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The abstracts have been arranged according to subject topics. An index of last names is placed at the end of the book.

*Rifki ARSLAN
Chair of the Congress 1994*

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OPENING PLENARY

MIGRANTS, CIVIL SOCIETY, AND THE NEW EUROPE: THE CHALLENGE FOR PLANNERS

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Three hypotheses are proposed: (1) the European Community can expect continued and substantial net-increases of population from outside the community, with the result that Europe will become an increasingly multicultural society; (2) these demographic gains from abroad will be unequally distributed, with the vast majority of immigrants concentrate much as they are now, in the limited number of metropolitan regions through which Europe is articulated with the global economy. By the same token many European regions will experience relatively little, if any net-migration; (3) the overarching problem planners face in Europe's "global cities" is how to facilitate immigrants' economic, socio-cultural, and political integration with the host society in order to maintain healthy economic growth and keep inevitable social conflict to tolerable levels.

The various forms of immigrants' integration are discussed in some detail, highlighting their pragmatic implication for planners' work. The paper concludes that there are no master recipes for integration, and that solutions must be worked out creatively at local levels in a continuing dialogue with the affected populations. Planners must not give in to the impulse to seek simple, once-for-all answers to the complexities of the multicultural society that Europe's major urban regions are becoming.

CONSEQUENCES OF EUROPEAN INTEGRATION FOR LOCAL AND REGIONAL AUTHORITIES WITH SPECIAL REFERENCE TO PLANNING POWERS

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The ideal of European Integration has a relative by long history going back to the pre-war years. Recent socio-economic and political changes forcing the world in general, and the countries of Europe in particular, have given momentum to the goal of an ever-broadening Integrated Europe, by the participation of central and eastern European Nations. Enlargement of the European Union as a political institution and various manifestations of globalization in many aspects of life do not exclude the necessity of the existence of autonomous local and regional authorities in both political and other fields will be greatly increased. As a result the principle of subsidiarity as conceived by the Maastricht Treaty will have a determining impact upon revising the sharing of powers and responsibilities among the central, regional and local authorities.

It is expected that the role to be played in the future by local and regional authorities in both political and other fields will be greatly increased. As a result the principle of subsidiarity as conceived by the Maastricht Treaty will have a determining impact upon revising the sharing of powers and responsibilities among the central, regional and local authorities.

Therefore, both the European Union and the Council of Europe should be reorganised accordingly, and play a pivotal role in order to increase the powers, including the planning powers, of the sub-national governments.

THE PATRON-CLIENT RELATIONSHIP, URBAN-RENT ECONOMY AND THE EXPERIENCE OF URBANISATION WITHOUT CITIZENS

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We try to understand the rapid urbanisation in those countries at the periphery of the capitalist center in terms of the specific aspects of the urban forms that emerge, on the one hand, and in terms of the cultural transformations that are, or are not, undergone by the new urban population on the other. At the face of the complexity of the experienced phenomenon, all our efforts of explanation fall short of the limits of satisfaction.

This paper will approach these efforts of understanding and explanation, through the internal relations of the three variables that are often ignored in the dominant paradigm. The three crucial variables in these countries that are implementing a make-shift modernity project are: a) the patron-client relations that dominate political life, b) an urban-rent economy that is encouraged by rapid urbanisation and the dominant political mechanisms, and c) a lack of the formation of citizenship in those cities, in spite of the realisation development of an opportunistic individualisation. On the other hand, it should be noted that these three variables, will only partially explain such a phenomenon as complex and over determined as urbanisation.

Such an explanation will expose more clearly the barriers that stand in the way of development and enrichment of the quality of urban life. In these type of countries urban planning was introduced in developing countries as a part of the modernity project. Behind this project, there is a specific understanding of politics and citizenship and it gets its legitimization within this framework. The populist attitude in politics encountered in those countries continuously produce very creative ways of ignoring the plans. Unauthorised spontaneous developments are always legalised. In spite of these actual developments, modernist urban planning maintains its function as the major legitimization framework for the structures in the city. Since this system can not establish the public realm and citizens, it can neither construct a planning discipline nor develop an alternative legitimization framework for the actual practice of urban growth. Therefore a chronic legitimization crisis is being experienced.

Keywords: Patron-client relationship, rent economy, citizenship, legitimization crises, quality of urban life.

PLANNING THEORY

ISSUES ON LOCAL PLANNING EVALUATION

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Local planning is a cross-roads between physical planning policies and physical transformation of the urban space.

In spite of being part of a wider system which is hierarchically organised on a national, regional and sub-regional level, right down to zoning, local planning is the only one to be fully implemented. The local level is often the only one to generate plans that impact directly on the physical organisation of the city: in some cases they contain features pertaining both to structure and to land use regulation.

The present paper analyses this type of plan in terms of evaluation, the latter being two-fold:

I) Is it possible to consider local plans as a filter to assess/evaluate and a test, to see whether territorial policies consistent with local development needs. The Author believes the language of the plan, its technical contents and key ingredients have to be studied with this aim, that is to say evaluation within the plan framework;

II) the paper also intends to assess whether it is possible and if so how, to formalise evaluation or assessment of the plan, that is to say, which features of local planning can be assessed/evaluated and how this process affects planning standards, public participation in decision-making and implementation.

THE DYNAMIC BALANCE IN THE CITY: A POSSIBLE URBAN REORGANISATION.

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The loss of the traditional requirements of form and of "order", suffered by contemporary city, refers to the matter linked to the difficulty of social and functional organisation into the old urban models.

The collapse reached by our cities is caused by the insufficiency of these models compared with the needs of the society and, therefore, by the desegregation between form and content of the urban "sign".

This traditionally static sign loses its essence because it is incapable of following the natural change of "social organism": the more evident consequence is the loss of the quality of the daily life and the difficulty to enjoy the city as a meeting place, that is its native function.

Thinking about the new order, starting from the present situation, is a very difficult matter.

the theorisation of the city image in time and in space, implicitly or explicitly, has always been referred to a metaphor.

Every model, every normative theory is fatally led back to the inspiring ideology, as expression of a particular civilisation at a specific time.

According to the organicist theory, the presupposition of urban shape stays in making the city become similar to a living organism: "it has got those characteristics which tell living beings from machines. The whole organism is dynamic: an homeostatic dynamism is what it's about"

The determination of the metaphor, which allows the creation of a new order, goes through the possibilities offered by the modern technologies which let us, among the other things, to count on the location indifference, whereas the connections among parts go beyond the physical aspects.

The city must have got a series of characteristics turned towards taking a completely new image.

Substantially the "dynamic balance" has to be expressed by:

- a flexible and changeable urban reality
- a tendency to an unsettled state of the urban shape
- the polycentrism of the functions and the symbols
- the opening to the ethnic differences (possibility of living together for the different cultures)
- the correspondence between the traffic means and the movement requirements (freedom in a pedestrian use of the city)
- the redistribution of the different parts roles
- the re qualification of historical tissue, in ways offered by the dynamic organism.

COMMUNICATIVE PLANNING IN ALIEN ENVIRONMENTS: TOWARDS AN INTELLECTUAL BACKBONE

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Some years ago only very few Swiss planners had the opportunity to work in foreign countries. Planners were content with basing their arguments on their countries common philosophical background which was mostly influenced by the belief in mathematical or mechanistic models. Planning theory then developed into political and communicative planning both still drawing from a more or less common technical and philosophical background on which arguments can be based.

The falling-off importance of national borders within Europe as well as the globalization of markets led to intensified contacts with a variety of different backgrounds, theories and different approaches to solve planning problems. Under such circumstances planners are forced to argue within an alien environment and they are confronted with different mentalities and different cultural standards. Although such pluralism of approaches is widely interpreted to be an advantage, from a practical point of view there is an urgent need for instruments to bridge the gaps between i.e. to establish a common base (an 'intellectual backbone' as Paludi called it) along which planning problems can be discussed and solved.

Money and power are named to be today's most important, mostly accepted and most-common 'common denominators' of planning. For a planner these are not sufficient and we are forced to discover - or better: to develop - additional characteristics of spatial planning problems which are simple and evident enough to be widely accepted and thus can be used to base our arguments upon.

In my book on the clarification of planning problems I proposed to base descriptions on three of their fundamental characteristics:

- (1) The playground: space, time and human experience.
- (2) The circumstances: incompleteness and uncertainty of information.
- (3) The aim: organisation and decision.

Describing practical cases I will try to exemplify the dimensions of planning named above as well as the possibilities to better communicative planning approaches in alien environments.

PUBLIC SPHERE AND PUBLIC SPACE

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The framework which organises action in a social environment is partly formed by the way that the society distinguishes between the public and the private. This has an impact on regulating the institutions, practices, activities and aspirations of a culture. Depending on the way we perceive our social environment, with its regulator frameworks, we formulate our intentions and actions. Therefore, the understanding of the public and the private and the degrees of publicness or privacy of any particular space is therefore not only descriptive, but also normative.

In the realm of social and political philosophy, two distinguished thinkers have stressed the importance of the distinction between the public and the private spheres. Hannah Arendt and Jurgen Habermas both idealise this distinction, agree about its loss and about the negative effects of this process on the public sphere. They both criticise the mass society, with which they associate the decline of the public sphere.

The paper argues that urban space is an important component part of public sphere. Public space is here considered as one of the main containers of public sphere, influenced by and influencing it. Intersubjective communication and social interaction between individuals, who constitute the public, can take place in any space. Yet historically it has been in the main public spaces of a settlement that such communication has been most visible and therefore most influential in the lives of the people.

Following this notion, it is argued further that in reality the public and the private space have always been separated by a spectrum of semi-public and semi-private spaces, offering an entirely different picture from the political arguments of Arendt and Habermas. The paper puts forward the question whether this spectrum in space has a parallel in the social life.

PLANNING IN THE AGE OF SUSTAINABILITY

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The vital role of Land-use planning in the quest for sustainability has been recognised only very recently. Yet real confusion still exists on what 'sustainability' means and whether or not it refers principally to sustainable development. This paper traces the origins of the concept in the destructive power of population growth and the expansion of economic activity since the mid-nineteenth century, a secular phenomenon which has led to the rise of the environmentalist movements, particularly since the early 1960s. It is argued that the key mother-concept is that of a sustainable society. Within that context a number of reasons are given for the protagonistic role of planning in achieving sustainability. Five fundamental principles of action for land-use planning are then proposed and the paper concludes by arguing that planning has entered a new age in the responsibilities which confront it.

'EUROPEAN PLANNING DOCTRINE: A BRIDGE TOO FAR?'

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Early 1994 has seen the publication of a A. Faludi and A. van der Valk: 'Rule and Order: Dutch Planning Doctrine in the Twentieth Century' (Kluwer Academic Publishers, Dordrecht). It shows that, although the Netherlands is often considered a planners' paradise, it is one that is carefully constructed and maintained by the planners themselves. In discussing this, the book invokes the notion of planning doctrine encompassing a definite view of what the country should look like. In the Dutch case this entails preserving the distinct pattern of urban settlements called 'Randstad', enclosing the open area in the middle called 'Green Heart'. Doctrine also addresses how government should pursue its policies in the face of mounting pressure.

This paper extends the notion of planning doctrine to the level of the European Union. The immediate reason lies in the active Dutch interest in European planning, coupled with the publication, in 1992, of 'Europe 2000', which future historians may well see as the starting point for the development of European doctrine. The paper briefly describes the notion of planning doctrine and the manner in which it has been applied to the analysis of Dutch strategic planning, thereby helping to reveal the secret of its relative success. It deals with the development of European planning and the emergent 'policy-infrastructure' for planning within the European Union. This leads to the preconditions for the formulation of anything like an effective European planning doctrine which must embrace, firstly, a Europe-wide principle of spatial organisation and, secondly, planning principles which take account of the specific nature of European institutions, more in particular the principles of 'subsidiary' governing the relations between 'Brussels' and the member states.

The paper takes a sceptical view European planning doctrine. At the same time, the lesson of the Dutch case is that doctrine seems a precondition of success. Perhaps the best that any analysis in these terms can do, therefore, is to create awareness of the magnitude of the task ahead, now that the European Union has embarked on some form of spatial planning.

WEST TO EAST, EAST TO WEST. PATRICK GEDDES PLANNER IN INDIA, 1914-1924

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Patrick Geddes spent ten years in India, from 1917 to 1924, writing Planning Reports for more than twelve cities. The paper analyses these texts from two points of view, strictly interwoven.

The first is their practical contributions to a planning theory based on a view of living as taking care of the earth, where the planner's work is a creative interpretation of the traditional wisdom of people. Hence Geddes' definition of the plan as a game determined by the moves (and the knowledge) both of the planner and of the citizens, its proper techniques being mainly conservative of material and moral resources.

The second is their textual structure as argumentative strategies. The texts of the Reports tell an interpretive and critical walk through the city, as guide-books for the survey of the citizens: so that the readers are continuously requested to check their previous knowledge of the city, to discuss solutions, to advance practical suggestions. Geddes' plans, as texts, are built as great operational appeals to the people: hence their typical encyclopaedic intricacy, where no linguistic or rhetorical tool are given up.

This is why India is not an ordinary experimental field for Geddes' theories and activities. In India his critique of the mechanical unavoidableness of the progress and his evolutionary theory based on the choice within the social heritage match a great cultural tradition still active as popular habits and institutions. In India he can hope that the co-operative game of the plan can be based on cultural attitudes to social co-operation and on non materialistic motivations to action. In India he can finally try to solve the asymmetry of knowledge and power between the planner and the citizens into a circular relation of mutual learning, drawing from the traditional wisdom of people as expression of their vital rights. So Geddes entrusts to the text his last Utopia: that of East and West learning and teaching each other.

(A risk of paternalism is of course implicit in these planning theory and practice. But one could argue that it is still to be demonstrated that a non-paternalistic way to planning do exist at all. At least-one could say-Geddes' solution to the paradox openly accepts the challenge. This is also why -I guess- reading Geddes' plans is such a worth while job for planning theorists.)

SMALL BUSINESS NETWORKS AND LOCAL TIES IN TURKEY

Gül Berna ÖZCAN

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Competitive business networks based on flexible specialisation and innovation are regarded as keys to industrial success in north Italy and other advanced economies. In this paper I argue that small business networks are not always competitive and innovative, but often act as conservative forces. Based on extensive empirical research in three medium sized Turkish cities, I have found an alternative way of regarding such networks.

Small business studies emphasise networks because they strengthen small firms. By externalising certain functions, small businessmen supposedly develop business contacts and long term relations by specialising in the local market. They do so by using the three different type of networks found among small businesses; structured business networks and social networks.

In Turkish small firms, family and local ties determine business relations. Spatial proximity is also an important element for the small businessmen to form alliances. The survey evidence indicates that small business networks are not usually long-term and business oriented. They are formed along side primordial ties such as kinship and birthplace links [hemseri]. Trust, loyalty and family ties have more importance than economic rationale in forming these networks. The most interesting finding of the analysis is that business and solidarity networks are based on traditions and conservative attitudes. However, these values are no guard against local jealousy and mistrust among businessmen and even among family members. Therefore, there are multiple groups of social and business networks formed in local markets. These act as insurance for small businessmen in times of hardship. Contrary to expectations, these networks are also fragile within the volatile economic structure. They also act against innovation.

These results contradict the general theory of competitive networks for the case of Turkey and most likely, for other economies of the southern European semi-periphery.

INCREMENTALISM: THE ONLY EFFECTIVE RESPONSE TO THE POSTMODERNIST CRITIQUE

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Lindblom's Incrementalism was advanced as an (early) critique of Rational Comprehensive Planning. Thus, most responses to it have reflected an instrumentally rational Modernistic perspective.

In an earlier paper (delivered at ACSP 1993) we attempted to reconstruct a theory of Incrementalism, incorporating current ideas from philosophy and ethics. We advanced a more systematic normative justification, from a neopragmatic perspective, one which avoids both the foundationalism and rigidity of Modernism and the relativism and anarchy of Post modernism. That paper focused on arguing that Incrementalism is the most appropriate normative planning paradigm for a pluralistic democratic society with some overlapping consensus re basic liberal values. We attempted to counter some of the criticisms raised by Modernistic planners, who claimed Incrementalism is at best a necessary evil.

This paper will focus on arguing that a planning paradigm which responds effectively to (and is defensible against) the Post modernist critique of planning will inevitably be Incrementalist. Once the "Rational Planning" paradigm has been rejected, we will wind up suspended over the Post-modern abyss -- unless we find a new way forward. We believe Lindblom's practical focus offers a way to legitimise planning practice, a way to maintain it as a meaningful and morally justified social activity.

In an era which rejects foundationalism, an acceptable normative justification must appeal to an internal standard of currently shared values. Most moral and social change occurs incrementally within a broader framework of sameness, against a background of continuity. If planning is too radical, it will lose the overlapping consensus required for its legitimacy; the planner's arguments and justifications will not be persuasive. This does not mean that planning can not advocate and implement change, but that the change must appeal to shared values. Pragmatically, this is the only way to legitimise planning practice in a post-modern society.

THE DEMAND FOR RE-DETERMINATION OF URBAN SPACE IN THE POST-MODERN SOCIETY

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It has been commonly accepted that post modernism entails some kind of reaction to modernism. Interrogation of modernism started with the recession of its apriori systems, such as economic, political, ethical. The critical character of modernism has been lost and its original utopia of social egalitarianism has been turned into contemporary pluralistic view.

While new era supersedes modernism which is the most significant results of industrialisation, new models and analysing methods of the new structure is searched. However it is also accepted that totalitarian models are not capable to explain pluralistic global structures. May be the only common point of the post modernist theories is their repugnance manner being or being a part of totalitarian discourse. For this reason, the methods of post modernist theories are generally "contextual analysis" rather than "holistic determinism".

Urban settlements which are formed by modernist criterion that has recently lost its authority in his field, has been considered as a complementary whole that is composed of different functional zones. Accepting this hypothesis, existing urban settlements which are planned by modernist view is up to now analysed by its own explanatory models. But considering recent developments, because of the changing hegemonic role of modernism motivated the demand for new and appropriate explanatory models.

What is significantly different than the recent period in the field of urban context is the rise of urban design versus urban planning. Both in theory and practice it become necessary to re-determine urban components as autonomous entities. In other words new social organisation cause new determination of space. For example collective spaces is generally considered as a part of the urban experience of each individual or group rather than as a part of the urban system. That is means urban elements are not taken into account as sub-division of urban settlements but as identical autonomous elements. Urban space gains new personal meanings, comparing with the modernist urban space.

The main aim of this study, is to explain, exporate, or exemplify contemporary experience of urban spaces and time. Beside this aim, mutual interactions between social structuring and spatial understanding of urban space which is the result of recent changes is considered as well.

THE VALUES OF FINNISH PLANNERS CONCERNING THE PLANNING SYSTEM

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Scandinavian planning system has developed in the spirit of modernism. Planning has been based on justice, equality and solidarity for weaks. In Finland the planning system was developed in time modernism. The planning believed on theory of functionalism. Modernism produced a city planning theory called functionalism. It was in architecture and city planning a Protestant Reformation putting faith in the liberating aspects of industrialisation and mass-democracy.

The theory of functionalism was quite simple. The phases of the industrial production has been analysed in spatial form. And it was possible to place every function in its own area. The parts were bound together with traffic. The housing rose for the first time to the object of research and planning. Functionalism was a theory, which was led from real development of the cities after World War II. It was a solution to those problems which were caused by industrialisation and rapid urbanisation. The very complicated production process was projected into space with a simplifying and rationalistic pattern.

As external values functionalism had hygiene, ergonomics and fitness. The inner values were simplicity and honesty. That is how it was partly a moralistic movement. Le Corbusier ventured his celebrated dictum that the house is a "machine for modern living". He denounced all ornament as a crime, all individualism as sentimentality and all romanticism as kitsch.

But which are the values of planners in Finland. Do they believe on social justice, equality and solidarity?

In my study of values of Finnish planners the values have been measured by a model devised by Shalom Schwartz (1990). The idea is to survey them in the light of theory of the universal content and structure of values. The MONITOR study, a sample of 2000 Finnish people interviewed every second year, shows that the direction in which values are moving is away from tradition, security, conformity and benevolence towards more self-direction, stimulation and hedonism.

In this paper I will describe which are the personal values of planners in Finland and how they are connected with the values of planning system.

PROBLEMS ARCHITECTS MEET IN ARCHITECTURAL PLANNING RESEARCH

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Architects whom engage in research search for a better understanding of the connection between theory and practice to gain new insights into the 'hows and whys' of architectural practice related to on going societal change and its impact on the built environment.

All those engaged in practice, teaching and research are well aware of the difficulty of co-relating theory and practice at the office, in our schools and in research. The difficulty lies inherent in an activity which strives to inter-connect seemingly non-combinative factors i.e. theory, practice, art and science into one functional and aesthetic work of architecture.

Due to the lack of a precise definition of these relationships i.e. a theoretical model, architect-planners work on the basis of a various loose interruptions of their field of interaction. This paper's working hypothesis is that a more adequate model accounting for the dual requirements of the architectural process, theory and practice, will appear in a study of the relationship between this parameter pair. A six step approach with extracts of central findings:

1. A particular Norwegian example illustrating the general dilemma.

A. If the given description of interaction between legislation and practice is correct then the conceptual base behind planning law will rapidly loose credence.

B. Seen from the outside it seems clear that architect planners have ostracised themselves from society by neglecting their responsibility to understand ongoing change.

2. An account of ongoing change and its implication on architectural planning.

A. The market avoids planning legislation's prescription of co-ordinated and zoned development to realise its objectives according to quite different laws of logic.

B. Architects, through understanding the crude spatial effect the forces of change imply, can sublimate these to a new poetry of urban space.

C. The visionary outlook as to possible effects of socio-ecological change on peoples lives and settlement patterning are all but ignored in architectural post-modernism.

3. Arguing for the need for research into architectural planning by architects.

A. Projects in times of change need verification if they are to win appraisal. Verification implies backing up projects with well reasoned argument i.e. research.

B. Without research visions will remain visions.

C. If the recent non-linear break through in natural science is taken as a challenge to architects they too would be on the way to understanding how reason and emotion, science and art, theory and practice, are brought into conjunction in an architecture.

4. Exploring the problems architects meet in research.

A.there still remains grave doubt as to whether all interactions which practice seeks to resolve in the intuitive "black box" process should be / need be located there.

B. Theory and practical experience (empirically) are indivisible in a meaningful practice.

5. A search for compatibility between theoretical and design process models.

A. The use the hermeneutic model can never match the full complexity of the architectural process. Not being solely art oriented architecture has strong functional and technological aspects where the deductive method has precedence. Also intuition, a prevalent 'method' in practice as is the inductive method. Such methodological tools can not be accounted for in a spiral or linear hermeneutic model.

6. The city redefined: a basis for critical evaluation of this study.

A. ...cities are therefore more than physical structures they are also social and economic structures synergetic effect these structures create is produced by that intra-structure of human activity each city embodies. Since action must 'take place' place becomes a condition for action. Thus, even in an in-society, action and place are inseparable.

PLANNING EDUCATION

TEACHING PLANNING IN RISK SOCIETY

Sigmund ASMERVIK
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Ulrich Beck, a German sociologist, published the book *Risikogesellschaft in Germany* in 1986. The book was later translated and published in English under the title *Risk Society, Towards a New Modernity*. Risk Society consists of two central interrelated theses. One concerns reflexive modernisation and the other the issue of risk. Beck points to some important and murky phenomena in the development of modern society and especially in the constitutive role assigned to science and knowledge. He focuses on the consequences of scientific and industrial development as a set of risks and hazards, the likes of which we have never previously faced. These dangers can no longer be limited in time and space. Pollution does not know any national boundaries! So far the risks of modern technological society have been defined as mainly a problem. Technical experts are given a central role in defining agendas and setting premises a priori on risk discourses. However now more and more people insist on that such physical risks are always created and effected in social systems, in organisations and institutions. New kinds of industrialised, decision-produced incalculabilities and threats are spreading at high speed. We have come to an end of the antitheses between nature and society. That means that nature can no longer be understood outside of society, or society outside of nature. The unseen side effect of the socialisation of nature is transformed into economic, social and political contradiction and conflicts.

How can we teach and practise planning in such a risk society?

The paper presents and discusses this problem and comes to the following conclusions:

* We need more context-dependent understanding rather than general context-independent knowledge.

* We need to take more account of common peoples experiences and skills rather than knowledge from experts.

* We need more emphasis on integrity and ethics rather than "neutral" and cool observations.

* We need more attention to concrete results rather than well-formulated intentions.

THE ARTS OF TOWN PLANNING

Bob JARVIS
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Town Planning is the art of speaking with authority about the future shape of the places that people will use.

Every student of planning must master these skills from learning the ancient arts that have been lost. As planning has lost touch with those arts so it has lost its power.

To speak of the future is a magic power. It is not held in statutes, in administration or in institutions.

This fourfold core thus consists not of "town planning" at all, but far older stuff.

Rhetoric: the art of speaking with authority and persuasively. In its elementary form it would embrace fundamentals of law and media, the ways

Mythology: to talk about the future requires belief and an understanding of the ways in which humankind has continuously in the past imagined a future. Science fiction, and the artists vision of the city would be its focus here, but grounded in a broader understanding.

Draughtsmanship: To construct a perspective to render light and space and form visible, these are essential skills to understand relations in space, or whatever scale, and to create new ones, in three dimensions

Choreography: There is an art that deals with movement of people in space, in relation to each other and objects in that space. Towns are time and movement as well as things and space.

These are ways of thinking, ways of looking at the present, of imagining the future, of making images of things yet to be. We might fill these with more precise, more specific knowledge and understanding - law and geomorphology, structures and statistics, finance and micro-climate, ecology and organisational theory; user studies and European culture the subjects spiral outwards endlessly.

But the real subject of planning is everyday life tomorrow.

The real art of town planning is to talk about that so others believe us. Without these magic arts we are dumb machines.

URBAN PLANNING EDUCATION IN THE EUROPEAN TRANSITION SOCIETIES: THE CASE OF MACEDONIA

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The paper deals with the existing state of planning and planning education as a result of the major societal changes that have occurred or are underway in the Republic of Macedonia.

The paper makes a short overview of the basic characteristics and the stages in the development of the previous system of planning. It analyses the influence of these changes on planning education through the inherent inertia both in the planning system of education.

The present state is described through the elements of inconsistency in the planning system and its reflections on the education in planning.

The possible future developments are anticipated through the influence of the emerging European framework in urban planning, the influence of technology, the greater impact on environmental planning and their intersecting with the strong architectural legacy in planning, the growing influence of conservation and environmental movements and especially the prevailing notion of a plan-led system in the field of urban planning.

THE TEACHING OF PLANNING THEORY TO PRACTITIONERS

Susan BROCKETT
Secretariat for Continuing Education / NORWAY

Theories attempt to explain, predict and describe reality. Those which are well founded, can be powerful tools for the practitioner for directing and developing his practice. However, we see theory being studied and developed in academic settings, while grass-roots practitioners have little acquaintance with theoretical work. The prevailing attitude among practitioners is that theory is intellectual play without value in day-to-day practice.

How does one teach planning theory to practitioners, especially when time is very limited? This paper attempts to structure the author's own attempts to answer this question with respect to Samplan, an 8-week course (semester equivalent) in continuing education for practitioners. The themes addressed are:

- How can one relate theory to practice, making it relevant for the busy bureaucrat?
- What are the sources of scepticism for theory, and how can they be overcome?
- How can planning theory give basic structure to a practical course in planning?

That is:

- The use of a theoretical framework to structure and define the contents and progression of a course, both the planning knowledge terrain and paradigms of learning.
- Presentation of existing planning theories to expose the students to the professional heritage which is theirs to use.
- Presentation of modes of practice in relation to theory, enlarging practitioners' understanding of what kinds of planning are possible and what kind of practitioners they can be.
- Planning theory as inspiration and support for practitioners in developing a reflective approach to their own practice, where the generation of new, operative theories becomes the norm.

The paper concludes with reflections on the statement:

"You can lead a horse to water, but you can't make him drink. You can send someone to Samplan, but you can't make him think."

GENERAL

POLITICS AND PLANNING: BUILDING INSTITUTIONS FOR FLEXIBLE GOVERNANCE

Michael NEUMAN
Madrid / SPAIN

Around the world, metropolitan regions face major ills. These problems have regional sources and need regional solutions. Few metropolitan regions have government structures suited to this task. Often structures are rigid or fragmented, with little control over regional issues. Spain and New Jersey have recognised that these multiple crises are structural. Their answer: redesign institutions.

The governments of Madrid and Barcelona channelled the ferment of the urban social movements during and after the death of Franco by designing new, flexible land use planning institutions to respond to the demands. These institutions have changed from top-down during the Franco era through bottom-up during the social movements to flexible and interactive now. In New Jersey, a State Planning Commission was created in 1986 to solve regional growth management problems. The motivation was fragmentation of control over growth, which was scattered among hundreds of agencies at all levels of government. It co-ordinated policy through collaboration and consensus building that shared power, evolving into a new institution.

In all three, new institutions took advantage of "green fields" where an institutional void existed (New Jersey), or where dramatic change was possible due to Franco's death. The clean-slate factor critically conditioned the selection of these specific cases. I argue that institutions make a difference in policy outcomes. Flexible institutions promote interaction and power-sharing, which resolve conflicts in ways that better satisfy their members. In my three cases, rigid or fragmented institutions did not handle political power, social movements, strong individual leadership and multiple conflicting demands in ways that satisfied their constituents.

My goal is to describe and explain the institutions of regional policy-making in these cases and to contribute to theories of policy-making. The need for a good empirically-based theory of regional governing institutions (not solely regional governments) becomes more pressing as metropolitan regions increasingly dominate the global economy. My research aims to inform theories of public policy-making by more explicitly accounting for their institutional milieu. The middle (meso) level of government intermediates organised interests in ways that differ from the micro-level (individual actors, small groups, individual organisations) and the macro-level (nation-state). It is this middle level at which municipal, regional and provincial governments routinely operate. The meso-level of government becomes increasingly important in an era of "new federalism" at home and decentralisation abroad, in which national governments devolve power.

Metropolitan regions, being newer jurisdictions units than cities and nations, are more plastic in their institutional structure and exhibit wide variation in institutional structure. Regional governments and federations are searching for the most appropriate institutional structures. I have selected New Jersey, Madrid and Barcelona due to their innovations in institutional design. Institutional change, from rigid or fragmented to flexible, provides failed comparison cases to test the hypothesis. Each also enables a comparison to a different model before the innovation. Barcelona's was corporatist, Madrid's elitist, New Jersey's pluralist.

In-depth case studies is the most suitable method to uncover the patterns of interaction explaining the relationships among variables. The data will be collected in situ, mainly using in-depth interviews of key informants. This research builds on my and others' prior comparative research conducted on US, state planning programs. It draws on comparative research I am doing on growth management coordination in California. It is part of a larger project comparing city and regional planning throughout Europe.

**THE ROLE OF REGULATION PLANS IN THE PERIOD OF SYSTEM
TRANSFORMATION IN THE COUNTRIES OF CENTRAL AND
EASTERN EUROPE**

Maciej DOBROWOLSKI
Technical University of Wrocław / POLAND

Planning procedures, operative during the systems transformation and having their roots in the socialist legislation, are presented in the paper. The stages of local plans of spatial arrangement preparation and the techniques of their recording are discussed. The influence of capital, arising on a small and large scale, on spatial arrangement, requires application of flexible techniques of plan recording, allowing rendering decisions of location without necessity to change the plan. The important element of plan recording is the necessity to take into account the role of the society and primary factors affecting the coherence of a plan. Those factors will be, for example: environment protection, forming an employment policy /decreasing an unemployment rate/, taking into account the influence of the created plan on the adjacent areas, correlation among plans, or considering state affairs as superior to local affairs.

Learning negotiation techniques to reach a consensus among contradictory interests of local authorities and then to transform it and to record it in the shape of applied plans, requires also application of regulation plans techniques. In the recapitulation, the differences between traditional plan recording and recording in the form regulation plans, are presented.

**THE PROBLEMS OF REGIONAL DEVELOPMENT IN CONDITIONS
OF SOVEREIGNIZATION OF FORMER USSR REPUBLICS**

Elina DJEMALATDINOVA, C. ISMAILOV
Kazan State University / TATARSTAN - RUSSIA

There is a considerable imprint after legacy of long standing of regional development of former USSR republics on the allocation of productive forces. Having sufficiency weighty science argument in their principles, most projects of regional development had distinctive shortcomings. There are leading position of "center" interests under working out of planning structure, poor co-ordination of production with socio-economic infrastructure. For example, under realisation such projects (especially in new pioneering areas) social sheers making had secondary position. Such approach vitally reduced (and sometimes brought to naught) waiting results.

The principles of regional development which were one of basic in the USSR, regularity and proportion in development and allocation of social production, are going through cardinal alterations in the process of sovereignization of territorial distinctions in resources potential allocation there are unequal start conditions in regional development of republics. Also socio-political instability and falling-off of production in some republics more make worse the regional development process.

The importance of elaboration and realisation of investment's policy in independent republics is increasing more and more. It's significant for all republics that financial resources are leaking out in those fields where repaying may be seen for short period of time.

Evidently, intrinsic in transition period such development (approximately 15 years) will create another prerequisite of socio-economic development of regions.

According to shaped new conditions it is necessary to work out common strategy of development and allocation of production factors, talking into consideration the changing in geographical position of republics.

Today the regional development is determined by new geopolitical territory. In connection with it attraction and comfortion of some areas are changing for the purposes of economy organisation. Reestimation of resources potential must be the first step in forming new projects of regional development.

**RURAL DEVELOPMENT IN NORTHERN IRELAND POLICY
FORMULATION IN A PERIPHERAL REGION OF THE EUROPEAN
UNION**

John GREER, M. MURRAY
Queen's University of Belfast / N. IRELAND

The paper traces the formative influences on rural planning and development policy in Northern Ireland. The top-down and bottom-up structures introduced by government are discussed and some limitations are identified. The paper suggests that three key issues need to be included on the policy formulation agenda: The nature of local development programmes, reducing the implementation gap and training in rural development.

POLISH PLANNING IN TRANSITION

Antony RAMSAY
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During the communist regime within the Soviet bloc, planning the Poland was highly centralised and focuses strongly on the economic dimension. With the new 'democracy' and promotion of a market economy, local governments with local planning are being elected, and the provincial level of government is under review. All levels of government are trying to promote inward tourism. The programme of privatising heritable property (real estate) is complicated by diverse factors, including the legacy of communist housing law. Urban conservation has been seriously neglected, with a few spectacular exceptions. In this paper, the author assesses the task of establishing a planning system robust enough to handle this wide range of difficult problems.

THE EVALUATION OF THE TERRITORIAL ORGANIZATION OF POLAND

Rykiel ZBIGNIEW

Polish Academy of Sciences/ POLAND

In the paper, the most essential constitutional questions are identified that underlain the implementation of the territorial reform in Poland. Structural models of the region are indicated. Constitutional models of the state are discussed. The prevailing Polish constitutional models of the state are discussed. Possible constitutional models for Poland are presented. The paper is concluded by providing information about recent developments on the Polish political scene which apply to the reform of the territorial organization.

CURRENT DEBATES IN SPANISH URBAN PLANNING

I.S. De MADARIAGIA
MADRID / SPAIN

The issue of what should be the role of the state in the urban development process has been one of the great debates within the urban planning profession for the last hundred years. In recent years this debate has grown especially bitter in the context of a series of well-known factors --structural transformation of western economies, technological change, globalization, emergence of renewed social problems, ideological triumph of neo-liberalism, etc. In anglosaxon countries especially, the debate on the "crisis" of planning has been deep and also widely documented.

I will examine some of the questions currently being debated in Spain. The underlying main issue is not very different from that being discussed in other countries: how can urban development processes become more flexible to adapt to rapidly changing conditions. Among other questions, we are debating how to rewrite national planning legislation, direct inheritor without substantial change of francoist laws and how to enact new regional legislation. Even if a certain consensus exists about the need to "rethink" planning, the two main points of view are basically antagonistic.

One of these two points of view is very close to that of the British government in recent years: planning is responsible for the housing crisis and for real estate speculation; it results in long delays and consequently economic losses; it prevents competition among uses and creates an artificial scarcity of urban land; it implies a discretionary use of power and therefore a special treatment of particular interests; etc. In a not exceedingly articulated fashion, this point of view is supported by the conservative party; in an articulated way, these arguments are being voiced by an important sector of government and the socialist party --a sector dealing mainly with economic matters.

The other point of view, supported by a considerable part of urban planning professionals and another sector of government, acknowledges the need to rethink and flexibilize planning, but without renouncing public responsibility in the decision-making process. According to this view, urban development is eminently a political process and political decisions must be taken by political institutions and not by private corporations.

This paper will address the specific form which this general debate has in Spain, as well as some of its limitations as it is taking place. I will examine in particular the absence, in most of the arguments, of a global vision of the system, of the 'institution' of planning in Spain. Examples of this are an excessive economic or legal approach to the problems which disregard the global institution.

Probably the two most distinctive aspects of the Spanish case are the following: first, the implications due to the relative youth of our democracy --the comparative weakness of many of our local democratic processes can make difficult to counteract a push towards a dismantling of what has been built with considerable effort since the arrival of democracy; and second, the great and certainly unusual, political importance which the urban planning debate has acquired, coming into the agendas of the most significant political leaders and appearing in the front pages of the main newspapers.

SYSTEM OF REGIONAL PLANNING OF AZERBAIJAN IN TRANSITION PERIOD

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The changes which have been in political and economical life of Azerbaijan for last two years, had led objectively to reconsideration the sense and essence of regional planning. The special conditions which had been influencing upon this process had been the war with Armenia which is continued more than 5 years and which had took out from circulation almost 45% of Azerbaijan territory. Naturally all these force to reconsider some regulations of regional planning and co-ordinate them to accordance with real economic situation in republic.

The main matter of regional planning in Azerbaijan is still the continue increasing of effectiveness of social production, but on the base of market relations. That means the priority in the process of forming of economical structure of region have to given the market factors and there are creating the conditions for healthy competitions in the frames of state management for main proportions of reproduction under the ways of taxes, limits and priorities. It is clear, to create the radical reconstruction of regional economy and to construct market economy practically impossible in such short period. It is necessary to go through definite steps during which the economy has transition feature. That is why in these conditions the role of regional planning as important pre-feasibility element of regional economy development has been increasing.

We propose the scheme of reconstruction of regional economy in transition period, which take into consideration the peculiarities of historical development of Azerbaijan its national traditions and customs, the experience of other countries. The specific of regional development in Azerbaijan consists from necessity of effective use of rich natural resources, changing in settlement system in accordance with new system of land use and natural environment protection. The recommendations on juridical security the structural changes in regional economy take the important place in this scheme.

The system of regional planning in Azerbaijan make for to security the fast and possibly painless transfer to market economy. Unfortunately the old ties with Russia and other former soviet republics which essentially break this process and influence on the rates and ways of changing are affected greatly. The main regulations of the scheme of regional planning are introduced in report. It is proposed the system of important indexes and directions of regional development in Azerbaijan for following 10-15 years.

REGIONAL PLANNING

SOCIO-ECONOMIC DEVELOPMENT AND THE TRANSFORMATION OF REGIONAL POLICY IN THE DEVELOPING COUNTRIES

Aydin İBRAHİMOĞLU
Ege University / TURKEY

Natural, inertia of spatial socio-economic systems in developing countries prevents to their any transformation. Due to above said differences between levels of socio-economic development of central and peripheral regions are increasing and reduce the efforts of the government for more balanced development integration and transformation of national territories in to united national economy.

Western models of regional development do not take into account these specific socio-economic features of Third worlds countries. Western models are based on conditions of more spatial homogenous socio-economic strategies of development of the center-Periphery, Especially this concerns such concepts as the development poles, growth centers widespread in the Third World countries. However that approaches were not critical in evolution of territorial structures.

Socio-economic pluralism of territory provide changes of emphasis in strategy and tactics of regional development and continuous transfer to the button up strategy. This requires the power decentralisation and increasing role of local centers of spatial economic patterns.

One of the most important contradiction reducing the efficiency of regional policy increasing gap between central and peripheral powers, between sectoral and territorial planning.

Regional policy in developing countries is effective tool for territory organisations using different planning institutions. Regional planning is treated as global reflection of hierarchy of state power system and political - administrative structure of society in the macro planning of regional goal.

Hence, the efficiency of regional policy is linked with performances of economic development. The most efficiency of regional policy is reached in countries with relatively developed economical and political structures.

THE COMPENDIUM OF EUROPEAN SPATIAL PLANNING SYSTEMS AND POLICIES

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University of Central England / UK.

The European Union has many different spatial planning systems and policies, both between and within Member States. The very idea of 'spatial planning', or even 'plan', will differ from one place to another. These differences may have a significant impact on the Union's objectives including: economic and social cohesion and integration; increased co-operation on pan-European and cross-border spatial policy; and the efficiency of structural intervention to counter regional disparities.

In 1993 the European Commission appointed Plan Local, the joint venture of Chesterton Consulting and the University of Central England, UK, to produce a European Compendium of Planning Systems and Policies. The Compendium will provide an authoritative and accessible source of information about systems and policies across the EU, and will support the work on Europe 2000+. Sub-contractors in each Member State are currently working on Part One of the Compendium, a description of the institutions and instruments of spatial planning policy formulation and regulation.

The paper will set out the context for the production of a Compendium, including the increasing role of pan-European planning policy and cross-border co-operation and the need for comparative information on the mechanisms for national and trans-national spatial planning. Early indications of the problems and opportunities in implementing pan-European policy will be outlined.

The framework of the Compendium, progress on the systems section and ideas for the remaining sections on national spatial policies and case studies of spatial planning will be presented, with a view to encouraging feedback from participants.

THE INFLUENCE OF DYNAMIC SOCIAL AND ECONOMIC RESTRUCTURING PROCESS ON THE POSSIBILITIES OF SPATIAL PLANNING IN POLAND

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Social and economic transformation in Poland results in large spatial changes. Observations conducted in chosen medium towns prove that a great number of industrial companies are being closed or even pulled down. Some try to confine the area of their plants because of economic reasons connected with high land tenure taxes (the area often belong to local authorities). Problems referring to the prices of land tenure (for 99 years) practically did not exist in Poland till 1989. The prices were symbolic. At the same time it was profitable to increase the area of a plant because of higher subsidies for so-called developing government companies.

At present, companies want even to give their surplus area away without charge, as a result of which many possibilities for planners may arise. It makes it possible to enter the areas so far completely inaccessible. This fact gives possibilities and realisation of new functions in town, for example service functions.

The observations conducted in Dzierzoniow, Walbrzych voivodship (the first testing restructuring region in Poland) allowed creating a new spatial concept of the town, which tried to take into account the contemporary social and economic transformation of the town and the region threatened by structural unemployment.

Complex observations of the spatial changes resulting from dynamic system transformations in Poland and other post-communist countries seem necessary and urgent from the point of view of preliminary researches.

These observations create a good opportunity for often necessary changes in spatial plans. These changes may not be possible in a few years because of occupation by uncontrolled investors of the areas now being released.

**TOWARDS BETTER PLANNING FOR A RESTRUCTURING REGION
IN EAST ASIA: HONG KONG AND THE PEARL RIVER DELTA
REGION**

Mee KAM NG
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Since the 1980s, East Asian NIEs (Newly Industrialising Economies) have followed Japan in transnationalising part of their low value-added economic activities to other low-income countries within Asia. This regional division of labour has led to "mega-urban region" (MUR) and "growth-triangle" (GT) development. The Hong Kong-Pearl River Delta region (henceforth the region) can be described as a MUR cum GT development. The growth of the region is not only attributed to the restructuring of Hong Kong's economy in the 1970s. More important is the fact that China has adopted the open door policy since 1979 which has facilitated foreign investment in the then socialist economy. As a result, many labour intensive and low value-added industries in Hong Kong, in order to maintain international competitiveness have been relocated to the Pearl River Delta to tap cheap land and labour resources. This growing economic integration in the region, similar to other MURs and GTs in Pacific Asia, has brought many problems such as encroachment of fertile agricultural land, infrastructure bottlenecks, speculative activities, intra regional competition, environmental degradation, social problems and a lack of institutional set-up to handle these issues. Theoretically, regional planning should have a lot to offer in resolving these problems. However, the diversified political economies in the region have prevented the development of concerted planning efforts: Hong Kong and Macau will revert back to China in 1997 and 1999 respectively to become Special Administrative Regions, the Shenzhen and Zhuhai Special Economic Zones were set up by the Central Government in the late 1970s, Guangzhou is one of the coastal open cities and the Pearl River Delta Open Economic Zone falls into yet another category in terms of economic openness. This paper will attempt to trace how these various political economies devise their own plans in meeting the challenges imposed by the restructuring of the regional economy and the consequent problems. It will also examine the possibility of the setting up of a regional planning mechanism in the future.

**THE PARADIGM OF THE SOCIO-ECONOMICAL DEVELOPMENT OF
THE REGION WITH A SPECIAL STATUS (AN EXAMPLE OF THE
REPUBLIC OF TATARSTAN)**

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The Republic of Tatarstan obtains a unique position among the Russian Federation regions due to its geopolitical position. This position as well as the river and land transportation routes have for thousands of years been making this territory a connective point for the Urals, the Volga-Oka region, the Volga region and the taiga regions of Russia. These factors along with the high level of the population's education and qualification more than once made the territory of Tatarstan the greatest economical, industrial, trading and cultural centre of the region, which was finally confirmed under the Soviet power. The process of the national republics' sovereignization during the years of perestroika (reconstruction) gradually led the key economical branches under the basic or sufficient control of Tatarstan.

During the years of Soviet power the republic elite was formed as well as the understanding of republic interest. The process of integration on the basis of regional and national peculiarities created a specific socio-political and socio-cultural climate.

The territorial-industrial complex of Tatarstan was formed within the borders of the united autonomous republic. As an economical-geographical system it obtained the indications of integrity: an indivisible governmental system, strengthening within-the-republic interbranch links, etc. That's why Tatarstan has little difficulty with solving such economical problems as economical independence, regional sovereignty; formation of the own republic basis for the socio-economical development, ecological stability and other conditions for the steady development. But there are problems as well.

In Kazan University the socio-ecological-economical concept of the endogenic potential of the Tatarstan Republic was formulated. It comes to the governmental aspect of realization of the Tatarstan socio-economical priorities and presents a basis for the creation of the semantic model for socio-economical development. The results of the model can in turn serve as a basis for making well-grounded regulative decisions under the changing economical, social and political conditions. Its utilisation can also reveal the territories and sectors of economy where the investment of capital in the nearest as well as the further future is more advantageous.

That's why Tatarstan has a sufficient potential for the development in different spheres.

STRATEGY OF REGIONAL POLICY IN THE CENTRAL PART OF POLAND

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The central region of Poland comprises five voivodeship (provinces) covering the area of 21.7 thousand km² inhabited by over 3 million people. It is one of the areas most acutely suffering from the economic recession, which is reflected in high unemployment levels, among others in two main industrial centres: Lodz (textile manufacturing) and Bełchatów (brown coal mining and power industry). In order to make use of the development potentialities of the region, it is essential to coordinate spatial and economic restructuring policy. The regional policy in this part of Poland should be aimed at strengthening the main lines of technical infrastructure as well as specialised areas of manufacturing and services. A trans-European highway north-south and east-west crossing this area should be an important factor favouring its future economic development.

Main categories of nodes, zones and infrastructure lines have been appointed. They should organise the space of central Poland providing that effective restructuring decisions allowing to make use of regional resources will be taken. Essential for the spatial and economic development of this region seem to be:

- * development of the transport node of Łódź
- * changing the functional structure of Łódź
- * decisions on changes in the administrative system of the country
- * pro-ecological investments and creation of the environmental security system
- * active development policy in the most economically and socially backward areas.

CHANGING WORLD HIERARCHY, EMERGING NEW REGIONS AND BASIC CHARACTERISTICS OF INDUSTRIAL REORGANISATION

Ülker Baykan SEYMEN
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Evaluation of theoretical critical approaches on world - wide restructuring and the politics of industrial renewal will be the basic theme of this paper.

Survey evidence on trends in "non-standard" employment in the Turkish case will be discussed in relation with flexible employment, unemployment and industrial reorganisation in developed and underdeveloped countries.

Changing social relations and "informalization" in advanced capitalist societies will be questioned and compared with the Turkish case. Critical approaches on "firm" scale will be carried on with theoretical perspectives.

The period of 1980's and 1990's of the Turkish industrial structure will be evaluated in comparisons with worldwide industrial reorganisations. Urban survival strategies and "informal sector" approaches will be questioned and compared in relation with a case study in Turkey.

INNOVATION AND REGIONAL DEVELOPMENT IN GERMANY

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Are some regions in Germany more innovative, are they more creative than others? And if yes, why? What are the reasons? Do some regions in Germany better cope with structural change and adjustment? What does innovativeness or creativity mean in regional development? Can it be identified or even measured? Who are the innovative forces/actors in a region? Can regional innovation and creativity be promoted?

The proposed paper will give first answers to these questions. It will consist of four main sections. The first section will define innovation and creativity in the context of regional development. This will be followed by a brief discussion of the important role of innovation and creativity in regional development.

The second section will centre around the author's concept of the creativity potential of a region. It will describe the various dimensions of the concept and their mutual interrelationships.

Using a set of indicators and utilising published data, the paper will then in its third section explore the likely different performance of German regions with respect to creative response to regional structural change.

The paper will then, in its final section and based on experience drawn from the Ruhrgebiet, identify potentials and constraints to strengthen innovative response to regional change and to enhance and promote the creativity potential in a traditional industrial region in Germany.

MAKING (NATIONAL) PLANNING WORK.

Louis ALBRECHTS
I.I.S.R.O. (K.U. Leuven) / BELGIUM

While highlighting the dominance of market orientation and utilitarian tendencies in planning cultures the dominant neo-liberal approach in many countries neglects and obscures explicit attention to e.g. equity issues, democratic control, sustainable development,

In spatial planning this approach was reflected in a demand driven planning. Space was considered to be available for all kinds of infrastructure and socio-economic activities. All this resulted in an overwhelming evidence of an ever-increasing decline of the environment.

The structural reorientation of this policy should have a mayor impact on the functioning of society as a whole and on spatial planning in particular. Indeed these tendencies are part and parcel of society with inherent development and expansion patterns. Only doctoring the spatial impacts is not sufficient to remove the negative consequences of this development.

In Flanders a new (national) structure plan is used as a vehicle for introducing structural change in the field of spatial planning. The draft of this plan provides context and focus for ethical issues, social justice, development processes, regeneration and strategies for sustainable development. It is clear that such a plan is at odds with the real functioning of society. This poses enormous problems towards the implementation of the plan. In this respect it becomes extremely important to mobilise potential allies.

This paper reflects and portrays the interplay of political, professional and personal considerations on an ongoing 'national' planning experiment. At the same time it's the ongoing story of both (small) successes and drawbacks, of hope and despair of the planners involved. For an academic planner it is however also an extremely enriching experiment.

DIVERGENT AND CONVERGENT FACTORS OF REGIONAL PLANNING IN FLOWNDERS.

Rik HOUTHAVE
University of Gent / BELGIUM

The paper focuses on new challenges for planning on a regional scale in Flanders. The purpose and approach of planning on a regional scale is an open question. Out of practical experience and theoretical reflection basic ideas will be formulated on the discipline of regional planning as for instance a tool for regional development policies or as an aim for a comprehensive territorial spatial strategy.

As in Belgium physical planning, environmental and economic development policies have become a responsibility for the regions, the shape of a new political-administrative framework is an important momentum in the creation of policy initiatives on the regional level.

We start our discussion looking back at the tradition of regional development, illustrated by the 'legislation on regional economic expansion', a legislation primary set up to correct the economic imbalance between (sub)-regions, and by the 'sub-regional development authorities' (G.O.M.'s), a tool in the decentralisation of governmental economic incentives. The heritage of this policy, is still found in recent initiatives of the Flemish government. The 'economic impulse regions' - program is now at the end of a first (and last?) three year period. The future of territorial-oriented development strategy is now in discussion, and at the same time the concepts for an overall spatial strategy are subject to a public debate. The conception and elaboration of regional development and physical planning on the level of the region take place in an era where governments become more and more aware of their restrictions in adjusting economic imbalances and in formulating comprehensive strategies. The shrinking time-space dimension of Flanders, as the region is more and more a functional system on a daily 'urban field' base, sets the discussion on the relativity of the concept 'regional'.

The substantial link between the economic development and spatial policy is obvious. But also in other fields, especially in environmental and rural land use issues, territorially-oriented initiatives need to be coordinated and/or integrated. As formal regulations are launched and afterwards weakened, informal decision-making is creeping, sectorial policies are poaching in each others territory and diverse 'territorially-oriented' programs and legislation's are set up by the Flemish government (regional in its name but in some way centralist in its approach), the intermediate level is not very clear.

These observations bring us to reflections on the object and method of a desirable and achievable 'regional planning' as a planning on a regional scale ('territorially-oriented' planning), which has the purpose to deal with the specific complexities on a supra-local level and has an approach that can converge the diverging sub-regional initiatives in a comprehensive way.

THE "DISCOVERY" OF ACTORS IN PLANNING PRACTICES: AN ITALIAN PERSPECTIVE

Alessandro BALDUCCI
University "G D'Annunzio" / ITALY

The proposed paper is based on the assumption that while in the planning theory debate the role of different actors in the planning processes has long been explored, in the field of practice and particularly in Italy, still resists a simplified conception of planning in which the public actor faces the "world out there"

The paper holds that this simplified vision not only was at the basis of many failures of planning practices but also that it caused the loss of critical resources in terms of knowledge, commitment and ability to anticipate or to solve conflicts that otherwise tend to paralyse the implementation of planning policies.

The paper holds that the recent events in Italian planning policies offer the opportunity to fill at least partially the gap between theory and practice; this argument is developed at three different levels of analysis.

A first level is that of regional planning where the 20 years long struggle to find a feasible form of comprehensive planning gave place to an interesting debate within the regional public administrations to develop strategic planning in which the role of different actors is a crucial point.

A second level is that of urban planning where the failure of "planning by projects" during the eighties gives the opportunity to redefine planning policies in a more interactive way.

A third and final level is that of local planning where the many failures of the traditional approach (difficulties to solve local conflicts in the name of the "public interest" as a consequence of the so called NIMBY syndrome) and some minoritarian successful experience of participatory community planning push to develop a multi-actors path to plan construction and implementation.

WHERE IS ITALIAN REGIONAL PLANNING GOING TO?

Laura POGLIANI
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This paper intends to focus on some of the most interesting topics in present Regional Planning in Italy, in order to outline further trends which pose challenge for comprehensive environmental planning.

Since the '80s, Italian Regional Planning has been developed on an administrative basis, referred to 20 different sized Regions. The regional planning system was consequently applied to a wide area level: from Sicily (the largest Region, extended over 25.708 kmq) to Valle d'Aosta (the smallest one, 3.262 kmq). From this level to the second one, municipality comprehensive planning, there has been no half way.

Beside this, Italian Regional Planning was often concerned with socio-economic and physical planning (great infrastructures, large settlements) up to the '80s.

During the second half of the '80s, we can underline some important transformations.

New planning instruments are being introduced, such as:

- i. piani provinciali, (since 1990), on the Provincial basis (over 100 in the whole Italy), the intermediate administrative body, between Regions and Municipalities;
- ii. piani di bacino, (since 1989), given not on an administrative basis, but on the hydrogeological structure of the soil. This means that planning will deal with actual environmental problems.
- iii. piani paesistici, (since 1985), where the attention is focused on the environmental and aesthetic aspects in planning.

The centrality of environment is perceived in all planning levels, but regional and intermediate level is surely the most appropriate one to control the effects of human actions on the environment.

MANAGEMENT & ADMINISTRATION

DILEMMA IN CITY MANAGEMENT

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In the paper some important dilemmas in city management will be discussed.

First, attention will be paid to the concept of city management as a modern planning and policy-making tool.

In addition, the dilemma between an integral versus a selective approach will be dealt with. This will be illustrated by some practical Dutch examples.

Next, the dilemma between competition and cooperation discussed. This has both internal as well as external urban implications.

Another dilemma of city-management will be to focus on equity or efficiency policies. This is of a growing importance with respect to the current tendency to pursue more market orientated urban policies.

All dilemmas will be clarified with some Dutch areas.

The paper is finished by some concluding remarks.

**NEW THINKING-NEW ORGANIZATION FORMS IN PLANNING
MANAGEMENT**

A. SPEER, Dr. DENUÉL
University of Kaiserslautern / GERMANY

Examples from Germany's Large cities. Frankfurt am Main Berlin.
The recycling of large areas like military areas, ore railway zones makes new
planning methods, co-operation forms and political strategies necessary.
This is a new profession for urban planners and until now not really part of the
education of planners.

**A STRATEGIC PLAN FOR MANAGING TIME IN THE CITY POLICIES
AND ACTION IN PRACTICE**

Sandra BONFIGLIOLI - Alessandra de CUGIIS
Polytechnic of Milano - Commune of Milano / ITALY

A strategic Plan for managing time in the city has been produced in Milan, its
initial legitimating has been on the legislative ground, as a number of different
laws were addressing the problem of time simultaneously in the early 1990s.

The tool for action identified by law and located in the office of the mayor is: the
management of co-ordination as a means to regulate temporal availability of
social services.

Thus in exploring the central issue of the theoretical Plan: the temporal availability
of social services a "lateral" unexpected focus also developed: the walking human
pace (tempo) as a yardstick for urban quality.

Research, analysis and design of a Strategic Plan required a set of concepts which
could integrate ideas about the nature of social time, of urban planning, of
implementation and at the same time required to take into account the different
existing "practices" present in the public sector.

Co-ordination is particularly difficult in a highly fragmented organisation structure as
the council of Milan, therefore only measurable changes in providing an improved
temporal availability for social services resulting from effective implementation
strategies will legitimate the "theoretical" Plan.

During the production of the written statement of the Plan, by a mixed team of
academics and council officials, an awareness slowly developed of the fact that
the policies of the Plan had to be designed so as to provide a path for innovation
of implementation practices in order to allow the planning process to be effective
in practice.

Innovation has been identified in the need to open spaces of communication and
dialogue between different co-existing rationality's in the practices of the public
sector. Consequently, the written structure of the policies identified by the Plan
draw a path for developing a process of decision-making between autonomous
actors and the implementation strategy chosen focuses on the management of
change, it works on the idea of developing internal and external communication,
building a common language in the project team, developing an ongoing learning
process for joint decision making and concurrent engineering of the temporary
implementation structure.

**URBAN COMPETITION BY STRATEGIC AND SPATIALIZED
PLANNING.
THE FRENCH CASE (1981 - 1993)**

Alain MOTTE
University of Marseille / FRANCE

Urban competition developed in Europe and particularly in France during the 80s and beginning of the 90s. This competition has been built up by using strategic and spatialized planning instruments to face economic and social crisis, to adapt to development. What procedures and instruments have been used? What are their objectives, contents?

In the French case there have been numerous experiments at local and regional levels during the 80s and the early 90s linked with the process of institutional decentralisation, the economic and political eyeles, the rise of unemployment and social inequalities.

There has been first the development of a competitive offer from the Ministries in charge of planning: Aménagement du Territoires, City and Equipment Ministries. Second, communes and agglomerations have developed, in connection with those offers, their own strategic and spatial planning instruments and procedures. What is the typology of those planning instruments and procedures? To which urban issues do they correspond? What hypotheses could interpret those evolutions?

**THE ROLE OF THE UNIVERSITY IN THE URBAN SYSTEM: AN
OPERATIVE PROPOSAL FOR THE MANAGEMENT OF CHANGE.**

Marialuca STANGANELLI, R. A. La ROCCA, P. URCIUOLI
University of Napoli / ITALY

The plan proposed in this abstract is to form part of that field of research whose objective is the definition of new instrument for the management of urban change. It pays particular attention to the problem of the definition of useful instruments for the management and control of the territorial distribution of the various sites relative as much to an important urban function as to university education. A precondition for the adequate distribution of the university buildings is a rational organisation of the agreed function understood as the optimisation of the interactions between the activities carried out, services supplied and the surrounding area. In the passage from an economy centered principally on the production of goods to one based on the transformation and exchange of information the University takes on an increasingly more central role. The various sites of the university become strategic elements within the urban system, sensitive to the needs and demands of other sectors with which interact, actively involved in the process of territorial change. The geographical distribution of the University can be seen as coming either of two different typologies: the University concentrated in a delimited area and the University scattered on the urban territory. The latter model does not always respond to programmatic direction or precise planning. Often it is result of an additive approach which has led the university to expand itself in space casually found in the immediate surroundings of the original site. This in most cases has generated disfunction and inefficiency without guaranteeing either co-ordination of the given services or interconnection with the surrounding area.

The object of this plan is the setting up of a procedure of intervention for the correct functional organisation and optimal geographical distribution of the university sites.

The contents of the plan refer to two directing criteria which in the course of the research have taken shape together both as premises and as objectives of work. The first criterion refers to the selected approach; the complexity of the functional university structure imposes a holistic and systemic vision of the problem of organisation and the territorial distribution of the university activities. If the city is a dynamically complex system resolvable into a series of subsystems then the university system represents one of these. Any individual university unit can therefore be considered an integral part of a broader system encompassing and co-ordinating different activities. The second criterion refers to the use of the new technologies; the correct use of technological innovation is proposed as a strategic instrument both for the functional reorganisation of the entire service and to optimise the rapport between the university buildings and its surroundings.

The procedure of intervention set up by this study, takes the form of a continuous process made up of successive stages. These phases consist of interpretation and analysis of the existing territorial distribution and functional organisation, of definition of the intervention instruments and of setting up of models for their management. Such procedure, for its cyclic nature, foresees the inspection, control and eventual reorientation of the intervention instruments and of control models.

PUBLIC PARTICIPATION IN LOCAL PLANNING THE CASE OF LANDAAS IN BERGEN

Arild HOLT-JENSEN
University of Beren / NORWAY

Integrated physical-social-economic planning has been advocated as an ideal for regional and local planning in Norway. This is stated in planning laws, which as well prescribe a greater extent of public participation in the planning process. Public participation is now more needed and urgent than before as urban sprawl more or less have come to an end. The more important planning projects now take place as renewal or "condensation" in areas of already built environments. On the lowest level of planning, the neighbour-hood, an integration of social and physical planning, involving the inhabitants in the planning process, is possible and needed. The aim is to secure that new buildings and other physical encroachments match the local social structures and needs. Different planning methods have been tried out in order to match these requirements, among which the "workbook method" will be presented in this paper. This is elucidated through the presentation of a case, the comprehensive plan for Landaas, one of the 12 "townships" or "townparts" in which Bergen municipality is subdivided for some of its administrative/ political decisions.

PARTNERSHIP IN URBAN REGENERATION -- THE CASE OF BRITAIN'S CITY CHALLENGE INITIATIVE

Gwyndaf WILLIAMS
The University of Manchester / ENGLAND

Over the past decade, the focus of urban regeneration has radically altered within the British context, with the existing pre-occupation with private sector led investment strategies being reassessed in the context of the property market recession, and with an increasing commitment to 'partnership' in solving the problems of urban decay. Such an approach, involving direct participation by all 'stake holders' is epitomised by the approach outlined for a number of recent initiatives, name City Challenge, English Partnerships, and the Single Regeneration Budget.

The focus of such instruments are action plans drawn together by active collaboration between urban government (central and local), private developers and investors, and community voluntary organisations. A clear commitment to a 'mission statement' and 'end vision', the implementation of a sustained and coordinated package of projects, and the establishment of an appropriate organisational and management structure for programme delivery, are implied by this focus. Central to this approach is a working partnership between all relevant parties through the entire life of the initiative.

This paper concentrates on an assessment of Britain's City Challenge initiative, which involves direct competition between urban areas for resources (thus creating 'winners' and 'losers'), the implementation of a five year action plan with the commitment of specific public funding, the establishment of an appropriate programme management and delivery mechanism and independent monitoring of achievements. The context will be provided by the 31 programmes currently in operation, with a detailed study being undertaken of the experience of Hulme City Challenge in Manchester, an area of the city long characterised nationally as experiencing extreme social and economic disadvantage, community and neighbourhood stress, and a poor residential environment.

**ALLOCATIVE PLANNING: PUBLIC RESOURCE ALLOCATION
FORMULAS IN METROPOLITAN, REGIONAL AND NATIONAL
PLANNING AND POLICY**

Ernest R. ALEXANDER
University of Wisconsin / USA

One function of planning is allocative planning: the allocation of public or common costs and the distribution of public funds or revenues. These allocations can be done in two ways. One way is on a case by case basis; this approach has serious defects, which are reviewed. The alternative is to base allocations on entire categories of cases; the advantages of this approach are presented.

Allocating costs or distributing revenues by categories of paying or receiving units is allocation by formula. The use of public resource allocation formulas in planning and implementing metropolitan and regional programs and national policy is widespread; this is demonstrated. The sectors in which allocation formulas are used by central, regional and metropolitan governments and agencies are reviewed.

Public resource allocation formulas serve specific purposes and their construction follows given principles; these are explained. Illustrative cases are presented of the development and implementation of allocation formulas in Britain, Israel and the U.S.A. at the metropolitan, regional and national levels.

cases include: the English municipal rate support formula (UK.), the public transportation fare subsidy, the Land Improvement fee and local government capital allocations (Israel) and federal Revenue Sharing and Community Development Block Grants (U.S.A.) - national; State grants for watershed planning and capital cost allocations for metropolitan sewerage facilities (U.S.A.) - regional and metropolitan. These cases illustrate the use of allocation formulas in a process which represents an expression of political priorities developed in apparently technical negotiations, resulting in allocations that are implemented through purely administrative decisions.

**INSTITUTIONAL FOUNDATIONS OF A CITY (THE CASE FROM THE
UPPER SILESIA AGGLOMERATION A SPECIFIC REGION IN
POLAND)**

Alicja SZAJNOZISKA - WYSOCKA
University of Silesia / POLAND

Organisation of social life has always been a foundation of human existence and activity. It has accompanied a man since the beginning of his history and all the time it has had institutional character. The earliest origins of urban activities were accompanied by first institutions: a church, a granary and a palace which formed a so called "citadel". It was an indispensable organisation factor of a town which helped to organise the division of labour.

The rise of a town was determined by excess of agriculture production, however it was not the sufficient condition. There was another necessary factor, of such institutions that could use the excess.

Mutually depended municipal institutions occur in all civilisations and the degree of their institutionalisation has been changed for years. Institutionalisation is a phenomenon connected with civilisation which is of significantly historical character.

A man lives among institutions. Their number increases in response to a growing demographic potential, population density and specialisation in human activities. Activities of people living in large cities are specially connected with institutions. A man is connected with an institution (a group of institutions) at every stage of his life. He is influenced by it in time and space. Apart from that, he forms continuously new institutions - works in them, manages them, being constantly influenced by them. They form his "social space" it is formed by civilisation of the physical space when human activities are demonstrated there.

Organisation space is a special category of space. It is formed by a determined institution foundation with the optimum profile for the given time period and identified by various municipal institutions. Their specific role in creation of municipality is emphasised by their double meaning. They are both the subject and the object of all human activities. Hence, they reflect not only the organisational side of the town but also its activity i.e. municipal functions. Therefore, town institutions are the medium of its function.

LISBON - REMAKING THE CITY

Fernanda MAGALHAES, Francisco SERDOURA
De Civil & Cesur / IST / PORTUGAL

The aim of this paper is to offer a general overview of the recent trends of urban planning in the city of Lisbon. The city is experiencing a moment of intense urban development through the construction of major new buildings, and the preparation of master and local plans.

The urban fabric, the land tenure structure, the built environment and the accessibility infrastructure has been progressively changed in Lisbon. A considerable number of public roads, highways, studies and projects for the extension of the public transport network system, inside and outside the city, are under way. These are key elements for its modernisation and development, as well as for increasing mobility and accessibility in the city and in the metropolitan region.

The paper will focus on the three major urban strategies which have characterised the form in which the city has changed in the last years. The first, and more common strategy up to very recently, results from private developers action and involves the construction of one or more buildings without any local authority intervention or regulation on the planning process. The second can be identified by the local authority attempt in controlling or correcting, through planning or design, problems created by private developments. The last, and very recent, is the implementation of an ordinary planning process, through master and local plans, controlled by the local authority to regulate building.

A case study will be presented as a form to evaluate the impact of a major private development in the fabric and urban structure of the city in terms of its accessibility, image and land use pattern. The analysis of the spatial urban structure will be based on "space syntax"¹.

¹ This method was developed by the Unit of Advanced Architectural Studies at the Bartlett School of Architecture and Planning and is presented in the book "The Social Logic of Space" (Hiller and Hanson, 1984) and in other UAS subsequent papers.

"FUTUROLOGY" -- PLAN MAKING'S MISSING ELEMENT?

Michael BENFIELD
University of Newcastle upon Tyne / ENGLAND

Intrinsically planning is about futures, but is this so in practice and how should these futures be foreseen? Should a re-active or pro-active approach be taken to this "management of change"? Are cultural, social and economic futures dependent on planning's urban outcomes? To address such perennial questions, this paper draws parallels between international business management and planning as a discipline and suggests how trends in the former may influence economic, political and social outcomes in the medium and long term future. Such influences, it is argued, could profoundly effect most plans, impacting on the relevance, even rendering out of date, those presently being prepared. Case material from the author's current Europe wide research project¹ is used to illustrate apparent lack of monitoring mechanisms or foresight in local authorities. This, it is claimed, renders towns and cities vulnerable to rapid and damaging change wrought by, for example, superficially unrelated technological, political and national infrastructure change. Suggesting the inclusion of "futurology" in planning education, the paper highlights the need for national strategic, as well as local town, planners, to be conceptually aware of the possible need for quantum leaps in future plan making considerations, ideas and techniques.

¹ Politics, Markets and Rules in European Planning -- the allocation of land for major commercial property developments in European countries.

OUT-OF-TOWN SHOPPING CENTRES - PLANNING AND POLITICS IN SWEDEN

Hakan FORSBERG

Chelmers University of Technology / SWEDEN

In Sweden the number of out-of-town shopping centres grew dramatically during the 1980s. As an effect of this increase, retailing in traditional city centres and in residential areas were put under a tremendously rising concurrence in a short time. Also, local policies for vital city centres, which have been the main policy for retail development in Swedish municipalities, were seriously challenged.

The analysis focus on how citizen's legitimate right to accessibility to consumer goods have been handled in planning processes and decision making for out-of-town shopping centres, and why the policy for a vital city centre were given a lower priority in these processes. The article also reviews changes in retailing over recent years.

The conclusion is that local politicians have not primarily stressed the best for citizens when determining planning applications for out-of-town shopping centres. Decisions were essentially the result of a political struggle for purchasing power. Local planners and politicians put the goal of an increasing inflow of purchasing power to the municipality before expected negative consequences for citizen's accessibility to consumer goods and for the vitality and viability of the city centre.

However, after determining building applications, politicians have acted to guarantee a certain quality and quantity for the supply of consumer goods and comparison goods in the city centre and residential areas. Although, the success of these initiatives, it seems, have been weak.

LEGISLATION

PLANNING REGULATION - WHO BENEFITS?

Michael BENFIELD

University of Newcastle upon Tyne / ENGLAND

Suggesting that the original philosophy and purpose of planning regulation in most European countries has been forgotten, the author asks if, in any event, they are relevant today. Drawing liberally on cases from his current Europe wide research¹, he illustrates how rules and regulatory mechanisms are frequently usurped, misapplied or ignored where major projects are involved. Highlighting the omission of this practical reality from texts in all countries investigated, the paper argues the need to re-think the form of planning legislation, especially if the same or similar format is to be instrumental in addressing EU environmental concerns. Development benefits are shown, invariably, to go to anyone but the communities seen as the proper recipients. Positing a controversial alternative to current regulatory approaches, the paradox that whilst less directional and highly regulated planning may result, the need for more and better qualified professional planners is identified.

¹Politics, Markets and Rules in European Planning -- the allocation of land for major commercial property developments in European Countries.

THE COMPLEX POWER STRUGGLE BETWEEN CENTRAL AND LOCAL GOVERNMENT IN PLAN MAKING IN ENGLAND IN THE 1990'S

Derek SENIOR
Leeds Metropolitan University / U.K.

The complex power struggle between central and local government in plan making in England in the 1990's

The central theme of this paper is the role of central government in Britain in the sophisticated development plan-making system, which has developed over forty five years: nominally a system which espouses decentralisation and the exercise of power and decision-making at local level.

The paper concentrates on the situation in the urban Metropolitan areas and London. It will be an interesting comparative paper for planners from other European Countries, especially those with a newly emerging planning framework.

Various tensions which have existed from Victorian legislation on health and housing are introduced as background to the role of the central Minister from 1943 and early development plans up to 1968.

The core of the paper examines the fundamental changes since 1968, including the delegation of the right to adopt local plans locally whilst central control continued over strategic plans.

Changes explored including the role of centre and locality in the aftermath of the abolition of County Level government in the metropolitan areas and London in 1986: This focuses on strategic guidance, ensuing unitary development plans and embryo regional guidance in the absence of regional authorities. Concurrently the growing mass of central government guidance (or constraints) included in Planning policy guidance are reviewed to evaluate the amount of freedom left for local planmakers.

Reference is made to the growing problems of the ruling party at the centre faced with most local authorities controlled by other political parties.

Finally the paper explains how central government have now given approval powers for all development plans to the locality, whilst keeping hidden control through consultation processes, the guidance framework and ultimately through the use of reserve powers to call-in plans to the centre.

NEW KEY ISSUES AND TASKS IN AUSTRIAN REGIONAL PLANNING LAW

Arthur KANONIER
Technical University of Vienna / AUSTRIA

Austria's provinces - in Austria regional an physical planning is an area of authority for the provinces - revise their regional planning laws as many problems in settlement policies require new arms and precautions.

The main problem is the lack of designated development area that is available. Areas of land foreseen for development and construction are assessed by the landowner as to its future use or possible purpose and not sold to those with an intention to build. As regards the urgency of reaching a settlement, the local authorities are obliged set aside additional development area in impractical locations for up until now, landowners were not obliged to use their allocated plots according to plans. These additional designations of development area as well as empty sites in a location of settlement, is a burden to the local authorities. The inability to carry through plans and the consequential overdevelopment goes against the principle of regional planning law as being "a foresighted an well-planned formation of settlement areas". The problem of overdevelopment is intensified by building in rural areas.

Regional planning laws are trying to combat this unsatisfactory situation in various ways:

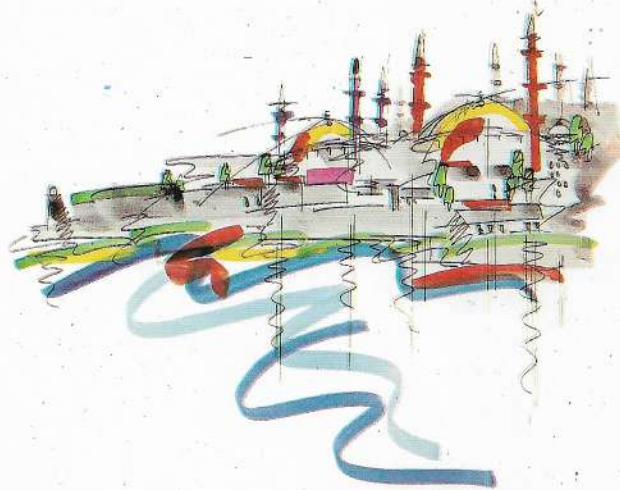
- The principle and aims of regional planning are to be updated. Economical use of land and the protection of conservation areas will take precedence.
- The local authorities will have to use active land policies (with private law).
- Building laws, financial burdens for building sites that have not been built on and non-compensational charges in agreement shall lead to development and increase the amount of allocated development area.
- Strict rules for building in rural areas, the designation of protective areas and settlement borders in regional planning programmes as well as the obligatory drawing-up of local construction plans, should prevent further urban sprawl.

A revision of regional planning laws is also necessary as regards European integration and Austria's desire to join the EU, as the implementation of the "four liberties" would have great effects on the use of land and settlement structure. An urgent problem is that of the second home. The sale of land for the erection of a second home to wealthy foreigners is a burden to areas where there is little land available for development. Concerning the control of land business, plans are being made in regional planning laws to limit the number of second homes (both of Austrians and foreigners), which range from unique designation categories (Salzburg) to a total ban on the Building of second homes (Tirol).



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ABSTRACTS



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PLANNING IN FRANCE: A NEW DEAL?

A.G. HEBRARD, M. BAZIN
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From fall 1993 to spring 1994, the French government has launched a large consultation about the topic: France in 2015.

Territorial collectivities, institutions, planners, but as well all the French citizens were asked to answer several questions about nearly all the aspects of territorial planning: cities and villages, the French institutions and taxes and the regional structures of the country.

The meaning of this consultation is to prepare a new law, giving the mainlines of the French planning, both as well a new organisation of the French institutions: finally, to choose the goals that the country would want to reach until 2015.

This law is to be discussed at the French parliament in March 1994. Therefore, it is not possible to give today more information about this paper.

The paper shall try to give an idea about the modalities and purposes of the consultation itself and a critical view of the results: the "orientation law" to come.

CAN FARMLAND PRESERVATION WORK? LEARNING FROM A CROSS-NATIONAL PERSPECTIVE

Rachelle ALTERMAN
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There are significant differences among countries in laws and policies for farmland preservation and in the degree of success achieved. This paper compares the U.S.A. and Canada - two countries with a high rate of farmland per person - with four other democracies on the other side of the Atlantic - Britain, The Netherlands, France and Israel. The policies of the European Community are also discussed. The findings show that stringent legal controls are not enough, nor is there a strong correlation between degree of success in control, with a particular planning system format. The great successes of the Netherlands and Britain - among Europe's most densely inhabited countries - are attributable to other factors. Since farmland preservation is increasingly being challenged by a declining economic rationale and competing collective goals and since the countries across the Atlantic have had to face these challenges earlier than North America, unlocking the secrets of success and failure through cross-national comparison can help other countries prepare effectively to meet future challenges. The information for this paper is based largely on English, French and Hebrew-language literature or legislation pertaining to each of the countries 1. The author has supplemented the literature by a set of informal interviews held in 1993. The author did not set out on this analysis with a prior ideological point of view regarding farmland preservation. My conclusions emerged from what I learned, gradually; I present them here in this manner.

THE PRIVATISATION PROCESS IN POLISH AGRICULTURE

Ryszard CYMERMAN, A. HOPPER, J. SUCHTA, T. LAGUNA,
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The privatisation processes in Polish agriculture have been introduced by the State-Owned Agriculture Properties Economy Act from 19th October 1991 (see: Dz. U. Nr. 107, poz. 464) with a changes in 1993 (see: Dz. U. Nr. 5, poz. 23 and Dz. U. Nr. 6, poz. 29) and 1994 (see: Dz. U. Nr. 1, poz. 3). According to this Act the State-Owned Agriculture Properties Agency has been established in March 1992. The Agency should administrate to the State-Owned Agriculture Properties Resources (which has been established mainly after the liquidation of the State-Owned Farms and the State Land Found).

The Agency administrative duty should be realised on the following ways:

- a) the selling of the whole farms or their parts
- b) the recompensative using in the conventional terms
- c) the bringing in common
- d) the delivering for the administrator in the conventional terms
- e) the transfer under the administrative council
- f) the compensative transfer for the State Forestry or for the local governments

In the end of September 1993 the Agency took over 1359 farms, while in the same time there were 1640 farms, which should be taken over at all (i.e. 83 %). In practice the Resources had received only 1247 farms (i.e. 77 %). In terms of an agriculture land surface the Resources had taken over 2 807 525 ha, while in the same time there were 3 752 848 ha at all to take over (i.e. 75 %). The Resources kept under the administration the agriculture land and buildings, machines, production, which was not sold, etc. The total value of this fortune was estimated netto as 66 974 mid zł (i.e. 77 % of the total fortune). The special cases in this fortune are the living flats, because since a few years they build very slowly the new houses in the countryside. The total of the Resources flats number was estimated as 259 556, while in the same time the total number of flats to take over at all was estimated as 320 732 (i.e. 81 %).

In the end of September 1993 the Agency took over 201 004 ha of an agriculture land from the State Land Found, while in the same time the State Land Found resources were estimated as 797 796 ha (i.e. 25 %). As known, the main reason of this slow process is connected with the discordance of law and real states.

The Resources had taken over 9 537 ha of an agriculture land from different organisation units without the law personality and in other ways.

So, in the end of September 1993 the Agency took over at all 3 018 066 ha of an agriculture land 66 974 mid zł as the State Fortune netto.

In the end of September 1993 the Agency sold only 44 856 ha of land and gave in recompensative using in the conventional terms 696 737 ha of land. The Agency found the new owners and users only for about 25 % of the Resources land surface.

The Agency sold too 30 759 flats. From 228 751 Agency flats only 3 % flats were free to sell.

So, the privatisation processes in Polish agriculture are stopped by free money deficiency and by easy credit deficiency.

The authors give their own solution to improve the Agency land flows in Polish agriculture in future.

PROTECTION OF RURAL AREAS IN THE PLANNING LAW OF AUSTRIA

Arthur KANONIER
Technical University of Vienna / AUSTRIA

This study looks into the restrictive regulations as regards building on rural areas in the environmental planning laws. Additionally it deals with protection regulations for open spaces in the nature and landscape protection law at a regional level as well as the forest and water law at a national level in Austria.

On a regional level the aim is to prevent the expansion of development boundaries and the appearance of isolated developments by way of fixed national boundaries and defined regional areas of grassland. In local environmental planning the authorised use of land areas is determined by designated restrictions on plans intended for open spaces. The restriction on rural areas could basically lead to a ban on building, but at the same time allows for certain exceptional projects which conform to designates and which can provide the necessary proof that they are essential for the benefit of the rural areas concerned.

Particular open spaces are more effectively protected in part by precautions introduced by other laws. At a regional level the conditions of the nature protection laws are of central importance and they provide for a varied apparatus which covers all areas of nature and landscape protection. Forest and water laws for the protection of rural areas are most important at a national level. Both national matters contain comprehensive conditions for protection which guarantee the effective upkeep of bodies of water and forest areas.

An improvement of rural areas protection in Austria presupposes a higher problem consciousness and an improvement of society's willingness to protect rural areas. A heightened co-operation and resolution between the specialist plans is essential. This is because for the resolution of various specialist areas, which require the support of various authorities for completion, a comprehensive evaluation of interests must be carried out. To a certain degree environmental planning is required as a cross-sectional source of information to facilitate the execution of coordinational tasks.

DIFFICULTIES WITH MAKING LAND-USE-PLANS IN THE NETHERLANDS

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The most important plan in the Dutch Planning System is the municipal land-use-plan. This municipal plan, which is founded in the Act and Ordinance on Physical Planning, gives prescription about the designation of lots and the use of grounds and buildings. The plan is binding for public authorities as well as for citizens.

In 1985 the Act and Ordinance on Physical Planning were revised. The legislator aimed at an more global and flexible use of the land-use-plans, however detailed land use plans were possible (and still are).

Empirical research made clear that municipalities are hardly making global and flexible land-use-plans, only a select group of municipalities did make this choice.

In our paper we want to discuss the difficulties that municipalities meet in making global land-use-plans. We will focus into the reasons municipalities have to choose for a global or detailed land use plan. There is a broad range of reasons, most of them can be categorised into labels as organisational, routine, culture, type of the area and (potential) conflicts. Other reasons can be brought under the label of 'the tension between juridical as well as a policy instrument'.

In what way the legislator did foresee these barriers. What has been the strategy of the legislator? Can there be drawn some lessons?

ECONOMY

LINKING SITE CARRYING CAPACITY AND DEVELOPMENT EXACTION'S. A FISCAL APPROACH TO URBAN SUSTAINABILITY

Fausto CURTI
Polytechnic of Milano / ITALY

The recent transition in planning style from a control centered approach in urban containment towards an action oriented approach in growth management (sanctioned also in Italy by the introduction of the Development Agreement model into the planning law and practice) requires some general criteria in sharing out the costs and the benefits of the redevelopment projects. In order to do this effectively zoning regulations should be integrated with selective fiscal tools, but so far, in Italy, real estate taxation is proportional, sometimes regressive and negligent about tax shifting, as the fiscal procedure usually relates the requested contribution to an assumed average urbanisation cost, without concern to the supplementary costs specifically generated by the proposal and without compensation for the social actors unable to displace its last impacts.

The strong centralisation of the tax system and the lack of tradition in public-private joint development justify such a model, that seems quite inadequate for negotiating urban policies, gathering consensus and collect developers engagement in public initiatives.

The proposed paper aims to set up analytical protocols to identify relevant parameters and evaluation procedures to be used in the preliminary inquiry of direct and induced impacts of major development proposals. These protocols could become a justifiable framework to re-distribute the expenditures financing urban renewal and to promote transparent negotiation even at the stage of building up the organisation network debuted to implement the project. The focus of the work will be on investigating the "linkage criterion", that is the institutional legitimacy and the technical verifiability of the relationship between expected profits and

1) burdens charged so as to split the costs for providing infrastructures for the re-development areas, or

2) amount and nature of exaction's required to mitigate or compensate the unavoidable negative impacts.

The paper suggests a marginal approach to the bargain by relating the exaction's to the residual carrying capacity of the urban context where the project is located. In theory, this should balance the developer's monopoly degree on the local real estate market with the collective costs of preserving urban sustainability. In practice this could help the public promoter to create a bridge between competitive bid guidelines to find the right patterns, planning gains redistribution agreement among public and private parties and long term management of project impacts.

CITY CHALLENGE: THE THREE-WAY PARTNERSHIPS

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In the 1980s, "partnership" with private sector became the dominant institutional form of the U.K. public policy in general and local economic development in particular. It has been promoted by central government as the solution to many problems including inner city economic decay. However, in May 1991, a new urban policy initiative, the City Challenge, was launched by central government which represents a significant stage in the development of the U.K. urban policy. Although it links back to the themes which have been run through a number of previous inner city programmes, it brings together two important elements for the first time. The first one is the incorporation of inner city residents into the mainstream of urban life; and the second one is the development of policy processes that empower local residents. It introduces a different institutional mechanism for delivery and management of the regeneration scheme: the three-way partnerships which include not only the public and private sectors but also the local communities. This paper focuses on the evolving institutional processes within the City Challenge as a key dimension for the evaluation of the initiative. It comments on the processes developing in two City Challenge authorities in Tyne and Wear Conurbation with an attempt to address the following issues: what policy process forms are developing in relation to the delivery of urban policy initiatives as these affect areas of concentrated disadvantage; how far do these represent a shift towards greater community empowerment; how far do these represent a new form of urban governance, and if so, in what way; and finally, is the three-way partnership, introduced by the City Challenge, a sustainable institutional mechanism capable of extending into the wider local authority arena, or is it merely a temporary gesture to obtain what funding there is?

COMMUNITY ECONOMIC DEVELOPMENT PROJECTS IN CITY CHALLENGE AREAS

Taner OC

University of Nottingham / U.K.

City Challenge stands out as the most significant change in government urban policy since the 1977 White Paper, Policy for the Inner Cities. It represents significant progress on several fronts, one being the important role the community was given as a partner in the planning and implementation process.

This paper will present preliminary findings from the "Sustainable Economic Development in the Community" research undertaken at the Institute of Planning Studies. The paper will review the economic development projects undertaken in City Challenge areas and evaluate these projects based on the criteria of sustainability. There will be a discussion of the role of participation both in the planning and implementation of projects in communities with a view to bringing forward good practice examples.

The paper will endeavour to bring forward recommendations for community groups both in terms of types of projects that are likely to succeed and practices that enhance planning.

'COME ON DOWN THE BID IS RIGHT..' OR CITY CHALLENGE, THE SINGLE REGENERATION BUDGET AND THE NEW REGENERATION GAME.

Nick OATLEY
University of West of England / U. K.

City Challenge represents a new form of British urban policy marking a break from previous approaches. It has been described as an innovatory form of urban policy. In particular, it has introduced competition between areas for a limited pool of resources and introduced new forms of urban governance. It places local authorities at the centre of a partnership between business, community groups and government and requires co-ordination of activities between these partners. It attempts to change the way local authorities have operated in the past encouraging creative approaches to working across departmental and agency boundaries and integrated solutions to multi-faceted problems. Many of these approaches have been called for by commentators on urban policy. Although, future rounds of City Challenge have been suspended, the Government has carried forward many of its principles in introducing the Single Regeneration Budget - the most important development in urban policy since the publication of the 1977 White Paper on Inner Cities. However, whilst City Challenge and the Single Regeneration Budget embody many of the principles and practices called for by the critics of current urban policy it also exposes the continuing weaknesses of the Government's approach. This paper reviews the implications of this 'new regeneration game' particularly in relation to those localities that lost out under City Challenge and the future prospects under the Single Regeneration Budget. The paper concludes by arguing that whilst City Challenge and the Single Regeneration Budget may in some respects represent a move in the right direction there are still many problems with the form and nature of current British urban policy.

LAND MARKET

DEVELOPMENT PLANS AND THE REGULATION OF LAND AND PROPERTY MARKETS

Patsy HEALEY
University of Newcastle / UK

This paper will draw on a collaborative research project on Innovations in Development Plan-Making in Europe to examine new directions in the use of land use planning strategies to regulate land and property development markets. It is argued that land use planning regimes have always had a role in shaping such markets and the relations of the "development industry" in particular places. New political objectives in the management of land use and development, notably concerns for economic development and environmental sustainability, are creating pressures for new planning strategies. At the same time, general shifts in public policy, notably public expenditure cutbacks, are generating greater reliance on the "development industry" in areas of land use change and development. This is in turn generating pressures for new approaches to the regulatory task of land use planning systems. This paper will assess the approaches which are emerging.

LACK OF URBAN LAND - IS IT REAL?

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It is often said that there is a shortage of urban land. Often this discussion is connected with land price development in urban areas: steep increases of land prices have been explained and justified by the scarcity of urban land.

In this paper the reality of this scarcity claim is taken under examination and with a simple statistical model it is shown that in nearly all cases the talk about lack of urban land is a pure myth without any firm ground. Anyhow, there may occasionally be found more or less 'artificial' lack of land for development and this can depend on special reasons such as lack of development plans or landowners' lack of willingness to sell building lots.

Sometimes it is argued that we must use high urban densities in order to save agricultural land or because of the general lack of urban land. Even this statement is not justified. In most cases because the need of urban land is very small when compared to the amount of agricultural land. Though, it is good to save prime arable land when possible.

PLANNING AND DEVELOPMENT IN SPAIN: AN ECONOMIC PERSPECTIVE

GEOFFREY KEOGH
Sheffield Hallam University / ENGLAND

This paper builds on descriptions of the Spanish town planning system to examine it from an economic perspective. In particular it emphasises the mechanisms through which planning is delivered and their implications for economic decision making in a constrained land market. Spanish planning is a map based zoning system establishing legal rights and obligations with respect to the development of land. It provides considerable certainty for landowners and developers in a highly structured planning environment. It also appears inflexible although various mechanisms exist for the modification of plans.

When this system is examined in terms of economic choice it raises issues concerning the choice of planning instruments and the economising reactions they generate. It also highlights three aspects of Spanish planning which display explicit economic intent; land taxation, planning gain and profit sharing between landowners. Analysis of these issues offers insight into the expected economic consequences of Spanish planning, indicating that the system may be at odds with objectives such as the control of speculation in land. The results contribute to the current debate about the scale and form of planning intervention and stand as a partial agenda for empirical research.

PLANNING IN VENEZUELA. FROM THE NATIONAL EXPERIENCE TO THE CORPORATIVE OIL PLAN

Jorge A. GIORDANI

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Venezuela has had a continuous experience in the making of medium term plans during the last 35 years since the creation of the National System of Planning (NSP). The frequency of such plans has coincided with the length of the constitutional periods of government.

The development of Venezuela has been based on its petroleum's wealth which distribution has been the core of the Nation's Plans. With the decrease of oil incomes and later its nationalisation in 1976, an increasing presence of a corporative planning has been observed in the oil industry influencing the entire country.

The national planning activity of CORDIPLAN, as the head of the NSP, has been overlapped by the planning activity of the State petroleum firm, particularly in the consideration of its national effects. The definition of the development model that Venezuela follows, given the repercussions that the oil resources still have, makes it so that the valorization of the oil researches not only has an impact in the oil rent but also in the consequences provoked by the oil industry in the economy.

National planning in Venezuela continues to be socially legitimated, due to the necessity that each new government has of presenting before the National Congress the outline of its plan of action at the beginning of each Constitutional period. At the same time, the national oil industry has been consolidating its policies of growth based on the orientation defined by their own plans.

Both experiences of planning have led us to consider the need to link the socio-political legitimacy of the national planning with the technocratic character of planning in the national oil industry. The interaction thus obtained could result in the appearance of a Planning System that would provide more realistic economic and social solutions.

URBAN DESIGN

URBAN COMPOSITION ELEMENTS AS A TOLL OF URBAN DESIGN

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Warsaw University of Technology / POLAND

The main aim of this paper is to present the simplest elements of the spatial composition. They decide upon the reception of space now, as well as in the future, when, maybe, the technological conditions will a drastic change.

Rapid urbanisation, which after the Second World War took place nearly all over the world, was caused by the demographic explosion and social industrial changes in many countries. In effect, many new cities were raised, other were changed or reshaped beyond any recognition.

Development of psychology showed a new side to human behaviour and reactions in the correlation: man - space. The puristic sterility of the postcorbusier solutions did not fulfill the psychic needs of the society. The need for more complex forms, as well as variety of functions was felt more strongly.

The expansion of new techniques, including electronic industry enabled wide access to mass media and simple service of various appliances - receivers through which new tastes and styles were created. This become a treat to the culture of small or developing nations. In this light, the role of individual spatial shaping, adaptation of historic and regional forms becomes a very important aspect. In result - The Art of City Design was given a lot of thought and different analyses of city were made.

In our contemporary world, when the economy and technical means enable the implementation of large complexes, the problem of conscious composition becomes a very important factor. One must stress that the spatial composition should not be seen as "the enemy of the economics and technics". If we will not treat the urban composition as a kind of facade - form in analogy to other architectural phenomenon's, but as one of the decisive spatial elements, then we will not omit any technic or economic principles. Human surroundings should be treated as three-dimensional work of art which brings peace, happiness and development of human intellect.

"CHANGE BY PLAN: CHOICE VS. CHANCE"

James P. WARFIELD
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Aldo Rossi views cities as cultural artefacts. Edmund Bacon calls cities one of man's greatest achievements, results of a strong design idea. Cristian-Schultz writes that cities are entities with unique histories and physical characteristics, each with its *genius loci*.

The urban experience is an experience of urban form and the activities contained within urban and architectural spaces. Rasmussen, Cullen, Lynch and Bacon agree that we typically experience urban form as we move from place to place. Design of the urban experience today usually has more to do with remodelling existing cities than the creation of entirely new ones. Designers of cities need to perceive the city holistically, as an artefact, with existing form and structure, to make sound urban and architectural design decisions for extending or remodelling that city.

Recent papers by Selby and Warfield have discussed educational approaches for teaching urban design to meet the above stated needs and goals by assigning students projects without specific program statements to guide (or inhibit) them. This paper will discuss the concept of "programless programs" as a pedagogical tool from faculty and student perspectives and it will consider the implications for this method of design for professionals engaged in creating the urban experience.

URBAN DESIGN: IS IT A MUST?

Mehmet ÇUBUK
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Urban design programme started at Mimar Sinan University in 1974. It started, due to the author's and his colleagues persistent efforts, as an area of specialisation within architectural programme at Mimar Sinan University (MSU, the former State Academy of Fine Arts). Later on 1984 following a radical reformation of universities in Turkey, urban design course became a part of the master programme of the Department of Town and Regional Planning at the Faculty of Architecture and as a graduate course it has had over a hundred specialised students. However urban design's legal status as a profession has not yet been defined. As it is appreciated, it takes quite a long time for a discipline to take its place amongst others and to have a publicity and to be transferred into a proper educational programme.

Indeed the main question stands on to what extent urbanism and architecture are distinguished from or complementary to each other. The planner deals with the external effects of economic and social events, but does not propose solutions which are directly related to people. He developed new analysis techniques and methods unaware of the studies of human scientists and environmental designers. He has very weak relations with such groups of experts, so this creates negative effects on the urban form.

Because of all these developments people, cities and citizens have lost many things. After these so called modernist actions, new approaches attempted to solve the problems in the cities, taking into account various behaviours and techniques-related or unrelated to each other. This trend lead into a new action which put an end to the era of chaos and absence by creating a sense of placeless in the urban environment which healed the anxiety of future. It also created new visual resources and values and organised these in such a way to create harmony within the urban environment.

URBAN DESIGN AS A COLLABORATIVE ACTION

Zuhal ULUSOY
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In this paper, urban design is defined as a multi-disciplinary creative activity, and urban spaces as products of a complex decision-making process. Since all design activity is goal-oriented, the question of what is to be designed - that is, the objective in design - precedes that of how to design. Hence, it is argued that the meaning of 'design' in the urban context has to be redefined and taken beyond its narrow meaning of form-giving strictly in the physical sense. Following this, the questions of who designs cities, who makes the decisions for whom; what are the decision making mechanisms in urban design; how is the role of the designer defined in these mechanisms; do non-designers have any direct or indirect role in urban design, in what dimension the influence of these non-designers can be seen more, and what is the significance of this dimension in the creation of urban spaces; is there a need for specially educated design professionals to create urban space, if so, what should be the qualifications of these professionals; what role does the formal education process has in the acquisition of these qualifications; what are the duties, responsibilities and liabilities of an urban designer, who determines the limits of these responsibilities and liabilities are touched upon as crucial and very relevant issues in urban design. Finally, it is discussed that, due to the dynamism and complexity of the decision-making process in the creation of urban spaces, the qualifications of the professional who works in this arena has to be extensive, thus, it is stated that, successful urban design requires the collaboration of professionals each equipped with a different facet of the necessary expertise.

STRUCTURING AND RESTRUCTURING URBAN SURROUNDINGS AN APPROACH TO URBAN DESIGN

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This essay attempts to posit a prepositional formulation of a practical approach to urban design. It articulates ten principles which comprise a specific working method and its justification. Due to extreme sensitivity to local characteristics, both physical and abstract, the ten principles have special relevance to projects of urban restructuring.

1. Artistic Intentionality. Following E. Cassirer: rediscovery and intensification of the reality towards the endless formal possibilities in potential.
2. Ad-Hoc and Ad-Interim Ideal Image. Establishing an 'individual law' for a place, a time and a designer.
3. Reading of Forms. Reading within the integrative contextual map yields the urban generators.
4. Hierarchical Activation. Minimum of three phases: the preliminary, the central, the critical.
5. Potentiality and Actualisation. Passing over from the potential to the more actual requires interpretation.
6. The Geometry of Generators. The generators create a clear, legible set of lines, points and planes.
7. Metaphors. Metaphors define attributes of content and form of urban elements.
8. Internal Relationships. Mutual influence of urban elements in immediate vicinity.
9. Dialectical Transformation. Advancing between phases of urban design concerns interpretation, refinement, actualisation, increase in number and complexity of elements.
10. Coherence and Enrichment. The dialectical process of urban design must retain its unity.

The position taken regarding urban design is not an ultimate or permanent truth. It is merely one of several possible approaches, similar to the status of a scientific hypothesis. By means of rational discussion and criticism, this position may be modified, become more clearly defined, improve - or collapse.

Nevertheless, and with all the relativism presupposed, the approach defined herein is a unique and unified system of urban design, which cannot be reduced to any other discipline. It is the author's hope that the article will give rise to greater introspection and self-awareness in urban designers.

STRUCTURAL PLANNING: A NEW PARADIGM IN THE METHODOLOGY OF PLANNING SPATIAL CHANGES

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For a long time, planners have been looking for a new methodological paradigm to successfully replace the C.I.A.M. principle of arranging larger spatial system over a long period of time. This contribution to the 8th A.E.S.O.P. Congress demonstrates a method of effectively changing the planning of the form of the urban organism to create a kinder environment for man.

Urban form is a system (a whole) consisting of several interrelated substructures. They are: a sustained structure, a structure of transformation, a functional structure and a structure of public space. Each substructure is composed of parts that form a whole on the basis of laws of their existence. The whole may be changed by changing the parts. The parts are the existing reality. Actual changing of urban form consistent with that which already exists is what introduces change into the structure. On the basis of the properties of its constituent parts and laws changed parts must connect into a unique and already existing whole. In the case of urban form, these parts and laws can only be recognised through reading, understanding and evaluating the model of the form of urban structure as the basis of a morphological analysis. Models of urban morphological structure are planimetric representations of individual substructures and their components. In the case of morphological analysis, the laws relating the parts to the whole are terms taken from Euclidean geometry (network, axis, straight line, curve, centre, centre of gravity), terms derived from composition (rhythm, symmetry, sequence) and from algebra (identity, reciprocity). On the basis of this model, one can evaluate the quality of individual substructures and their components according to criteria of composition and the degree to which geometrical and algebraic terms are present. In urban environments, morpho-structural analysis is used to identify underdeveloped structures or their parts where change may be introduced. The changes are realised in accordance with geometric, compositional and algebraic laws of the analysed structure.

The structural approach to change planning in urban environment has been tested by our department several times. Among the more successful cases, the Structural Plan of Vodmat – Nove Poljane in Ljubljana, the capital of Slovenia, should be mentioned. This is followed by a slide presentation of planimetric models of urban structure and by the proposed structural plan of this town area.

1Levy: Contribution au projet urbain; Le plan et l'architecture de la ville, p. 150; Cluva, 1989, Venice.

DESIGN POLICIES FOR DEVELOPMENT PLANS

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The British Government recently commissioned a study of design policies in English local plans in order to provide local planning authorities with clear guidance on how to frame such policies. A study was made of 70 current local plans closely analysing their design policy content and this revealed a wide variation in quality, comprehensiveness and expression of policies. It also revealed an expanding design agenda embracing public realm, landscape and sustainability issues and an increasing integration of natural and built environment concerns in the more progressive authorities. However, most authorities remain locked in to a narrower conception of design more closely linked to traditional architectural and townscape concerns and urban conservation issues.

A good practice guide has been developed for policy writers and adopted as recommended practice by the government. However, despite recent legislation increasing the status of development plans, such policies are not as precise or legally binding as equivalent policies in other Western European planning systems. They tend to be rather general and open to wide interpretation. Attempts to make policies very precise, very detailed or very rigid are strongly discouraged by Central Government who carefully vet plans prior to approval. So the development of effective design policies remains problematic and subject to Central Government support at appeal.

The good practice guide recommends a number of basic principles to underpin policy formulation. These include the importance of basing policies on appraisal of the local context (physical, natural and social), the importance of adopting a wide definition of urban design as the basis for policy, the importance of encouraging the use of architectural skills and contemporary design, the need to place greater emphasis upon landscape, the value of conceptualising design as a process in all policy formulation, the utility of setting out key design considerations or criteria as the basis of policy, and the value of collating all supplementary design guidance and appraisals as a coherent volume of design advice.

THE MEANING OF HISTORY IN THE PROCESS OF CREATING THE URBAN PROJECT IN ITALY AND IN FRANCE

Patrizia INGALLINA
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Problem of urban interior development is common of some European countries. The morphological complexity of urban growth and necessity to understand its mechanisms, in order to attempt new assertions in terms of project, give rise to a new attitude. One makes that the urban project the final moment of a synthesis involving a rereading of the historical, architectural and programmatic level of reality so as to recognise within the city the processes of genesis, growth, stabilisation and decline of its structures following logical transformation sequences. The object of this intervention is to analyse the relationship between urban culture and practice in Italy and France and particularly the different patterns of urban growth that reveals the operative methods related to two different mentalities. These differences concern mainly the meaning of history and the role that it has to play in the process of creating the urban project. Since 1950, in Italy history, as recomposition of the elements forming the urban space, is an integrating part of place. The city development is done according to the conservation of these elements which are originated from the sedimentation in time of established and consolidated cultures. The contemporary projects are inspired by this tendency, but there are many difficulties in the practical application of this fine theory. In France history means identical reconstruction of the districts the most representative of the city. The revaluation of these districts consists of the reconstitution of its urban original image as a whole. Above the urban project concerns only in operations of substitution of the existing urban spaces. The efficient operative urban instruments permit total or partial changing of whole districts in central places of cities. Urban rehabilitation represents a trial to stop the urban growth by substitution and conservation of part of the urban tissue. What does rehabilitation mean?

THE DISAPPEARING PUBLIC REALM

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What is the nature of the public realm in the evolving metropolis? Many forces are changing the nature and use of public space—concerns for safety and liability, increasing dependence on telecommunications, decline in public revenues and the privatisation of many amenities, and an increasingly pluralist society. Some observers of American cities assume that the need for public space has declined to the point of being non-existent, especially in areas of recent development. Meanwhile many designers and planners continue to look to Europe for design models for urban public space, but is there any relevance given a social and historical context totally unlike that of the United States? This paper will address the following questions:

1. What is the nature of public space in the evolving metropolis: its form, ownership, and management.
2. How are public spaces used in urban edge communities? Are there unsatisfied needs for public spaces?
3. Is there any evidence that new forms of public space are emerging?
4. What does "public realm" mean in our increasingly multicultural society? Is there a basis for shared public space? What are the implications for planning and urban design?

SOME INVESTIGATIONS ON THE QUALITIES OF 'URBAN PLACES'

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Liveability standards, whether for urban or for suburban developments, have often been excessive. Like western counterparts many metropolises of the developing world have destroyed the traditional urban qualities. Liveable streets and neighbourhoods are primary requirements for any good urban fabric in existing cities or new developments. Many characteristics such as clean air, vegetation, open space, pleasantly scaled and designed buildings can be incorporated into the physical fabric of the city.

The best urban places have some mixtures of uses. The mixture responds to the values of publicness and diversity that encourage local community identity. Excitement, spirit, sense and exchange are more likely when there is a mixture of activities located with a certain density. Diversity, the possibility of confrontation with the unexpected, stimulation, are all more likely with many buildings than with few sharing the same ground areas.

Buildings and other space elements in the urban environment should be arranged in such a way as to define and even enclose public space, rather than being erected in space. The space should be defined to carry some psychological values such as intimacy, belonging and protection.

Places surrounded by buildings are more likely to bring people together and thereby promote public interaction. Buildings and spaces with complex arrangements and relationships are needed in order to establish the essential quality of urban place. The elusive notion of human scale is associated with this arrangement.

The above qualities of urban places are scrutinised and analysed in some Turkish urban environments, historic and modern. The traditional settings are more rich and obtain the essential characteristics of liveable places in comparison to recent urban neighbourhoods.

HOW URBAN DESIGN CAN HELP TO CREATE A MORE EUROPEAN CITY: CASE STUDIES OF LILLE AND LEEDS

Lindsay SMALES
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This paper is based upon comparative case studies of Leeds, England, and Lille, France and assesses the ways in which both cities have attempted to use urban design as a key component in their efforts to become more 'European'.

The urban environmental quantities of both cities are examined in the context of recent definitions for good practice in the design of central areas. In particular, the paper focuses upon the lessons to be learnt from the ambitious 'Euralille' scheme and the design and development projects co-ordinated through the 'Leeds Initiative' programme.

The paper highlights the similarities and differences in these two approaches towards the creation of a more 'Euro-centric' metropolis and draws conclusions regarding the extent to which Lille and Leeds adopt or contradict contemporary, design-based guidelines for the creation of successful places.

DEVELOPMENT OF A DESIGN APPROACH TO IMPROVE THE QUALITY OF SPACE IN HOUSING ESTATES

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Gazi University / Turkey

Many housing estates which have been created during the last ten years can be considered to be poor in terms of the quality of outer space and its relationships with buildings. They are made of mostly high rise apartment blocks surrounding open spaces which neither have much identity nor any function.

Buildings and open spaces are two essential elements of an housing estate. Their sensible interaction may help to create a respectable environment with high qualities of life. This is would not be attained only by a skilful architectural design of buildings or a masterly landscape arrangement without taking into consideration their interaction. If economic conditions necessitate building high rise apartment blocks, this should not only lead to the rise of the height of the conventional rectangular buildings. Interesting architectural solutions have to be sought in designing multi-story apartment housing. Design has to begin from the inner space-outer space relationship and proceed by taking into consideration the principles of creating a defined outer spaces within the framework of the urban fabric in which the new housing estate will be located.

Alternative urban design proposals have to be prepared both to give the feeling of spaciousness of outhter space to this people who would be looking from inside the buildings, and create a functionally well defined space between buildings.

URBAN HERITAGE

URBAN TOURISM AND THE DEVELOPMENT OF A CULTURAL QUARTER - CASE STUDIES OF TEMPLE BAR (DUBLIN), IRELAND AND SHEFFIELD, UK.

Hoe LIM
University of Central England / U.K.

Most capital cities posses distinct quarters that are often associated with artists and other cultural entrepreneurs and their respective lifestyles. It is in these areas that an agglomeration of the avant garde, the precursors of new ideas and styles, are to be found. In a sense they present qualities that are unique to city living. Of late there has been a recognition that such areas can make an important contribution to the revitalisation of the city. Central to this, is the belief that the integration of these areas into a widely based revitalisation project can help provide the catalyst for physical and environmental improvement through the attraction of tourists and capital investment.

In seeking to exploit their potential, city planners have increasingly sought to promote and demarcate such areas as cultural quarters. This has in extreme cases resulted in plans for the provision of new facilities and the attraction of suitable cultural activities. This would however appear to be a contradiction, since in most cases the vibrancy and innovation found in most existing quarters have been a result of unplanned and unintended development occurring over a long period of time. There is little to suggest that this complex interplay of factors can be artificially created and successfully implemented in a planned area of a city. This paper discusses these issues further by drawing upon case studies of Temple Bar (Dublin), Ireland and Sheffield, UK. It traces the development of both these areas and derives particular lessons that can be learnt from their experiences.

Hoe Lim
University of Central England

**"TOURISM; AN ALTERNATIVE IN THE SEARCH OF SOLUTIONS TO
ECONOMICAL PROBLEMS IN URBAN CONSERVATION"**

Zuhal ÖZCAN, N. GÜLTEKİN
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Türkiye possesses a rich cultural heritage from various periods surviving till today. Parallel to the touristic movements of the world, especially after 1980's, the efficient revitalisation activity, both for the archaeological remains and for the monumental and civil architecture examples, has been realised by tourism. For the sake of the continuity of civilisations, cultural heritage can be preserved by the help of tourism.

Cultural tourism brings the chance of physical continuation and economical revitalisation for conservation and economical revitalisation for conservation areas, which compose the identity and memory of a settlement mostly in ruined conditions. On the other hand tourism in the direction of its own demands, causes to physical and social changes, transformations and even destruction's.

The paper will include the deterioration of cultural properties (basically traditional houses) sacrificed for the economical profits within the dilemma of tourism and conservation. The concerning buildings are under the pressure of being deteriorated structurally, functionally, environmentally and locationally.

Dwellings that are to be preserved are mostly the subjects private ownership. Parallel to the national tourism policy owners have the right of using individual investment supports, giving them a chance for functional changes. Among the alternatives, tourism causing to rapid income rise, is accepted easily but results are mostly uncontrollable.

In conservation zones where tourism will be introduced the decisions and the rights of sharing financial sources must be the common opinion of owners, users and investors.

For these reasons, the paper will discuss the conservation cost (restoration and maintenance) in their refunctioning for touristic activities, the rights of using and, social, legal and planning aspects depending on the owners/users/investors.

The case will be tested in a settlement where historic zone is a part of the city and in another where the tourism sector is highly appreciated, like Ankara-Kaleiçi and Antalya-Kalkan.

URBAN DESIGN AND TOURISM

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Tourism has assumed great importance in the second half of the twentieth century. Apart from the social interaction and the cultural value of tourism, it has fundamental implications for the economy of most countries, and particularly for many developing countries.

Urban Design and Tourism

At first glance the connection between urban design and tourism seems tenuous. But on closer examination it becomes apparent that Urban Design is a major contributor to the basic infrastructure of a successful tourist industry.

It is possible to categorise tourists into two main groups. The first group includes those, generally from the northern countries, who seek sunny beaches and warmer climates and the attendant festivities and activities in large open squares. Generally the tourists are accommodated in new high rise developments and the public open spaces, often old traditional urban centres, are now virtually large squares beset by traffic problems.

The second and perhaps more discerning group of tourists are those who appreciate the culture and heritage of the country as much as the quality of the environment. The venues are generally older urban centres which do not merely need to provide the comforts and facilities demanded by the modern affluent tourist, but also need to cope with the traffic and the necessary infra-structure.

The Urban designer must strike a careful balance between provision for tourists and the impacts of such provision on the environment. After all, the tourist is primarily seeking the environment of the place, which must be preserved.

This paper is concerned primarily with the latter group of tourists and draws upon investigations conducted in South Wales as case studies. A programme of Urban Regeneration was launched about seven years ago in South Wales, an area which has been developing quite a successful tourist industry. The authors were commissioned by the Welsh Office and by the Civic Trust to conduct an evaluation of the Valleys Initiative and Urban Regeneration Programme, respectively. The paper will consider the impact of these programmes on tourism in the area and will conclude with a summary of the policies that may be adopted in similar circumstances.

CONSERVING URBAN HERITAGE IN EASTERN EUROPE

Tim WESTLAKE, R. HAMMERSLEY
University of Central England / U.K.

This paper uses the Czech Republic as an example of the problem of securing urban conservation objectives at a time when the economies and societies of Eastern Europe are undergoing fundamental change. The recent break up of the Eastern bloc has exposed a vast tract of Europe not only to eager tourists, but also to those who are concerned for the conservation of historic townscapes. It is now much more widely realised in the 'West' that the towns of the 'East' contain a storehouse of valuable assets, with exciting prospects for the understanding, enjoyment and promotion of urban heritage. It must also be realised that these assets are under threat from insensitive exploitation, the poverty of maintenance agencies and the march of unthinking commercial redevelopment. Those from both East and West concerned with urban conservation need to raise awareness amongst relevant controlling authorities about the wealth of heritage and suitable conservation policies. In the Czech Republic the politics of communism inadvertently protected most historic town cores from commercial redevelopment, but has left the building fabric in urgent need of maintenance and restoration. The issue for Czech conservationists is how to control the pressures for urban change in a way which supports asset protection and maintenance investment. Any development of conservation policy is likely to be hindered by the governments' 'entrepreneurial' approach to urban redevelopment and its continual encouragement for mass tourism to historic centres.

HETEROGENEITY

CITY NETWORKING TRANS EUROPEAN NETWORKS AND SPATIAL POLICY.

Richard WILLIAMS
University of Newcastle / U.K.

Networking is a word used with increasing frequency in the context of European integration. This paper will explore its different forms and discuss the different meanings and concepts implied by the term network and significance of networks as a component of spatial policy at the European level and as a strategic context for city and regional planning. It will not be confined to the EU, referring also to candidate countries, EFTA and central and eastern Europe. City networking under the RECITE Programme, or through associations such as Eurocities, is widespread though not widely discussed in planning literature. Its purposes may include lobbying, policy-development, city marketing, technology transfer. Title XII of the Treaty of European Union provides for Trans-European Networks. These may take the form of transport infrastructure, telecommunications and energy networks, for example. As proposals develop, these will interact not only with other EU spatial policy (Europe 2000+, etc.) but also with member-state spatial policy. Issues include (1) why do cities get involved, (2) does it lead to new spatial or non spatial relationships and opportunities, (3) implications for practice and education.

THE INTERNATIONAL SCIENTIFIC CO-OPERATION FOR THE 21ST CENTURY CITY: A CULTURAL AXIS EUROPE-ASIA

Corrado BEGUINOT, A. NOTRANGELO, A. CASOLARO, F. P. CILENTO
Università Federico II di Napoli / ITALY

If we look at the most important western and eastern cities, we can observe how phenomena such as environmental decay, high level of urban congestion and low level of quality of life represent problems that characterise these urban realities more and more, in a way that does not depend on their geographic and cultural area. The world scientific community must take these problems into account in order to work out new ways of intervention in the city and in the territory.

The co-operation, meant as relation of international collaboration through the transfer and the exchange of knowledge, can be considered a tool for achieving this aim. This action must take into account the important transformations which have affected the world scenery such as the increasing need of environmental safeguard, the demolition of the ideological barriers between East and West of Europe, the world reorganisation of the productive activities and the trend of a gradual overcoming of the space proximity constraint made possible by the idea of telematics proximity.

The research and experimentation activity of I.Pi.Ge.T. (C.N.R. - Naples) and Di.Pi.S.T. (University of Studies "Federico II" - Naples) has been developing in this direction, which has considered the "network of observation" establishment, arranged through the interaction of points collecting information placed in different world realities, as the most suitable tool for determining the local aspects of the general problems as well as for making the comparative observation of the processes of development and growth of some big cities of the world.

The activity developed by the "observatories", through the presence of Italian researchers at foreign university departments and research institutes, gave rise to work out project-programmes of co-operation along the cultural axis Europe-Asia, aiming at summing up all the knowledge acquired and at determining the programmes of intervention.

In the realities investigated, starting from the western ones (Barcelona, Delft, Moscow, Newcastle upon Tyne, Seville) to the eastern ones (Jerusalem, Harbin, Pune, Tokyo), we have pointed out the problems showing a higher level of complexity, which need a meta-project testing.

The determination of the purposes, starting from the consideration of the characteristics of the urban and territorial reality, represents the purpose of the international scientific co-operation aiming at showing the ideal city where the human beings of the 21st century should live.

PLANNING IN HETEROGENEITY AND FOR CULTURAL COMPATIBILITY: THE CASE OF LODZ-POLAND / THE SITE OF FABRIZNA STATION

Leslie FORSYTH, Andrea HAASE
RWTH Aachen / GERMANY

Subject

The contribution reflects on the needs of planning for an urban situation with a wide range of potentials for development but without any pressure for investment. For most of the old industrialised towns any potential of development is based on the existence of a heterogeneity of urban structure elements with large sites, either derelict or traffic used - phenomena of decline. For a city being alive the potential of development is mostly based on clearly defined spatial units, blocks or quarters - defining spatial and social identity. In order to link the relics of history up to present and future and to create a continuity of development within a new identity of time and place for a new period of the "city to be alive", the heterogeneity of urban structure and spatial and social units are important "images" to be followed as a frame for "cultural compatibility" which stands for the impulses, needed by a "city being alive" and only given by areas offering space for housing to live in.

Town and Site of Example

The selected town of example is Lodz-Poland; the chosen site of example is the area between Fabrizna-station, as a potentially main regional railway-station for daily commuters, and Piotrkowska-street, as the actual main commercially used and commercially laid out pedestrian area, a long shopping axis in the town, dividing the town into two sides. The site of example between the axis and the station is looked at as a potential for a new kind of densified urban development which follows the ideal of the "town of short ways" bringing together the increasing tertiary sector as part of a mixture of uses, including housing in inner city areas, with a new understanding of public urban space and public transport. Heterogeneity of structure elements and cultural compatibility are aims for the development of the site-yet, contradictory to the current trends of still reducing the degree of housing within the town and cutting through inner town blocks in order to widen the street network for cars. The contribution refers to the one year experience of supervising a students' project in co-operation with the faculty of architecture, Polytechnic Lodz, including discussions in Lodz and Aachen.

Structure of Contents

1. Discrepancies in time and space - the meaning of "progress" in terms of a locally based urban development.
2. "Urban heterogeneity" - general and local specific elements: the case of Lodz and "Fabrizna-station".
3. "Cultural compatibility" - general and local specific elements: the case of Lodz and "Fabrizna-station".
4. Conclusions: planning aims, strategies, long term process of implementation.

PLANNING AS CONTROL: POLICY AND RESISTANCE IN A DEEPLY DIVIDED SOCIETY

O. YIFTACHEL

Ben Gurion University of Negev / ISRAEL

Research into the theory and practice of urban planning has usually focused on the capacity of planning to contribute to the attainment of 'positive' societal goals, such as residential amenity, economic efficiency, social equity, or environmental sustainability. Far less attention has been devoted to the capacity of planning to promote goals of an opposite nature, such as social repression or economic retardation. In particular, the links between planning policy and the problems of ethnic minorities are yet to be widely explored.

This paper focuses on those under-researched issues, by examining in detail the planning and development of Majd el Krum - an urbanising Arab village in Israel's Galilee region. It first proposes a theoretical framework to analyse the ways in which spatial planning can be used as a tool for controlling disadvantaged groups, primarily for the purpose of advancing majority interests and preserving a hierarchical social and political order. It then traces the use of planning in Israel to control, contain and constrain the growth and development of a typical large (and urbanising) Arab village.

The analysis demonstrates in detail how planning policies, which were conceived by the early founders of planning as tools for reform and modernisation, can be systematically used for the opposite purpose of controlling a minority population. The control of the Arabs in Majd el Krum was put to practice through the territorial, procedural and socio-economic dimensions of planning policies. The paper then examines the consequences of Israel's control policies in the village, focusing on Arab protest, electoral behaviour and extra-parliamentary activity. The evidence shows that role of spatial (planning) policies in triggering resistance has been significant. Finally, the implications of the findings to planning theory and policy are discussed.

PLANNING AND DESIGNING FOR CHANGE AND HETEROGENEITY REQUIRE NEW INSIGHTS INTO HUMAN DIMENSIONS

Ertürk İŞKPINAR

İller Bankası / TURKEY

The search for new philosophical views and novel approaches to urban planning and urban design in the last three decades has brought the importance of the human factor involved in the urban environment. The terms local, regional, global have been key words almost in all matters pertaining to fields concerning the environmental issues. The basic philosophy of modernism has been tested versus post modernism and new terminologies as post-urbanism have been introduced. Cultural identity, urban quality, new life styles and other related concepts have been the goals of urban research conducted. The term townscape has been dissected to yield the concepts of builtscapes, landscape, ethnoscape, euroscape.

In spite of all the elaboration's and speculations of the resolution of urban life, the gap between urban planning and urban design persists. Urban ecology is looked into as a most suitable discipline in this context so far as ecological variables are concerned and the possibilities of relating these variables to societal and economic spheres is attempted. Another field of common concern is the field of environmental psychology. Novel approaches with wholistic value, such as "transactionalism" with its ecological and contextual dimensions, are being formulated in this field.

The common problems encountered in today's urban environments are related to issues such as the effects of population densities, preferences of housing and working places, the quality of public buildings and squares. Aesthetic and functional dimensions of urban environments are questioned. Urban environments with social and physical dimensions not favoured by the dweller have been proved to effect mental well-being, creativity, crime rates. Especially in the main European cities where "changes" in life styles may be expected and social "heterogeneity" is more frequently observed, the above issues may cause multiplicity of urban problems. Environmental psychology offers techniques and methods to evaluate these urban issues with emphasis on the urban dwellers' attitudes and preferences. In the paper, the possibilities of enhancing environmental psychology in evaluating the environmental and urban strategies in the consideration of planning for "A Broader Europe", with emphasis on practical work conducted in the City of Istanbul and other Turkish cities and towns, will be considered.

LOCAL PLANNING ON WOMEN'S CONDITIONS. EXPERIENCE FROM SIX NORWEGIAN COMMUNES.

Jorgen AMDAM
University College Galway / IRELAND

Six rural communes in Norway participated in a National Project "Commune Planning on Women's Conditions" where participative methods were used to engage inhabitants in strategic planning for local development. Why did the process function a lot better in Ramnes and Leksvik than in Bremanger and Nesna? The answer to this question is central to any strategy geared toward the involvement of the local population and officials from relevant organisations in such processes.

During the three-year planning process each commune got the same economic support (salary for a project leader). A well qualified technical support group was established at national level and each commune (including project leaders, project groups and local leaders) was given equal support in the form of education, training, evaluation and other inputs.

The planning process was organised in stages which corresponds with the basic stages of the strategic planning and management model. All six communes followed this process which started with education and training in planning methods and processes in autumn 1989 both at national level (project leaders and project groups) and at local level (local leaders: administrators, politicians, local organisations, etc.). This support was deemed to be significant for the planning process by approximately 50% of respondents who completed an evaluation questionnaire.

This training was followed by a broad mobilisation of inhabitants where visions and strategies were formulated and selected. 44% of our informants were of the opinion that the planning process reached most inhabitants; lowest in Sundal (25%) and Gausdal (35%) and highest in Nesna (58%) and Leksvik (77%). All projects produced a strategic plan on women's conditions and a 4-year action programme, as expected. This process worked well in all communes, but the political and administrative engagement in mass meetings, in group work and in hearings was lower in Bremanger and Nesna than in the other four communes.

A GENDER PERSPECTIVE IN PUBLIC CONSULTATION IN THE UK.

Christian J. BOOTH
Sheffield Hallam University / UK.

This paper will explore the development of a gender perspective in public consultation in the UK. It will build on the work of a handful of UK local authorities, who successfully experimented with ideas of popular planning during the 1980s. This paper will examine lessons that were learned from local authorities such as the GLC and Sheffield, who unashamedly adopted a gender perspective in their work on development plans and public consultation. More recent case studies will be examined that challenge the notion of a general public interest and have specifically developed innovative approaches to consultation with women's groups in the community. The case studies will focus on three broad areas: the political context; techniques; and the power and influence in the decision-making process.

Finally, the paper will attempt to evaluate the broader lessons that can be learned in the UK and in Europe.

**SOCIAL AND FUNCTIONAL DIVISION OF SPACE IN NEW YORK,
A HISTORICAL APPROACH**

Clara CARDIA
Polytechnic of Milano / ITALY

The paper presents an analysis of the functional and social organisation of space in New York from the beginning of the XIXth century up to World War II. It describes the extraordinary territorial mobility of the population and gives an interpretation of the mechanisms leading to the creation of large slums areas in different parts of the city.

The Chicago School has set the lines for a general thinking on the social and functional division space in American cities. In relation to this pattern New York has always been a partial exception due to the unicity of its pattern of growth as well as of its geographical shape.

The paper is based on the results of a study which has extended over several years and produced a detailed knowledge of the evolution of the New York metropolis. The author has produced a book, published in French in 1987 (see enclosure), dealing with the XIXth century, and is now finishing the second part of the research, covering the first half of the XXth century. This second part should hopefully go for publication next year.

The paper will demonstrate that during the XIXth century the immigration waves have changed the organisation of space inherited from the XVIIIth century and established a pattern which lasts until World War I. This pattern based on the proximity between work place and housing for the lower classes and on the conquest of new prestigious spaces for the upper classes changes after the War. The new composition of the immigration and the expansion of the middle classes create a new model of distribution, with new concentrations of poor population far removed from working areas.

**AN ANALYSIS OF THE BUILT ENVIRONMENTAL
IDENTITY WITH RELATION TO THE HETEROGENEITY**

Olcay AYKUT, S. LÖKÇE, H. KAPLAN
Gazi University / TURKEY

Topic: Planning in heterogeneity and for cultural compatibility.

The paper aims at to provide a critique of the turbulent built environmental setting, reinforcing the sentimental and image disorders and in consequence, raising difficulties in imageability and identity of the built environment.

Hence the paper provides an interrogative approach to the issue of heterogeneity, especially within the rapid urbanisation in developing countries which is incongruous with the urban identity and the quality of urban life concepts.

Within this frame, linkages of heterogeneity misuse of heterogeneity urban identity and image disorder and the role of direct transference of socio-spatial ideologies and notions of modernist and post-modernist movements, related cultural and ethical issues are analysed by some spatial cases from Ankara with respect to their contribution to the quest of urban identity.

EFFECTS OF THE EXISTING AND THE RESIDENTIAL AREAS IN ISTANBUL ON THE INDIVIDUALS AND THE CITY

Ayşe ÖZTÜRK
Yıldız Technical University / TURKEY

It has been observed that people's residential needs cannot be efficiently solved in some countries on low incomes, and low -average incomes. One of the effective factors which contribute to the growth of people's residential needs is fast increase in population.

In Türkiye which is one of the low-average income countries, residential needs have been being a serious problem in cities due to the 2% increase in population and mass migration from countryside to the cities.

Istanbul's populations with the 45% increase has been growing about 450.000 persons in a year. Besides, the income level of individuals is basically in a low standard that is not enough to buy a house. Thus housing requirements in Istanbul have always been in agenda, and growing year by year.

The individuals that cannot be owners of a house by legal ways either spend big percentage of their income for renting a house, or try to built their own house without an authorisation. Therefore, most of the buildings appear in the city without an efficient planning, and the quality of the spaces within the buildings does not even have required average standard.

The factors such as insufficiency of area in the city center, the high cost of infrastructure, and the high prices of the land make people to built high rise buildings rather than two-three storeys houses. The building with inefficient planning and infrastructure, and low quality affect the individuals' life and the scenery of Istanbul.

In this research some of the existing and new residential areas in Istanbul will be selected, and the environmental structure of those of areas will be examined. The effects of those of residential areas to individuals' biological and psychological condition, and social life will be stated. Finally, those of effects related criteria will be set that the authorities and the individuals in the city can work together to make the life and the city better.

HOUSING PLANNING

LOCAL HOUSING PLANNING IN THE UNITED KINGDOM AND THE UNITED STATES

Robin BOYLE, G. SANDS
Wayne State University / USA

The 1980s were a time of considerable change with respect to government housing programs and policies in both the United Kingdom and the United States. Both national governments greatly reduced their commitments to housing assistance during this period and sought to enhance the role of the private and non-profit sectors. At the same time, they mandated that local housing agencies undertake sophisticated strategic planning efforts to meet the needs of low and moderate income households. Corporate style forward planning would provide the means by which local housing authorities would organise to address housing needs.

The translation of these national priorities into programmatic realities by the local governments in both countries has generally resulted in failure to attain most of the objectives set forth at the national level. Meaningful strategic planning, as well as the allocation of significant resources based on these plans, has simply not occurred in either country. The lack of any real incentives from the national governments to undertake substantive strategic planning for housing, along with the general absence at the local level of the institutional capacity to do so, has resulted in little more than pro forma efforts to meet statutory requirements. Absent the allocation of significant resources, substantial capacity building efforts for local authorities and the linkage of housing strategies to the land use planning system, it seems unlikely that any real housing progress will be achieved by the present system. In fact, the new housing planning systems that were created in both countries may hinder rather than facilitate the achievement of real housing improvements.

ECOLOGY, ENVIRONMENTAL IDENTITY AND PUBLIC HOUSING

Alper ÜNLÜ
Istanbul Technical University / TURKEY

Environmental identity is a multidimensional concept concerning several factors. To discuss this concept within ecology in terms of "oikos logos" may bring out different considerations. This concept primarily is a part of social interaction of people, on the other hand it is related to use of environment and life forms which can be defined from pre-modern to post-modern societies.

Planning and designing of public housing should be taken as important issue for using ecological resources and benefits for segments in the formation of environment. Implementation of public housing is one of the common examples reflecting ecological parameters and the level of social interaction and preferences. Public housing implementations based on the quality of energy or sources and the consuming strategies directly influence biological, physical, sociocultural and psychological environment which could be argued within personal taste, attitudes, communal or cultural values.

Regarding to this framework, this paper intends to argue two projects implemented in Saudi Arabia. Both projects although they are governmental projects, each of them brings out different outcomes and identity problems. One of the project is Dammam Public Housing which is so called "crash houses", other is a newly executed one which is titled Abha Public Housing.

Dammam case presently implies a result of inadequate identity problems regarding low social interaction and rejection of imported housing models and symbols and disastrous end of design and planning processes without considering any prediction about human responses and values. Comparatively, Abha case is a better solution, however planning and design wise houses are inflexible solutions like creating a blockade for expandable solutions derived from personal attempts and identity.

This comparative study is concerning outcomes of two public housing implementations and both indicate that the importance of the balance of environmental identity and ecological parameters. This discussion intends to present which parameters primarily should be taken first or should be converted as design criteria or principles in the "mega housing projects" in the city levels."

INVOLVING TENANTS IN HOUSING REFRUBISHMENT AND REDEVELOPMENT: THE EXPERIENCE OF HOUSING ACTION TRUSTS

Steven TIESDELL
University of Nottingham / U.K.

This paper looks at the methods and processes currently being used in two Housing Action Trusts (HATs) in order to involve the tenants in the decision making process. In Britain, HATs were introduced under the 1988 Housing Act as a means of securing the improvement of areas of seriously run-down local authority housing. By a popular vote of the tenants, control of the area is transferred from the local authority to the HAT Board. Substantial amounts of Government funding has been made available for the HAT to undertake major physical, social and economic regeneration. According to Government direction HATs are to be firmly based on the principle of full tenant participation in planning and decision making.

The paper briefly reviews the concept of tenant involvement and the related issues of empowerment and manipulation, expanding and developing Arnstein's ladder of citizen participation as an analytical tool to attempt to assess whether there is an authentic empowerment of the tenants or whether they are being (paternalistically or benignly) manipulated.

The case studies are the Waltham Frost HAT in London, comprising 2,400 dwellings on four estates where the HAT will spend £170 million over the next ten years and the North Hull HAT, comprising 2,084 properties where £55 million will be spent.

ENGLISH PARTNERSHIPS (E3) : A CATALYST AGENCY TO PROMOTE PARTNERSHIPS - LED URBAN REGENERATION

David WHITNEY

Leeds Metropolitan University / U.K.

This paper examines the potential of English Partnerships - the renamed Urban Regeneration Agency - to further fresh partnership responses to urban regeneration issues, considered against the already rich background of partnership styles and institutional forms which has characterised urban policy in Britain, as well as Europe and USA, through the 1980s/early 1990s. Urban development partnerships have proliferated in Britain in response to shifts in central government ideology, promoting private sector interests and constraining local government powers and resources, as well as the needs of economic restructuring. Many new structures and ways of working have evolved. At the end of the year the Leasehold, Housing Reform and Urban Development Act 1993 established a major new agency specifically - reflected in its logo above - to foster and promote 'all the talents' in recognition of the over-riding desirability of all sectors and interests working together in regeneration. Against a consideration of the experiences and issues of urban partnerships in Britain and elsewhere - aims, partners, effects, beneficiaries, opportunities and dangers - the paper explores the potential and evidence of progress of English Partnerships as a major intended catalyst to urban regeneration.

HOUSING POLICY / MASS HOUSING

NEW HOUSEBUILDING AND THE PLANNING SYSTEM: SOME ASPECTS OF CHANGE IN THE 1990S.

Christine LAMBERT

University of West of England / U. K.

This paper will report on research carried out on the speculative housebuilding industry in the UK and its relations with the planning system. It will review previous work, including research by the author, on new build housing, focusing on the factors that influence the decisions of housebuilders about how much, what and where to construct new housing, including the influence of planning. In much of the policy debate about housebuilding in the British context attention has focused on the issue of land supply and its interaction with housing output and prices. However housebuilders are the key actors in the supply of new housing, and while planning changes the conditions facing the industry and has an impact on developers decision making, other factors such as the structure of the housebuilding industry and the volatility of the housing market are important determinants of its behaviour.

The paper will then go on to examine the changing conditions facing the industry in the 1990s, including a more difficult demographic and fiscal context, a potentially more rigid planning framework and an increased emphasis on developer contributions to social housing and community provision. This may, amongst other things, restrict the ability of the industry to realise large development profits from land and place more emphasis on the quality of the product and the technical efficiency of the production process. The paper concludes with a brief discussion of the policy issues and draws on experience from other European countries where public agencies play a more proactive role in relation to the development of new housing.

THE STEALTHY TYRANNY OF COMMUNITY SPACES

Paul L. KNOX

Virginia Polytechnic Institute and State University / USA

Over 32 million people in the United States currently live in a residential community association-about 1 in every 7 households in metropolitan areas. Effectively, most of the new urban tissue that has been added to American cities since the 1970s has been equipped with an infrastructure of private governance in the form of one of the more than 150,000 residential community associations that now exist. More than half of the housing currently on the market in the 50 largest metropolitan areas in the United States and nearly all new residential development in California, Florida, New York, Texas, and suburban Washington, DC., is governed by a common-interest community, a form of residential community association in which membership is mandatory. As a result, post suburban America is a web of servitude regimes that regulate land use and mediate community affairs. Caught in the radar of state and federal law, residential community associations pose some fundamental issues that bear directly on post suburban settings: questions of citizenship, representation, consensus and coercion in local governance, equity and efficiency in service provision, lifestyle segregation, social reproduction, and so on. Seen in the broader context of the metropolitan area as a whole, these issues have all sorts of implications: for patterns of land use and economic development, for local politics, for metropolitan governance, and for social justice. This paper examines these issues with reference to a national survey and to case studies taken from the Washington metropolitan area.

MASS HOUSING POLICIES IN TURKEY. REVIEWS OF MODELS AND CASES IN LAST DECADES.

Aykut KARAMAN

Mimar Sinan University / TURKEY

The study deals with housing problems of Turkey where 400.000 housing unit is needed each year.

Housing needs of low and middle income families that have been met by individual and private at tempts during 1980's are analysed. New models for the provision of housing have been discussed along with new policies, regulations and financial institutions after 1980's.

The mass housing practices in Istanbul are particularly examined between 1980-1994. A comparative analysis of the existing models with central and local governmental roles in the organisation of financing, land provision and practices are made.

An union of cooperatives housing which realised 7300 unit housing project in Istanbul is exposed as a case study representing the role of local governmental role in mass housing process.

THE STORY OF A MASS-HOUSING PROJECT IN THE CITY OF ADANA-A FAST GROWING METROPOLIS IN SOUTH TURKEY

Tamer GÖK
Çukurova University / TURKEY

Adana is a large Turkish city in South Anatolian Region, showing the typical characteristics of a newly emerging metropolis, but also exhibiting various local features. Adana has always been a regional centre in its history, being a leader in the territory it has showed autonomous political behaviour.

In 1980's, parallel to the state supported mass housing projects through the whole country, Adana city authorities installed a new town development project to the north of the old city, encompassing a population of nearly 200.000 inhabitants. Initiated by the municipality of Adana, it later was turned to the housing co-operatives of large sizes. Some of the houses are finished and inhabited, some are under construction, and some are still being planned. The process and the phases of development have been greatly altered and new modes of organisation and construction are adapted. The analysis of the mass-housing experience of Adana is of at most importance for the coming days of big housing projects in Turkey and also for the other developing countries.

TRANSFORMATION

SERVICES TO HOUSING, NEW NEEDS AND URBAN TRANSFORMATIONS

Maria Grazia SILVERII
University of Napoli / ITALY

The complex and rapid transformation of needs that characterises modern society, the emergence of new modes of habitation, along with modifications that involve the urban systems and the introduction of new technology are all factors causing the evolution of the demand for, and offer of, services for housing. In order to define an effective response to these new needs it is important to foresee such developments and devise careful planning of these services.

The objective of this study is the formulation of the principles of reference for the reorganisation of the total number of systems to housing both in a physical and functional sense. This formulation must also be seen on the building and urban scale in the light of the transformation induced by the introduction of new technology.

In relation to such an objective, the research has been subdivided into three phases: the study of the evolution of the concept of services to housing in developed societies; the identification of the functional, organisational and distributional aspects that characterise such a system of services; the definition of the possible transformations induced by the introduction of new technology on the organisational procedures and fruition of the services themselves.

The organisational interpretation of these services has been defined on a double scale: the residential space or district and the isolated centre of the provision of the services. Such an approach has allowed the identification of the unchanging factors that characterise the functional and distributional aspects of services to housing. It also recognises the presence of a web of relationships between those activities related to various services in addition to residential services and other functional parts of town. This web can be seen as expressing the systemic character that also underlies the isolated urban environment.

Relating to this, the role taken on by new technology in organisational procedures and the fruition of activities and services concerning the residence, to the building and urban scale, have been stressed.

The results of the study can be pinpointed in the definition of metaproject principles of reference for the reorganisation of services in an 'integrated system', in an innovative context of services to housing. Through such a system it is possible to obtain the synergies deriving from the interaction and integration between the different activities and thus accomplish a deeper integration of the network of services in the urban context.

Such a hypothesis has been thoroughly analysed through the formulation of three scenarios defined in relation to three different degrees of innovation. These prefigure a different organisation of services to the residents, corresponding to changes in the ways of living, working and spending free time.

**THE CHANGING ROLE OF A HOUSING DISTRICT INTO
COMMERCIAL USE: "LEVENT" CASE**

N. Zeren GÜLERSOY, S. DEMİR, A. PAŞALIOĞLU
Istanbul Technical University / TURKEY

Levent which is Istanbul's prestigious housing area, was initially designed as separate houses in the early fifties. The area is faced with a huge conversion movement for commercial reasons during the last two decades. Such inevitable change has, then become remarkable for us and formed bedrock of this study. The reasons in choosing this topic, may be given as this area has never been worked on before. This study may also give social, economic and physical guide lines to professionals for whom in charge of planning. In addition to this, the conclusions and recommendations of the study may provide an updated information for those professionals in their further studies, particularly the ones who practice in public sector. Furthermore, the shift of the trade and commercial axe from the center of the city towards Levent has become evident in the last two decades. This particular movement is probably due to the requirements and demands of the local people for better commercial facilities which have not been there before. Another reason might be the constraints that enforced business environment to explore the area. These criterias will be considered within the conditions that are pointed out above.

The methods which will be carried out in this study, can be given as follows:

- a detailed physical analysis of the area by surveys;
- a social analysis carried out through questionnaire surveys in order to find out special requirements of local people who live and make business in the area;
- interviews carried out with the planner of the area;
- a detailed literature study in order to make comparisons between this case in Turkey and international ones.

The conclusions and recommendations which will be taken from this study will be, then gathered and introduced in various professional organisations in order to provide an updated source for professionals.

**FROM TRADITIONAL HOUSE TO APARTMENT HOUSE 70 YEARS
OF TRANSFORMATION IN İSTANBUL'S 19TH CENTURY
RESIDENTIAL NEIGHBORHOODS: THE CASE OF NİŞANTAŞI.**

Zeynep MEREY ENLİL
Yıldız Technical University / TURKEY

Istanbul, a city of a million inhabitants at the turn of the century, is a metropolis of over eight million today. The unprecedented rate of urbanization due to the changing socio-economic policies since the 1950s exerted immense pressures on the rich historical heritage of the city. Apartment buildings, a form of housing initially limited to upper and upper middle classes, spread to all segments of the population. As a result, the physical fabric of Istanbul's existing residential neighborhoods has been radically altered and "apartmentalized".

In the rapidly expanding metropoliss of the last few decades, the process of physical transformation from traditional house to apartment house was followed by a process of social and functional transformation. While some residential neighborhoods filtered down the social ladder, the others experienced the push of non-residential uses.

Nisantasi is one of those prestigious nineteenth century neighborhoods which, like its counterparts, entered into this process of transformation earlier. It represents various dimensions of change which swept the existing residential areas of the city. Thus, using the information gathered from historic maps and photos, cadastral archives and field studies, this paper demonstrates the process by which Nisantasi has been transformed physically, social and functionally during the period between 1923-1992.

FEATURES OF A HOUSING PLANNING. THE CITY OF MARACAY, VENEZUELA

Elisenda VILA

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Venezuelan Census housing figures are commonly arranged at town's level and an information at intratown's level is currently laid down.

Taking an example from the industrial city of Maracay, where the demographic growth is keeping pace with the national mean value of 2.6%, down the last nine years (1981-1990), the Census housing figures features a complete set of data on building conditions, ownership's titles, as well as overcrowded households, while another partial (25% of households) set of data is referred to water sanitation, garbage collection, house accessibility and to the current rents.

Some of the urban planning related problems specially those referred to the low income residents, may be identified on a similar informative ground.

This paper will show how to use the above mentioned Census housing figures for an urban planning process in the city of Maracay-Venezuela through a planning methodology supported on the Strategic Choice Approach (Friend & Hickling, 1987).

PLANNED - NONPLANNED

PLANNING AND NON-PLANNING IN METROPOLITAN ATHENS -- IS THE PLANNING PROFESSION AND PLANNING EDUCATION ABLE TO COPE WITH UNAUTHORISED SETTLEMENT FORMATION AND THE INFORMAL SYSTEMS?

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In several cities in Europe, as well as in most of the third world, the informal sector is strong. Large segments of the population solve their housing problem in unauthorised, informal and often illegal ways.

There are many reasons and different explanations of this in each cultural setting. People utilising such arrangements often get some kind of solution to their immediate settling problem which the authorities are unable to give them. But very often the formal city plan systems do not recognise this and the planning proposals do not solve the future problems neither for its citizens nor for the city as such.

In Metropolitan Athens, Greece, the problem of the "Afthereta", the unauthorised building activity, mainly as "pirate housing", has been going on continuously since the second world war. This was the poor people's way of getting a house. Now it is used more by the middle class to achieve a second house in the outskirts of the city. The authorities have tried all kinds of remedies to combat the problem (like penalties, laws that accept previous illegal houses if people pay a tax, simultaneously new laws prohibiting future "afthereta", etc.), but in vain. There seems to be no general acceptance among the people as well as the politicians that traditional physical planning is the way to guide the Metropolis. New legislation in 1983 and 1987 and strong efforts to improve the planning system have made some progress on the issue of participation in planning and obtaining areas for common and public purposes without public cost, but "afthereta" continues.

The paper will describe these phenomena, based on my own studies of planning and development in Athens. I will discuss implications for the planning system, and physical planning in general under such circumstances. Is there any way to utilise the knowledge of cultural behaviour patterns to revise formal planning? What will this kind of knowledge mean for planning education?

FORMS OF HOUSING PRODUCTION IN THE NEWLY DEVELOPING RESIDENTIAL AREAS OF METROPOLITAN TURKEY

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This paper aims to investigate different forms of housing production in the newly developing residential districts of metropolitan areas in Turkey.

Three different forms of housing production may be discerned;

- a- Around rural settlements with its own dynamics.
- b- In areas transforming from agricultural field systems into several divided plots around the periphery of the metropolis.
- c- Through housing co-operation

It identifies the problems created by three different forms of housing production as follows;

- * Fragmented and sprawling residential development independent from the existing built environment,
- * High population density and inadequate social and technical infrastructure
- * The integration of these areas with the existing built structure

Esenyurt on the European side of İstanbul, Tuzla on the Anatolian side of İstanbul, Nilüfer on the western periphery of Bursa, are selected as case studies.

The paper identifies and analyses:

- a- Urban image created by these production processes
- b- The relationship between the required and provided social and technical infrastructure with respect to predicted population growth.

In this paper, we aim to identify the factors preventing these areas from integrating with the existing macroforms of metropolis, eventually suggest planning instruments to assist in the regulation of these processes of residential development.

ABSTRACT ON URBAN GROWTH AND DECAY IN SICILY (ITALY)

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Sicily is a large region (25.700 kmq) with 4.959.825 inhabitants (1991), with a density of 201 hab. per kmq., the highest of southern Italy. There are 390 municipalities, in 9 Provinces.

In the last forty years the settings of population i.e. the urban organisation has considerably changed.

In 1951 the total population was 4.486.789. There were 8 cities with more than 50.000 inhabitants (1.341.986, 29,9%) and 268 with less than 10.000, (158.682, 25,8%).

In 1991, with an increase of population of 473.036,9 cities have more than 50.000, (1.877.872, 37,76%) and 285 less than 10.000, (1.147.809, 23,1%).

There has been a considerable decay inside the old sections of the cities, many very important historic centers and a considerable and over dimensioned use of land for new settlements in the greater centers and in the municipalities surrounding the great centers (mainly in Catania and Palermo). The new settlements are generally illegal and not planned. The quality is poor because of lack of planning and design. A great amount of environmental resources have been lost.

Planning objectives in this situation, consist mainly in developing the management of urban restoration with different methods in different urban areas (historic centers, illegal settlements, etc.) and also in the non urban land which is largely compromised and deteriorated despite the large amount of existing environmental and cultural resources.

Palermo, 12.02.1994

IN SEARCH OF HOUSING DEVELOPMENTS WITH HIGH LIVING STANDARDS

Hülya KOÇ
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This paper deals with the approaches related to housing developments meeting human needs and in harmony with nature. Ecological approaches, sustainability and design approaches on the basis of urban design are the main interests of this subject. The main aim is to discuss the ways of obtaining housing environments that users will appreciate to live there while improving the quality of life by balancing environmental potentials and users needs. Firstly, the present housing environments are evaluated. This evaluation is based on observations on one hand and on the other hand, it is based on users opinions about their houses and its environment in a specific mass housing project in the city of Izmir. A household survey was carried out in a group of users. Then, ecological approaches in housing, the development of sustainable housing will be discussed. What makes a community sustainable, what will be design framework, design goals and design principles from the standpoint of ecological approaches on the housing developments are the main questions of this discussion.

INFORMAL DEVELOPMENT

SELF-REGULATED (PLANNED) INFORMAL SETTLEMENTS IN TANZANIA: LESSONS FOR THIRD WORLD PLANNING PARADIGM

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Urban planning ideology in Tanzania has adopted and followed similar practice that was propounded in the west in response to the socio-economic events that took place in the early 19th century.

These concepts and norms which for the purposes of this paper are referred to as "received concepts" were wholesale exported to Tanzania and most other third world countries during the colonial period disregarding the local contexts and pre-conditions.

Subsequently, over the past three decades most 3rd world countries, including Tanzania, have witnessed increasing ineffectiveness of the received "concepts and norms" in guiding urban development. Most scholars have attributed the insensitivity of the concepts to insufficient financial resources. Thus, they have in most cases, recommended normative approaches such as massive resource (e.g. financial) injection into the urban planning system. Due to both external and internal factors the latter have not been forthcoming.

Meanwhile most 3rd world countries continue experimenting with the received concepts. This paper attempts to uncover indigenous urban planning potential which have been displayed in some informal settlements in Tanzania. The main contention here is that the displayed potentials may constitute viable entry material for planning paradigm appropriate to resource starved 3rd world countries such as Tanzania.

CHANGING ROLES OF COMMUNITY-BASED ORGANISATIONS IN DEALING WITH POVERTY AND GROWTH: THE CASE OF NAIROBI

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York University / CANADA, Nairobi University / KENYA

The traditional roles of planners and third sector organisations in dealing with poverty, housing and community development in urban slums are examined and contrasted with the work of community based groups in the slums of Nairobi.

Traditional development and planning aid was directed to communities through donor agencies, government bodies and then to municipal officials. Local groups were typically not consulted and much of the aid was misdirected. Recently, in the face of widespread criticism, agencies have attempted to consult with the people affected, but they continue to work through government agencies and bureaucrats who are not part of the community. Planners and donors are struggling to find mechanisms and processes which address needs while respecting the jurisdictional controls of the state. Solutions have proven elusive.

One alternative is to work with-existing kinship networks and community-based organisations which have been formed by recent migrants to the slums of Nairobi to foster group efforts and to address specific development problems. This paper examines the nature of these evolving community organisations, the scope of their activities and the results achieved. An attempt is made to ascertain the extent to which this approach results in greater grass-roots participation and in more appropriate solutions to local needs. The question of relations between these community-based groups, donor agencies and government is explored to determine if joint ventures which respect the spirit of the community are possible.

THE TRANSFORMATION IN THE MEANING OF GECEKONDU

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In 1950's, the type of residential areas named "gecekondu" were the main platform for the socio-economic relationships in the Turkish society. In other words gecekondu areas were largely presenting the spatial reflections of socio-economic structure. But after 1980's, these areas started to change in legal, social, spatial and economic dimensions.

Initially, the cause of gecekondu building was a requirement, nowadays it has become the outcome of legal regulations.

The existence of gecekondu in Turkish cities reached to a noticeable level around 1950's. After 1985, Construction Amnesty Law was the cause of transformation in spatial quality, as well as the socio-economic relationships.

First, the older gecekondu areas, both in Istanbul and Ankara were too dense and limited, yet within the elapsed time gecekondu owners have gained necessary experience and knowledge in building and started to spread to new and larger areas. Consequently having invaded the water reserve areas (such as, Büyükçekmece Lake), this mobility seems to have created an extra social and physical cost to non-gecekondu dwellers.

After 1985, the economic status of immigrants were better. The gecekondu that was hardly recognised as a part of the regular urban set up previously, now has started to transform in to a more familiar multi-storey urban fabric, as if it is legally approved.

Earlier, the occurrence of these type of residences were due to migration from rural areas, today gecekondu's have become the reason for migration creating an irresistible appeal. Currently, legality has lost its meaning, as today 50 to 70 percent of population in the large cities of Turkey are living in such dwellings. All gecekondu owners now have acquired illegal revenues, despite the social costs.

Recent legal regulations and following policies bare tendencies to evaluate the gecekondu as housing stocks.

The aim of this study is to investigate the transformation in the meaning of gecekondu, i.e. spatial, conceptual and socio-economic transformation processes in relation with the Construction Amnesty Law. Case studies from Ankara and Istanbul as examples, will illustrate the topic.

**THE REHABILITATION PROCESS IN THE ILLEGALLY DEVELOPED,
LOW INCOME HOUSING AREAS**

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Gecekondu" and slum areas have become one of the important problems of big cities in Turkey. Gecekondu Areas not only have changed the macroforms but also the socio-economic and cultural structure of the cities until 70s. After this date "gecekondu" status have begun to change from the point of view of it's ownerships, architectural, form, using style of plot etc.

This paper attempts to analyse the transformation process of gecekondu structure from the little huts to big flats and we will examine a new system about rehabilitation procedure of the slum areas.

COMPUTER IN PLANNING

**USING FUZZY LOGIC IN EXPERT SYSTEMS FOR SPATIAL
PLANNING**

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Expert Systems (ES) for spatial planning currently use traditional logic to make inferences for automated reasoning (first order predicate calculus). Our research in the field mainly resorted to this kind of logical device in building ESs prototypes as GREEN, NORM, SAFE, NETEL. Recent outcomes of the research show the importance of fuzzy reasoning in many domains lacking of precise definitions and procedures. Spatial planning is a typical domain where it is often impossible to use clear conceptualisation and formal reasoning. Fuzzy logic offers a sound tool to face needs of approximate reasoning allowing the use of validity ranges for statements and functions.

The paper deals with the analysis of characteristics and potentials of fuzzy logic, reviewing some applications for ESs in the engineering field and showing some examples of transformation from first order predicate calculus into fuzzy statements for reasoning chains in solving well defined spatial problems.

GENERATING AND EVALUATING ALTERNATIVE REGIONAL DEVELOPMENT PLANS

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Generating alternative spatial regional development plans is one of the two most important steps comprising a comprehensive rational planning process. The other step is the plans evaluation process, which enables us to rank-order the alternative plans and, subsequently, to rationally select the "best plan".

In order to generate the set of alternative spatial plans, it is necessary to identify and define adequately and clearly the goals and objectives that the plan is designed to serve.

This paper reports on an actual planning process in which development plans were generated and evaluated and then the best plan was selected and prepared for the Northern (or Galilee) region of Israel. The Northern (or Galilee) region is one of the most fascinating regions in Israel in terms of the composition of its residents (Jews and non-Jews, veteran settlers as well as new immigrants), its settlements (type and pattern), and its landscape. The region is well endowed with breathtaking views and a wealth of natural resources, it is therefore necessary for the preferred spatial development plan, of the one hand, to respect and guard this diversity of human and natural assets and, on the other hand, to provide opportunities for economic growth that will result in an improvement in the standard of living of the inhabitants and their quality of life. The delicate balance between preservation and development is thus of paramount importance.

This paper describes the process in which alternative spatial development plans were generated. This set of plans took into consideration existing and future development of transport and communication networks in the region as well as alternative spatial development patterns - concentration vs. dispersal. The impact of each plan generated on the social, economic and environmental objectives was carefully reviewed by means of EVAMIX computer program, developed in the Netherlands. Sensitivity analysis was also conducted in order to ascertain the stability of the rank-order of the alternative plans.

ENHANCING THE URBAN MANAGEMENT THROUGH GEOGRAPHIC INFORMATION SYSTEM - A CASE STUDY OF KARACHI

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In the current urban management norms of developed countries the use of Geographic Information System as a tool has become a routine in undertaking urban development analysis, processing of real estate data, valuation studies, various stages of infra-structural planning, disaster management studies and several other support functions. However the application in the third world is very limited specially in the metropolitan centres. Several primary constraints are faced in such cases like inadequate and obsolete data, qualitative lacking in the information processing, inappropriate GIS tools and above all, a generally prevailing alienation towards GIS by the planners and the authorities.

This paper aims at establishing the scope and usefulness of application of the GIS keeping within the above mentioned constraints however maximising its usage in the urban management procedures. The case of Karachi has been elaborated as a contextual reference to cite the appropriateness of GIS in relation to the commonly confronted problems and lackings in the normative planning, development and management practices in third world metropolitan centres.

MEDIA-AIDED METHODS OF CIVIC PARTICIPATION

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Issue at Stake

The planning process as such is characterised by its great extent of complexity and diversity concerning the factual planning fields involved requiring a considerable amount of time as well as co-ordination efforts. Thus this problem increasingly calls for implementation of highly-advanced VIDEO-aided and EDP-aided instruments throughout the entire planning process. Feasibility of planning ideas has become even more dependent on the presentation and means of conveyance of the planning contents. On the one hand, a clear representation will tend to facilitate opinion-formation as far as decision-makers are concerned, on the other hand, a process of conscience deliberation and sensitivity within the citizenship has been increasingly developing which necessitate public relation work and early information accompanying the planning process in addition to any legal requirements.

Objectives of the Research Project

Media-aided as well as novel possibilities of civic participation are to be demonstrated and presented based on examples of the topical city development planning.

The following criteria are considered individually:

- *topicality and application range of civic participation
- *models of civic participation, analysis and extent of suitability
- *expressive examples of the city development planning in Vienna
- *novelty degree of relevant media

The research project comprises representation and analysis of examples, conceptual proposals concerning improvements as well as the elaboration of an ideal-typical concept.

SUSTAINABILITY

URBAN PLANNING AND ENVIRONMENT IN A CHANGING WORLD

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A major problem confronting effective urban development is posed by conflicts which often emerge between environmental policy and land use planning. Environmental control seeks to reduce pollution and limit its intrusion on other activities, often by regulations separating pollution sources from environmentally sensitive areas. On the other hand, land use planning commonly seeks to combine multiple uses in the same area to minimise travel distances, often favouring compact urban development. When these two sets of objects clash, working out a balance between them is important although difficult.

In various countries efforts are made to avoid or to reduce spatial conflicts between environmentally intrusive activities, like manufacturing, and environmentally sensitive land uses, especially housing. Industrial plants and traffic can generate noxious spillovers, including noise, odor, hazards and air pollution. A major purpose of this presentation is to identify lessons from practice and research in different countries.

EX POST EVALUATION AND ENVIRONMENTAL IMPACT ASSESSMENT

Jos ARTS

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Environmental Impact Assessment (EIA) is a procedure that has been adopted in various parts of the world in order to obtain information for mitigating environmental effects of development proposals. In general, there is a lack of follow-up after an EIA has been performed and a project has been approved; EIA is treated as an ex ante evaluation. EIA shares this focus on pre-decision analysis with many other methods used in physical planning. Once a decision is made, planners and decision makers have traditionally little interest in the actual consequences of the implemented policy. However, ex post evaluation of EIA is important in that it provides information about the actual consequences of an activity or project. This information gives the authorities the opportunity to take adequate measures to mitigate these effects on the environment.

Ex post evaluation of EIA is an important and necessary part of a well-performed EIA, which is not easily done. In this paper this view will be discussed on the basis of experiences with EIA-evaluation in the Netherlands. The Dutch legislative framework is unique in that it prescribes that an ex post evaluation has to be done. Recently, the first experiences are acquired with ex post evaluation of EIA for waste disposal projects. First, this paper will outline the Dutch EIA-legislation and ex post evaluation system. Next, the acquired experiences and problems in the Netherlands with EIA-evaluation will be discussed and analyzed. The paper will discuss two case studies: two ex post evaluation of EIA-projects at operational level in the field of waste disposal. Finally, some concluding remarks will be made.

Key words: Environmental Impact Assessment (EIA), ex post evaluation, waste disposal sites, the Netherlands.

PLANNING ENVIRONMENTAL POLICIES: THE INTERRELATIONS OF DUTCH REGIONAL PLANS CONCERNING THE PHYSICAL ENVIRONMENT

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Dutch land use planning under the Physical Planning Act (Wet op de ruimtelijke ordening, 1965) works through a system of plans at three levels of government. The intermediate level, that of provincial structure planning, has made tremendous advances in the recent past. In addition, the last decade has seen the emergence of planning systems for water management and environmental protection. As a result, provinces are now obliged by law to make three different but interrelated plans. The 'traditional' provincial structure plan (streekplan) apart, these are the provincial environmental plan (provinciale waterhuishoudingsplan) and the provincial water management plan (provinciale waterhuishoudingsplan). Furthermore and without so far being legally required to do so, most provinces also engage in planning for landscape and nature protection. These four plans all share the same material object, i.e. the physical environment. More and more this abundance of strategic plans is being questioned.

This paper explores this multi-faceted environmental planning practice. First we analyse the overlaps as regards the material object of the plans concerned. Regarding these overlaps we argue that there is reason for these various forms of planning to be treated as parts of one and the same exercise in environmental planning (omgevingsplanning). After that the paper elaborates on the need for a more sociological perspective on planning research in general, and research into environmental planning in particular. We describe this as a socio-constructivist position. Third we describe the various environmental planning practices of the agencies concerned. The focus is on the role and function of planning for these agencies and how they define the problems with which they are faced. In the fourth place we analyse the interrelations between the planning practices as described. In our concluding paragraph we comment on the further development of environmental planning.

Our main conclusions concern the pluriformity of planning practice in the various provinces. This contrast with the uniformity of regulations forming the legal basis for planning. In line with this we focus on the different ways in which contemporary problems are met and the various forms of coordination involved. We contrast also the different ways in which planning agencies for land-use planning, environmental planning and water management approach the environment. This stems from different planning cultures and attitudes towards a more integrated form of environmental planning.

ECOLOGICAL PROBLEMS OF THE LAND-SEA CONTACT ZONE OF THE NEAR-CASPIAN REGION

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The peculiarities of the natural conditions of the Land-Sea contact zone have made it attractive and as a result, brought about its intensive economic development. The mode of developing the seaside areas is mainly determined by the extent the natural resources are involved in an economic turnover and the favourability of economic situation and geographical location. These factors affect the organisation of production and the distribution of population in the Land-Sea contact zone. The Near-Caspian region is an example of uneven development and ecological tension formed in the seaside areas.

The experience of oil-extraction in the Apsheron contact zone shows that the anthropogenetic changes in the environment have a negative effect almost on all the spheres of human activity. The favourable natural and climatic conditions of the coastal strip of the Near-Caspian region with its mosaic view create the necessary prerequisites for the development of recreation facilities. The Iranian sector of the Near-Caspian region, the greater part of the Daghestan sea-coast and some northern and southern areas of the Azerbaijan shore are distinguished by a combination of coastal and mountain areas which makes them still more attractive for recreation purposes. Yet, the decision of the problem is hindered by a poor infrastructure.

The ecological problems are aggravated by an overhanging menace of utilising the whole area around the Caspian basin for oil and gas extraction. In this connection the organisation of an and international co-operation to cope with the ecology of the Caspian Sea and the..... seems to be urgent. The steps to be taken in this direction, i.e. the program of the economic development of the region should be aimed at preserving the nature and ecosystem of the Caspian Sea in particular. And it seems expedient that the difference between the economic efficiency of industries and the expenditures on the rehabilitation of the environment and health should be taken as the basis for determining the optimum model of the development of national economy.

REUSE OF ASIAN COASTS OF İSTANBUL

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Istanbul Metropolitan area obtained its identity from its coastal line and coastal functions. The rapid development of 1980-1990's is reflected on the city's shores.

Until 1980's coastal interventions concentrated on the European shores of the Istanbul metropolitan area. Since the 1980's however, the Asian shores became the locus of such interventions. The difference between coastal planning approaches of two consecutive local governments Who took the office between 1984-1994 had adverse effects on the shorelines of Istanbul. As a result, the coastline of the metropolitan area degraded both functionally and morphologically.

This paper focuses on the transformation on the Asian coastline of the Istanbul Metropolitan area and discusses alternatives for its replanning.

THE SUSTAINABLE CITY AND THE SEARCH FOR QUALITY

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Achieving sustainable development is a current concern of the planning profession. The depletion of the earth's finite resources and the limits to growth imposed by the ability of the global ecological system to absorb and recycle waste imposes a new and demanding imperative for all those engaged in city planning. How can a search for environmental quality be reconciled with the problems mankind faces in terms of global warming, the depletion of the ozone layer, famine and pollution? Furthermore, if it is argued that one measure of environmental quality is the civilising effect of ornament and decoration in city streets and squares, then how can the topic be taken seriously? For the decoration of the city to be considered other than an intellectual diversion, then it must be shown to have a bearing on and be closely related to the movement towards a sustainable future.

There are many definitions of sustainable development. Most emphasise inter and intra generational equity: "to meet the needs of the current generation without preventing future generations meeting their needs". The Green Movement would normally presume conservation to have greater priority than development and favour development rather than growth. However, for the Green Movement, all environmental interventions would require actions presumed to be sustainable, that is, without damaging the environment or depleting the finite resource base of the planet.

The ornamentation on buildings, the beautiful patterned pavements, the decorative fountains, great city sculpture, ornamental ironwork, that give so much pleasure visitors of cities such as Rome, Paris or Prague, are a product of man's labour. The payment for this labour intensive activity has been, in the past, one form, however unwittingly, of resource redistribution. Not only did the process help to keep the wheels of the economy oiled but it has left an environmental legacy worthy of conservation and a model for future action.

This paper explores the traditional use of ornament and decoration in the city with a view to understanding the principles of embellishing the urban realm and so developing a civilised environment of quality.

METHODOLOGICAL POSTULATES AND ISSUES OF "ECOLOGICAL" (OR "SUSTAINABLE" OR "BALANCED") CITY PLANNING

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Two postulates of any correct city planning methodology will initially be described:
1. "Planning and Evaluation assume as given the technical conditions"; 2. "Planning and Evaluation assume as given the starting goals or concerns, and assume as exogenous the final targets in the planning process".

This means that the following will be considered external to planning methodology:
a) the factors which influence exogenously the quality of the urban environment, (for instance, technical systems for the reduction and control of pollution, in fields, such as self-propulsion, the electric car, indoor warming, industrial emissions, etc.;
b) geo-morphological conditions (climate, winds, etc.); c) economic resources

Second, the fundamental issues will be dealt with (or the prerequisites for a correct framework for evaluation an decision), identifying them as follows:

1. The Land-Use and Resources Matrix;
2. The Appropriate Spatial Unit;
3. The Loading Capacity Indicators and Parameters.

"THE IMPACTS OF ENVIRONMENTAL POLICY ON REDEVELOPMENT"

G. William PAGE
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Redevelopment of industrial or commercial sites entails significant risks because of potential contamination. Environmental policy been established in an attempt to minimise future contamination and remediate past contamination. Environmental policy in the United States and other nations has the unintended effect of discouraging redevelopment on contaminated brownfield sites and forcing development activities to new locations on greenfield sites. This deprives urban areas of desperately needed jobs and encourages abandoned and derelict sites, which may cause public health and socio-economic problems.

This paper focuses on how past, present and future contamination influences redevelopment. It describes the process of inspecting for contamination on active industrial properties and on brownfield sites. Four cases studies, two each in the private and public sectors, indicate some of the problems and solutions often encountered in redeveloping contaminated sites. The paper discusses the factors which would attract private sector redevelopment and which sites require public intervention if they are to be redeveloped. The article concludes with a discussion of the policy implications of contamination on redevelopment efforts.

PLANNING TOOLS AND SUSTAINABLE CITIES: DEVELOPMENT OF INDICATORS ON URBAN ENVIRONMENT

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Aalborg University / DENMARK

The goal of the project is to develop indicators on urban environment. These indicators are to be used as a planning tool concerning strategic planning for sustainable physical structures of cities and towns.

The concept of the urban environment includes three angles:

1. Physical structures of the city / city form,
2. the flow of energy and matter in the city and the stage of pollution,
3. the socio-economic structure of the city.

The project is based on the thesis that there is a strong connection between the city form, the socio-economic structure and the amount of energy and matter flowing through the city. These three factors are important and they guide the selection and collection of data for the development of the indicators.

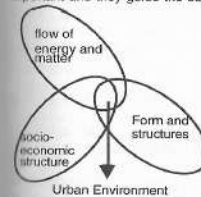


Fig. 1 are included in the concept of the project on Urban Environment.

The project divides the sites of Aalborg into different categories based on the character of the built environment, the age of the buildings and the functions of the sites. A number of typical sites typifying the city of Aalborg will be selected for the study.

The project is based on data which is normally collected by the different departments of planning, of statistics and of surveying and by the supply companies of the City council. The goal is to put these different data on a common digital format to analyse them; besides it is a goal to present them on digital geographic maps. For this purpose Geographic Information Systems (GIS) is used.

The goal of the project:

Overall goals:

To improve the tools in connection with defining of the environmental policy and planning of a better urban environment.

Subgoals:

- * To develop a typology of different sites in the town (archetypes),
- * to develop indicators on urban environment for the specific sites in the town (archetypes),
- * to develop the GIS-tools concerning grouping, analysis and presentation of environmental data,
- * to develop and define environmental goals for the specific sites in the town (archetypes),
- * to optimise action strategies for the specific sites in the town (archetypes) with reference to improvement of the local and the hole urban environment.

The project started in March 1994 with the first part, a pilot project in one of the typical sites of Aalborg. The goal of this project is to test the main thesis of the projects and to investigate the possibilities of putting the different data on a common digital format.

IMPACTS ON ENVIRONMENT

GREEN DESIGN AND ITS INCORPORATION INTO DEVELOPMENT PLANS

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Introduction

Whilst European and government policy guidance shows a response to green and broader environmental perspectives it is not at all clear how such guidance can be translated into design responses within development plans. This is significant because the consideration of green and landscape design can greatly affect the economics of a development proposal and the reception of a proposal by the public. This paper will examine the approaches taken to incorporating green design into development plans in the United Kingdom and make proposals for good practice that have a relevance to planners and designers internationally.

Paper Outline;

Brief review of the origins of green design its practice context and policy background.
The relationship between policy and practice through the mechanisms of guidance, (European and National), design control and the development plan.
The benefits and impacts of green design and examples of good practice.
The requirement for a more comprehensive definition of green and landscape design within guidance and an acceptance of the need to specify within development plans protection, quality and implementation criteria.
The need for a development plan and a green management plan from which conditions of control, explicit design guidance and quality standards can be identified. Conclusions relating to the need for a review of green design guidance in the light of changing ecological knowledge, broader public expectations and the need to allow for the integration of development plans that have together an effective policy and design guidance content. Effective environmental protection must be a fundamental part of the design guidance process and requires a careful consideration of standards and process.

CHANGING TRENDS IN CANADIAN LAND USE PLANNING: THE PROVINCE OF ONTARIO CASE

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Land use planning policy and practice across Canada has changed significantly over the past decade. This has been due to changing trends and attitudes resulting from environmental movement. One of the main thrusts across Canada has come about under the title of "sustainable development". These trends are extremely prevalent in Canada's most populous province, Ontario.

The purpose of this paper is outline to discuss the above noted trend in Ontario by discussing the various policies and initiatives and which have been implemented at all levels of government. A brief description will be provided of the impacts of the various initiatives. For example, a federal study with regard to the Toronto waterfront resulted in the Regeneration report which advocates planning on a watershed basis.

At the Provincial level the report of the Commission on Planning Reform, which had the objective of changing Ontario's Planning Act has a strong environmental focus. However, prior to this, three of the four policy statements issued under the revised 1983 Planning Act have an environmental focus. Other provincial initiatives to be included will be changes to the Environmental Assessment Act, recycling programs and special studies of environmentally sensitive areas such as the Oakridges Moraine, i.e. "The Greenlands Strategy".

The trends also exist at the local government level. The central document used to control environmental policies is the municipality's Official Plan (master plan). Here one finds that the environmental policies have been strengthened and expanded. In addition, jurisdictions have undertaken numerous environmental studies and reports such as "York Region's Greenlands Study". A number of municipalities have formed Environmental Ecological Advisory Committees to provide advice regarding the impact of new development and other environmental matters.

Conclusions will be drawn regarding the consistency and compatibility of these initiatives among the various levels of government. Finally, inference will be drawn regarding the future of these programs given the current state of finances and political power in the Province.

EVALUATION OF URBAN ENVIRONMENT OF ISTANBUL'S WATER RESOURCE AREAS

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In Turkey, the growth of population and rapid urbanisation have caused large scale migration to the urban center after the Second World War. Istanbul is one of the major urban centers which has faced rapid urbanisation and migration. There is an urgent need to stop this process because in some cases the damage which is inflicted on nature and the environment is irreversible.

This paper concentrates on such cases; the evaluation of the urban environment of Istanbul's water resource areas. Istanbul's drinking water is provided by surface water resources through seven water dams. Unfortunately, Istanbul's water resource areas, have been affected by the urbanisation process drastically. In this study, two different types of questionnaires were used to collect data. One of them was applied to the director of the selected administrative units and the other was applied to the people who live in water resource areas. For presenting the data, descriptive statistics such as frequencies, cross tabs, and means were used.

RAW MATERIAL AREAS IN ISTANBUL WITHIN THE FRAMEWORK OF NATURAL RESOURCE MANAGEMENT

Semra ATABAY
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As it is well known, various mines found within the general geological structure of Turkey are operated openly due to their characteristics. Since especially lignite, stone, marble, clay, limestone, etc. have different mineral and chemical structures and textures, big pits with depths upto 200-250 meters have to be dug on the ground and under the sea in order to reach these substances. As a natural consequence of this type of operation, problems in the natural topography of land occur; underground and ground water resources are affected negatively and the existing animal and plant species, the ecological structure and landscapes are distorted or they even become extinct.

Within this framework, the open operation of lignite mines and stone-quarries in the Black Sea-Ağaçlı-Yeniköy region with a magnificent sea, coast and forest ecosystems located in the significant historical metropolitan area of Istanbul, brings about various important environmental problems.

This paper discusses the following: analysis of changes in the local sea-coast-forest ecosystems; characteristics of economic and ecological decision making and implementation mechanisms regarding the management of these resources; methods for technical and biological improvement of raw material areas within the recovery process.

**ENVIRONMENTAL PLANNING, INDUSTRIAL ACCIDENTS, RISK
COMMUNICATION AND CITIZEN RESPONSE: WALKING THE FINE
LINE BETWEEN PANIC AND COMPLACENCY**

Peter MEYER
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Toxic chemicals pervade older industrial cities, moving in and out in a devil's brew on different rail cars on trains travelling hourly or more frequently. Chemical spills are endemic in factories and processing facilities, while fumes from smokestacks and other emitters of toxics to the air regularly exceed permitted levels. Pollution, thus, is a way of life, notwithstanding decades of environmental regulations.

Most accidents are minor, producing at worst unpleasant smells or a dusting of a powder that is annoying rather than threatening. Citizens can easily become complacent in the repetition of such inoffensive events. On the other hand, companies can be branded as careless and fears of future accidents can induce panics such as sell-off of residential properties on mass opposition to the use of needed industrial raw materials. The former can expose communities to unnecessary risks if citizens fail to respond and protect themselves when asked to close windows and not go outside - or even when asked to evacuate an area. The latter, by contrast, can impose economic costs that are not warranted by the health and other gains associated with avoidance of what are exaggerated risks.

The processes of risk communication, not just the experience of risks and accidents, shape citizen response to new accidents or exposures to new exposures. This paper reports on changing citizen attitudes over an 18 month period in a Midwest US. city that experienced derailments of trains carrying hazardous materials without major spills, leaks at industrial facilities that produced noxious odors and some loss of work time at adjacent businesses and company petitions, eventually withdrawn, to burn toxic wastes at a local cement kiln. News media coverage of environmental issues and events are combined with statistical findings on citizen responses to trace changing attitudes. Included in the data is a telephone survey of residents in a neighbourhood evacuated as the result of a train derailment that was conducted within five days of their return from evacuation. Also included are the range of topics covered by the media in reporting on the environment, notably the failure to report on the data released annually under the Toxics Release Inventory, in which every industrial facility is legally required to disclose its release of toxics into the air, ground and water. We hypothesise that benign accidents, with no visible damage or exposure, tend to produce complacency and that attitude is compounded by the extent to which residents or their family members have experience working with hazardous materials.

Preliminary findings suggest that the issue is less a matter of economic dependency on the presence of the toxics, but more likely a case of the old adage that "familiarity breeds contempt". Problems facing risk communicators and emergency preparedness teams when such complacency arises appears to be one consequence of this result. A second may be citizen unwillingness to support stricter environmental and worker safety regulation.

LAKE DISTRICT, A NEW IMAGE

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Yildiz Technical University / TURKEY

As long as they are exploited, the resources of our country, offer possibilities for development. The investments in this field are usually oriented to the human beings. However, the kind and the location of which should be analysed thoroughly. The exploitation of these resources constitutes the core of our national development policies, which are parallel to our national interests.

Anatolia, the cradle of numerous ancient civilisations, although being subject to contemporary usage for many years, still possesses a high potential of cultural heritage and natural qualities. Tourism sector has an important place in our country's development program. This sector gets a large share from Turkish government's incentives schemes. In order to reach the goal, it is a must to enrich the variety of the fields of interest, some positive steps are taken in this aspect.

An example is the "lake district". The district, currently, has a limited tourism activity of mainly catering to soldiers and their families, which are based at or near the region. The district, with its mellow climatic conditions, water resources, animal life, fauna and flora constitutes a good base for alternative tourism offerings.

While analysing the development of the of the district, other important issues, such as infrastructure, educational, health and industrial development in the area has to be attained also.

One of the major investment topic is the Istanbul - Antalya highway, which is under construction. That will connect two of our major tourism centres and by passing via the taurus mountains, will cure the "cul-de-sac" nature of the district. Additionally, the Air-port that is being build will provide easy access to the region. The other three major projects that are underway are, an irrigation project, a 20.000 student accomodating university campus, and an industrial zone that will provide jobs for estimated 20.000 people.

Most of the above mentioned projects do not confide within the land exploitation rules. This, in turn, brings adverse affects to development and impairs the local natural equilibrium. Therefore, all new investment projects has to be thoroughly evaluated, to avoid any probable adverse consequences to the touristic values of the region. Exploiting the potential resources of the district in a positive way, will provide a new image to the region as well as the embettement of the economical goals. As a result, will add up to Turkey's search for alternative tourism offerings. While doing this, great care should be taken during the selection of investment locations in order not to disturb the ecology and the natural surroundings.

ENVIRONMENT & TOURISM

ASSESSING THE INTERACTION BETWEEN ENVIRONMENT AND TOURISM: INTRODUCTION OF TOURISM PLANNING AND MANAGEMENT PROBLEMS IN ENVIRONMENTAL STUDIES

Apostolos PARPAIRIS, H. COCCOSSIS
Aegean University / GREECE

The continuing growth of international tourism expected to become even stronger in the next decade suggests increasing pressures on tourism destination areas. Furthermore, important changes in the structure of tourist supply and demand appear to lead to the emergence of a new profile, in which tourism is intricately interdependent with environmental quality.

The aim of this paper is to outline how the structure of tourism is affected from the current global changes and to explore an approach to the practise of planning and management for tourism, especially in the case of introducing lessons in Environmental Studies. In this respect it is very important to develop methods and tools which take into consideration the interrelationships of tourist activity with the environment. This intricate relationship becomes more pronounced in the case of ecological areas due to the sensitivity and particularity of such environmental systems.

This paper also draws attention to some of the special issues, faced in areas with rich and crucial resources, in regard to the development of tourism and presents a methodological framework for this assessment through qualitative and quantitative methods. The concept of carrying capacity, for example, attracts considerable attention in this context particularly in its role and potential towards the identification of an optimal use-level of an area.

Key assumption in this approach is that resource scarcity and environmental sensitivity are major constituents of local identity. This new approach to tourism planning requires: a change in view and behaviour pattern of all parties involved in planning and management of the tourist industry; knowledge and insight in the actual impact as a basis for developing policies; a set of policy instruments which is capable of sustaining the environment and the tourist product. More specifically to achieve to sustainable tourist development, environmental planning and management must be adopted based on the capacity of the environment to accept and support it, including the induced development, as for example the necessary infrastructure.

It is now generally agreed that tourist planning and management issues should be introduced in environmental studies in a comprehensive way so that to support the planning guidance and information system at the same time encouraging cooperation and coordination among the "actors" involving at various spatial and organisational levels and improving education of all "actors" in planning, in management techniques and information exchange patterns.

TRENDS IN WORLD-WIDE TOURISM MARKET AND CONSERVATION OF ARCHITECTURE, CULTURE AND ENVIRONMENT OF MEDITERRANEAN EUROPE

Alberto Pizzati CAIANI, Paolo di CARLO
Polytechnic of Milano / ITALY

As tourism becomes a quaternary, global market two aspects can be indicated:

- The spatial impact of tourism
- The consumistic process characterising the integrated expansion of the market in territory and society.

Tourism is becoming the primary activity in the world both from the economic point of view and for rate of growth. A growing fraction of the buildings, infrastructures and environments that allowed the development of Mediterranean and European civilisations are now disappearing. This is due to the pressure of economic, urbanistic and architectural models which are often misleading and denote ignorance and indifference towards historical and social issues. The "Mediterranean journey" is emerging as a marketable product world-wide. Nevertheless, there are to date no strategies to avoid the degradation of a cultural, monumental and environmental wealth which is already jeopardised. International financial operators are now acquiring some of the most important parts of this wealth.

The safeguard and the sustainable reuse of the environmental and urban heritage of Mediterranean Europe is the answer to the recent, alarming developments in tourism. The latter is evolving from a culture of travel to a global, world-wide market of ethno-cultural space. This is to be compared to the generosity of the safeguard programs by international organisations such as UNESCO and EEC.

There is an urgent need for an advanced expertise in all public and private activities involved in the planning and implementation of safeguard policies of culture and environment. Such activities are in constant, intimate interaction with the world-wide system of Big Tourism. In international schools and universities there is a lack of specific programs of study.

Travel, Hospitality, Cultural Exchange are the keywords of a new approach to tourism which links to the historical knowledge, science and technology of Mediterranean countries. We call these the Sciences of Hospitality, whose origin can be traced to the history of the peoples of the Mediterranean Area.

MEASUREMENT OF ECOLOGICAL CARRYING CAPACITY: A NEW METHODOLOGY FOR ENVIRONMENTALLY SUSTAINED TOURISM DEVELOPMENT

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The recent studies on tourism indicate that there is increasing concern on environmental quality, which, is accelerated by the degradation of environment and pollution in the formerly attractive tourist areas. It is observed that tourism generates environmental externalities and is often affected by them. This tendency brought the need or the revision of the basic concepts of planning, planning models and methods in order to foster an economically sustainable or environmentally sound development especially in resource rich tourism regions. By stemming the main target of the environmentally sustainable development i.e. by finding a balance between utilisation of economic potential and sustainable resource use, it is necessary to develop a new tourism planning model. Within this framework new instruments and measures that will function to interface economic targets and ecological givens by showing the tolerance level of not only ecological systems but also social and economic structure need to be developed. One of the important improvements in this field is the use of carrying capacity concept as a new methodology. The carrying capacity concepts is borrowed from the field of ecology and it is defined as the theoretical limit up to which a population can grow and still be supported by the environment i.e. limits of a system to absorb changes in the field of tourism development and planning carrying capacity concept should be analysed in social, economic, physical and ecological terms. There are effective tools in calculation of appropriate number of tourists for determination of social, economic and physical carrying capacities of the touristic areas like Impact Acceptability Curve, Cost-Benefit Analysis etc. However, this is not valid for determination of ecological carrying capacity due to characteristics of the ecological resources. So, development of methodological framework of assessing ecological carrying capacity in tourism, with respect to potential natural resources life cycle of the touristic region, touristic markets and related tourism policies and also related possible tools like Geographical information Systems etc. will be discussed.

RECREATION AND TOURISM IN POST COMMUNIST ECONOMIES-CHALLENGES FOR PLANNING AND RESTRUCTURING

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Post communist countries have developed workers holiday facilities very intensively. Around this social activity thousand of people has had jobs. Nowadays this sector is going dramatic changes.

For many communes whole economic activity was related to this sector. Now, they are in big recession. On the other hand most of communes see recreational workers assets as economic potential for redevelopment. In the mean time however many of unwanted by bankrupting factories facilities are getting neglected.

Many of state factories are trying to sell this facilities. Particularly these who are undergoing restructuring and privatisation processes. This spin off process from the factories has however many difficulties because the demand for profit oriented facilities is getting smaller and qualitatively different.

In the paper the authors deal with the problems related to environment, recreation and tourism development in the time of privatisation of state companies, recession and introduction market driven forces.

The paper presents the scope of the problem taking into consideration the phenomenon in several provinces from central Poland around Lodz (the second largest city of Poland).

Finally authors call for research and planning, as important part of privatisation and restructuring processes run by public bodies (central and local governments) to diminish the social and economic costs of the transformation and redeveloping these facilities in consistency with European market.

PLANNING, ENVIRONMENT AND TOURISM IMPACT - CASE STUDIES FROM RURAL BRITAIN

Mike BREAKELL
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This paper will look at rural tourism and related transport problems in two contrasting areas of Britain. These are the North York Moors National Park and the Cotswold Area of Outstanding Natural Beauty.

It will consider important issues, such as tourism trends at local, regional, national, and international level, demographic changes in the tourist market, levels of tourist expenditure and car ownership and use compared with public transport to tourist locations.

The paper will concentrate on the key issue of sustainability and discuss how planners should react to journeys that are being predicted into the 21st century. What alternatives are available? What experiments have been introduced so far and how are these being monitored? What are the prospects for public transport and how can it be made more economic in the future?

In short what alternative proposals for land use and transport can be introduced into recreational and tourist areas and how can these benefit both local people and visitors? What lessons can be learned from other parts of Europe and conversely how can British experience benefit others throughout Europe?

Mike Breakell is Senior Lecturer in Comparative Planning at Oxford Brookes University. He is currently undertaking comparative research in both the Cotswolds and the North York Moors with regard to public transport and recreational traffic flows.

PLANNING FOR SUSTAINABLE TOURISM IN A SUSTAINABLE ENVIRONMENT

Murat YILDIZ, E. V. ÖCALIR
Gazi University / TURKEY

In a century when the world's problems and environmental problems are globalized, the balanced use of cultural and natural resources, that are strongly agreed to be finite, is a general acceptance. 'Environment' has become the most important datum for the planning activities of different aims.

The main purpose of the sustainable tourism is to meet requirements of today depended upon tourism without sacrificing requirements of tomorrow. Today, the required information about the levels of both population and use of resources is very poor to avoid disasters. The use of existing resources, management of investments, selection of technology and institutional changes must be in harmony and in a capacity carrying the requirements of man not only today but also in the future. In this point, resource potential required for sustainable tourism must be searched and a data base must be formed. Finding out the required data and developing ideas and projects that would not destroy existing resources in a programmed approach is 'planning'.

As a conclusion, the role of environment in sustainable tourism that is not destroying existing resources in a programmed approach is the subject of this paper. The subject will be intensified on both the impacts of tourism on a sustainable environment and the way it is considered in planning approach.

CULTURAL TOURISM: RESOURCE AND VISITOR MANAGEMENT ISSUES

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The cultural move in the tourist market is a two edged sword. The conservation of cultural heritage, even the revival of cultural identity needs the tourism incentives on the one side and on the other the demands of the tourism market to develop new products based on cultural heritage are high and even aggressive. Where both these developments meet, the risks become high.

Current trends in the tourism market, the domestic, the short and the long haul market, show a growing interest in the conservation of cultural heritage on condition that the historical artefacts can be turned into tourism resources. Many historical and archaeological sites, ancient cities and cultural places are eager to profit of these trends in the market. At this point the tourism industry meets the interests of local, regional or national authorities.

Views on conservation policies come into conflict with the marketing of the heritage as a tourist product. The requirements for a strategic marketing imply minor, but more often major, infra-structural improvements on the site and along the access roads, in practice this dilemma is avoided by an "ostrich" policy, in the best cases by a "trial and error" approach of restricted tourism development, meanwhile much damage is being done to the quality of the site and the very nature of the cultural resources.

Inspired by different examples, the issue of resource management will be discussed, in combination with the more recently developed views on visitor management programmes. Different policy models have been experienced, going from strict regulations on the tourism development to a complete chaos of tourism erosion. Nevertheless the promotion of cultural tourism, which now seems inevitable, could lead to a sustainable and controlled development of cultural heritage sites. Or is this utopia?

This paper intends to reflect on the acceptability (or the reluctance) of resource and visitors' management policies for the tourism industry and the tourist authorities.

THE POTENTIAL OF TRADITIONAL / HISTORICAL URBAN TISSUES FOR TOURISTIC USES

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Tourism play an important role for Turkey. Cultural Heritage, historical and traditional environment are primary factors that attract especially foreign visitors. Therefore, there are strong and complex relations between cultural values and tourism. The new definitions, approaches and intervention techniques that are valid both for preservation of cultural heritage and touristic investments, necessitate to discuss those relations once more and to examine the points given below;

- Traditional/Historical urban tissue has potentials for touristic activities, but this potential should be equipped and strengthened by a preservation and rehabilitation process.
- Those values should give culturally-aided support to tourism, whereas tourism should secure necessary goals for preservation and rehabilitation of cultural heritage.
- There should be a well-defined balance between preservation and re functioning. Some of the factors that will re-shape and direct the balanced relations are as follows:
- Tourism is an important and for funding architectural heritage.
- It is also true that, if the touristic development shouldn't be directed in a proper manner, it can be harmful for cultural and natural values.

In this paper, the relations between historic urban tissues (and traditional dwellings being and inseparable part of them) and reuse of them for touristic purposes will be discussed and models will be developed covering technical (including planning), financial and administrative aspects of the problem.

By doing this, the following points will be evaluated;

- The physical, social and economical indicators and problems of traditional/historical urban tissues,
- The role and importance of re functioning in preservation process,
- The potentials of historic urban environment and how to harmonise them with the requirements of touristic activities,
- Factors that govern the interventions for this field.

The design principles of the proposed model will accept the personal initiatives of the house owners as a dominant element, whereas central governmental bodies and local authorities will give technical and financial support. This approach will encourage the owners and at the same time raise the consciousness on preservation of the cultural heritage.

Another important aspect of the model is the re-definition of the local bodies' powers and responsibilities which will consider more effective means. In other words, the municipalities and (whenever possible) non-governmental organisations (co-operatives, associations, foundations etc.) will act as guides and leaders of new model.

Since the main objects of the problem are settlements and buildings, the solutions achieved through a planning process should be pre-requisite for further developments. This also necessitates to design new planning techniques which fulfil the requirements of both preservation and tourism.

The data necessary for discussions have been gathered from 3 settlements having different characteristics as far as the touristic attractiveness and the type of cultural heritage are concerned.

RECREATIONAL AND TOURISM SYSTEMS: MODELLING AND PLANNING

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The paper presents the notion on the recreational system, including health resorts, areas of rest and tourism, as a functional system containing remedies and conditions of realization of recreational processes with the purpose of achieving the maximum recreational effect.

The basic principles of the recreational systems are formulated, which determine their connection with the environment and relations inside the system. The principles of intensification, mobility and hospitality are discussed. The quantity evaluation methods of recreation and tourism resources and areas are showed.

Mathematical models of optimising the strategy and tactics of spatial development of recreational and tourism systems with the aimed function which increases the recreational effect are presented.

These principles and methods were approbated in regional and local levels of Latvia and Crimea.

TOURISM DEVELOPMENT AND PLANNING IN BULGARIA

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Recent development of the tourism industry, identified as one of the priority sectors in the Bulgarian economy, has been influenced by two groups of factors. The first one is connected with the political, social and economic changes in Central and Eastern Europe, which together with the migration, ethnic conflicts, recession, inflation and unemployment have an indirect impact on the tourist industry, changing tourists flow geography, vacations' structure and tourist model behaviour.

The second group of factors is a result of the first one, but with a direct impact on the industry because of the new legislation, changing ownership after the restitution and starting privatisation, monopoly abolition with establishment of private initiatives and enterprises and the new competitive environment. Development of clear policy, long standing strategy and comprehensive planning according to all potential and limitations has to be based not only on the market oriented criteria, but on the complex evaluation of the economic, social and environmental impact of the tourism industry. The main objectives have to guarantee the effective use of the natural and cultural recreational resources, the protection of the areas under pressure and nature preservation for future generation.

**THE IMPACT OF TOURISM IN THE COASTING ENVIRONMENT:
REGIONAL UNBALANCES AND INTERVENTION POLICIES**

Giacinta JALONGO
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In the long run, it is made an immoderate use of the natural and anthropoid resources and, practically, a lot part of the historic-architectonic-environmental heritage has been ruined.

This phenomenon of "assault" of the territory has been verified - and at the moment doesn't appear inversion of the tendency - also in Italy; particularly in some coasting places of the peninsula. In the last twenty years a very intensive building activity, also induced by a misunderstood concept of "tourist promotion" has destroyed gradually, in irreversible way, those natural goods that everyone considers the only capital of the local inhabitants. The result on the space level, however, is an enormous unbalance between coasting parts and internal areas, the overuse of the coasting parts and the undersea of the internal areas.

In account of the problems and of the unbalanced situations that the mass-tourism has caused on the transformation and the development of the territory, the coast of Sorrento and Amalfi can be considered an emblematic case of that has happened in our country (Italy).

About the tourism we think that it's still possible that the cultural growth and the sensitisation of the medium-tourist to the environment quality of the places, can be lead to their utilisation in a new manner, in a more responsible way. The "new" tourism on the coast of Sorrento and Amalfi - but this is true for the regions of many countries - shouldn't be exclusively "on the beach". It should be directed towards the interesting centres, for culture, history, environment and so on.

So the interventions policies that, besides to find a remedy for the environment damages, are aimed to the recover of the historic-architectonical heritage, in a whole vision including natural space and anthropic space. A work-method for cataloguing the anthropic resources, in such a way as to have at one's disposal the data-base for intervention policies, will be showed in the report.

**BUILDING-UP THE LINKAGES BETWEEN EIA. PROJECT
DESIGN AND TOURISM DEVELOPMENT POLICY: A CASE STUDY OF
A MARINA IN AVEIRO (CENTRAL PORTUGAL)**

Arthur da Rosa PIRES, C. M. M da COSTA
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This paper provides an account of how a Social Impact Assessment (SIA) study carried out within the framework of an EIA can take into consideration and indeed contribute to Project Design and regional (tourism) Development Policy. The argument will be based on a concrete EIA study following the presentation of a Marina development proposal located in an ecological sensitive lagoon named 'Ria de Aveiro; in the littoral of the Central Region of Portugal.

The paper will start with a brief presentation of the theoretical argument that SIA should not be approached as a definitive study on the environmental merit of a given development proposal but rather as an aid to decision making in Project Design issues. Moreover, it may also play a major role in articulating wider concerns of regional (tourism and global) development policy. This argument will then be illustrated with the presentation of a concrete situation of field work. To that end the paper will include some general information about the development proposal and the characteristics of the area where it will be located and will then focus on the methodology adopted as well as on its rationale, providing an account of "the areas of concern" to which the study should refer and enlight. The final main section of the paper will concentrate on relevant research findings and on how these findings led to recommendations which integrate concerns on regional (tourism) policy with Project Design.

A MODEL SUGGESTION FOR THE EVALUATION OF THE ŞİLE VILLAGE AND THE FOREST AREAS, AS THE RECREATION AND THE TOURISM AREAS OF İSTANBUL METROPOLITAN

Betül SAYIN ŞENGEZER, D. TAŞCI, N. DİKER ÇAMLİBEL, B. YALÇIN, E. TANRIYAR
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İstanbul metropolitan area is surrounded by sea on the south and by a 40 km's wide forest band on the south limiting the metropolitan area up to Black Sea shore. This forest band and the blacksea shores, which are in the neighbourhood of the metropolis, are forming an important potential which can meet the recreation need of the metropolitan area. The usement of this potential is not evaluated yet enough on our day. In addition to this, also the destruction of the nature is under discussion in the near future, because of the first residence demand at the forests nearer to the metropolis, the second residence demand and the forest further away to the metropolis and the Blacksea shores and Şile settlement and uncontrolled improvements, caused by two groups who are different in their social and income structures. While "the living in nature" trend of the people, belonging to higher income level, is forming the new residential areas inside the forest area also the squatter areas, leaning to the forest area, will continue their growments by destruction the forest.

Şile and its villages having a history leaning down to VII B.C., have still the ottoman period settlement character and the historical residential heritage. However, those historical settlement character and the buildings are getting lost at Şile centre, because of the dense second residence demand, the village settlements are preserving the quality of the Ottoman Settlement identically in the physical way. From the observations, it is seen that in the villages generally the old population is found and the young population is immigrated to İstanbul aiming to find a job or to educate. However, the living source of the villages differs, belonging to their placement, generally the forest products are gained in a limited amount and agriculture is made for living. On the other hand, it is formed from the retirement salaries and the helps of the people living and working in İstanbul. In some of the villages people are living who are working in the transportation sector between İstanbul-Şile and Şile-Ağva. And also people are living by selling their lands and by rant, because of the land demand based on the second residence wish, caused by the people living the metropolis.

In this Warning note, it is aimed for, banning the destruction of the historical environment which has been preserved without any destruction up today, being able to develop the Şile villages under the aim of tourism and also being able to put the models using the tourism and recreation potentials of Blacksea regions in the most rational way.

CONSERVATION

**HISTORIC PRESERVATION AND CULTURAL VARIATION:
AN INQUIRY WITH SUGGESTED PARADIGMS**

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Philosopher Ralph Waldo Emerson said, "There is a relation between the hours of our life and the centuries of time. The hours should be instructed by the ages, and the ages explained by the hours". Building and protecting these relationships is perhaps the main purpose of historic preservation. Yet the ways in which this task is carried out vary greatly with the culture in which it occurs. Professor Tony Filipovitch said, "The city is a language experienced in time -- a fabric of multiple historic visions". The purpose of this paper is to explore some of that multitude, so that we can benefit from each other's experiences with historic preservation. The paper examines the relationship between culture and historic preservation in the Middle East, the USA, the Caribbean and Europe, using a case study approach. From this examination, paradigms are developed which attempt to explain and document the influence of culture on historic preservation. The work begins with an examination of the advantages offered by historic preservation, and differences in the cultural value of these advantages. Next, the authors proceed with an examination of how different cultural milieus affect decisions regarding what should be preserved and what sort of adaptive reuse to allow. Finally a typology of historic preservation categories is presented, followed by development of paradigms relating each typology to its cultural framework.

URBAN CONSERVATION: A FRAMEWORK FOR THE CROSS-NATIONAL COMPARATIVE STUDY

Arzu KOCABAŞ
South Bank University / U.K.

Urban conservation is here viewed as the result of a deliberate choice made by institutions and agencies with ideological perspectives within a specific culture to maintain a liveable environment which leads to the over-representation of interests of those in power in the decision making / implementation arena and thereby to the exacerbation of inequalities in settlements. It is argued that cross-national comparative research based on case studies offers a means to achieve further solutions to urban conservation problems. First, the paper reviews the existing approaches to and research on cross-national method to identify the main priorities which may accommodate the objectives of urban conservation. Second, it focuses on the three variables (culture, institution and ideology) of an urban conservation process in order to develop an analytical framework which would offer a conceptual structure for the analysis of similarities and differences of the processes in Britain and in Turkey as examples at a local level. Finally, future research priorities identified with some key questions and a suggested analytical framework which follow from the adopted perspective. It is concluded that the implications of defined concepts can only be reached through the help of an analytical framework which is a precondition for case study based cross-national research.

Key words: urban conservation, cross-national research, comparative analysis, case study.

"THE ROLE OF CULTURAL HERITAGE AND THE TERRITORIAL PLANNING"

Maurizio CARTA
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The current situation of European society is characterised by a loss of identity. Ideology's crisis leads people to an inferiority situation towards their past. Our civilisation, after having exploited the technological process and having sacrificed values and territories to the consumer's culture, today is thinking about the defeat of this development's model. This model has not created a new identity to the modern society, it has produced only an homogeneity the cultural's, economical's, social's and politics tissue. To this loss of identity it follows a loss of citizen's role in the own territorial's development and a trend to under go to the choices instead of supporting them. Today, cultural heritage is passive witness of the brilliant past. It is sometimes object of the preservation, others of the utilisation. Its function of "sign" of a territory in relation with the society has been completely forgotten. Its function of element for the communication of urban identity has been betrayed. From this "culture crisis" it must follow a new meaning of the relation between history, memory, territory and development; these elements must give their contribution to human development (social, cultural, political, biological). My research aims to change the current model of the Italian development, based on a large consumption of no reproducible resources, leading to an impoverishment of the land and causing a loss of territorial identity. I intend to propose a new development model which has as its own characteristic the territory's recognition, the cultural's and natural's preservation. The territorial identity should gain a new development source, in a situation of interurban competition, which will need more and more of an important territorial identity. And to this end, I propose the creation of a Cultural Network in Italy, able to diffuse the territorial knowledge and able to be the start-point of the planning action.

**ECONOMIC REGENERATION VERSUS PHYSICAL AND
FUNCTIONAL CONSERVATION IN URBAN INDUSTRIAL AREAS:
CONFLICT OR COMPLIMENT?**

Tim HEATH, S. TIESDELL, T. OC
University of Nottingham / U.K.

This paper will examine the tensions and conflicts that arise between economic regeneration and restructuring versus physical and functional conservation of nineteenth century urban industrial and commercial areas with significant historic, architectural and townscape value.

Four case study areas will be examined, the Jewellery Quarter (Birmingham), Little Germany (Bradford), Castlefield (Manchester) and the Lace Market (Nottingham). Regeneration has been pursued in these areas, firstly, through the cultivation of those traditional activities which remain, through business development and support (particularly the Jewellery Quarter and the Lace Market) and secondly, through the development of tourism opportunities and the exploitation of the area's heritage.

These case study areas, each a unique asset situated within close proximity of their respective city centre and having experienced significant decline as a result of economic / structural changes. They are all locations of considerable historical significance both in terms of the development and the social and industrial history of the British city. The paper will compare the impact of regeneration and conservation policies for each of the areas, by assessing their relative success and evaluating the future prospects for continued regeneration within the context of these historic areas.

**THE ADMINISTRATIVE AND PLANNING BOTTLENECKS
CONFRONTED WITH THE IMPLEMENTATION PROCESS OF
CONSERVATION PLANS**

Figen AKPINAR, S. GÖNENÇ
İller Bankası / TURKEY

Turkey is a country of long history. Her vast land, inhabited by many civilisations during centuries, has witnessed the rise and fall of many great cities. In Turkey almost all cities have historical parts in the inner city-core areas. These areas represent a unique historical link with past, a physical manifestation of the social and cultural traditions which give society its meaning and character. There is no doubt about to preserve our unique treasures as citizens living in this country, sharing with mankind and transferring them to the future generations. The discussion valid today is mainly foci on "how to conserve?".

In Turkey, since conservation has not been taken place clearly and effectively in the existing legislation system of planning, the main problem is as a society, what would be the understanding and expectations on conservation. The planning system has dual characteristics; urban plans encouraging urban growth while neglecting historical parts of cities, on other hand conservation plans having many prohibitions. The other problem can be stated as insufficiency of financial supports. The existing monetary sources and their management provided by law are proven to be insufficient. The last problem is the lack of public awareness and participation. Actually, both municipalities and inhabitants living in the older part of cities are generally against towards conservation attempts.

The main objective of this paper is to evaluate and discuss the administrative and planning bottlenecks in the implementation process of conservation plans because of the problems confronted within the process as mentioned above. The study is based upon the questionnaires given to the main actors involved and directed the process. This empirical study was realised on with the actors effective in the process which may be central or local bodies (mostly municipalities), owner-users living in the older part of cities, urban planners producing conservation plans and lastly the regional conservation council and bureau co-ordinating the relations between municipality, owner-user and planner. The role of "İller Bankası" in the conservation process was discussed at the last part of the study.

REVITALIZATION

REVITALIZATION AND PRESERVATION OF HISTORICAL CENTERS IN TOWNS WITH STRONG DEVELOPMENTAL DYNAMISM

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Technical University of Wrocław / POLAND

Mosul is one of the oldest towns in the world, having existed for almost 3000 years, i.e. since the Assurian times.

During the last 30 years the town population has increased about twenty times. The old historical part has taken over the function of a town-wide centre of a million inhabitants metropolis.

Expansion of services in the centre of Mosul may, in the nearest future, make one of the greatest relics of town planning disappear from the map of the world heritage.

In the years 1985-90 planning, architectural, preservational works on the complex revitalisation of historical Mosul were started at the Department of Architecture at University of Mosul. They were conducted in co-operation with a hundred students in accordance with a method worked out for that purpose.

The project of complex revitalisation embraced changes of the transport system in the whole town, a new hierarchical structure of services (district and local centres relieving the main town centre) and creating a new master plan with a special emphasis put on protection of the historical values of Mosul.

In the project of revitalisation (historical monuments protection with new service functions taken into account:

- the oldest (most valuable): urban shape of the town, streets, squares, etc.
- the more recent: division of the area, i.e. the shape of a plot, often identical with the shape of the building.
- the most recent: architectural values of buildings.

The hierarchy of historical values assumed served as a basis for both strategical plans in the whole town (region) scale and detailed projects dealing with urban and architectural projects of revalorization and revitalisation of historical Mosul.

The wholistic, designed for realisation project was to be presented at the international conference in 1991 in Mosul University, that did not take place.

THE SYSTEM OF MINOR HISTORIC CENTRES IN AN AREA OF LATE DEVELOPMENT: NEW TECHNOLOGY, RECOVERIES AND REUTILISATION

Corrado BEGUINOT, Rocco PAPA
University of Napoli / ITALY

The research presented in this paper has originated from the observation of two increasing phenomena in contemporary cities: the rapid transformation of the functional system (activities and means of communication) on the one hand, and the evolutionary inertia and the weak capacity of the physical system (space and containers) to adjust to this functional transformation on the other.

In such a context the interventions in what is already built must be orientated not only towards the recovery of the building property but also mainly to its functional reutilisation, by adopting new communication technology. They must also be applied to the safeguarding of the whole anthropic habitat and in particular in those towns of great architectural tradition, as in Italy.

If the evolution of the techno-scientific thought, which has the recovery of historic centres of great size as its objective, can be considered in a phase of mounting growth, then studies and experimental proof of historic centres of smaller size are not yet available. The distribution of the latter over extensive geographical areas is an element of quality both on an urban and a territorial scale. This happens mainly in underdeveloped areas where the recovery project of minor centres is valid only if preceded by a project of reutilisation connected to a proposal for the socio-economic relaunch of the whole area.

In this sense the paper proposes a hypothesis of integrated and contextual recovery of various historic centres of smaller dimensions, which form the unified settlement system of an interior region of the Mezzogiorno, Italy. This settlement can be characterised by a considerable slowness of growth, namely in Basilicata. The study is made up of two parts, the first part consisting of the principle elements that form the territorial settlement system, which are:

- the identification of the level of significance and peculiarities of the historic centres of the time-space territorial strategy,
- the fortified system and the sum total of the archaeological areas,
- the centres of scientific production,
- the poles of productive agglomeration and technological promotion.

In the second part are defined:

- the outlines of the project to relaunch the area based on the construction of a communication network that reduces the initial distances between the system under study and the external areas,
- the project of the communication network in fibre optics and of the principal exchange terminals as a preliminary intervention to start up the process of socio-economic revitalisation,
- the project of relaunch of urban areas and of those buildings of notable historical and architectural value,
- the outlines of the recovery system of buildings and town planning for the centres concerned.

CZECH EXPERIENCE IN REGENERATION OF HISTORIC DISTRICTS

Kamila MATOVSKOVA

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Czech strategy for conservation and regeneration of historic towns has a two years old experience. It is based on spatial planning concept used in western countries, protecting the environment including cultural values, together with opening the social and economic development of the town. The shift from purely physical planning into comprehensive planning of activities has been quickly understood by town representatives. On the contrary for professionals it is much more difficult. And schools only start their action. The main promoters are the town representatives nowadays.

Inside the strategy there are some key problems we have to face. The change of centralist communist planning into a planning for a democratic society and market economy demands for development and implementation of specific tools and methods. First of all for participation of the inhabitants on all levels of work. Czech society apart from political parties, families, sport or fisher clubs his not yet structured into social groups with their headers. In case of participation or negotiation we have either to address individuals or the whole community. Moreover people are still passive from the past or critical to everything. There is a lack of ability to plan their common future.

The second key problem is understanding a town as are economic unit in market conditions, inside as well as outside it. It is not at all frequent to base future development on a market study. Feasibility study skills are limited. Moreover our bank system only starts influencing development of the towns.

From the 250 towns concerned - protected as town reserves or town zones - nowadays already about a half have prepared or work intensively on their programmes for regeneration. The towns land owners are stimulated by the law as well as the state financial help through subsidies and convenient loans.

There is a competition among towns to get higher subsidy based on activity of the town and quality of its programme and projects.

THE ROLE OF MUSEUMS IN URBAN REVITALISATION

Irina Van AALST

University of Utrecht / NETHERLANDS

There are a number of ways in which the city centre can be revitalised. One of these strategies for achieving this, forms the object of this paper. Arts and culture are in this strategy for upgrading the city centre the key elements of urban revitalisation. In several cities politicians and planners and also private firms, have paid attention to the role of cultural resources. Cultural facilities figure prominently in recent downtown development efforts.

With regard to investments in cultural facilities, the attention is focused on museums. In several cities, these investments have resulted in the building of new museums and in the creation of museum quarters (Rotterdam and Frankfurt). In this way, museums and other cultural facilities, are used as a major vehicle for increasing the attractiveness of the city centre and improving the image of the whole city.

Culture is becoming more important as a political issue and increasing shares of the local budgets are spend on cultural facilities. Cultural facilities are increasingly integrated with economic development and with physical planning, design and city promotion.

The purpose of my research is threefold: to uncover first the underlying motives of culture as an urban strategy; second the ways in which cultural facilities are used in urban revitalisation and thirdly to uncover the actors who play an important role in developing museum projects.

COMPARATIVE STUDIES

CHARACTERISTICS AND PROBLEMATICS OF THE HISTORIC CENTRES OF SOUTHERN ITALIAN TOWNS CASE STUDY: THE HISTORIC CENTRE IN PALERMO

Teresa CANNAROZZO, Francesco Lo PICCOLO
Palermo University / ITALY

URBAN CONDITION IN SOUTHERN ITALIAN TOWNS

Identity and pathologies in Southern Italian towns

Every Italian town presents great problems and needs numerous and varied interventions. However environmental and urban conditions of Southern Italian towns present specific characteristics: widespread condition of marginality and underdevelopment; lack of a suitable productive and economic role; urban decay; lack of facilities and services; illegal settlements; traffic congestion; inadequate government ability in local administration.

Identity and pathologies in the historic centres of Southern Italian towns

Within the general conditions of urban decay, the historic centres of Southern Italian towns have specific characteristics and problems: richness of historic and cultural values; greater concentration of monumental and historic buildings; complexity of the physical structure of old buildings due to deep stratifications in the time; changes of the historic building structure; increase of volumes and density; complexity of property structure inside the building estate; physical decay of buildings; social decay of the inhabitants/abandonment; slowness and inadequacy of public policies.

However the urban restoration of historic centres, connected with wider policies of urban re-qualification, is an unavoidable aim, upon which to create a new paradigm of development of the Southern regions. These aims, often programmatically formulated, have great difficulties in becoming operative processes. The case study of the historic centre in Palermo is exemplary on this matter.

CASE STUDY: THE HISTORIC CENTRE IN PALERMO

The historic centre in Palermo: events and problems

Beauty and richness in one of the greatest European historic centres. Crisis and decay of a capital town in the Mediterranean area: an uninhabited and deteriorated historic centre. From the after war to 1989: forty years of carelessness, speculation and failed initiatives. The urban policy of the new City Council: the Detailed Master Plan of the historic centre by Benevolo, Cervellati and Insolera.

The Detailed Master Plan of the historic centre (1989-1993)

Description of objectives, methodologies, strategies and rules: the restoration of the old buildings for the safeguard of the historic identity; the analytical knowledge of the historic building estate and of its evolution as unavoidable premise for every proposal; the historic building typology and the classes of intervention; the rules for the implementation; the organisation of the Detailed Master Plan office for its management.

The process of approval and implementation

Slowness and difficulties due to the changing of the local political framework. The approval of the Detailed Master Plan by the local government (Assessorato Regionale Territorio e Ambiente). Hypothesis of management.

UNITARY URBAN SUBSYSTEM IN THE DEVELOPMENT OF THE HISTORICAL CENTRE OF NAPLES

Carmela FEDELE
University of Napoli / ITALY

The historical centre of Naples presents different historical phases which, very briefly, can be identified with the following stages of the city history. Within such diversification it is possible to recognise unitary urban subsystems of some considerable dimension. Specific strategies for advancement can be carried out for this subsystems. One significant example of urban subsystems is made up of those areas of the historical centre which developed as boroughs outside the most ancient urban nucleus. Two of them are "Chiaja" and "Vergini-Sanità", the place-names of which correspond to two quarters of the present municipal perimeter.

The objective of this research is the definition of the processes of historical development of the two areas Chiaja and Vergini-Sanità through the location of the mutual settlements invariant, the definition of the characteristic urban-historical connotations interpreted with reference to the whole historical centre, and the recognition of settlement "signs" on the present urban layout. With such an objective in mind this research has been divided into two phases. Firstly the reconstruction of the urban history, highlighting the areas concerned in this study. Secondly the transverse interpretation of the analytical framework selected in order to recognise the settlements invariant and their particular characteristics.

Chiaja has developed in a pleasant zone as regards landscape and environment making it a favoured area for villas and gardens. Vergini-Sanità has grown in an area known to be already sacred in early Christian times. A significant moment for the present urban structure of both areas was the expansion of the city during the nineteenth century. This gave rise to the realisation of a vast network of streets on the borders of the city. From such a transformation in Chiaja it is evident that there was a near-total loss of "signs" characterising the settlement system and an establishment of growth among the aristocratic and bourgeois residences took place, as well as the superior facilities who serve the entire metropolitan area. In Vergini-Sanità, on the other hand, there has been an almost total conservation of "signs" peculiar to the urban-historical structure. These are of great value in contrast to the state of architectural decay, not to mention the associated social decay, in which is incorporated the lack of social and public services.

All this implies that besides ordinary and extra-ordinary maintenance and restoration in order to carry out the recovery of settlement property in the whole historical centre, there must be carefully chosen, scheduled, diversified intervention programmes in the areas concerned in this study. In Chiaja there should be projects for the reorganisation and decongestion of space in order to serve the city. In Vergini-Sanità there should be projects of redefinition of the urban role of the entire area inside the urban system, besides the direction of projects concerning the re-use of those areas and abandoned buildings of notable cultural value. These could be used to provide the area with the public services that it is lacking.

THE ARCHITECTURE OF THE URBAN OBJECT: TURKISH ANATOLIAN CITADELS SELECTED AS SAMPLES

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Istanbul Technical University / TURKEY

The city is distinctive in the richness and density of its social, economic and cultural milieu and there must be some sense in which these arise from the material basis of the city.

Material form of the city is instinct to its sociological, cultural and psychological reality. Cities of different cultural types and different scales embody different spatial identities.

What we want to point out in this paper is to examine the Turkish citadels in the light of a theory which investigates the deep structure of the material form of the city as an autonomous reality in itself as an essential constituent of the dynamic processes that make up the city. The material form and especially the spatial form, the laws underlying the form, laws of the urban object examined in the Anatolian citadels all around Turkey.

Turkey is a country well known internationally as a gravitational center between east and west and it is a point of junction between continental Europe and immense mass of Afro-Asian continent. Because of its location and the influences of several civilisations, Turkey reflects variety in its architecture and urban layout, ranging from the remains of ancient Hittite and Urartean civilisations, to archaeological ruins of the Hellenistic period, past Roman, manifestations of Seljuk and Ottoman period.

Antalya, Ankara, Bursa, Diyarbakır, Erzurum, İznik, Niğde, Trabzon, Urfa are selected as sample citadels that are still reflecting the characteristics of Ottoman architecture and the segmented-labyrinthine urban fabric which all bear the marks of Ottoman period.

This paper deals with two general theoretical claims; 1) the typological variety of architectural elements such as building facades of the mentioned citadels, 2) the identifications of the specific characteristics and the urban structure of the selected citadels.

We claim that by having done a lot of research in the above mentioned subjects in Anatolian citadels which present different urban fabric and architecture will contribute richness to the urban design knowledge.

"PLANNING OF THE ARCHAEOLOGICAL SITES"

Angela BADAMI
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To refer to the past is the only means to build solid bases against the process of the disintegration, breaking and isolation from the environment, history and against the loss of memory.

But in order to create shapes and contents of collective's memory, which interest not only the single community but all human kind, it is necessary to create a link between the past and the present, a connection not only limited to the nostalgic's moment, but a real and active link metabolised by the society.

We estimate that it is necessary to preserve cultural heritage, which value is not in itself; system value changes with the time and it depends by people, who are in relation with these objects and contexts.

Today to live in a perfect harmony with environment is a urging need, in a world set up by environmental, social, economical, political crises: to live in harmony, to reconstruct the world's echo-system, to respect the environment, are the new imperatives. These imperatives need first of all a wright evaluation of objects and an historical knowledge of contents and events.

In the contemporary world, historical heritage's role should develop a planning based on education more than information, an active and coscient fruition more than only the tourism, an intelligent utilisation more than a devastating one.

Infact, an intelligent development is not based on exploitation of no reproducible's resources, but on the capital's investment which increase in relation with their utilisation.

Cultural heritage, which has an increasing productivity in relation to the knowledge, is the development vehicle of human intellectual resource, the real inexhaustible resource of development.

My research is orientated, in particular, to the transformation of the traditional meaning of Archaeological Park. It must be conceived as a development instrument for the transmission of territorial's historical culture, through an intelligent and democratic fruition.

Palermo, 12.02.1994

URBAN CONSERVATION IN POST-WAR BOSNIA AND HERZEGOVINA

Amir PASIC

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Bosnia and Herzegovina is in the war. From April 1992, when this war was started, besides 200,000 killed people, half million wounded, one million refugees, more than 90 % of monuments, from the national list of monuments are destroyed. Historic town Sarajevo, Jajce, Travnik, Foca, Banja Luka, a specially Mostar are destroyed in complete. The target of Serbs and Croatian warlords are every book and every building with Islamic characteristic.

Urban conservation is one of three links in this battle of people. In Bosnia and Herzegovina. Together with arms fighting and battle for survive, battle for culture are important too.

Research Centre for Islamic History art and Culture founded project for rebuilding Bosnian cultural heritage, which are developing through following components:

- preservation of Bosnia and Herzegovina multicultural identity,
 - preservation of Bosnian experts, in Bosnia and over the world,
 - education of new experts for process of reconstruction and restoration,
 - collection of all relevant documents,
 - collaboration with Bosnian government,
 - presentation--role of media in supporting reconstruction programs (in 1993: 16 exhibitions over the world, more than 50 articles in newspapers),
 - design for reconstruction and restoration, one historic monumental site plus two monumental complexes in first year (1994),
 - ten-years program for reconstruction of all monuments in Bosnia and Herzegovina,
 - model for organisation of urban conservation network in Bosnia after war.
- Pilot-project for reconstruction of Bosnia is the Old Town in Mostar and first building with symbolic meaning is the Old Bridge in Mostar.

INFRASTRUCTURE

ENERGY, TRANSPORT, PLANNING, AND SOCIETY: THE CASE OF THE UNITED KINGDOM

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Land Use and Transport have always had a significant interconnection, since long before formal, statutory 'planning' became firmly established in the United Kingdom (with the 1947 Town and Country Planning Act) and elsewhere. The earlier history of this interaction has engendered a belief that transport investment will stimulate economic investment (which is often quoted as a justification for major roadworks).

More recently, this economic perspective has collided with environmental constraints, at two levels. First, there is increasing congestion in urban centres, caused by the steady increase, in both absolute numbers and proportion, of travellers (especially daily commuters) using private cars. Second, there is increasing worldwide concern with the problem of global warming, as a consequence of the production of ever-increasing amounts of 'greenhouse gases', among which Carbon Dioxide (CO2) is regarded as a major culprit. The Government's earliest interdepartmental response to current environmental concerns (This Common Inheritance, 1990) recognised both these problems.

The paper will explore the UK Government's response to this problem, since the initial discussion in 1990¹, as recorded in subsequent Planning Guidance on Plan Preparation² and Transport³, and most recently in the UK Government's Report under the Framework Convention on Climate Change⁴

Finally, the wider Social changes necessary to implement this will be discussed, and conclusions of more general international interest drawn.

¹HMSO (1990) This Common Inheritance: Britain's Environmental Strategy, Cm 1200; A 'Summary' is also available, which excludes detail on the planning system.

²Dept. of the Environment, Planning Policy Guidance Note on Development Plans and Regional Planning Guidance, (PPG 12, Feb 1992)

³Dept. of the Environment/Welsh Office Consultation Draft: Planning Policy Guidance: Transport, PPG 13 (April, 1993)

⁴(Climate Change: The UK Programme, HMSO, Cm 2427, January 1994

TRANSPORT INFRASTRUCTURE POLICY AND REGIONAL DEVELOPMENT STRATEGIES OF A NEWLY CREATED REGIONAL GOVERNMENT IN SPAIN, THE JUNTA DE ANDALUCIA 1984-92

Carolina MARQUEZ GUERRERO
University of Seville / SPAIN

Despite the increasing role of innovative policy instruments in the armoury of regional theory and policy in Europe, transport infrastructure still plays a fundamental role. A wide range of objectives-economic, social, territorial and geo-political objectives- are usually satisfied through the development of new axes and the consolidation or restructuration of the existing networks. The analysis of transport networks and transport infrastructure developments constitutes, therefore, an appropriate instrument for the identification and analysis of wider economic and political objectives of the State (national, regional or supranational governments).

Taking-off from the analysis of public expenditure on road development during the 1984-92 period by the newly created Andalusian regional government, this paper attempts to evaluate, first, the impact of political decentralisation and, second, of European integration on the regional development policy of the regional government.

AN ANALYSIS OF AN OUTER RING ROAD PROPOSAL INCOMPATIBLE WITH ITS ENVIRONMENT AND A SUSTAINABLE URBAN DEVELOPMENT: THE CASE OF ANKARA RING ROAD PROPOSAL.

Hülagü KAPLAN, T. ÇALGÜNER
Gazi University / TURKEY

Key words: Compatibility; change; ecology; ring road; sustainability; urban fragmentation, fringe, sprawl.

In this paper, an analysis of the urban development and environmental effects of the new alignment of the outer ring road system of Ankara is provided.

In spite of the recent Ankara Structural Plan's main aim of 'planned decentralisation', the proposed ring road system seemingly constructs an urban development basis to support a 'trend' scenario that had been put forward as an alternative against the planned decentralised scenario had been rejected.

Clearly, there are some motivating social and economic forces in support of the rejected 'trend' scenario, in turn rejecting both the compatibility of urban development with the physical environment and the positive change attempts in the form of the planned development axes.

The first part of the paper introduce the related concepts and lays out the framework for the analysis.

The second part of the paper contains some area analytical studies and provide an analysis of the proposed ring road, focusing on the compatibility and change aspects of a sustainable urban development.

Conclusions, derived from analysis and some recommendations for ecologically sound development.

EFFECTIVENESS IN THE DISTRIBUTION OF URBAN PUBLIC SERVICES

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This paper concentrates on the distributional impacts of urban public services. The distribution of parks and recreational services in Ankara metropolitan city is chosen as the case to examine these impacts by means of user preferences and satisfaction. The problem of distribution is analysed particularly from the demand side through direct impacts of the service output on citizens.

The distribution of urban public services is an important problem in urban policy making due to its relation to the welfare of the citizens. However, the normative character of the decisions on the 'desirable distribution' leads to various answers depending on the conditions of each society. The objectives of the society that are based on political, social and ethical considerations determine the resultant decisions on service distribution. Yet, the questions of why some services should be provided publicly and who will be the provider remain unanswered. Most of the urban services are traditionally defined as public goods because of their impacts on income redistribution among citizens. Besides, the problems in the distribution of public goods -non-exclusion, non-rivalry and private possibilities in the same service area - necessitate the public provision and urban policies which may correct inequalities among neighbourhoods.

For the distributional impacts of urban services, objective measures are required for both output and impact. Equity is generally aimed to achieve a fair distribution of the services among citizens. However, the conditions of citizen groups may not be equal and this aspect is usually ignored by the providers. As a result, urban bureaucracy becomes dominant over the distributional decisions. Territorial justice is aimed to equalise different neighbourhoods which may result in 'unpatterned inequalities'.

In this study, it is proposed to differentiate equity from equality which is related with the conditions after receiving the service. By this way, it is possible to separate the output and the impact of service on various citizen groups with different characteristics.

These considerations are applied to the distribution of parks and recreational services in Ankara to measure the effectiveness of territorial justice which is the current policy of the municipality for this service. The results indicate that distributional justice based on equality principle should be aimed to meet the demand of different citizen groups.

NEW TECHNOLOGICAL PARADIGM AND URBAN TRANSFORMATIONS

Nihal ŞENLİER
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Parallel to the current economical crisis and technological revolution, space transformations in the city systems are observed within the process of reconstruction. There is a global shift in industrial centers and differentiation in the forms of urban development.

Facing the increasing downfall in the traditional industries, many developed city centers are in front of unemployment and industrial degradation.

In a new era, a new city and region structure is coming into existence. One stage of urbanisation is giving place to another stage of urbanisation. Former industrial regions and spaces are vanishing while new industrial spaces are appearing.

Together with the rapid growth in technology itself and its diversity and today's realities like flexibility in production and globalization; urbanisation, which in fact is reflection of capital in physical space, is changing.

All these developments are resulted with the birth of high technology centers and global cities.

In this study these subjects shall be clarified and conclusions for Turkey shall be reached.

INTERNATIONAL FINANCE MARKET AND ISTANBUL WITHIN THE DEFINITION OF GLOBAL CITY

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A city gains the identity as a 'global city' under auspices of gathering of multinational financial investments and appearing as a decision making center. In this respect, the city

1. Should appear as the center gathering an international finance revenue
2. Should form its revenue in a globular manner
3. Should accomplish a binding point of multi directional networks of both communication and transportation means and channel on international level
4. Should gain the identity as an international science, culture and arts center

This paper will focus on the potential and possibilities of the city of İstanbul to become a center where international finance market is gathered. And the above mentioned four main items will be dealt with in details for this study as follows:

1. The economical policy of the state and its approved foreign revenue regime
2. The forming and location correlations as well as the surface vision of the city and new location choices of the organisations and establishments like
 - * Stock exchanges
 - * Free trade zones
 - * World trade centers
 - * International fairsWhich necessitated by international finance market.
3. Infrastructure facilities for international foreign investment to adapt to working conditions:
 - * Improved communication means
 - * International banking services
 - * Offices
4. Improved and high quality service familiar to the business world:
 - * First class hotels
 - * Deluxe transportation means and escorting
 - * High quality restaurants and night life facilities.

As a result; the city of İstanbul will be observed with its potential and development trends to attract the international finance market to be become a center and will be investigated in terms of appropriate equipments and location to fulfil such identity requirements.

INFRASTRUCTURAL DEVELOPMENT IN MALAYSIAN CITIES AND TOURIST RESORTS

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There has been a substantial socio-economic development in the country, as part of the country exercise to booth economic growth, trade and social well being of the populations. With vigorous developments in most major cities, ports and tourist resorts; there has been a great demand for infrastructure by the year 2020; the year that has been envisaged by the government to materialise the country's vision of making the country industrious and prosperous.

Infrastructure, encompasses of highway and road network, port, airport, public transport, electricity and telecommunication are a vital ingredient in making total development a success.

Most cities and tourist resorts in Malaysia have experienced continued inflow of tourist as far as from Europe, Japan and Taiwan. Hence the whole scenario reflects the increasing demand for greater mobility and services. Thus better infrastructure in the country with reference to the major cities and tourist resorts are required.

This paper not only outlines the problem and demand for improved infrastructure, but will also indicate the extend of infrastructure required to be planned and implemented in order the sustain the present rate of country's development. This paper not only provides a platform for discussion among the participants but the experience in Malaysia can be used as a model for other developing countries.

FUNCTIONAL CHANGES AND SPACE ORGANISATIONS IN OLD METROPOLITAN CITY CENTERS

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One of the biggest problems in developing countries is the rapid increase in population. The rapidly increasing population cannot be distributed in balance throughout the country and higher increase rate in rural areas creates instability among the regions which causes the flow of the rural population to the more developed regions and cities of the country.

As a result of the rapid increase in population, the need for new housing and business units together with social and technical infrastructure facilities, made the land use control around the city centers impossible and created environmental deterioration.

In Turkey, Istanbul as the biggest city of the country, has been affected from migration and the rapid increase in population gave rise to the growth of the metropolitan city center which expanded towards the surrounding housing areas forcing them to alter their functions. However, since the new altered functions of the buildings do not conform to their original functions, various difficulties arise.

In addition to the pressure of the migrating population for growth, there are other difficulties including various legal constraints regarding the historical location of Istanbul metropolitan city center. Land shortages and high land costs around the old city center also forced people to look for new areas.

As a result Istanbul metropolitan city center, became the source of the problems that causes social and economical urban decay. In this paper, the new space organisations as the result of the functional change and urban decay in Istanbul old city center will be discussed and evaluated.

THE INFRASTRUCTURE OF URBAN REUTILIZATION: THE ORDINATIVE EXCHANGE POLE

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The consideration of the modern city as a place of maximum concentration and incidence in the flow of goods, people and information seems to be increasingly shared among researchers of urban phenomena. This assumption, captured in the slogan "the city is the site of exchange" is covered by a particular significance and relevance nowadays. It would seem that the functional order of the town and its structural conformation is becoming progressively oriented towards the network model. It seems reasonable to foresee that the new urban economy will be based on the production, management and transfer of a new type of intangible goods that determines its conditions of survival through the existence of a telematic network: in other words, information.

In future metropolitan organisations, the network for the transfer of information will take on the role of basic infrastructure, like that of electricity or water in a modern city today. It is therefore fundamental to define appropriate strategies and actions that can orientate the organisation and planning of the city from now towards the model described. Reconsideration of new cycles for the functioning of urban activities and new sites where the material and intangible flow of goods can be properly elaborated is necessary. Such places will take on the role of vital points for the functioning of the network infrastructure, becoming its poles and points of reference.

The methodological approach adopted in the study assumes as elements of reference the scientific definitions that the research group of the "Di.Pi.S.T dell'Università di Napoli" has formalised in the studies of the prefiguration of the 21st century city. Among these definitions it is important to highlight the following:

- the process of functional reorganisation of the cycles of allocation of urban services;
 - the adoption of new technologies;
 - the procedures for the reorganisation of areas and sites for the main urban functions (health, education, law, local administration and government);
- The renovated buildings may become the points of administration of the functional system, the focal points of the metropolitan cable network and the organisational poles of specific functions carried out. Within the contents of the research are defined the modes and actions of intervention for the transformation of urban equipment into the ordinative Exchange Pole. This is particularly significant in the Neapolitan Metropolitan context, more specifically in the exhibition area at Mostra D'Oltremare. The study begins with the analysis of the internal functional location and through the redefinition of the different activities and replanning of space it reaches a configuration of the new organisation of the equipment. The new exhibition area has been given new functions based on the organisation and management model. As such it is able not only to elaborate appropriately the material and intangible flow of the 'exchange' but also to constitute efficiently the promotional and activating element of the processes of metropolitan relaunch.

THE CBD IN ISTANBUL IN THE PROCESS OF METROPOLITANIZATION

Hüseyin CENGİZ
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In parallel to urbanisation and the process of metropolitanization, Istanbul is going through rapid social and economic transformations.

Especially during the last decade, Istanbul has been developing as a metropolitan center of finance and the share of the service sector has been becoming dominant. Planning, on the other hand, did not keep pace with these new developments taking place in the Istanbul Metropolitan Area.

As a result of the operations geared to improve the urban transportation system, the decentralisation of industry which located in the shorelines and the large scale appropriation lands by the public sector.

Which radically transformed Istanbul's urban image since the 1980 have at the same time lanced a high rate of mobility in urban functions. As a results, the unorganised and scattered. Functions in the CBD have been urged to grow and organise at national and increasingly at international levels.

In this process, the connection of the 1 st and 2 nd Bridges over the Bosphorus has been an important factor in the location decisions of specialised functions. Large firms have been competing with each other to locate their office towers in the Büyükdere axis (Mecidiyeköy - Zincirlikuyu, Beşiktaş - Zincirlikuyu, Zincirlikuyu - Büyükdere Boulevard - Ayazağa Axis).

Istanbul has been assigned a new role as an international service city because of its special place in the Middle East, its historic function as a bridge between East and the West and the potential the city has for tourism. The policies pursued to attain this new role have created the suitable conditions for the developments stated above.

The credits given by international finance organizations for infrastructure, transportation and communication projects have further facilitated the demand for office towers and chains of five star international hotels.

However, all these developments have been rather unplanned. The Master Plan for the Istanbul Metropolitan Area approved in 1980 have been insufficient in directing the developments in this area. In addition, the areas along the Büyükdere axis are in the administrative boundaries of different municipalities which further complicates the situation and prevent the development of the CBD along this axis according to contemporary planning approaches. The developments are directed by the central authorities in piecounal fashion by the declaration of some areas as centers for tourism.

This paper aims to evaluate and discuss the physical planning problems of the Zincirlikuyu - Büyükdere Blvd - Ayazağa axis which developes as the new CBD of the metropolitan area."

EVALUATION OF ALTERNATIVE LOCATION OF THE MIX OF OFFICE AND MANUFACTURING WITH RESPECT TO RESTRUCTURING OF ISTANBUL

Ferhan GEZİCİ, V. DÖKMECİ, Z. ALTAN
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This paper deals with the balanced decentralisation of manufacturing and office function in Istanbul. Istanbul is the largest city of Turkey and its population increased from 1.882.092 in 1960 and to 7.433.586 in 1990. Some of the manufacturing and office functions already left the city center and located at the sub-centers mostly in a haphazard way. Therefore, it is very important to cluster new manufacturing and office function in the sub-centers for the healthy economic development of the city in the future.

Lowry-Garin method is used to evaluate the impact of alternative manufacturing development in the peripheral districts upon the urban structure of the city. Each peripheral district is evaluated as possible manufacturing location. Among those, three districts which have the least impact upon the transportation system but also have a contact with the existing sub-centers are chosen. The results of concentration of manufacturing in only one district of decentralisation among three districts are evaluated. The decentralisation of the mix of office and manufacturing in three sub-centers of the peripheral districts connected with high speed transportation is chosen as the best answer for the restructuring of Istanbul in the future.

THE SPATIAL PATTERN OF PRODUCER SERVICES IN ISTANBUL

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Since at least the early 1980's, the service sector has undergone substantial restructuring. This has generated a fundamental re-evaluation of its contribution to the development of metropolitan economies and the international urban system(1).

Sectoral shift, internationalisation of service corporations, trade in services, advances in information technology have ultimately affected the location patterns of producer services (2).

More recently, a study of office location concluded that; "as a result of technological development of telecommunications systems, the center of the city is gradually continuing to lose its locational advantage and uniqueness within the intrametropolitan spatial structure". Today centralisation isn't important for office location due to continuing technological changes (3).

Office location and its impact upon urban structures has been one of the most significant aspect of post-war economic changes in advanced countries. However, office location hasn't been investigated in the developing countries.

This paper deals with an investigation of the distributionAL pattern of producer services in Istanbul, which is the primary metropolitan city of the country.

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Service Sector Producer Service Firms Locational Behaviour.

THE IMPACT THAT THE INNOVATION OF TRANSPORT AND TELECOMMUNICATIONS FOR THE CONTROL OF MOBILITY HAS ON THE URBAN AND METROPOLITAN SYSTEM

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This abstract shows the contribution subdivided into four parts, which has been worked out by the research group directed by Prof.. Bianca Petrella - Engineering of the Territory Dept. - University of Pavia.

The research has been developed within the "Progetto Finalizzato Trasporti 2" (PFT2) (Project of Transport 2). In particular it is part of the project 1.2.1 "Mobility, technological innovation and territorial transportation" directed by Prof.. Corrado Beguinot.

This project aims at the methodological definition and the experimentation of a new approach to the problem of mobility.

The mobility on the territory is caused by functions which can be considered as "generators of the demand of mobility".

The present urban systems are characterised by problems of inefficient and/or insufficient systems for mobility. A possible alternative to the increment of the existing systems is represented by the action on the functions placed over the territory (which give rise to the demand of mobility) through a correct use of technological innovation. The traditional analysis of "demand" and "supply" can be integrated and completed by the investigation of the possible actions which could change the "demand". So doing we can achieve the efficiency and the efficacy of the mobility systems by only optimising the efficiency of the existing infrastructures and limiting the need of new realisations.

The operating unit guided by Bianca Petrella faced some particular aspects within this new approach to the "mobility problem", in an articulated way.

The efficiency of the mobility systems is penalised by the presence of congestion points: they are mainly determined by the irrationality and the fortuity of the demand of mobility.

The proposal is that of investigating the demand-supply of mobility through the study of "functional routes" in order to point out the points of great congestion and, if possible, to define the feasible alternatives.

The test on the spot was made in an Italian metropolitan area, characterised by high congestion (Naples), and in a middle urban reality, from the dimension point of view as well as from the congestion one (Pavia).

The test of the theoretic hypotheses coincides with the "historicization" of the problems faced. In this sense the temporal reconstruction of the functions, services and activities evolution in the territories and urban systems studied has a great importance.

Within this ambit, the proposal of this group is subdivided into four contributions, which, although each of them has its completeness, have a wider unitary meaning if we consider them together.

The four contributions are:

General introduction (C. Beguinot)

- For a new approach; mobility, technological innovation, territorial transformation (B. Petrella):

- Metropolitan functions and forced mobility (F. Pinto):

- The functional routes as investigation tools (R. Pedone)

- Mobility and functions: the experimental check (M. Clemente)

THE QUESTION OF THE BRIDGE ON THE STRAITS OF MESSINA

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The story of the "dream" of a fixed link over the Strait of Messina does not have probably a well established beginning, even though the first official legislative act is the Italian law n 1158 passed in 1971, which followed a two-year study by ANAS (the state owned road authority) and FF.SS (the national railway administration).

However, only in 1981 a "ad hoc" company was constituted which had the task of studying the question and making operative proposals; this company, the 'Stretto di Messina S.p.E', is owned by ANAS and FF.SS.. A feasibility study for the construction of a bridge (preferred to a submerged tube or a bored tunnel) was completed in 1988 (Stretto di Messina S.p.A., 1988).

In 1992 this company completed an environmental impact assessment of the project which was submitted to the public at the outset of 1993 by the Calabrian and Sicilian regional administrations (Stretto di Messina S.p.A., 1992).

Although the story officially began more than twenty years ago, nothing has been done at this date but a very long debate which has substantially two main topics:

- first: "which is the most suitable solution between those taken into account, namely a bridge, a bored tunnel and a submerged tube?";

- second: "Is it worth building such an infrastructure, expensive from many points of view (not only economic), given no similar infrastructures have been built by now, therefore no experimental evidence can be cited and utilised to forecast favourable and unfavourable impacts both during construction and useful life of this infrastructure?".

GOVERNMENT OF MOBILITY, URBAN FUNCTIONS AND TECHNOLOGICAL INNOVATIONS

Carmela GARGIULO
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By using a systemic procedural approach to the problems of cities and in particular to those connected with urban mobility, the objective of the research (phase I) constitutes the discovery of the connections that rule relationship between the system of activities and the system of communications as effected by a considerable introduction of new technology. The study of these connections allows (phase II) for the setting up of instruments, techniques and procedures able to provide practicable solutions to the problems of congestion in urban and metropolitan areas.

The work begins with the assumption that the city is the "site of urban functions" and that metropolitan mobility constitutes one of the sub systems of the metropolitan system in its entirety as a structure of interconnection of activities localised in urban space. This shows that the urban mobility crisis is due to a large extent to the growing complexity of towns. Such complexity is determined above all by the casual distribution of the main functions of urban space and by the wrong definition of management models and the supply of urban services. The complexity of topics dealt with in the course of the research, the willingness to re-examine the problems of urban mobility by inserting it in the widest context of planning and management of urban and metropolitan areas has necessitated research articulated according to three distinct topics. Also included in these topics is the growing influence of "technological" progress on the way of life of urban communities. The objective of the first topic was the definition of one or more scenarios of reference, beginning with the study of interactions between urban systems and new technology that constitute the hypothesis in context. Within this context were inserted and developed other research topics that are centred around the relationship between the demand for relocation and urban function in the presence of the phenomena of technological innovation and between transport system in an urban environment - has required the definition of two intermediate straps. The first concerns the formulation of methodological criteria for the "rereading" of the fundamental notions of the transport theory in order to reinterpret the "offer" of an urban key, through the construction of logically interpreted paths. The second step consists of the description of the characteristics of the different modes of transport - physical and intangible, conventional and innovative.

**PLANNING THE REGIONAL TRANSPORTATION NETWORKS IN A
DECENTRALISED CONTEXT: THE CASE OF FRANCE**

P. ZEMBRI
University of Paris / FRANCE

The purpose of the present paper is to assess the situation of short-and medium-distance inter-city public transportation in France (excluding the Ile-de-France) after 10 years of regional action, by taking into, by taking into account the following aspects: the historical background, which can partly explain the interplay of different actants; the frequently contradictory logical arguments which have sometimes been modified over the course of this period, the financial realities; and a sometimes heavy legacy from the past (i.e., configurations of sub-systems which do not always follow regional boundaries, the quality of the actual facilities, level of demand).

Regional activities have been studied with respect to day-to-day management of transport supply, investments (facilities, rolling stock) and how the Regions can stimulate certain projects. The spatial consequences of these activities are examined, for in fact while they have opened up some regions, they have also sometimes produced the effects of creating new boundaries between regions.

Organisational problems which have not yet been worked out form the final part of this work. These problems include the choice of travel mode most appropriate for the demand involved, with the most economical method; financing of investments; and specially how to handle the interconnection between regional public transport and other systems operating of different levels (national SCHF-train, High-Speed Train-TGV and urban mass transit).

Keywords: France, Regions, Public Transformation, Interurban Transportation, Railways Systems, Networks, Intra-regional planning, Transportation Policy, Decentralisation.

**ROLE OF THE MAJOR FACILITIES AND INFRASTRUCTURES IN THE
PROCESSES OF URBAN DEVELOPMENT**

Elisabetta SERRA
University of Torino / ITALY

Many Italian cities, including Turin, Flatville so to speak, have lost their vocation as manufacturing centres and are currently in search of a new identity. Many suggest major transport, airports and international railway stations and links, may influence their development.

The projects dove-tail in urban systems and in the networks of preferred relations among nodes, and are inn and re-shape the physical structure and function of the city, although their actual returns have not been studied in detail and is open to a number of interpretations.

Growth of past years has not been replaced by plans internal renovation and transformation, but Local Authorities are no longer able to withstand the burden of increasing costs (in Infrastructures, facilities, public services and environmental standards).

As a result, there is increasing pressure on the private sector to meet some of the costs. Previous rules governing public and private relationships are no longer and new negotiating behaviour patterns are being established.

However, the private sector tends to abuse or prevail in the presence of more firmly and are technically and administratively more solid, then they tend to complain about the 'expense'. Local Administrations on their part either critically accept the position of the private entrepreneurs or try to manage existing or expected advantages ensuing from negotiations jointly.

In view of the existence of factors of change affecting both the public and private actors, this paper intends to detail these aspects, in relation to important planning decisions, that is a) Turin's new Master Plan, (Dec. 93) and b) the plan for a high speed railway line going through (and with a stop) in Turin.

**THE LOCATION OF CENTRES WITH REFERENCE TO
INFRASTRUCTURE POLICY
IN İSTANBUL METROPOLITAN AREA**

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Keywords: Urban infrastructure system, definition of centre

This paper concentrates on the determination of the location of centres together with the distributive impacts of the urban infrastructure system. The case which have been analyzed is Istanbul Metropolitan city.

The population density in a city and the condensation of economic activities accumulated there determines the size and capacity of the infrastructure system which in turn is effective on the settlement pattern of the city. This definition implies a mutual relation and a cumulative process. In fact, the planning is the only means to direct/manage this process.

In Istanbul metropolitan area, there are centres which flourished according to this regular process, in the light of the master plan. Besides, there are such formations in this agglomeration appeared in those areas out of the planning scheme. The population settled in those areas and the economic activities aroused there need a certain degree of infrastructure investment, with no care to the master plan.

Therefore, the paper proposes that there are two different types of development of centres in Istanbul:

- planned centres defined by the supply of urban infrastructure;
- centres of unplanned areas which demand urban infrastructure provision.

The method of investigation is to analyze the both types of centres, illustrated by case studies, through three master plans of Greater Istanbul, beginning with 1936 Prost Plan and 1980 Plan up to 1993 Plan.

The concluding remarks of the paper indicate that the development of centres in Istanbul has two aspects:

- the densification and progression of old centres;
- the evolving centres included in cumulative economic system.

In addition, the researchers will propose another definition of a city centre relative not only to the urban infrastructure policy, but also to the functional considerations.

**AN ANALYSIS OF FUNCTIONAL CHANGE IN AN EXPANSION AREA
OF İZMİR'S CENTRAL BUSINESS DISTRICT (CBD)**

Özlem ÜNAL
Dokuz Eylül University / TURKEY

As cities continue to grow, their central areas become more and more specialised and a variety of activities are concentrated in or around them. Turkish cities are no exception; The problems encountered in CBDs are more severe than many of their European counterparts.

Parallel to this change, central areas are faced with problems such as that of parking, overcrowding, insufficiency in infrastructure. This situation forces people and businesses, further away from the CBD to the neighbouring residential areas whilst invading the existing housing units. The dynamics of unplanned growth of central activities, mainly that of retailing and services, is one of the main problems confronting Turkish cities in the recent years.

In the study with which this paper is concerned, analyses were carried out on the functional change in an expansion area of the CBD of Izmir It focused mainly on the impact of location criteria of fundamental land use types. They were handled in three broad types: Retailing, services and housing.

In order to understand the facts and problems of expansion, questionnaires were evaluated in the study area. 1390 of these were related to the workplaces and 200 of them to housing. Survey results compare data related to years 1988 and 1991 and four types of statistical techniques were used: Cross-tabulation, chi-square, correlation technique and analysis of variance.

Questions were raised concerning the respective responsibilities and abilities of planners to bring about improvements and solutions for spatial structures both in order to solve present problems and to prevent prospective undesirable conditions.

The study findings provide an explanation of locational preferences of users, level of satisfaction, tendencies of people (depending on some physical and socio-economic characteristics of the area), concentrations of workplace and housing units by floors, size, tax payments and rents paid.

It is hoped that the findings will help in identifying some planning principles for planners who face urban issues related to CBD developments.

ROUNDTABLE ON İSTANBUL

LOOKING AT THE HISTORIC CITY. SOME SUGGESTIONS FOR A USER-FRIENDLY APPROACH

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What is a historic centre? Is it the whole city or the oldest part of it? And how old must it be, in order to become historic? Or, in other words, who has the right (and the responsibility) of discussing (and deciding) over its destiny or to transform its structure? Art lovers, in case of an art city or believers if it is a religious centre, or the resident just like in an ordinary city?

The first step for finding reasonable answers is to identify the historic centre. The city of Lujan, Argentina, posed to an international group of researchers an extreme challenge. History there started in the late XVIIIth century, but developed along two parallel lines. One is the city with its changing character, from provincial outpost to railway centre and web of XIXth century immigrants; the other is the shrine, that finally developed in a neo-gothic basilica and, in the thirties, in a neo-colonial monumental complex in front of it. The research group tried to develop a methodology capable to relate the disciplinary approach with the feelings and the practices of the citizens.

The approach is threefold: a portrait of the actual urban scene, an analysis of the social, economic and architectural history and, most significant, an enquiry on how the issue is being felt by residents, users and citizens at large. The last one includes a perception survey over a relevant sample of people and a smaller number of interviewers to privileged witnesses in order to link significant life stories to the city's spatial changes. Through this way the debate over the centre's quality and future becomes more familiar; one hopes it possible to restore a mutual understanding between the city and the scholars so as to design more effective urban policies.

PLENARY: PLANNING FOR PEACE

COPING WITH SUDDEN CHANGES IN POPULATION AND/OR BORDERS: THE EFFECTS ON URBANIZATION AND ECONOMIC DEVELOPMENT

P.L.DOAN

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In a changing world system external instability can have very large consequences for urban and regional planners concerned with the balanced development of the national urban system. Two effects in particular are likely to have to large influence on the urban system and prospects for economic development: large scale population movements and changes (additions or subtractions) to national territorial boundaries. Most models used by national development planners typically consider the nation state and the urban system as operating within fixed boundaries. However instability in nearby countries can stimulate substantial waves of refugees and other migrants which will have large direct consequences for urban development in affected areas. In similar fashion when the actual borders are changed and national territory is reduced or expanded there are likely to be very large potential impacts on the urban system. This paper explores the effects of population movement and border changes on urbanization and economic development, using evidence from the case of Jordan, in which a rapid influx of population and the loss of the West Bank as a result of the Arab-Israeli conflict has had a large impact on urbanization and development. In addition this paper will consider the potential influence of an Arab-Israeli peace settlement which might include a change in status of the West Bank and Gaza, either in confederation with Jordan or as independent entities and will draw out policy implications for planners. Relevance to the European context in which the break up of the former Soviet Union, the division of Yugoslavia, the split of Czechoslovakia and the recreation of unified Germany will be specified.

NEUTRAL SPACE IN A DIVIDED CITY - TOWN CENTRE PLANNING IN BELFAST

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Belfast is a divided city - as are many cities in Europe and across the world. Its divisions are based on culture, religion and political affiliations - all of these overlaid on standard Western European class divisions. These divisions are reflected in spatial terms - particularly in residential segregation - and are prime considerations in planning decision-making.

One of the key planning decisions in relation to strategic planning for Belfast is an attempt to 'neutralise' the city centre within this divided city. This has historical justifications - Belfast is very much a 'monocentric' urban area and its town centre traditionally catered for all sections of its community. The decision to accentuate its 'neutrality' has led to some criticism about its becoming anodyne and standardised in visual terms - about losing its local identity in pursuit of this worthy objective.

This paper is based on personal research in relation to two aspects of city centre planning in Belfast - architectural conservation and the monitoring of physical regeneration in the northside of the city centre over the past ten years. Both of these projects are at the heart of the debate-conservation is a search for local identity, whilst physical regeneration is often responsible for its demise. My paper will report on survey findings, will test the validity of the 'neutralisation' theory and will compare the outcome with the situation in other cities in the United Kingdom and Europe where socio / cultural division and the development of 'neutral' space are planning issues.

PLANNING FOR PEACE

George PREVELAKIS
University of Paris - Sorbonne / FRANCE

During the Cold War, Planning became a major instrument of decision and policy making in Europe. Concepts, methods and objectives have been developed in conditions of geopolitical stability, of economic growth and of a growing participation of the State in the management of the economy and of the life of people. With the end of the Cold War these conditions are changing rapidly. The "malaise" of the Planning Profession is due to a transition crisis. Planning has either to adapt to the "New World" of after 1989, or to accept its irrelevance and fade away.

During the Cold War, the main issues of Planning were to promote economic growth and to contribute in avoiding regional disparities, environmental crises and other similar problems related to growth. West European Societies tried thus to avoid destabilization by social unrest which was encouraged by the Communist Block. Today's dangers for Europe come rather from a chaotic geopolitical environment and take a variety of forms. Ethnic conflicts are taking more and more the place of social conflicts, while the problems of boundaries and territories are coming again to the surface. Those processes can lead to the "balkanization" of Europe. There is therefore a new challenge for Planning: to contribute to stability by developing new efficient socioterritorial policies. Planning has the know-how and the experience, but must make the effort of adapting its approach.

Planning for Peace can draw from two fields. It can draw first from Planning Theory. Planning Theory, as we know it, has had to grapple with issues of similar nature, that is with space-related social and political problems. On the other hand, there is an international experience of coping with ethnic problems which, for a variety of reasons, is not usually classified under the heading of Planning. Thus, the Greek-Turkish exchange of populations after 1922 can offer useful ideas. Israel, a State with European culture situated in an area that was excluded from the stabilised European theatre, is also a source of experience, positive or negative.

The establishment of refugees, the development of new territorial identities, the creation of a climate of cooperation between different ethnic groups, the economic and environmental cooperation in border areas, the organisation of the life of ethnic minorities, etc., are subjects that will have more and more relevance from now on. Planning and planners can have a substantial contribution in finding peaceful solutions.

Planning for Peace must not limit itself to the regional and national scales. The Megalopolises of the Developed World are becoming multi-cultural entities. Serious problems appear not between social classes any more, but rather between different ethnic groups. The revolts in Los Angeles and the problems of the Turks in Germany are examples of such situations. Planning for Peace can find a useful application in the Urban field as well.

**INTERNATIONAL ENVIRONMENTAL CONFLICT:
THE CHALLENGE OF RESOLUTION**

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Environmental problems are demanding urgent attention on the international and global levels. The issues of the global environmental movement range from the protection of wildflowers to the protection of whales, from the urgent problem of toxic wastes to the dangers of global warming, as well as the effects of affluence and effects of poverty. Approaches range from balancing the needs of development and economic growth to uncompromising anti-growth and "deep ecology". One of the most difficult problems faced by environmentalists is resolving the conflict between development goals and sustainable environmental management in the developing world. Local, national, regional and global resources are being stressed at an unprecedented rate which is destabilizing the world's ecological balance. National interests often conflict with international and global environmental well being.

The challenge is to help define the lines along which international environmental conflicts can be resolved and the role of international institutions in preventing and resolving such conflicts. This research focuses on environmental conflict resolution on both the Intra-national and international levels. We portray the use of conflict resolution approaches, particularly alternative dispute resolution methodologies, with its interdisciplinary applications, focusing on its use in resolving environmental issues.

To clarify the potential for alternative dispute resolution approaches to international environmental mediation, we present the challenges, selected approaches to resolving these problems and a research agenda. We explore international environmental mediation as the promising intersection of three fields, international relations, environmental studies and conflict resolution techniques and methodologies. Mediation is familiar in international relationships; a substantial literature addresses the strengths and weaknesses of environmental mediation; but experience with international environmental mediation is minimal.

There is a need for better analytical work which lays bare the crucial links between environmental degradation and social, economic and political destabilization; combining conceptual schemes with data from the real world.

One of the ongoing case studies being investigated within the framework of this research is the Middle East multilateral and bilateral negotiations with regard to the environment. Elements include the identification of the current and potential environmental national agendas of the stakeholders; the analysis of documented international and intra-national negotiations from which lessons can be applied to the process in the Middle East; and the opportunity to examine a developing negotiation, to learn and evaluate on-going processes and outcomes.

The management of environmental conflicts can have a positive influence on other areas of conflict among the same stakeholders, and serve as a basis for changing and building relations between disputants. The ongoing Middle East multilateral and bilateral negotiations may demonstrate the phenomenon. Yet undocumented, these talks will provide an opportunity to examine various roles in environmental dialogue.

POSTER SESSION

**DIFFICULTIES IN KEEPING A SATISFYING BIOLOGICAL
EQUILIBRIUM IN AN INTRAURBAN POND: THE "LAKE OF THE
CAMPING" IN CHALONS-SUR-MARNE (FRANCE)**

F. ARSAC, M. BAZIN, H. LECHENAUT, J.C. PAICHELER, G. VERNET
University of Reims / FRANCE

The continuous extension of asphalted areas (streets, parkings, tennis and so on) in the surroundings led to an increasing supply of streaming waters by urban collectors in this pond, in other way fed only by aquifer. The various and abundant nutrients of these waters, particularly phosphorus of anthropic activities origin, induce a rapid eutrophication and an organic pollution which are harmful to ichthyofauna and attractiveness of the site especially in summer time. We make some proposals for an improvement of this situation.

THE ADVANCE TOWARDS AN 'INTEGRATED ENVIRONMENTAL PLANNING AND POLICY' IN THE NETHERLANDS

Ursula LUKASSEN
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The contemporary society is getting more complex. The issues of today are not specific and isolated problems any more. On the contrary, a distinctive feature of today's problems is the (inter)relationship between different policy-fields, different interest-groups and regions. As a result, physical planning and environmental policy are confronted with increasing relationships of economic development, infrastructure, environment, housing, agriculture, nature conservation and so on. A typical example of these kind of problems in the Netherlands is the extension of Amsterdam Airport ('Schiphol').

These specific features of complex problems are surprisingly opposed to the features of the present institutional context in the Netherlands. This context can be characterised by a fragmentation of competence and responsibilities between the local, regional and national government as well as between the different public sectors. This implies that the various public bodies all have a specific responsibility for a only a small part of a complex problem and are thereby tackling the problem in their own specific way. Because of the lack of coherence this sectoral approach doesn't solve the complex problems.

however, the institutional and planning context is changing. Recent developments show an advance towards a more integrated approach. In other words, in the Netherlands the institutional context is changing towards an 'integrated environmental planning and policy' (in Dutch: 'omgevingsbeleid')

In our paper we want to discuss the integrated environmental planning and policy. We will focus on the features of this new form of policy, the different kinds of practical outlines and the Dutch experiences with an integrated environmental planning and policy.

ECOLOGICAL SITUATION IN BAKU METROPOLITAN AREA AND WAYS OF URBAN STRUCTURE IMPROVEMENT

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The unic history of urban planning of Baku, which is connected close with period of oil extraction booming in the XIX c., has been mirrored on its external view. At the same time the urban structure of Baku has been changing under influence of different factors. These tendencies are braking the integrity of whole system of Baku metropolitan zone.

The increasing of population migration toward Baku, which was sharpened more as result of Armenian aggression and influx of refugees from destroyed Azerbaijanian settles in Armenia and Karabakh, was led to necessity to intensification of house building in frames of Big Baku. Territorial spreading of dwelling zone of city toward Northeast and east direction has led to limitations for new production location in industry zone. Being in the suburb of the city in the beginning of the century the industrial zone now is almost in the center of city. Multiple exceeding the norm of throw out of oil-extracting factories in this zone influences negatively on city environment. In dealing with this, inn in the conditions of increasing value of land in frames of city borders the attractiveness of area, which girdle the industry zone, is greatly decrease.

The stimulation of development of two new forms of ownership stipulate for creation of appropriate infrastructure. Widening scales of buildings in some case violate optional organisation of dwelling regions and architectural view some of its. So, some private organisations which have great financial resources, after appropriate agreement with local authorities makes new buildings as they want, without any co-ordination with General Plan of City Building.

For organic including objects into existed urban structure of Baku it is needed, from our point of view, economical-geographical and ecological expertise's of building projects. It will be lead to minimisation the violation of natural environment and urbanistic structure of Baku.

KOMI REPUBLIC: THE MODERN SITUATION AND THE PRIORITY OF REGIONAL POLICY

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The main problem setting before Russian Federation is to build conception of the new regional policy where under this circumstances it can be kept its united economic informative and productive technological space.

It can be reach thanks to the principles of absolute economic equality of the regions with taking considerations of differences of their national political status, fixed in Federative agreement up.

In the light of above - mentioned conceptions we have found out and generalised the regional peculiarities and factors characterising the condition (state) of economy of Komi Republic - the saving state in the structure of Russia.

The Komi Republic is situated in the north-east part of Europe and its total area is 416 square kilometres, however the economic active territory makes up only 44 per cents and in some administrative regions it doesn't exceed 30 per cents.

The population is more than 1200 thousand people, among them 23%-Komi, 57%-Russian, 8%-Ukrainian. The national relations in the republic are of positive stability (stable).

Komi Republic looks like exceptional as a rich land with its resources even on the background of Russia. Here the deposits of coal, oil, gas, are worked out, the timber cutting is proceeding.

In the near future it is proposed to open the production of titan and aluminium, to work out the deposits of diamond and gold.

Nowadays Komi Republic sees the protection of national-territorial interests in an independent realisation its economic policy on the world scale.

Komi Republic doesn't claim on the changing of its role in the geopolitical space, prefers economic scientific and cultural-ethnic associations and alliances.

Priorities in the regional policy Komi Republic gives to the processes of forming of the regional market financial problems, creation of market economic sphere necessary for the supporting of trade-moneyed relations, including of privatisation of property and development of market infrastructure.

One of the first partner of Komi Republic on the international market is the Turkish building firm "GAMA Industry".

URBAN PLANNING IN POST-TOTALITARIAN CONDITIONS – DYNAMIC AND DRAMATIC CHANGES

Alexander ALEXANDROV, S. ALEXANDROVA
University of Architecture / BULGARIA

In the post-totalitarian community, urbanism as a whole and the experts in urban planning have found themselves in a very complicated and dynamic situation of changes. The former rigidly outlined and hierarchical pyramid of power, having the one-party rule at its top and the mass of people at its foot, is already in the process of falling apart.

In this pyramid, urban planners were put in a clear and fairly regulated niche: they were normally the tools used to pass the interventions of power from top to bottom, and were obliged to motivate and embellish these interventions in their projects and thus legalise them before the public.

In the new situation of democracy and market economy, a radical change became apparent. Many and diverse factors of urban development began to appear on the stage of urban life, stating their interests, rights and force of influence in a most clear and definite way. Private interests, having been left for such a long time in the shade, began to dominate as a motivation in the process of taking decisions. The city became an area for the realisation of controversial interests, an area of conflicts and compromise. Urban planning experts are now bound to cope in a short time with an obsolete legal basis and frequently changing theoretical principles, and to take important decisions bearing enormous responsibility for the future. In a changing world, they have to balance the interests of individuals, businessmen, and municipal authorities, and also to control the processes of their interrelations.

In order to keep their professional competence and retain the role of influential factors in these situations, urban experts should know more and better than others, become aware earlier of any arising problems, and be able to point out conflicts and propose decisions for a realistic development of the cities and the territory in a desired and optimal line.

On the basis of these principles, the report deals with the concrete problems and changes in the urban theory and practice in Bulgaria.

THREATS TO 'ACTIVE' DUTCH LAND POLICY

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In the Dutch land market the municipalities determine to a large extent the volume and the price of the supply of serviced building land. They also make political choices about the content of a development plan. Naturally, municipalities first have to buy the unserviced land. The policy of buying, servicing and selling land by the municipality is called "active land policy". Municipalities have the right of compulsory purchase if the owners are not willing to sell their land to the municipality. In that case, the price is set by a valuer. But municipalities do not have an unlimited right to purchase compulsorily. When a private land owner claims that he is able to build as prescribed in the development plan (for example a property developer), there is no legal ground for compulsory purchase. This causes problems because property developers can pay more for unserviced land than the municipality. The price the municipality will pay is set with respect to the total content of the development plan, including for example public housing. The maximum the private developer will pay is the residual value of the most attractive parts of the development plan (for example private housing). Normally however they will not have to pay that price, as a payment slightly above the offer of the municipality should do the trick. Developers can eat the plums from the pudding. When developers have bought large parts of a development area there is a problem for municipalities, because they are not empowered to purchase compulsorily. The problem is a result of their not being able to cross-subsidise the loss making plan contents (public housing, parks etc.) with the profit making plan contents (private housing, offices etc.). The municipalities now have to deal with the land owning developers, their active land policy is under threat. This makes management of Dutch urban development more complex than it used to be.

CONFLICTS AND CONFLICT RESOLUTION IN ISRAELI PLANNING

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Urban and regional planning in every society faces numerous and intensive conflicts. Planning in Israel often encounters deeper and more complicated conflicts than in most developed countries. On one hand there are the "classic" controversies over environmental quality and land use. Additionally, there is a direct infiltration of national debates and ideological controversies into planning decisions. Alternative tools for dispute resolution and collaborative problem solving are of utmost importance.

This paper reports on a study, whose main goals were to investigate what conflict resolution techniques are in use today in this context in Israel; to ascertain the attitudes of various stakeholders as to those techniques and alternative ones; and to develop a program for introducing additional and alternative conflict resolution methods to Israeli planning. The empirical research is based on a survey and a set of case studies.

Our conclusions, fall into three categories: The first deals with more general recommendation such as reorganisation of responsibilities between and within ministries and between central and local authorities. The second category deals with planning issues. The third one presents conclusions dealing with the application of alternative methods for conflict resolution.

In the United States a number of alternative resolution processes have been developed and implemented, but within the much looser context of American planning. This research takes the alternative resolution processes developed in the U.S. and examines their applicability to the Israeli system. Given the similarities of the Israeli and European planning systems, many of the research's insights are of value to planning in other countries as well.

LAND USE IN KAĞITHANE; A DISTINCTIVE SUB-REGION IN GREATER CITY OF ISTANBUL

Ercan KOÇ
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In the origin of descriptions about today's urban spaces, a nostalgic admiration is rather large. Nostalgic admiration is based on the assumption that older spatial organization was dominated by natural beauty and green areas with clean air and water as silent and calm livable places as opposed to the today's impersonal physical structures, with high volume of traffic and air pollution and people and building density.

Haliç shores had become a major center on the process of industrialisation following the foundation of Turkish republic as a result of its locational features such as developed transportation facilities, its easy connection with harbour and its accessibility to the major markets. The industrial development in this area expanded towards the valleys of Kağıthane and Alibeyköy in a linear form.

The planning policies related to the decentralization of the industries from the core areas of Istanbul Metropolitan Area, such as Haliç shores in 1984 have implemented. As a result, these areas have been transformed from industrial to cultural and recreative function. However, the industries located on the valleys of Kağıthane and Alibeyköy haven't affected with this decentralisation policies. They are still operational. This creates conflict in land use pattern between the analyzed Haliç shores and its adjacent industrial areas of Kağıthane and Alibeyköy haven't affected with this decentralisation policies. They are still operational. This creates conflict in land use pattern between the analyzed Haliç shores and its adjacent industrial areas of Kağıthane and Alibeyköy. There fore, the industrialized valley of Kağıthane and Alibeyköy are expected to be decentralized and its land use pattern is to be transformed other functions.

Kağıthane which hadn't been recognized before Ottomans because of Istanbul's locations closed to the city walls. After Kağıthane had been importance with its natural beauties and became an leisure and entertainment area in its first period of for Ottoman's administrative classes, later for all public.

While the historic events about Kağıthane remained only in the books as novels, poems, songs with a description of the incredible natural beauty of its shores. The development of industry and residential areas on the Kağıthane shores in the republican period were changed its function of entertainment leisure and recreation and destroyed its natural beauty.

The present land use pattern of Kağıthane has been affected by the different choices of individuals and the planning policies of the metropolitan and local state. Nowadays, nobody goes to there for recreative functions. The differences of the choices have effected whilst have been also influenced by the uncontrolled-unplanned activities of individuals and planning policies and strategies.

Now, Kağıthane is surrounded by two motorways which are both inner city national and international use. Its spatial forms is mainly determined by the valley covered by the highly dense residential areas, the two side of river covered by the highly dense industrial areas whilst the river has become a places for waste canals of both residential and industrial areas. Other features of Kağıthane are, military zones that take place within the industry buildings in the valley, the park of dustcarts in the center, the heavy traffic as a result of the coal transportation with the trucks, the physical quality of the residential areas with their high density without any social and physical infrastructure.

In the context of the criticism of the planning approach it is necessary to discuss the search for a new innovative way of planning areas as such. It will be the starting point for the sanitization of such areas. This is also urgent for the people who live in there areas as well as its distinctive spatial organisation as a result of the historical development of the valleys of Kağıthane.

THE SPATIAL MOBILITY OF CAPITAL: THE TURKISH CASE

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THE AIM AND SCOPE OF THIS PAPER: This paper is based on D. Harvey's tri-cyclic model of the accumulation of capital. It attempts to analyse the mobility of capital in Turkey with respect to two variables: the economic sector in which the investments are made and their locations. The main question is the following: is the spill-over process in Harvey's model to be recognised in the dynamics of capital in Turkey?

METHODOLOGY: The analyses is carried out with case studies. The selected cases are three of the largest holdings in Turkey. Their business histories are evaluated with respect to their policies association between the sectoral shifts of investments by these companies and their locational preferences. The dynamics of capital, and various factors affecting it, will be presented on diagrams.

PLANNING FOR CHANGING CULTURE IN HISTORIC TOWNS

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New ways of life, new shapes in economics, new values in socio-cultural order characterise urbanised world today. The increasing of smaller or single ménages, the growth of leisure time in post-industrial society, the diffusion of communication facilities with the freedom from obliged travelling and last but not least, emerging values like self-realisation, ethic agreement, cultural relativism, job as a joyful, often unconventional, engagement leading almost to hobby: is the "scenario" of XXIst century planning.

According to this trend, urbanised world needs small scale environment, meaningful urban spaces, widely concerned with personal and urban identity. So that younger generations begin to like again historic town and village, the same their parents leaved some decades ago. A meeting between yesterday environment and tomorrow society will happen in historic town, the place of multi-culture, of freedom, of phantasy: just as the spread-out city-region was the place of utilitaristic game for survival in industrial area.

However, more freedom and more phantasy mean also more individual weakness: in such a society people will lose any traditional protection like once patriarchal or matriarchal family, as well at home as on the job. This dangerous lack may be leaved by planning a new urban pattern into the historic town: a pattern of services saving urban image but changing wholly its functional organisation. Big containers, for instance, must be utilised as social facilities referred to a status of civil rights more open to multi-cultural people. Planning a remake of historical tissues shall be however sustainable by environment and compatible with cultural heritage. This is the main aim of planning research: some experiences may be shown, for instance but not for rule.

ADMINISTRATION OF HISTORICAL ENVIRONMENT IN TURKEY -THE CASE STUDY OF ANKARA CITADEL-

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The study emphasises on development of the renewal and rehabilitation ideas policies and legislation in the urban planning context under the institutional roof of the central government.

The study underlines the contradictory scheme of institution in administration of historical environment. To show the problems that arise from this contradictory scheme to the implementation of conservation and renewal plans and to make short overview about the conservation of historical environment under the topics of legal, administrative and planning aspects in the urban policy agenda by the changing phase of urbanisation aspects in Turkey.

Then the study opens a general discussion under the below topics:

How can political support be generated and maintained? How national policies can be modified to effectively deal with the special circumstances of historical environment?

How can renewal of historical environment be financed? What happens when land values and taxes increase? How can the contribution of the historical environment to the urban economy be consolidated?

How can be conserved the historical value and form of this environment by the renewal plan?

COMMUNICATION: THE PEOPLE AND THE BUILDING; THE BUILDING AND THE CITY

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People are in need of many different things in every situation of their life. Those of people's needs are related to their individual metabolic, physical and psychological condition and their social life styles.

A building is a result of some of people's activities which are led by people's individual and social life related requirements. These people's requirements form the objectives of the building. The objectives of the building and some other aspects which are resources are gathered during the people's activities to bring the building into existence. The building as a result of gathering the objectives and resources consists of two main parts which are the hardware and the environment of the building.

People's social life related requirements lead the people to built the cities. So that, objectives, resources and activities form the city with two parts. These parts are, also, the hardware and the environment of the city. Buildings streets, recreation areas, etc. are the hardware of the city. Individual and social activities of people, atmospheric features, all circumstances, etc are the environment of the city.

Buildings are the main structural parts of the city. Although the building has its own character, it also reflects the character of the city and vice versa.

There are close relationships between the people and the building, the building and the city. They communicate to each other with many ways. They live together, they share the same feelings, they fall away from each other and finally they cannot understand each other and they die.

In this paper, the communication between the people and the building, the building and the city will be brought to the agenda. The way of their communication, their expectations from each other and their sadness and happiness will be discussed.

URBAN IDENTITY AND ITS ELEMENTS. THE CASE OF BEYKOZ MUNICIPALITY IN THE METROPOLITAN CITY OF ISTANBUL

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Istanbul Technical University / TURKEY

The rapid concentration and metropolitanization process in cities, which was started by the industrial revolution, as a phenomenon which changes the economic, social and physical structures of the world the cities continues its impact while expanding its spatial dimensions.

The effect of the internal change on the urban actions system and of the external forces, has been caused two sided, positive and negative, transformation in cities.

The increase in the consumption of energy, raw materials and land. Low or even decreasing efficiency of resource use is accompanied by and increase in the emissions of dangerous pollutants and of other risks, increase of hazardous wastes and other global environmental problems are directly related to the development of industrial society and modern urban structures.

Cities have become a symbol for the neglect cultural traditions and the destruction of the identity of places the deterioration in the quality of life concerns not only bad quality of air and drinking water....etc. but also the impoverishments of sensual perceptions and the loss of identification.

The aim of this paper is to emphasise the role of "urban identity" concept and elements of it, on the urban planning process.

**PROTECTING AND CREATING THE "URBAN IDENTITY" IN A
DEVELOPING COUNTRY; CASE OF İZMİR - TURKEY**

Orcan GÜNDÜZ
Dokuz Eylül University / TURKEY

Urban identity" of a settlement is commonly regarded as the sum of all features, including natural, physical, social and cultural values gained since its first existence. These features show continuous change in time and they can also be renewed and replaced intentionally.

Progressive reforms that were initiated with the birth of Turkish Republic, aimed a new modern national identity and a new way of social life, thus resulting in radical changes in the physical form and urban identity of Turkish settlements. As this mode of change is still in progress in Turkey, similar cases are also pertinent to many other developing countries.

Modern Turkey, in our day, is the end product of many prosperous civilisations on the Anatolian mainland, situated at the crossroads of Europe and Asia, a typical geo-political location displaying both western and oriental characteristics. This duality, in one way, has enriched the cultural formation of the nation, yet on the other hand has added to the typical complex problems of a developing country in the efforts of protecting and re-making of the "urban character".

İzmir, located at the far west of the Anatolian peninsula, has also been affected from the above mentioned processes in the making of its "urban identity" and exhibits further unique characteristics due to the rich influences of diverse cultures which have survived until very recent times.

All members of a community contribute indirectly to the making of the "urban identity" in a settlement. However, physical planners, environmental planners and architects are the group of professionals most influenced from these developments and they are primarily concerned in enhancing the "urban character" in their professional practice. In this presentation, supplemented with diapositives, "urban identity" of İzmir will be introduced with its potentials and problems, to initiate further discussions by the participating professionals.

**FUNCTIONAL AND PHYSICAL ANALYSIS OF "SQUARES: PUBLIC
MEETING SPACES" IN THE ANATOLIAN-TURKISH CITIES**

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The proposed paper will demonstrate the main points, discussions and findings of a research-entitled "Functional and physical analysis of squares: public meeting spaces in the Seljuk and Ottoman cities in Türkiye" - which was undertaken at the Institute of Planning Studies at the University of Nottingham between July 1991 - April 94. The main aims of the research was to understand the principles of Turkish urban design - especially the design of squares - of the past; to present a general methodology for establishing urban design solutions especially for the design of squares in the historical settlements; and to suggest new urban design and conservation recommendations for the traditional Turkish cities in the present day of Türkiye. In the light of the identified research questions and objectives, the research attempted (1) to identify the uses of squares in the Seljuk and Ottoman cities in Türkiye; (2) to identify the key factors in formation of squares in the Seljuk and Ottoman cities in Türkiye; (3) to define the types of squares in the Seljuk and Ottoman cities in Türkiye in terms of function and form, i.e. to establish a practical typology to be used in future designs; (4) to find out the relations between the key factors and the types of squares in the Seljuk and Ottoman cities in Türkiye. Analysis of data in the research was carried out in order to solve the following problems in the light of the specific research objectives; what is/should be the definition of the square in Turkish cities?; what are/should be the characteristics of the square in Turkish cities?; how can the quality of the existing squares (public meeting spaces) in historical cities be improved? what are/could be the proposals for conserving the squares in historical settlements of Türkiye?; what are/could be the proposals for the future urban design projects in, especially, the historical cities in Türkiye?; and, how should be the squares designed in present day of Türkiye?

A PUBLIC CHOICE TREATMENT OF INFORMAL CLUBS AND AFFORDABLE HOUSING POLICIES IN CANADA

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One of the remarkable features of affordable housing policy in Canada is that while social housing programs and housing intensification policies have accomplished little, a "non-policy", the toleration of illegal apartments in detached houses, has created a large supply of low rent dwellings.

In this paper, I use Public Choice analysis in general and the concept of incumbent affinity clubs in particular, to provide a comparable analysis of these situations.

In the case of social housing, policies initially developed by elites with a broad range of political support to back them, failed to consider the consequences for occupancy and occupancy rules of "clubs" formed by incumbent renters. In the case of neighbourhoods composed primarily of long term residents, the incentive to create and protect community amenities which are highly valued by incumbents who live in and own property in the community is extremely strong. A democratic municipal government with ward organisations and wide powers to create detailed regulations governing property use provides a vehicle which encourages community residents to exert their influence by organising local affinity clubs.

In both cases, the clubs can be effective screamers of would be entrants and creators of "club rules" that enhance the home and community benefits that accrue to incumbent club members. The illegal creation of apartments in detached houses is, by contrast, largely immune from effective control by neighbourhood clubs if the potential for personal benefit by homeowners is widespread. This is because enforcement is uncertain and creation of an illegal apartment does not create a legal precedent.

The analysis suggests housing afford ability policies that avoid situations where incumbent clubs are likely to be created that can effectively defeat the policies or capture their benefits.

THE EVALUATION OF THE VISUAL IMPACT OF PLANNING PROPOSALS AN EXAMPLE OF THE USE OF COMPUTER VISUALISATION

Tony HALL

Angua Polytechnic University / UK

Computer visualisation has an important role to play in the assessment of planning proposals both large and small but planning agencies have been slow to take advantage of it. Although appropriate hardware and software are now available at comparatively reasonable prices, staff time for data input is still a major cost. An economic way of proceeding can be to model in advance important and sensitive parts of a town so that small development proposals within them can be visualised comparatively quickly and cheaply as they come in. Following a request from the Borough Council, the High Street in Colchester, Essex, was modelled using 3D Studio. This model was then used to assess the visual impact of pedestrianisation and traffic control measures and it was then available to assist the routine development control process in this part of town. The paper evaluates the success of this approach and makes suggestions for its future use. Its possible development into a multi-media facility is also discussed.

A SURVEY OF DEVELOPMENT CONTROL PROCEDURES IN ENGLAND AND WALES-OPPORTUNITIES FOR NEGOTIATION

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The paper will report on the finding of a survey of local planning authorities in England & Wales designed to assess the extent to which their organisation and procedures provide opportunities for officers to negotiate with applicants for planning permission.

The survey consisted of a questionnaire survey of a sample of planning authorities for which over 100 responded and representatives of a selection of these were subsequently interviewed. The project was designed to examine issues which had emerged in previous research; in particular that the organisational arrangements within an authority and the procedures which they adopt influences the opportunities for individual officers to negotiate with applicants; and that different officers, depending on their values, are more inclined to negotiate than others. The questionnaire also provided a basis upon which to assess whether negotiating was more pervasive in organisations of a particular size or type.

Among the findings the following issues were highlighted;

- the prevalence of pre-submission discussions,
- the allocation of applications to case officers is most commonly based on the site's location,
- preparation for negotiations, where this takes place is on the basis of information gathering only,
- meetings nearly always take place by written communication,
- most consultation takes place on the authority's premises,
- decisions on who to consult over an application are, in the main, made by someone other than the case officer,
- the discretion of case officers is limited by their role in making committee recommendations,
- the length of committee cycle appears to be linked to the officers' opportunities to negotiate,
- having recent local plan coverage does not seem to reduce the quantity of negotiations in respect of planning applications.

CROSS-BORDER REGIONAL PLANNING ALONG THE FORMER IRON CURTAIN PLANNING SCENARIOS AS A TOOL TO STIMULATE INITIATIVE AND CREATIVITY

Gerhard SCHIMAK

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The border between Austria and the Czech Republic, for more than 40 years characterised by the fortifications, barbed wire, minefields and watchtowers of the former Iron Curtain cut through an area which for hundreds of years was economically, culturally and on the level of personal relations closely connected together. The political results of the second world war and the nearly total closing of this border hand in hand with the different political, economic and social systems on both sides of the border for more than forty years led not only to a different economic development in the separated parts of this border area - in fact both sides can be regarded as economically underdeveloped, but in a different way. Nowadays the difference can even be seen quite clearly in the feature of the cultivated landscape.

The demolition of the iron Curtain and the tremendous increase in cross-border contacts since 1989 led also to a closer co-operation and finally to a joint study work of teachers and students from the faculty of architecture of the Technical University of Brno and the faculty of planning and architecture of the Technical University of Vienna to create a regional development - and landscape concept for the border area between the southern part of the Czech province of Moravia and the northern part of the Austrian province of Lower Austria.

Despite the usual problems of different structured statistics and other materials on both sides of the border it was anyway possible to produce quite a few common maps and reports about various social, economic, infrastructure - or environment-related features and problems of this area. But since one of the main problems of such an area along a totally closed border is the brain-drain having gone on for 40 years and the steady erosion of initiative in the local population, the emphasis of the work - mainly done during two workshops for the whole group of participants, using various methods to stimulate creativity - was laid on creating a wide range of ideas and formulating alternative scenarios for the development of this area which can and - as it is already agreed on at the political level - will be used as a basis for discussion in the local communities of this area in order to help and activate the already slowly emerging local initiatives. Finally it has to be mentioned that especially this approach to develop alternative scenarios for a regional development concept led to highly interesting discussions between the participants from the east and the west about planning procedures and goals which showed quite clearly how different the planning cultures have evolved in both countries during these 40 years of living in different political systems.

CITY -CENTRE MANAGEMENT: THEORY AND PRACTICE

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Over the last decades a lot has changed in city-centres as well as in inner-city policy. Now there is an increasing need for better management of the processes taking place in city-centres. Especially a closer cooperation between public and private parties involved in realization of these processes is needed. Therefore both public and private parties are looking for new organizational frameworks for public and private parties to cooperate in reorganising and managing the inner-city. These new frameworks are commonly referred to as city-centre management. In the Netherlands there are now at least four cities experimenting with city-centre management structures and others are considering this move. In the paper the concept of city-centre management and the main dimensions of city-centre management will be discussed and this will be illustrated by a view Dutch practical experiences.

NON-SETTLED LAND, AN INCREASING 207IN PRACTICE AND EDUCATION OF PLANNING

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In the last years a lot has been thought and written about urban development in Switzerland and Switzerland's position in the growing competition between the European urban centres. The proposed solution maintain or even strengthen the role of the Swiss cities in this competition is an efficient "polycentric urban network" instead of large and unmanageable conurbations. Effective infrastructural links between the exiting medium-sized cities could create an urban network with locational advantages in the various nodes of similar characteristics as they exist in the large conurbations in Europe.

According to this solution, inward urban development shall prevent additional urban sprawl at the fringes of the large agglomerations and reduce building pressure in the rural areas.

However, further efforts will be necessary, if the purpose of the spatial planning according to the Federal Law -the expedient use of the ground and a rational land settlement- should be accomplished. Future impacts on settlement development will be: growing population, mobility of leisure, repeal of the laws which prevented an increasing demand of land by foreigners. There will be also attempts to stretch the borders of the building zone or to increase the exceptions for constructions outside the building zone.

In the near future, the agricultural sector will change its role considerably. It is well known that within GATT, an important movement is taking place towards a liberalisation of the trade of agricultural products. Cheaper foreign products and the elimination of the subsidies maintaining artificial prices will have consequences for the Swiss agriculture and will exert an influence on the territory management.

One can suppose that the landscape, till today a more or less neglected dimension in general planning, would become one of the most discussed topics in the next years.

The present year's course of post graduate studies in urban and regional planning at the ORL Institute has considered above-mentioned issues. This paper will focus on our experiences with the students projects, which confront us with new challenges for both our education programmes and our professional practice. In the centre of interest stands the development of rural areas between Zurich and Baden, a region in the largest agglomeration of Switzerland. The general purpose of this project was to clear up important questions about the future development of the landscape and to work out some suggestions and exemplary solutions for the further development, not only in the region of Zurich but also in the whole country.

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