law of the land. In addition, child protection agencies will have to be supported to collectively develop and implement a child rights policy, and provide foster homes that are well-monitored for orphans and street children.

**7.4.7 Good Governance:** One of the keys to good governance is to develop and maintain capacity for data collection analysis and reporting for evidence-based policy making. This would require capacity building at the community level for the coordination of data collection and compilation to support monitoring and evaluation of poverty reduction strategies.

**7.4.8 Local Government Resources:** The local governments and other implementing organizations should find a way to raise resources locally. This not only increases their commitment but also ensures that resources for the continuation of programs are available. The one way to achieving this is to earmark certain percentage of annual budget, exclusively for community development and service delivery to the poor.
7.4.9 **Environment:** It is absolutely necessary to formulate and implement sound environmental policies for blights accompanied by surveillance mechanisms in disaster prone regions.

7.4.10 **Building Partnership:** A sustainable approach to service delivery can be institutionalized only through a partnership involving the local government, other service providing public agencies, non-governmental organizations, community based organizations, donor agencies and the poor communities. The state and national governance should also be involved to give political, legal and institutional support.

7.4.11 **Community Participation:** A key factor in designing a sustainable program of service delivery is to involve the communities in planning, implementing and monitoring processes. Participatory planning approaches including micro-planning and stakeholders’ consultations are quite useful in designing community participation. The objective of community participation should be to ensure community ownership of the created infrastructure. There is need to work out strategies to promote and disseminate best practices and advocate at different levels to influence policies, practices and decision making processes.

7.4.12 **Land Release Mechanism:** Another way to reduce the formation of new blights and slums is to work on a mechanism to release sufficient and affordable land into the market. This helps to avoid the worst, long-term problems of squatter settlements, even though services take a long time to come to such an area. Land release mechanisms are an important element in any urban upgrading strategy, and a crucial one in cases in which there is need for involuntary resettlement. A plan of the whole city needs to be drawn up which would give clarity regarding location and spread of slums across the city zones, with land ownership, densities, vulnerable blights and slums which probably need to be relocated as well. This needs to be linked with the Master Plan of the city. It is very important that such a plan is prepared keeping the
future of the urban poor migrants in mind. Such a plan needs to be dynamic that would be reviewed every five years, though in Indian Master Plans are prepared for much longer time spans.

**7.4.13 Cost Recovery Approaches:** Sustainability of service delivery requires that a project is viable to meet at least the operation and maintenance expenditures. Most of the time, pricing and cost recovery approaches including subsidies are insufficiently designed and poorly targeted. There is lack of willingness to charge among the project implementing agencies due to the erroneous assumption that the poor cannot pay for the services. Our study however shows that the poor has the willingness to pay for improved services and they are already paying high amount for alternative sources of services delivery. Hence, there is need to develop appropriate tariff policies to ensure cost recovery for better operation and maintenance with targeted subsidies for those who are really poor.

However, scaling up requires simultaneous efforts by both national and local governments to eliminate impediments at both the levels. While the Central Government addresses policy matters and regulatory impediments nationally and initiate nationwide programmes, local authorities should design strategies to make appropriate interventions and regulatory changes in the cities. Local experiences should also be fed back to the Central Governments to influence their support to cities as well as for redesigning national programs.

**7.5 Recommendations**

The general approach and recommendations to tackle urban poverty in the historical centre of Shiraz city is three-pronged:

- Proper diagnosing to assess the situation and provide appropriate approaches for intervention in the historical centre of Shiraz city.
• Low income groups and all current residents have the priority right to stay and reside in the area, and so solutions should be in favour of poor people.

• Provide urban poor with housing and infrastructure by government help.

The multidisciplinary approach for ‘clearance and redevelopment’ and ‘upgrading the blighted area’ holds good both for housing old residents as well as for provision of infrastructures for the urban poor; it could be a very suitable and a viable strategy, although the scope and degree of specific interventions would vary from ward to ward in the Central area of Shiraz city. Urban authorities should be able to select the suggested, appropriate approach between the two approaches based on the local conditions, stage of deterioration and building quality.

“Clearance and redevelopment” could be an appropriate approach for Bala Kaf district and some other neighbourhoods in the Central area that have the same conditions like Bala Kaf district. It depends on the stage of urban decline; and it is important that this specific area is in the first, second or third degree of deterioration. Areas like Bala Kaf district which 94 per cent of its buildings have more than 10 years and 88 per cent are bad or fit for demolition, that causes agglomeration of very decayed constructions with the help of the government, since this stage of deterioration is in the worst degree of urban decline, the worst form and the worst grade of the blights inside this area. The building qualities in this neighbourhood are bad or fit for demolition only and the buildings need thorough repairs. Buildings that are deserted or demolished are considered as short-lasting. It is better to provide help for developing affordable high-rise buildings, with maximum four-floor buildings.

Some other neighbourhood may need “upgrading of the blighted area” rejuvenating the existing community with minimum disruption and loss of physical and social assets; and home construction in this approach can be done
with the residents themselves, by offering optional loans; and government should provide amenity and security for improving the existing infrastructures and basic services, for example, water reticulation, sanitation, garbage collection, storm drainage and security lighting up to an appropriate, basic standard.

It also involves the improvement of footpaths and streets, playgrounds and community facilities. Also, the government should provide the following elements to be integrated in the process of the mission:

1. Achieving efficiency at the program, local and project level;
2. Equity in the form of adequate attention to the need of the less privileged citizens;
3. Empathy in the form of public participation; and
4. Sustainable environmental management for improving the income level of the low income sections, as it is the key to improving the environment and the overall quality of life of the cities.

The stage of urban decline in such areas is in the first and the second stages of deterioration but it is not the worst form of residential blighted area. The most important integrated strategies that are suitable for all neighbourhoods of the Central area in regard to its socio-economic and physical conditions in four different aspects are as follows.

7.5.1 Public Participation and Urban Management

These are welcome strategies which mark a shift from monument-and site-centric approaches to area-based, people-focused strategies and from rigidly-applied preservation to flexible and guided development. Response of the government to provide minimum basic amenities and infrastructure facilities to the weaker sections of the Central area in addition to that of residents’ empowerment, creation of job opportunities and physical
development are the three main aspects of a sustainable renewal plan which should be integrated and implemented separately. The price of renewed residential apartments should meet low income people’s needs and it can be done by some encouraging policies such as low interest loans and a special discount for them; on the other hand, the urban renewal of the historical centre of Shiraz city cannot be done by measures that freeze development and also revitalization of the blighted areas in this district. They must allow changes to take place while maintaining its identity, its value and function must be respected in the metropolitan Shiraz.

7.5.2 Traffic and Transportation

Avoiding the passing of highways through the Central area and moving them to the periphery of the Central area. On the other hand, improving and widening of the current roads in some neighbourhoods that have narrow roads as it causes to ease up on the movement of pedestrians and vehicles and improve the safety and security of the regions, especially at night times, and also widening the current roads cause land price and motivation for renewal increasing. Creation of multi-storey parking for some land uses which attract more passengers, like cultural heritage, commercial and religious places, and also increasing quality of current public transportation and suggesting new types of public transportation and linking them to the city and regional centres.

7.5.3 Land Use Patterns

Using centralization and fortifying spinal structure of the central area and encouraging of renewal in the heart of the central area not just on the edge of main roads.

Fair distribution of infrastructure throughout the central area and proposing equal distribution of citizenship rights and Give some practical activities to some monuments which are useless and becoming dilapidated day by day. Making the blighted areas attractive as a place to live in for the low income groups of workers who already reside there and perhaps for some
others of slightly higher earning power who may be drawn back nearer to their work when living. Generally enhancing land uses such as public spaces and the urban environment such as parks, playground, sports and cinema halls, and urban utilities such as sewerage system that are inadequate in the Central area. Urban authority should give some civic amenities in some areas to encourage private and public investors to do urban renewal project and try Reconciling heritage with modernity or provision of properly functioning public sectors or upgrading the corporation schools which have virtually lost their importance and purpose.

Encouragement to household industries, creation of organized commercial spaces for retail and wholesale markets or Setting up of large-scale production units (assembly line jobs or garment making units), where the youth and women may be employed in large number.

Provision of vocational training institutes and training workshops on manufacturing of handicrafts may also be considered. Proposing residential-commercial land uses (multi-function), as these cause land price and people stimulus for renewal increasing. Urban authority should give some civic amenities in some areas to encourage private and public investors to do urban renewal project. The government, in regard to its limited resources, should provide basic infrastructures and services to many instead of formal houses to a few. The poor are solving their problems by spontaneous action in the urban renewal approaches like “Upgraded the Blighted Area”.

7.5.4 Human Resources

The urban authority should not exile poor people from their houses by force or by buying them very cheap houses during urban renewal process in the historical centre of Shiraz city. By this action they just move poverty to other parts of the city. Improving the living conditions of the urban poor as well as sustaining their improved status for instance the concept of rental housing for the poor should be also be considered and tested or provision of security of
tenure to blight dwellers and temporary relocation or resettlement of dwellers in objectionable locations to suitable places. On the other hand encouraging the native people return to their previous houses in some areas which have high cultural heritage.

Formal and informal public training to increase their culture and social level (increasing public awareness by media, women’s training), it could be possible to suppose creativity and cultural diversity by helping artists and craftsman in maintaining and transmitting their know-how, promoting traditional arts forms and artisans and their arts and crafts in the historical district and also Developing tourism, but not only tourism by transforming historic districts into museums emptied of local trade and life.

7.6 Suggestions for the further research

The following are the suggestions for further research that emerge from the study:

- Bala Kaf district is only one district out of eleven neighbourhoods in the Central area. The appropriate approach and strategies to urban renewal of this area were considered and suggested in this study. However, the "general" guideline and strategies for the Central area was recommended but the “specific” approach and strategies for the other ten neighbourhoods need further studies and considerations by scholars. They may therefore do a diagnosis and recognise the best specific approach for the other neighbourhoods of the Central area. Each urban renewal plan should be customised to the local conditions of each district based on their own socio-economic and physical parameters.

- Centripetal and centrifugal forces of the city are the two causes that have created blighted areas in the Central area of Shiraz city. Studies and consideration could be given to the population and migration dimensions of the Central area of Shiraz city. It could be emphasised more on the factors that caused in-migration and strategies that
prevented low income people from migrating to the Central area. All of these can affect blight alleviation in the historical centre of Shiraz city.

- In the Central area, the people could not get proper facilities from the government and municipal authorities that it led to worsening conditions and, finally, this has been a place for low income, multi-cultural people and ease of spread of blights. So there is a need to study the reasons that cause improper management of infrastructural facilities in the Central area of Shiraz city. There are many issues such as legal and regulatory problems that act as a hurdle or obstacle in the urban renewal projects.

### 7.7 Conclusion

The general approach to tackle urban poverty in the historical centre of Shiraz city is three-pronged. First of all, a proper diagnosis to assess the situation and to provide an appropriate approach for intervention in the historical centre of Shiraz city must be made. Secondly, low income groups and all current residents have the priority right to stay and reside in the area, and so solutions should be in favour of the poor people and, finally, provide the urban poor with housing and infrastructure by the Government’s help. Based on what sort of approach would be selected, the degree of government’s help will be changed and different. For example, in the “upgrading of the blighted area”, the Government could provide and improve urban infrastructures, basic amenities and governance reforms. This approach excludes home construction by the government since the residents can do it themselves; and the government could offer optional loans or specific discounts on construction materials for home improvements, but in the “clearance and redevelopment” approach the government would help the private enterprise to build high-rise buildings and also provide infrastructure for urban poor. It should be noticed that the government should control the price of renewed residential apartments which should meet low income people’s needs and it can be done by some encouraging policies such as low interest loans and a special discount for them.
However, it is important that all kinds of urban historical interventions should be done with regard and respect to the urban main structure (the historical physical texture), but not repetitions necessarily to create new urban spaces that could be used by the next generations as well; and this can be a vital urban goal for historical areas and not be different from one ward to another.

The application of SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis has been an effective and useful tool in decision making. It is an analytical method used to identify and categorize significant internal (Strengths and Weaknesses) and external (Opportunities and Threats) factors. It provides information that matches a project’s resources and capabilities to the physical, social, economic and political environments in which it has no control. SWOT analysis is building on strengths, minimizing weaknesses, seizing opportunities, and counteracting threats could save us a lot of troubles.

Integrated strategies are formed under four categories: Weakness-Opportunity Strategies (W-O), Strength-Opportunity Strategies (S-O), Weakness-Threat Strategies (W-T) and Strength-Threat Strategies (S-T) for different aspects: Public participation and urban management, traffic and transportation, land use patterns and human resources in the historical centre of Shiraz city. Bala Kaf district is one neighbourhood out of eleven neighbourhoods in the Central area. By monitoring and documenting the physical land uses and socio-economic attributes of the residents of Bala Kaf district in the old city, including their views on different aspects, the specific approach to renewal of the urban blights have been recognised. The approach of “clearance and redevelopment” is an appropriate approach for alleviation of blights in this neighbourhood, Bala Kaf district has high population density and 88 per cent of its buildings are bad quality or fit for demolition; and so the best appropriate approach for this district is “clearance and redevelopment”, with a maximum of four-floor buildings.

The economic costs of this approach should be affordable for the poor people as well. Based on the perceptive analysis in this study, the value of $\chi^2$
between the two criteria; between deterioration as a dependent criteria and fifteen
other factors (considered one by one) as a dependent factor was calculated at
p<0.005, so it is true that, according to Pearson Chi-Square test (χ²), there is a
direct relation between “deterioration” and “those factors”. And finally the
following relations were proved:

- Centripetal and centrifugal forces of the city are the two causes that
  have created blighted areas in the Central area of Shiraz city.

- The Central area has further been deteriorated due to neglect of
  managerial responsibilities and delay in the implementation of
  programs in the Central area of Shiraz city.

- The existing Master Plan for Shiraz city does not have a right
  approach for either the urban renewal or the renewal of the blighted
  areas in the Central area of Shiraz city.

The specific interventions and approaches mentioned for Bala Kaf
district are not an exhaustive list but are viable ones and specific for the socio-
economic and physical aspects of its neighbourhood. It may be re-emphasized
that each specific approach for each neighbourhood has to be customized to the
local conditions, based on a set of parameters such as the location, socio-
economic and cultural fabrics of the city. A diagnosis and recognition of the
best specific approach for the other neighbourhoods of the Central area could
be done one by one in future to improve and fulfil the urban renewal projects
and to achieve the ideal situation of a ‘blight free’ city and thus the alleviation
of blights from the Central area of Shiraz city.