

Development Rate of Tourism Land Use in all Regions of Tabriz (Iran)

Fereshte Babaoghli¹, Bakhtiar Ezzat Panah²

¹ M.A degree of Geography and urban planning, Department of Geography and Urban Planning, Marand Branch, Islamic Azad University, Marand, Iran

¹ Assistant Professor, Department of Urban Planning, Azad University of marand, marand, Iran

ABSTRACT

This paper examines land use planning in 9 regions of Tabriz (a large city in the Iran). The main data employed in this study has been obtained from the official documents of the secretary of the official board responsible for urban land use change within the cities. The study is focused on tourism land use with apply shift share analysis. In this analysis different land uses capita changes in whole Tabriz city (as parent geographic level) and all of the regions individually in 2005 and 2011 was evaluated. Methods of data collection and data analysis have been documental, analytical and survey. The results indicate that total development rate of urban capita of Tabriz in 2005 and 2011 was $A=4.04$. In other words, total urban capita during last period was positive and also high. Total urban capita in Tabriz city reached from 1121.7 in 2005 to 5662.16 in 2011. Highest development rate of tourism land uses observed in 6th region and also lowest development was in 1st region.

KEYWORDS: land use, urban development, shift share analysis, Tabriz.

INTRODUCTION

Public space plays an important role in urban environments and can be a refuge from the hustle and bustle of city life (Humphreys, 2010). Most of urban theorists believe that urban public spaces as one of main parts play a major role in the healthy city. This belief is beyond the functional role of public spaces that attributes to while these spaces increase social capital when the most social interactions take place there (Pasaogullari, and Doratli, 2004.). In relative theoretical concepts, the extensive amplitude of public spaces functions has been discussed considering development of social integrity in the form of opportunity creating for meeting place, community political functions improvement owing to establishment and fortify of free councils in social democracy, the area for presenting cultural feasts and displays, the medium in which collective and individual identities develop (Mitchell, D., 1996) and the realm for public access and making distinction from private spaces. The ongoing process of rapid urban growth in Iran over the past four decades has led to a noticeable change in the structure of cities. Between 2005 and 2011 the number of cities tripled and the urbanization level increased from 38% to 68%. But in comparison with urban development and population growth, tourism land use development is very low, that indicated a lack of attention to these areas in urban planning. To mention, the cities over 100 thousands has reached from 11 to 76 and cities over 500 thousands increased from 2 to 12 (SCI, 2009), but tourism capita per each person in Iran from these years is relatively constant. Overall, tourism is considered one of the most important export industries (Shahin and Dabestani, 2010) and it has been both a cause and beneficiary of the prolonged period of economic growth seen in recent decades (Assaf and Josiassen, 2012). Tourism is a rapidly growing phenomenon and one of the most developed industries of the second half of the 20th century (Font and Ahjem, 1999). Many scholars consider tourism a unique economic opportunity (Kazemi, 2007) and many countries benefit economically and socially from tourism and spend their tourism revenues on infrastructures (Eccles and Costa, 1996). The increasing development and expansion of cities and the increasing population have caused various environmental issues and inflicted citizens of the megacities of this era with many spiritual and psychological problems.

This study was carried out with the purpose of tourism facilities unequal distribution assessment and problems of that for all regions of Tabriz residents. If touristic areas of the regions will not organize, not only environmental stability be at risk, but also the social security of these areas will be challenged. In addition, lack of any organization of these areas not only will have no benefit for the indigenous, but it will also incur loss on them. By organizing tourism areas, this industry may have important, positive, ecological, economic and social impacts on development and contrarily, lack of any organization or integrated planning and management might create various negative, ecological, social and cultural impacts.

*Corresponding Author: Fereshte Babaoghli, Department of Geography and Urban Planning, Marand Branch, Islamic Azad University, Marand, Iran. Email: fereshte.babaoghli@gmail.com

LITERATURE REVIEW

Urbanization is one of the major driving forces contributing to land use change and requires an increasing amount of land and other resources (Yokohari et al., 2000). It is most likely that urban and regional development will remain as a key issue for the foreseeable future, particularly in developing countries (Wu, Zhang & Shen, 2011). Land use planning is how to use, distribute and conserve the land. In other words, the purpose of urban land use system is to specify the type of land use in the city, guide spatial organization of city, determine the constructions with urban systems (Mahdi zadeh, 2000). Evaluation of uses is the most important principle of urban reorganization. Uses related to tourism sector like major urban uses should be carefully considered and evaluated and its importance should be clear. For this purpose, different criteria for evaluation are considered: First, effective factors in uses and Second, the position of establishment of uses according to the skeleton of the town, which is the most important elective factor in the evaluation of urban uses (Qadami, 2005). Generally, city has double characteristic due to tourism:

-City as a source of tourism,

-City as a tourism destination (Rahnamaee, 2003).

Tourism activities in acceptor cities have many considerable effects on the characteristics of land use. The ratio of this impact is dependent on the following factors:

-Type and nature of tourism (Cultural, recreational, ecotourism, religious, etc.)

-Volume & scale of tourism (the number of tourists, multiplier value, traction domain, etc.)

-Dependence of city economy to tourism activities or tourism position in economy of the city.

-The time of establishment of trends of tourism in the city.

-City environmental capacity, infrastructures, culture and community acceptance, governing laws and regulations.

-Effects of tourism activities on characteristics of urban land use in acceptor cities

-Effect on spatial distribution pattern of uses dependent on tourism (focus on recreational, cultural and historical sectors along streets leading to tourism attractions).

-Lack space & increasing population density & activity in city centers.

-Increasing service uses day by day, especially in tourists' needs.

-Affecting on the urban landscape by dements & uses related to tourism (Voultaskit, 2000).

MATERIALS AND METHODS

For studying theoretical issues and related theories and also survey historical development of Tabriz we applied historical research method based on scientific literatures. The main data employed in this study has been obtained from field studies and the official documents of the governmental offices in the city of Tabriz. Data collection process was from tourism related books, related articles, and also observations, questionnaires, and internet. Data analysis was performed by descriptive and inferential statistics and also geographic information system. To indicate different land uses on map we use GIS and ARC software. Statistical hypothesis test related to tourism land uses in different years collected and assessed by standards and shift share model. Research process was as follow:

1. Investigation theoretical basics.

2. Assessment and studying general and major issues.

3. Investigate and collect tourism facilities and services spatial statistics from city of Tabriz and 9 regions of Tabriz individually.

4. Analysis spatial relation between tourism centers and places in city of Tabriz and 9 regions of Tabriz individually.

5. Focus on tourism land uses in regions and quality and quantity of these land uses and also evaluate these places from citizen's and tourist's sight of view.

RESULTS and DISCUSION

It seems that, unequal distribution of recreational and tourism facilities (in city and region level) cause a regional imbalance and also led to inaccessibility of most people of some regions to mentioned services.

Today, with rapid developments of the world, availability to long term aims without review during this period is impossible. Therefore, understanding the situation of different urban uses and determining deficiency and imbalances in region's different levels is an inevitable necessity. In this regard, between different urban land uses, cultural and recreational uses because of their role in urban cultural richness demanding specific requirements and have great importance. So, understanding their situation to management these places is essential (Zarabi et al.,2010).

Imbalance in urban services and facilities urban between regions and areas is an important concern to the urban managers and organizers (Zarabi et al.,2010). Fundamental and independent studies about applied management of land and urban capita position are rare. The existing studies, often carried out as subsidiary study in context of other studies and also, is less practical or done by targeted models and methods (Consulting Engineers of Pars Vista, 2002).

Urban Land use Planning

Urban land use planning, is spatial organization of urban activities and functions according to needs and society requirements and forms the central core of urban planning. In other words, urban land use system, specify the kind of land use in city, conduct spatial organization of city, and conformity of land uses with each other and also with urban systems (Ziari, 2002).

Shift Share Analysis

- A technique sometimes used for retrospectively decomposing changes, usually in employment, in a set of urban areas or regions.
- Regional Scientists widely use the technique to examine the sources of employment growth or decline.
- The Analysis shows:
- The study area's share of national (or regional) growth.
- The mix change in activities.
- And the shift change of activities toward the study area.

Courses" Description Concentrates on the theories and techniques of regional planning including input-output models, the attraction model, economic impact analysis, shift-share analysis, regional econometric models, optimization and evaluation models of the effect of regional policies on regional growth, prosperity, equality and the environment.

This model is based on comparing changes in two different levels (one minor and one major) and it also has many uses in different geographic, economic and regional sciences (Knudsen,2000).

Principles and Methodology

Population of Tabriz is almost 1570000 by approximately 14000 hectare area shared to 9 regions. With respect to increasing psychological problems in people and social crisis in city because of cities irregular development, changes in urban cultural and recreational sites and focus on these places that have social, economical, biological and environmental purposes is necessary (Zarabi et al.,2010).

Land uses applied in this study that directly or indirectly are related with tourism are as follow:

Commercial, health sites, sport sites, green spaces, urban equipment, cultural and religious places, and places in related with tourism and transportation.

Principles of Shift Share Analysis

Initially this model used for region development prediction. Basis of this idea is based on comparison difference in each region development with that's national average (large scale). Given that, this model measure each region with same larger scale, we could look this as multi function model and evaluate regions inequalities related to larger scale (Esteban,1999).

In the following, with use of shift share analysis we evaluate different land uses capita changes in 9 regions of Tabriz individually and whole Tabriz (as parent geographic level) 2005 and 2011.

Equation and Calculation Procedures of Shift Share

Calculation Relative Development or Descent of Urban Capita

This equation indicates development or descent of urban capita 2005 and 2011 through the following equation:

$$A = \frac{S_T^{06}}{S_T^{96}}$$

S_T= total urban capita

Calculation Relative Development of Urban Land Uses Capita Related to Total Urban Capita

In this stage we measure relative development or descent rate of urban cultural and recreational land uses Capita related to total urban capita. Positivity or negativity in this equation is ascending or descending capita related to total urban capita.

Equation is as follow:

$$B = \frac{S_{Ri}^{06}}{S_{Ri}^{96}} - \frac{S_T^{06}}{S_T^{86}}$$

S_{Ri} = user capita (i) in Tabriz

Calculation Tourism Land Use Capita Change Rate in Region Level Related to Same Land Use Capita in Tabriz

In this section we measure tourism land use capita relative development or descent in region level related to same land use capita change rate in Tabriz city level. That's positivity in this equation is development velocity of a land use capita in region level related to total urban capita and vice versa.

Equation is as follow:

$$C = \frac{S_{ai}^{06}}{S_{ai}^{96}} - \frac{S_{Ri}^{06}}{S_{Ri}^{96}}$$

S_{ai} = user capita (i_2) in region level

S_{Ri} = user capita (i) in Tabriz level

Total results of mentioned 3 equations indicate changes in capita for each land use in 9 region of Tabriz city.

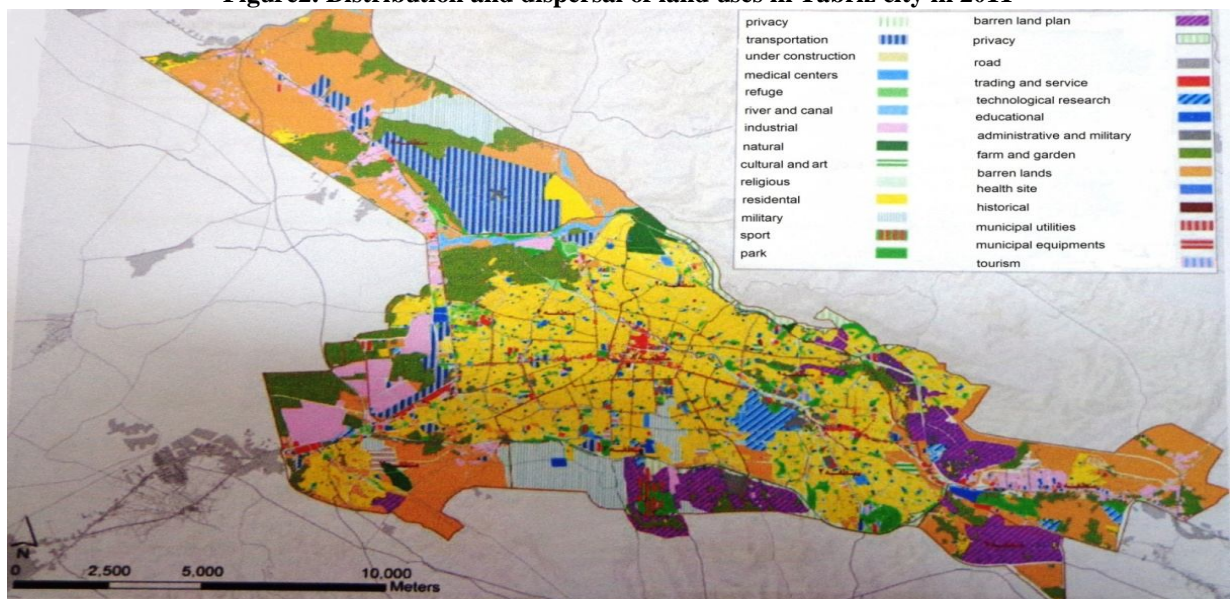
$$E_{ai}^{96-06} = A + B + C$$

Calculation Related Parameters to Shift Share Model for Evaluation Theory

Figure1. Distribution and dispersal of land uses in Tabriz city in 2005



Figure2. Distribution and dispersal of land uses in Tabriz city in 2011



1st region

Table1. Tourism land use capita 2005 and 2011 in Tabriz and 1st region by shift share analysis.

Tourism land use	Tabriz		1 st region		A	B	C	A+B+C
	2005	2011	2005	2011				
Health site	5.104	5.22	0.4	0.47	4.04	-3.86	0.15	0.32
Park and green space	38.79	49.8	4.47	3.71	4.04	-5.04	-0.46	-1.46
Cultural and religious	5.6	8.25	1.09	0.72	4.04	-4.38	-0.81	-1.15
Trading and service	23.48	52.59	1.24	1.96	4.04	-3.46	-0.65	-0.07
Tourism	1.43	2.19	0.05	0.6	4.04	6.96	10.47	21.47
Sport and recreational	10.45	7.31	0.54	0.51	4.04	-4.1	0.25	-0.31
Transport and communication	25.44	153.48	0.6	0.85	4.04	-3.63	-4.62	-4.21
Total mentioned capita	110294	278.84	8.39	8.82	-	-	-	-
Total urban capita	1121.7	5662.16	116.39	73.21	-	-	-	-

With respect to table-1, total capita development rate (except health site, tourism, and sport and recreational) in region was negative (part c in table1), hence these land uses development rate related to whole city development was slower and indicated that development in this land uses is not along with city development. The sum of these parameters (A+B+C)-that indicate the 1st region changes in land uses capita-change significantly by 21.47 in tourism land uses and change by 0.32 in health site land uses that it can caused by development parks in the region, specially development some parks such as passenger park, Parvin Etesami park, Shams park, zeytoon park, etc.

2nd region

Table2. Tourism land use capita 2005 and 2011 in Tabriz and 2nd region by shift share analysis.

Tourism land use	Tabriz		2 nd region		A	B	C	A+B+C
	2005	2011	2005	2011				
Health site	5.104	5.22	0.4	1.75	4.04	-0.67	3.35	6.72
Park and green space	38.79	49.8	7.5	7.73	4.04	-4.01	-0.25	-0.22
Cultural and religious	5.6	8.25	0.3	1.59	4.04	0.26	3.83	8.13
Trading and service	23.48	52.59	0.8	1.98	4.04	-2.57	0.24	1.71
Tourism	1.43	2.19	0.2	1.07	4.04	0.31	3.82	8.17
Sport and recreational	10.45	7.31	1.7	0.3	4.04	-4.87	-0.52	-1.35
Transport and communication	25.44	153.48	0.8	1.01	4.04	-3.78	-4.77	-4.51
Total mentioned capita	110.294	278.84	11.7	15.43	-	-	-	-
Total urban capita	1121.7	5662.16	139.4	122.18	-	-	-	-

Tourism land use capita (Table-2) results indicated that development rate of capita such as parks and green space, sport and recreational spaces, and transport and communication places in 2nd region was lower than same capita in Tabriz city and are negative (-0.25, -0.52, -4.77, respectively). Other capita are higher than Tabriz capita and are positive. Highest development rate of capita was in health site, cultural and regional, and also tourism (3.35, 3.83, 3.82, respectively). The sum of these parameters (A+B+C)-that indicate the 2nd region changes in land uses capita-between tourism, and trading and service places are significant (8.17, and 1.71, respectively) that it can caused by construction and operation of development parks in the region, specially development Shahgoli park.

3rd region**Table3.** Tourism land use capita 2005 and 2011 in Tabriz and 3rd region by shift share analysis.

Tourism land use	Tabriz		3 rd region		A	B	C	A+B+C
	2005	2011	2005	2011				
Health site	5.104	5.22	0.5	0.73	4.04	-3.58	0.44	0.98
Park and green space	38.79	49.8	1.5	2.96	4.04	-3.07	0.69	1.66
Cultural and religious	5.6	8.25	0.1	0.23	4.04	-2.04	1.53	3.53
Trading and service	23.48	52.59	1	1.63	4.04	-3.41	-0.6	0.03
Tourism	1.43	2.19	0.2	0.06	4.04	-4.74	-1.23	-1.93
Sport and recreational	10.45	7.31	0.3	2.44	4.04	3.09	7.44	14.57
Transport and communication	25.44	153.48	0	1.4	4.04	-5.04	-6.03	-7.03
Total mentioned capita	110294	278.84	3.6	9.45	-	-	-	-
Total urban capita	1121.7	5662.16	24.44	101.89	-	-	-	-

With respect to data in table-3, development rate of trading and service, tourism, and transport and communication capita in 3rd region are negative and lower than same capita in Tabriz (-0.6, -1.23, -6.03 respectively). Highest development rate in 3rd region is sport and recreational (7.44), that it can be due to placement of Takhti stadium in this region.

4th region**Table4.** Tourism land use capita 2005 and 2011 in Tabriz and 4th region by shift share analysis.

Tourism land use	Tabriz		4 th region		A	B	C	A+B+C
	2005	2011	2005	2011				
Health site	5.104	5.22	0.5	0.25	4.04	-4.54	-0.52	-1.02
Park and green space	38.79	49.8	1.5	2.11	4.04	-3.64	0.12	0.52
Cultural and religious	5.6	8.25	0.1	0.4	4.04	-1.04	2.53	5.53
Trading and service	23.48	52.59	1	1.88	4.04	-3.16	-0.35	0.53
Tourism	1.43	2.19	0.2	0.01	4.04	-4.99	-1.48	-2.43
Sport and recreational	10.45	7.31	0.3	0.48	4.04	-3.44	0.91	1.51
Transport and communication	25.44	153.48	0	1.87	4.04	-5.04	-6.03	-7.03
Total mentioned capita	110294	278.84	3.6	7	-	-	-	-
Total urban capita	1121.7	5662.16	22.25	79.58	-	-	-	-

With respect to table-4 cultural and religious capita in 4th region is higher than other capita that it is caused by development of mosques in this region. Development rate of health site, trading and service, tourism and transport and communication capita are lower than same capita in Tabriz city (-0.52, -0.35, -1.48, -6.03, respectively).

5th region**Table5.** Tourism land use capita 2005 and 2011 in Tabriz and 5th region by shift share analysis.

Tourism land use	Tabriz		5 th region		A	B	C	A+B+C
	2005	2011	2005	2011				
Health site	5.104	5.22	0.48	0.26	4.04	-4.5	-0.48	-0.94
Park and green space	38.79	49.8	3.78	12.4	4.04	-1.76	2	4.28
Cultural and religious	5.6	8.25	0.2	0.19	4.04	-4.09	-0.52	-0.57
Trading and service	23.48	52.59	1.07	2.81	4.04	-2.42	0.39	2.01
Tourism	1.43	2.19	0.01	0.19	4.04	13.96	17.47	35.47
Sport and recreational	10.45	7.31	0.28	0.52	4.04	3.19	1.16	2.01
Transport and communication	25.44	153.48	0.04	3.89	4.04	92.21	91.22	183.43
Total mentioned capita	110294	278.84	5.86	20.26	-	-	-	-
Total urban capita	1121.7	5662.16	50.02	347.85	-	-	-	-

Highest development rate in 5th region (table-5) belongs to transport and communication, and tourism (91.22, and 17.47, respectively). It is due to construction international fair, and also placement transportation companies in this region development rate of health site, and cultural and religious capita in 5th region are negative and lower than same capita in Tabriz (-0.48, and -0.52, respectively).

6th region

Table6. Tourism land use capita 2005 and 2011 in Tabriz and 6th region by shift share analysis.

Tourism land use	Tabriz		6 th region		A	B	C	A+B+C
	2005	2011	2005	2011				
Health site	5.104	5.22	0.86	0.38	4.04	-4.6	-0.58	-1.14
Park and green space	38.79	49.8	1.64	5.88	4.04	-1.46	2.3	4.88
Cultural and religious	5.6	8.25	2.57	0.34	4.04	-4.91	-1.34	-2.21
Trading and service	23.48	52.59	6.83	2.95	4.04	-4.61	-1.8	-2.37
Tourism	1.43	2.19	0.51	0.04	4.04	-4.97	-1.46	-2.39
Sport and recreational	10.45	7.31	0.82	1.1	4.04	-3.7	0.65	0.99
Transport and communication	25.44	153.48	0.67	130.48	4.04	189.7	188.71	382.45
Total mentioned capita	110294	278.84	13.9	141.17	-	-	-	-
Total urban capita	1121.7	5662.16	69.71	735.66	-	-	-	-

With respect to table-6 and shift share analysis, health site, cultural and religious, trading and services, and tourism capita related to same capita in Tabriz are lower and negative (-0.58, -1.34, -1.8, -1.46, respectively). Because of operation the Tabriz airport, and regional terminal in this region, transportation and communication capita in 7th region is very high (188.71).

7th region

Table7. Tourism land use capita 2005 and 2011 in Tabriz and 7th region by shift share analysis.

Tourism land use	Tabriz		7 th region		A	B	C	A+B+C
	2005	2011	2005	2011				
Health site	5.104	5.22	0.55	0.09	4.04	-4.88	-0.86	-1.7
Park and green space	38.79	49.8	13.9	1.99	4.04	-4.9	-1.14	-2
Cultural and religious	5.6	8.25	0.54	0.71	4.04	-3.73	-0.16	0.15
Trading and service	23.48	52.59	9.5	4.04	4.04	-4.62	-1.81	-2.39
Tourism	1.43	2.19	0	0	4.04	-5.04	-1.53	-2.53
Sport and recreational	10.45	7.31	5.71	0.45	4.04	-4.97	-0.62	-1.55
Transport and communication	25.44	153.48	23.33	3.69	4.04	-4.89	-5.88	-6.73
Total mentioned capita	110294	278.84	53.53	10.97	-	-	-	-
Total urban capita	1121.7	5662.16	672.19	224.22	-	-	-	-

Results of table-7 indicated that all capita in 7th region is low and negative (-0.86, -1.14, -0.16, -1.81, -1.53, -0.62, -5.88, respectively), that shows the lack of attention of authorities and managers to this region.

8th region

Table8. Tourism land use capita 2005 and 2011 in Tabriz and 8th region by shift share analysis.

Tourism land use	Tabriz		8 th region		A	B	C	A+B+C
	2005	2011	2005	2011				
Health site	5.104	5.22	1.41	0.49	4.04	-4.7	-0.68	-1.34
Park and green space	38.79	49.8	4.5	0.19	4.04	-5	-1.24	-2.2
Cultural and religious	5.6	8.25	0.7	2.96	4.04	-0.82	2.75	5.97
Trading and service	23.48	52.59	1.46	16.85	4.04	6.5	9.31	19.85
Tourism	1.43	2.19	0.25	0.22	4.04	-4.16	-0.65	-0.77
Sport and recreational	10.45	7.31	0.8	0.23	4.04	-4.76	-0.41	-1.13
Transport and communication	25.44	153.48	1	1.7	4.04	-3.34	-4.33	-3.63
Total mentioned capita	110294	278.84	10.12	22.64	-	-	-	-
Total urban capita	1121.7	5662.16	100.24	112.72	-	-	-	-

With respect to table-8 health site, park and green space, tourism, sport and recreational, and transport and communication capita are lower than total city capita in Tabriz city (-0.68, -1.24, -0.65, -0.41, -4.33, respectively). Highest capita in this region belongs to trading and service, and cultural and regional capita (9.31, 2.75,

respectively), that it is due to placement of Bazar and some arcade (traditional market of Tabriz) and some mosques into Bazar.

9th region

Table9. Tourism land use capita 2005 and 2011 in Tabriz and 9th region by shift share analysis.

Tourism land use	Tabriz		9 th region		A	B	C	A+B+C
	2005	2011	2005	2011				
Health site	5.104	5.22	0	0.23	4.04	-5.04	-1.02	-2.02
Park and green space	38.79	49.8	0	11.95	4.04	-5.04	-1.28	-2.28
Cultural and religious	5.6	8.25	0	0.66	4.04	-5.04	-1.47	-2.47
Trading and service	23.48	52.59	0.58	17.18	4.04	24.58	27.39	31.01
Tourism	1.43	2.19	0	0	4.04	-5.04	-1.53	-2.53
Sport and recreational	10.45	7.31	0	0.98	4.04	-5.04	-0.69	-1.69
Transport and communication	25.44	153.48	0.54	8.32	4.04	10.36	9.37	23.73
Total mentioned capita	110294	278.84	1.12	39.32	-	-	-	-
Total urban capita	1121.7	5662.16	2714.42	3812.36	-	-	-	-

Results of table-9 shows that all capita (except trading and service, and transport and communication capita) are lower than same capita in Tabriz city and are negative. Highest capita in this region is trading and service, and transport and communication (27.39, and 9.37, respectively), that is caused by placement factories and factories depot.

REFERENCES

- Assaf, A. G. and Josiassen, A. 2012, *Identifying and Ranking the Determinants of Tourism Performance: A lobal Investigation*. Journal of Travel Research, Vol 51.
- Consulting Engineers of Pars Vista, 2002. *Land uses and urban services capita*. Theoretical Studies and International Experiences vol 1.
- Eccles, G. And Costa, J. 1996, *Perspectives on tourism development*, International Journal of Contemporary Hospitality Management, Vol 8.
- Esteban, J, 1999. *Regional Convergence in Europe and the Industry-Mix: a Shift-Share Analysis*. Institut d'Anàlisi Econòmica, CSIC Campus de la UAB.
- Humphreys, L., 2010. 'Mobile *social networks and urban public space*', Journal of New Media and Society, Sage publication 1(16), URL: <http://nms.sagepub.com>.
- Kazemi, M. 2007. Tourism Management. Samt Publications. Tehran.
- Knudsen, D. C, 2000. *Shift-share analysis: further examination of models for the description of economic change*. Socio-Economic Planning Sciences, 34(3): 177-198.
- Mahdizadeh, Javad, 2000. *Land use planning from the point view of sustainable development*, Farnahad consulting Engineers, Journal of "Chestarhay" of planning and design of city, Tehran.
- Mitchell, D., 1996. Introduction: *Public Space and the City*, Urban Geography, 17(2): 127-131.
- Pasaogullari, N. and N. Doratli, 2004. *Measuring Accessibility and Utilization of Public Spaces in Famagusta Cities*, 21(3): 225-232.
- Qadmy, Mostafa, 2003. *Experience & analysis of the land use of kelardasht by GIS*, MA thesis, Geography & urban planning. Tehran University
- Rahnamaee, Mohammad Taghi, 2003, *land use planning book let, MA level*, Geoghraphy colledge, Tehran university.
- Shahin, A., and R. Dabestani. 2010. *Correlation Analysis of Service Quality Gaps in a Four-Star Hotel in Iran*. International Business Research, 12 (3).
- Statistical Centre of Iran, 2009. *Vice-presidency for Strategic Planning and Supervision*, Iran Annual Yearbook of 2008 Tehran.
- Voultaski, Mriaa. 2000. *Tourism development in urban Destination, Tourism on island and specific destinations*, international scientific conference university of the Aegean.
- Zarabi, A., Taghvayi, M., and Mokhtari Malek Abadi, R, 2010. *Planning for Recreational – Cultural Land Use of Isfahan Urban Areas and ICT Role in Regional Equilibrium*, Geography and Development Iranian Journal vol 18.
- Ziari, K, 2002. *Urban Land use Planning*, university of Yazd publications, Vol 1.