

Analyzing the Impact of Laws and Regulations on the Urban Planning Process with a Focus on the Regeneration of Deteriorated Urban Fabrics (Case Study: Qazvin City)

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ABSTRACT: A considerable share of dysfunctions in the social, economic, physical–functional, and decision-making systems of deteriorated urban fabrics in many countries, including Iran, originates from the absence, weakness, or inadequacy of laws and regulations. These instruments, designed to guide legislators and urban decision-makers in controlling development, promoting social justice, and ensuring a safe and livable environment, often fail to achieve their intended goals due to shortcomings, contradictions, or conflicting objectives. Qazvin, chosen as the case study for this research, is one of Iran's historic cities and a pioneer in urban planning. Nevertheless, its deteriorated urban fabric is of particular importance given its scale, proximity to heritage assets and valuable urban spaces, and the severity of its physical and social challenges. This study examines the existing laws and regulations, their impacts on physical–functional, socio-cultural, economic, decision-making, and environmental–natural systems, and evaluates their influence on the regeneration of Qazvin's deteriorated urban fabric. The research pursues two main objectives: (1) to address or mitigate problems arising from the enactment or implementation of relevant laws and regulations, and (2) to identify potential solutions to enhance their effectiveness. To achieve this, impact analysis techniques were employed alongside the Delphi method to propose strategies for improvement. Findings highlight the crucial role of laws and regulations in urban regeneration. Drafting such frameworks requires a comprehensive, multidimensional approach grounded in the needs of residents. Success depends on active community participation, the application of appropriate analytical tools, and collective decision-making to address the intertwined physical, social, economic, and environmental dysfunctions of deteriorated areas.

Keywords: Urban Law – Urban Planning – Laws and Regulations – Deteriorated Urban Fabric.

INTRODUCTION

The successful implementation of urban renewal and rehabilitation programs for deteriorated urban fabrics requires a profound understanding of the underlying causes and contributing factors behind the deterioration, as well as the effective utilization of relevant laws, regulations, and directives. These legal instruments, serving as essential tools in urban regeneration planning, are crucial for controlling urban development, ensuring social justice, optimizing service distribution, enhancing economic efficiency, preserving the cultural identity of the city, and reducing vulnerability to unforeseen natural hazards. However, the existence of inefficient or inadequate laws, inconsistent regulations, and legal gaps has posed significant challenges for policymakers

and decision-makers in this domain. These issues, particularly in developing countries such as Iran, have slowed or hindered the achievement of urban regeneration goals, resulting in urban fabrics that continue to face numerous challenges. Addressing these problems requires careful examination and the provision of scientific and practical solutions. This study aims to analyze and evaluate the laws and regulations governing urban planning in Qazvin, particularly in relation to the regeneration of deteriorated urban fabrics, by addressing two primary research questions: Firstly, do the existing laws and regulations for revitalizing deteriorated urban fabrics in Qazvin align with the real needs of these areas? Secondly, do these laws face conceptual or implementation challenges that hinder their effectiveness in the urban regeneration process?

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The study seeks to answer these questions by employing Regulatory Impact Analysis and the Delphi Method to identify the problems in the existing laws and regulations and propose improvement solutions. The results of this research could contribute to the formulation of more effective strategies and policies for revitalizing deteriorated urban fabrics and addressing the challenges in urban planning processes.

Literature Review and Theoretical Foundations Necessity and Background of the Research

The rapid growth of urbanization and the emergence of problems resulting from population overflow have led to physical and functional deterioration of urban fabrics, thereby confronting urban management with complex challenges. Urban decay is an inevitable phenomenon influenced by various factors such as climatic conditions, construction quality, supportive policies, and urban laws. Weaknesses or deficiencies in urban planning and management regulations—particularly in dealing with deteriorated fabrics—can result in ineffective interventions, widened social and economic disparities, and the persistence of critical conditions.

In Iran, the necessity of addressing urban renewal, rehabilitation, and reconstruction is amplified due to factors such as the historical age of cities, rapid and unbalanced urban expansion, the absence of effective master plans, and the lack of coherent executive mechanisms. Although in recent years this

issue has been emphasized in higher-level development and national planning documents, the ongoing trend of deterioration reflects shortcomings in legislation, policymaking, institutional coordination, and scientific approaches to urban renewal.

Qazvin, as a historic city with a strategic position in the country's urban system, contains deteriorated fabrics located adjacent to heritage and valuable areas. These areas suffer from structural, functional, and safety problems. Existing programs and urban regulations have failed to prevent discretionary interventions, non-compliance with standards, and the shortcomings in achieving renewal objectives. Therefore, examining the role and impact of urban planning laws and regulations in the regeneration and renewal of Qazvin's deteriorated fabrics constitutes a scientific and practical necessity that can fill the existing knowledge gap and contribute to improving urban policymaking and management.

Previous studies on the regeneration of deteriorated urban fabrics emphasize the importance of laws and regulations as key tools of urban management. Research findings indicate that the effectiveness of urban interventions largely depends on the quality of laws, the coherence of regulations, their alignment with the socio-economic and physical conditions of each city, and the participation of stakeholders in the decision-making process. A systematic summary of selected studies in this domain is presented in the [Table 1](#).

Table 1: Previous Studies on Urban Deteriorated Fabric Regeneration

Source	Research Method	Findings
Felli & Zullo, (2024)	Comparative Analysis: A Review of National and Regional Laws in European Countries and the Impact of European Union Directives	For the successful implementation of urban regeneration in deteriorated urban fabrics, there is a need for: the integration of the legal framework, the precise definition of key concepts (such as land take and urban regeneration), and the strengthening of multi-level coordination (national, regional, and local)
Rahimi & Heydari (2023)	Statistical methods including Chi-square test, one-sample t-test, path analysis, and questionnaire analysis	The indicators related to urban regeneration in the study area were found to be below expectations. Variables such as social empowerment, infrastructure provision, and financial resources had positive effects, while variables such as organizational bureaucracy, institutional inconsistency, and land supply had negative effects. The holistic and comprehensive approach of the law reduced its effectiveness in environments with low diversity.
Liao & Liu (2023)	Bibliometric analysis + critical review (347 articles)	This study identified eight critical barriers to urban regeneration from the perspective of stakeholders. These barriers are mainly concentrated in the economic and social domains, including lack of financial resources, weak coordination and collaboration among institutions, social and cultural resistance, lack of effective resident participation, inefficient urban governance structures, weak policymaking and legal frameworks, and neglect of local and contextual differences. To address these barriers, strategies such as creating shared value, participatory governance, and benefit-sharing have been proposed.
Zamani & Asadpour (2023)	Qualitative meta-analysis of 23 domestic studies	Four priority challenges in the non-realization of urban regeneration plans were identified: the weak presence of non-governmental organizations (NGOs), problems in plan preparation, institutional-managerial challenges, and weak participation. In addition, legal gaps and lack of institutional coordination were reported as recurring obstacles in these studies. The authors emphasize the necessity of strengthening relevant institutions, revising laws and regulations, and enhancing participatory mechanisms to facilitate the realization of urban regeneration projects.

Table 1: Previous Studies on Urban Deteriorated Fabric Regeneration

Source	Research Method	Findings
Andalib (2023)	Qualitative research with an analytical–descriptive approach based on literature review, document analysis, and conceptual examination	The renewal of deteriorated urban fabrics in Iran has not been successful due to socio-spatial and economic imbalances, weak governance, lack of public participation, and managerial instability. The study identifies four main barriers to balanced renewal: conceptual ambiguities, governance conflicts and absence of strategic planning, lack of active citizen participation, and managerial instability. The article proposes a justice-oriented, people-based, and neighborhood-centered renewal approach founded on the principles of comprehensiveness, balance, and intelligence.
Wang et al. (2021)	Systematic literature review + bibliometric analysis of 160 related articles	Establishing a legal framework for the active participation of stakeholders in the decision-making process -Balancing centralized and local approaches in the design of regeneration policies. Developing decision-support tools that enable interest coordination and knowledge-exchange
Doroudi et al. (2015)	Documentary analysis and legal content analysis	A comparative review of relevant legal provisions shows that both the existence of specific laws (enacted in 2008 and 2010) and the dispersion and inconsistency of by-laws and regulations are among the main reasons for executive inefficiency. Suggested solution: legal pathology and harmonization of regulations.
Carmona (2014)	Theoretical and case analysis	Flexibility in regulations and design-led policies is the key to the success of regeneration projects.
Mirkatouli et al. (2012)	Descriptive–analytical; field survey; statistical analysis (SPSS, GIS, Excel)	Government supportive policies (banking facilities, tax exemptions, institutionalization) have had a significant effect on the renewal of deteriorated fabrics, neighborhood cohesion, and the increase of property values. However, weak infrastructure, multiplicity of responsible agencies, and lack of residents' awareness reduced effectiveness.
Ziari et al., (2009)	Descriptive–analytical	The old fabric of Yazd city has stagnated due to weak infrastructure, physical deterioration, declining population, and service-related problems. Rehabilitation policies require a coordinated and localized model. Emphasis on preserving the historical and cultural identity of the fabric, along with public participation and institutional coordination, has been proposed.
Aghaei et al. (2008)	Descriptive–analytical	The existing laws and regulations regarding the rehabilitation and renewal of deteriorated urban fabrics are inefficient and inadequate. The lack of uniformity, institutional fragmentation, weak policy implementation, poor organizational coordination, and the absence of a comprehensive perspective are among the main obstacles to the successful enforcement of these laws. The study emphasizes the necessity of revising policies and strengthening institutional coordination.
Babansab et al. (2008)	Descriptive, historical, and documentary	Rehabilitation policies began during the Reza Shah era, modeled after Western urban planning. In each development plan (from the first to the fourth), the role of urban interventions has been reviewed from physical, managerial, and economic perspectives. The main conclusion is that the mismatch between policies and the socio-cultural characteristics of old fabrics has led to the inefficiency of many interventions, highlighting the necessity of context-oriented and participatory approaches.

Conceptual Framework of the Research

The conceptual framework of this study has been designed to explain the interrelationship between legal knowledge, the urban planning process, and deteriorated urban fabrics. This framework is structured in six steps as [Figure 1](#).

Law and Urban Law

Law is a set of binding rules and behavioral directives whose fundamental purpose is to establish “justice” and “order” in social relations. General and abstract rules that can specify a particular pattern of behavior in society, establish order, and promote social cooperation to ensure public security and meet collective needs ([Ghazi, 1994, 303–304](#)).

In Iran, the sources of law include legislation, judicial precedents, customary practices, and legal scholarship (jurists' opinions). The discipline of law encompasses both theoretical and practical (applied) dimensions. The practical (applied)

aspect of law deals with duties, obligations, binding legal regulations, and enforceable legal guarantees to regulate the social relations of individuals, states, and organizations with one another in a systematic manner, expressed in the form of “law.”

Legislation constitutes the primary source of law, defined as a rule established by a public authority which all individuals are required to obey. Laws can be classified into two categories, as [Figure 2](#). ([Seyed Sadr, 2003, 29](#)).

Urban law deals with various issues within an urban system. The scope of urban law is categorized based on the type of urban system and is introduced in [Figure 3](#) ([Debate, 2005, p. 4](#)).

Urban Planning

Urban planning, as a systematic and interdisciplinary process, is based on a set of social, economic, physical, and environmental dimensions that form the main foundation

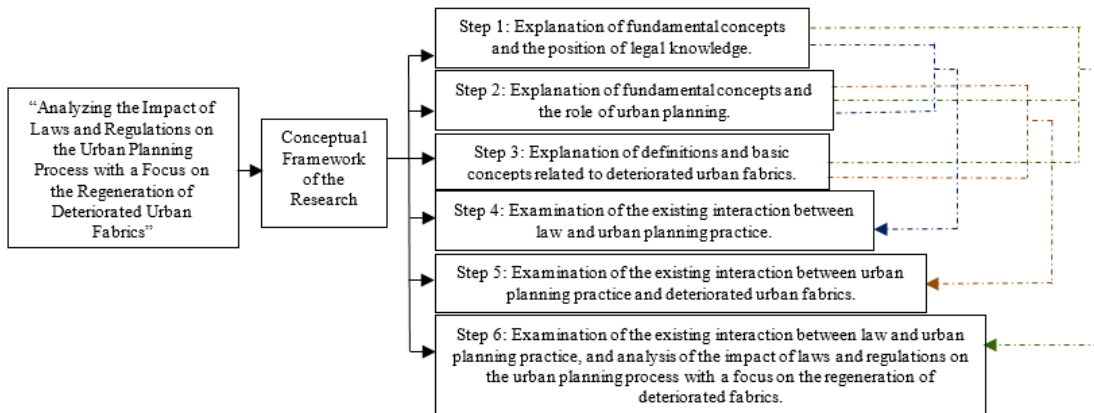


Fig. 1: Research Process Framework

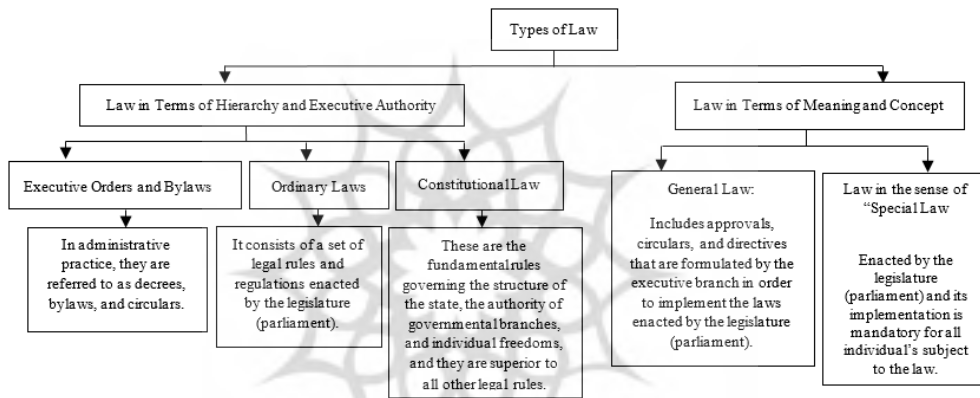


Fig. 2: Types of Law (Source: [Seyed Sadr, 2003](#); [Katouzian, 2005](#))

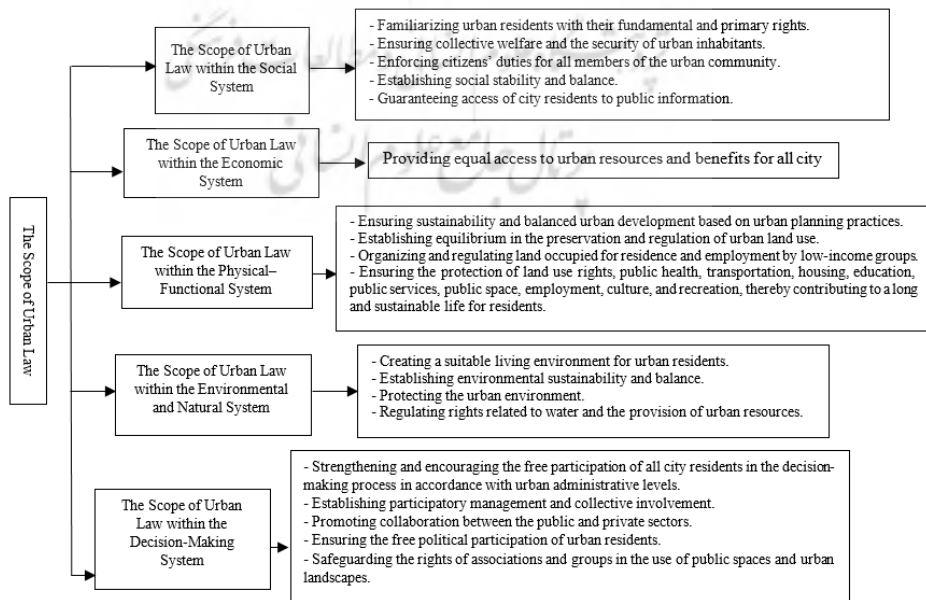


Fig. 3: Urban Legal Framework (Source: [Debate, 2005](#))

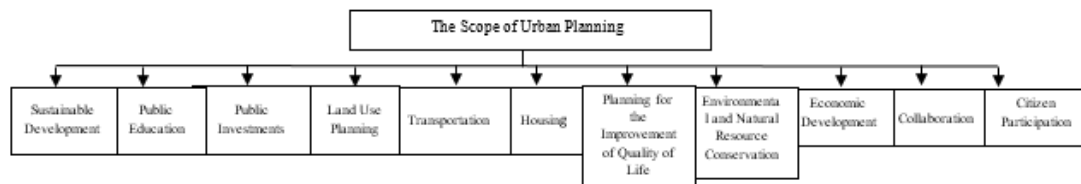


Fig. 4: The Scope of Urban Planning (Source: Pile, 1997)

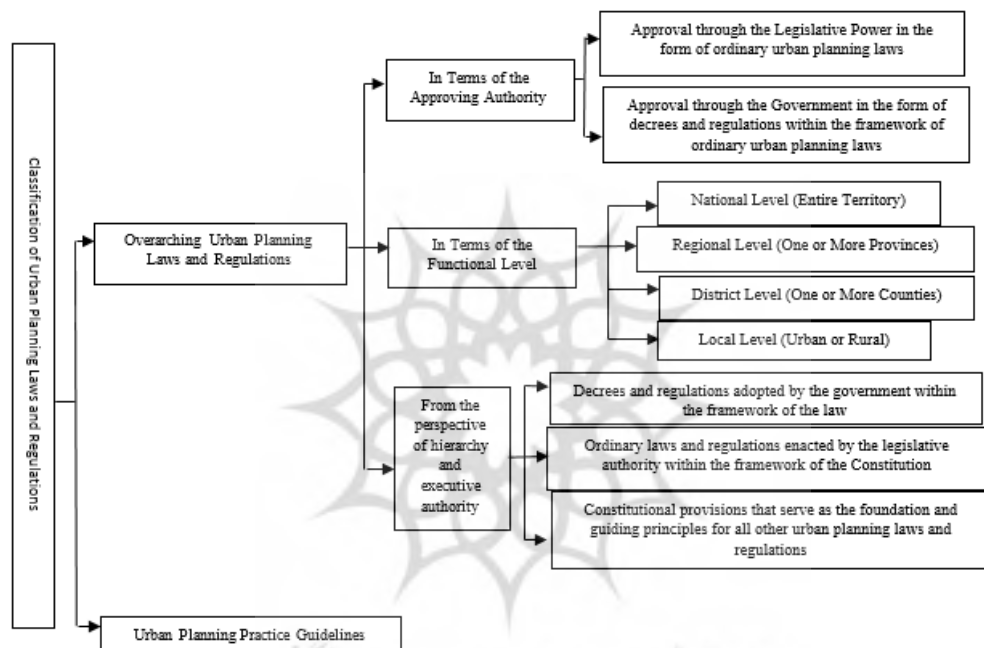


Fig. 5: Classification of Urban Planning Laws and Regulations (Source: Ben Saeed, 2008)

for urban interventions and policymaking. Identifying these dimensions provides a systematic framework to guide urban development and improve the quality of life. Accordingly, the most significant areas of urban planning practice are illustrated in Figure 4 (Pile, 1997, 2–3).

Urban Planning Laws and Regulations

Urban planning laws and regulations consist of general rules, codes, and provisions governing urban planning, which are legally enforceable at the national or regional level. Their purpose is to provide legal, design, and executive standards for balanced and coordinated physical development, ranging from the macro scale down to individual buildings. These laws and regulations are drafted and approved in accordance with Article 2 of the Bylaw on the Procedures for Reviewing and Approving Local, Regional, and National Development and Construction

Plans, and Urban Planning and Architecture Regulations of the Country (ratified by the Council of Ministers, 2008).

Urban planning laws and regulations are generally divided into two main categories, as illustrated in Figure 5 (Ben Saeed, 2008, 25–26).

• Examining the Position of Urban Planning Laws and Regulations in the Urban Planning Process

The urban planning process consists of a series of planning activities. Urban planning laws and regulations hold a specific position at each stage of this process, as outlined in Table 2.

The Interaction between Urban Law and Urban Planning

In the interaction between urban law and the practice of urban planning, several aspects can be identified and examined, including: the position of the city, ultimate goals, scope of

Table 2: The Position of Urban Planning Laws and Regulations in the Urban Planning Process

Stage of the Urban Planning Process	Role and Position of Laws and Regulations
Legitimizing the structure, duties, and scope of responsibilities through superior laws	Establishing the groundwork for planning activities and defining the organizational structure
Defining duties, scope of functions, allocation of resources, and the type of planning system	Formulating the framework for organizing and controlling organizational structure activities
Determining criteria, standards, and instruments for formulating objectives	Formulating macro and micro objectives of urban planning
Data collection	Laws and regulations are collected as informational data and are neither produced nor altered at this stage.
Data analysis	The existing laws are analyzed to provide a better understanding of the current and future conditions, thereby laying the groundwork for proposing new regulations in subsequent stages.
Refinement of objectives	In case of goal revision, strategies may change, which in turn could lead to modifications in the content of laws and regulations.
Development of indicators for specific objectives	Laws and regulations can serve as benchmarks, criteria, or evaluation standards, providing the basis for defining realistic and detailed objectives.
Decision-making	Acting as operational guidelines for planners and decision-makers in drafting programs, determining implementation paths, and forming a key part of the final plan.
Initiation of implementation process	Laws and regulations function as planning tools for the transformation and development of both altered and unaltered urban spaces.
Monitoring and supervision	Review and monitoring of program implementation may lead to revisions in laws and regulations, aiming to enhance the program's responsiveness to real needs.

Table 3: The Interaction between Urban Law and Urban Planning

Subject	Urban Law	Urban Planning
Position of the City	<ul style="list-style-type: none"> -The society subject to planning. Therefore, the city and its inhabitants are the primary focus of urban planning. -It represents the most concentrated arena for the manifestation of diverse, multiple, and extensive human needs. -The city serves as a planning arena to ensure equitable access to available resources. -It is the locus for the implementation of urban planning laws and regulations to regulate the spatial system and achieve justice in the distribution of resources among individuals, groups, and residents. -As a macro-system, the city encompasses sub-systems such as economic, social, physical-functional, political, environmental, and natural spheres, and urban planning seeks to organize and structure these systems spatially (Salehi, 2005). 	<ul style="list-style-type: none"> -The city is a legal arena for accessing the multiple, diverse, and even conflicting interests that exist among individuals, groups, and residents. -It is the most concentrated and densest space of human interests, diverse and contradictory, and serves as the locus for the manifestation of legal mechanisms that aim at harmonizing and sustaining such interests. -The city functions as the place for the implementation of urban rights and the enforcement of laws and regulations, with the ultimate goal of establishing order and ensuring justice. -As a macro-system, the city encompasses sub-systems such as economic, social, physical-functional, political, environmental, and natural domains, where urban law regulates relations within and among these sub-systems and facilitates their performance (Salehi, 2005).
Final Goals	<ul style="list-style-type: none"> -The establishment of justice in accessing both public and private interests of individuals and city residents. -The creation of order and the prevention of chaos through the regulation of human relations within the various urban systems. 	<ul style="list-style-type: none"> -The establishment of justice in accessing the available resources and meeting the public and private needs of individuals and city residents. -The main objectives of urban planning can be summarized in three key concepts: health, comfort, and beauty (Hiraskar, 1989).
Scope of Application	The scope of action in the macro urban system consists of human, city, and nature.	The scope of action in the macro urban system consists of human, city, and nature.

Continuie of Table 3: The Interaction between Urban Law and Urban Planning

Subject	Urban Law	Urban Planning
Means of Intervention	-Legal arrangements (laws and regulations) -Financial arrangements -Organizations(institutional/organizational structures)	-Legal arrangements (laws and regulations) -Financial arrangements -Organizations(institutional/organizational structures)
Place of Intervention	The city	The city
Target Groups	People (Citizens / Residents) & Public sector& Private sector	People (Citizens / Residents) & Public sector& Private sector
Implementation Mechanisms	- Laws - Bylaws/Regulations - Instructions /Directives Others -	- Superior urban planning laws and regulations - Program operational guidelines (executive rules and regulations of the plan)

application, means of intervention, place of intervention, target groups, as well as legal and executive mechanisms (Table 3).

The Position of Dilapidated Areas in the Subjective Divisions of Urban Planning

Urban planning encompasses two main thematic areas, as illustrated in Figure 6.

- Spatial development planning of the city
- Planning for existing urban spaces (Urban restoration planning): This refers to the conscious intervention in urban space to prevent its deterioration and modernization. Modernization is a process that leads to the creation of a new urban space while preserving its fundamental spatial characteristics (physical and functional) (Habibi & Maghsoodi, 2007).

The Existing Interaction Between Urban Planning Practice and Urban Dilapidated Areas:

In the interaction between urban planning practice and urban dilapidated areas, various aspects can be considered and analyzed, including the ultimate objectives, the scope of action, intervention tools, intervention locations, target groups, and legal and executive mechanisms for the interaction of these two domains (Table 4).

The Existing Interaction Between the Rights and Practice of Urban Planning and Urban Dilapidated Areas

In the interaction between the rights and practice of urban planning with urban dilapidated areas, various aspects can be considered and analyzed, including the ultimate objectives, scope of action, intervention tools, intervention locations, target groups, and legal and executive mechanisms for the interaction of these domains (Table 5).

MATERIALS AND METHOD

In this study, to analyze and evaluate the various dimensions of laws and regulations for the revitalization of dilapidated urban areas, two approaches were utilized: "Regulatory Impact Analysis" (RIA) and the "Delphi Method." The Regulatory Impact Analysis method was employed to identify and compare the economic, social, environmental, and traffic-related consequences, as well as to assess the cost-benefit of the selected policy options. Subsequently, to enhance the accuracy and reliability of the results, the Delphi Method was applied with the participation of experts through a process of question-and-answer. The combination of these two approaches allows for obtaining comprehensive, credible, and reliable findings regarding the impacts of laws and regulations on the revitalization of dilapidated urban areas (Figure 7).

Regulatory Impact Analysis

Regulatory Impact Analysis (RIA) was first employed in 1974 within the framework of the Organization for Economic Cooperation and Development (OECD) to ensure the "effectiveness" and "efficiency" of laws and regulations in managing and guiding the capital systems of member countries. RIA is a systematic decision-making tool used to maximize the benefits and effects of existing and new regulations while minimizing costs. The application of RIA supports the policymaking process by aggregating valuable empirical data for decision-making and works by creating a logical decision-making framework to maximize the utility of policy choices.

- Introduction to the Objectives of Regulatory Impact Analysis
Regulatory Impact Analysis is carried out to achieve the following objectives (Harrington & Morgenstern, 2004, 5):
- Identifying and explaining the need for the proposed

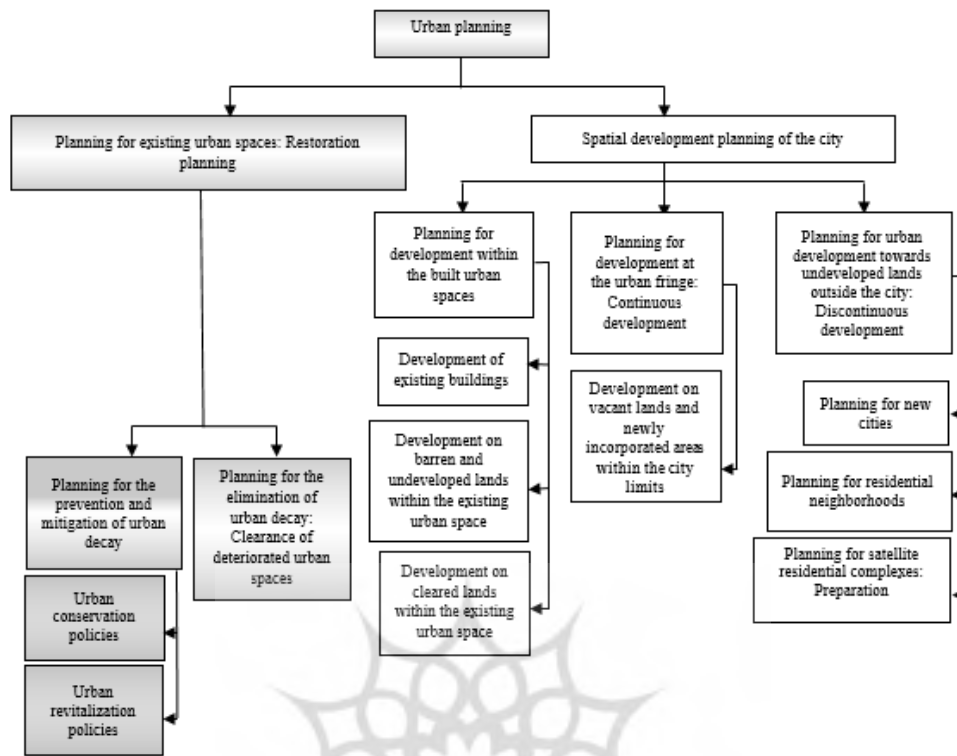


Fig. 6: Position of Dilapidated Areas in the Thematic Divisions of Urban Planning (Source: Daneshpoor, 2005)

Table 4: The Existing Interaction Between Urban Planning Practice and Urban Dilapidated Areas

Topic	Urban Planning	Urban Dilapidated Areas
Ultimate Objectives	<ul style="list-style-type: none"> -Establishing equity in access to available resources and addressing the public and private needs of individuals and city residents. -The main objectives of urban planning can be summarized in three key concepts: health, comfort, and beauty (Hiraskar, 1989). 	The macro objectives of intervention in the revitalization of urban dilapidated areas are safety enhancement, life restoration, balance restoration, and capacity building.
Ultimate Objectives	The scope of action in the metropolitan system consists of humans, the city, and nature.	The scope of action in the metropolitan system is composed of humans, the city, and nature.
Ultimate Objectives	<ul style="list-style-type: none"> - Legal arrangements (laws and regulations) - Financial arrangements - Organizations (organizational structure) 	(Legal arrangements (laws and regulations) - Financial arrangements - Organizations (organizational structure)
Ultimate Objectives	- The city	- The city
Ultimate Objectives	<ul style="list-style-type: none"> - The people - The public sector - The private sector 	<ul style="list-style-type: none"> - The people - The public sector - The private sector
Ultimate Objectives	<ul style="list-style-type: none"> - Superior laws and regulations of urban planning - Operational guidelines of the program (rules and executive regulations of the program) 	<ul style="list-style-type: none"> - Plans for organizing, renovating, and upgrading dilapidated areas - Laws and regulations <ul style="list-style-type: none"> - By-laws - Guidelines - Procedures

Table 5: The Existing Interaction Between the Rights and Practice of Urban Planning and Urban Dilapidated Areas

Topic	Urban Rights	Urban Planning	Urban Dilapidated Areas
Ultimate Objectives	Establishing equity in access to both public and private benefits for individuals and city residents Creating order and preventing chaos by regulating human relationships within various urban systems	- Establishing equity in access to available resources and addressing the public and private needs of individuals and city residents. -The main objectives of urban planning can be summarized in three key concepts: health, comfort, and beauty (Hiraskar,1989).	The macro objectives of intervention in the revitalization of urban dilapidated areas are safety enhancement, life restoration, balance restoration, and capacity building
Scope of Action	The scope of action in the metropolitan system consists of humans, the city, and nature	The scope of action in the metropolitan system consists of humans, the city, and nature.	The scope of action in the urban subsystem consists of humans, activities, the natural environment, and the physical structure
Intervention Tools	(Legal arrangements (laws and regulations- Financial arrangements- (Organizations (organizational structure-	(Legal arrangements (laws and regulations- -Financial arrangements (Organizations (organizational structure-	-Legal arrangements (laws and regulations) -Financial arrangements -Organizations (organizational structure)
Intervention Locations	The city	The city	Dilapidated urban building structures
Target Groups	-The people -The public sector -The private sector	- The people - The public sector - The private sector	The people
Executive Mechanisms	-Laws -By-laws -Guidelines -Others	-Superior laws and regulations of urban planning -Operational guidelines of the program (rules and executive regulations of the program)	- Laws and regulations -By-laws -Guidelines -Procedural documents and maps in plans for organizing, renovating, and upgrading dilapidated areas

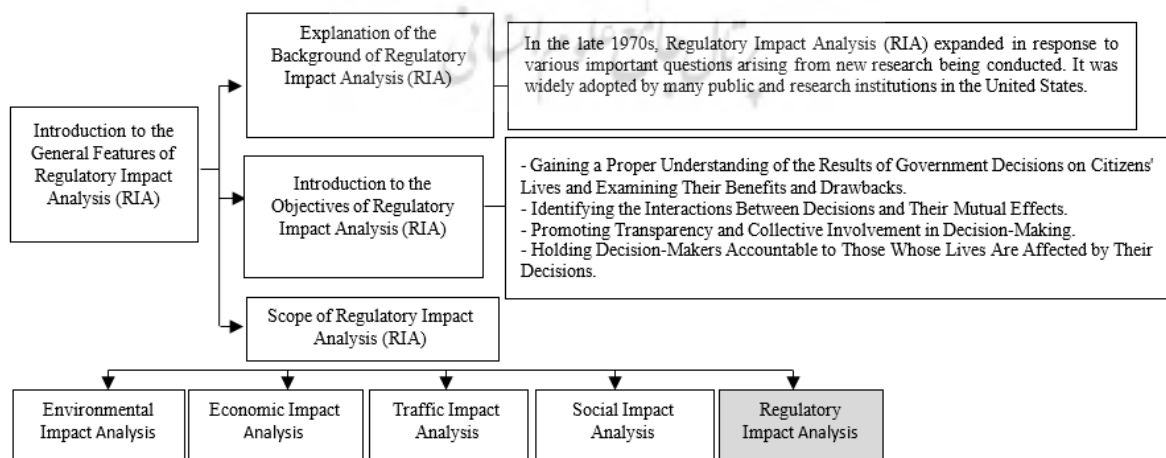


Fig. 7: Introduction to the General Features of Regulatory Impact Analysis (RIA)

Table 6: Reference List for Decision-Making in Regulatory Impact Analysis (Directorate for Public Government and territorial Development, 2007)

Row	Question	Concept
1	Has the problem(s) been accurately identified?	The existing problem(s) must be accurately identified and stated, with evidence supporting the nature and magnitude of the problem(s), and the cause of its occurrence should be explained.
2	Is the public sector activity justifiable?	Public sector intervention must be based on specific regulations that justify the activities of this sector.
3	Are the regulations an appropriate form for the public sector's performance?	In the process of drafting and approving regulations, lawmakers should conduct an informal comparison of the differences between regulatory and non-regulatory policy instruments, considering factors such as costs, benefits, distributional effects, and implementation requirements.
4	Is there a specific legal basis for the decisions?	The decision-making process should be organized in such a way that the decisions made align with the rules of laws and regulations. This is monitored through high-level laws and regulations and decisions made by the legislative body.
5	What is the appropriate executive level in the public sector for carrying out this action?	Lawmakers should identify the most appropriate executive level in the public sector for carrying out this action. If multiple levels are involved, effective systems should be designed for coordination between the public sector levels.
6	Do the benefits of the regulations justify the costs?	Lawmakers should estimate the total costs and expected benefits of each proposed regulatory option and make these estimates available in an accessible format for decision-makers. The costs of implementing the regulations should be justified by their benefits before proceeding with the action.
7	Has the distribution of the effects of the regulations been clearly explained for all social groups?	Lawmakers should explain the distribution of the costs and benefits of the regulations and their effects on different social groups.
8	Are the regulations clear, comprehensive, and accessible to users?	Lawmakers should ensure that the regulations and their rules are understandable to potential users and take steps to ensure their clarity, transparency, and accessibility.
9	Do all stakeholders have the opportunity to provide input?	Information related to the regulations and their effects should be made available to all stakeholder groups in the community through an open and transparent process.
10	How is integration achieved in the implementation of regulations?	Lawmakers should assess the incentives and groups affected by the regulations and design and develop responsive implementation strategies.

regulation.

- Presenting various options for the proposed regulation.
- Identifying and specifying the benefits and costs of each option.
- Explaining the advantages of each option compared to others.
- Introduction to the Process of Applying Regulatory Impact Analysis

A comprehensive Regulatory Impact Analysis process involves a series of steps as outlined below (Figure 7) (Directorate for Public Government and Territorial Development, 2007, 7):

Step 1: Define the objectives and policy areas to identify problems that form the basis of government action systematically.

Step 2: Identify and explain all possible options to achieve the established objectives.

Step 3: Identify and describe the effects of the examined options, including costs, benefits, and results.

Step 4: Develop strategies for implementation and approval of each option, which includes evaluating the effectiveness and efficiency of each option.

Step 5: Develop mechanisms for monitoring to assess the degree of success of the proposed policies and provide necessary information to enhance the accountability of future

regulations.

Step 6: Create opportunities for all decision-makers to participate in the community regulatory processes, requiring public consultation to gather important information such as costs, benefits, and effectiveness.

- Reference List for Decision-Making in Regulatory Impact Analysis

The reference list method, which focuses on the analysis of laws and regulations, was developed and implemented in 1995 by the Organization for Economic Cooperation and Development (OECD) to aid in decision-making and regulatory impact analysis. This list includes a series of questions that policymakers pose to address existing issues related to laws and regulations (whether or not they resolve the issues) (Table 6).

The Delphi Method

The Delphi process is based on creative foundations for solving scientific problems and is recognized as a research methodology and a well-known technique (Figure 8).

Case Study Introduction

- Situation, Boundaries, and Scope of Dilapidated Areas in

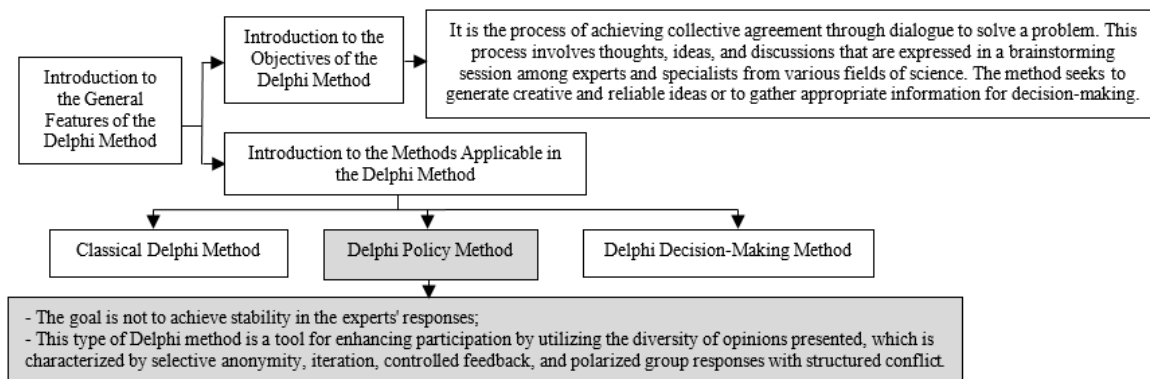


Fig. 8: Introduction to the General Features of the Delphi Method (Source: Ahmadi, Nasiriani, & Abazari, 2008)

Qazvin City

The legal boundary area of Qazvin city, according to the latest approved detailed plan, is 15,641.3 hectares "Shahr-o-Barnameh Consulting Engineers, 2005". Of this area, the dilapidated area number 1 (heritage value area) covers approximately 405.5 hectares, dilapidated area number 2 (non-heritage value area) covers 79.2 hectares, and dilapidated area number 3 (marginal dilapidated area) covers approximately 19.7 hectares. Therefore, the heritage value dilapidated area represents about 6.3% of the total area of Qazvin city, the non-heritage value dilapidated area represents about 1.3%, and the marginal dilapidated area covers 0.3% of the total city area. It is important to note that the dilapidated areas in Qazvin city were determined based on the criteria outlined in the Supreme Council of Urban Planning and Architecture's resolution, which include the following indicators (Figure 11 and Table 7):

- Blocks where more than 50% of the buildings are dilapidated (having unstable structural systems)(Figures 9, 10, and 11).
- Blocks where more than 50% of the plots are smaller than 200 square meters (small plot size)(Figures 9, 10, and 11).
- Blocks where more than 50% of the streets are narrower than 6 meters (inaccessibility)(Figures 9, 10, and 11).

Statistical Population and Sampling Method

- Selection of the Statistical Population:

The statistical population of the research consists of the main decision-makers involved in the revitalization of dilapidated urban areas in Qazvin, which include (Figure 12).

- Reasons for Selecting the Statistical Population of the Research:

Organizations and Institutions in the Public and Private Sectors are key stakeholders who are members of the Article 5 Commission of the Law on the Establishment of the High Council of Urban Planning and Architecture of Iran. They are directly involved in the preparation, review, and approval of the Comprehensive Urban Plan and the Detailed Urban Plan (as the overarching plans for dilapidated urban areas) as well as the planning, renovation, and upgrading of dilapidated urban areas.

Managers and Experts working in public and private sector organizations and institutions have educational backgrounds in urban planning, urban design, architecture, law, civil engineering, etc. These professionals can provide a comprehensive understanding of the effects of urban planning

Table 7: Percentage of Dilapidated Areas in Qazvin City Relative to the Total Area of the City(Source: Tarhe Mohite Paydar Consulting Engineers, 2007)

Dilapidated Areas of Qazvin City	Percentage of Dilapidated Area Surfaces in Qazvin City Relative to the Total Dilapidated Areas	Percentage of Dilapidated Area Surfaces Relative to the City
Area Number 1 (Heritage Value Dilapidated Area)	80.4	6.3
Area Number 2 (Non-Heritage Value Dilapidated Area)	15.7	1.3
Area Number 3 (Marginal Dilapidated Area)	3.9	0.3
Total	100	7.9



Fig. 9: Percentage of Dilapidated Area Boundaries in Qazvin City Relative to the Total Dilapidated Areas

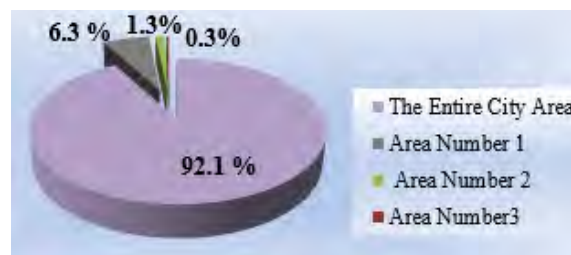


Fig. 10: Percentage of Dilapidated Areas in Qazvin City Relative to the Total Area of the City



Fig. 11: Dilapidated Areas of Qazvin City

laws and regulations in the revitalization of dilapidated areas in Qazvin.

The Impact of Laws and Regulations for the revitalization of dilapidated urban areas directly affects the residents. Therefore, residents, as the target group of the planning process, are included in the statistical population of the research.

• Determining the Sample Size of the Statistical Population:

The statistical population of the research is divided into two categories:

First Category: Experts and specialists, consisting of 30 individuals, who work in both the public and private sectors related to the revitalization of dilapidated urban areas and the applicable laws and regulations. As shown in Table 9, the required statistical sample for experts and specialists is 21 people, but since a sample size of fewer than 30 is insufficient for a normal population, the number of samples was increased

to 30.

Second Category: The public, consisting of 130 individuals, who were selected based on the number of households residing in each dilapidated area of Qazvin (Table 8).

To determine the sample size for each area, the total number of samples was first calculated using Equation 1: Cochran's Formula. The samples were then allocated proportionally based on the number of households in each dilapidated area of Qazvin. Since a sample size of fewer than 30 does not provide a normal population, areas with fewer samples were increased to 30 (Table 9).

$$n = \frac{Nz^2pq}{Nd^2 + z^2pq}$$

Equitation1: Cochran's Formula

Assumptions: confidence level: 95%, Margin of error (d): 0.1, p = q: 0.5, z = 1.96

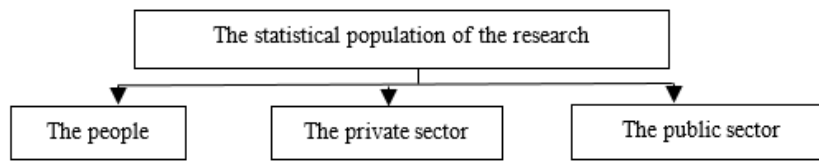


Fig. 12: Introduction to the Statistical Population of the Research

Table 8: Sample Size for Completing the Questionnaire in the Three Approved Dilapidated Urban Areas of Qazvin, Used in the Impact Analysis Method.

Area	Sample Size	Household-to-Total Household Ratio	Sample Size Based on Cochran's Formula	Sample Size in Each Area	Final Sample Size in Each Area
Dilapidated Urban Area with Historical-Cultural Value	24996	0.73	96	70	70
Dilapidated Urban Area without Historical-Cultural Value	7799	0.23	96	22	30
Peripheral Dilapidated Urban Area	1193	0.04	96	8.3	30

Table 9: Introduction to the Statistical Population of Experts and Specialists in the Case Study of the Research, Used in the Impact Analysis Method

Organization	Subsection	Number of Experts	Sample Size	Percentag
General Directorate of Roads and Urban Development of Qazvin Province	Urban Planning and Architecture Management - Dilapidated Area Department	14	4	17.95
Qazvin Provincial Governorate	Technical Office of the Governorate	20	5	25.64
Cultural Heritage and Tourism Organization	Cultural Heritage Department - Tourism and Investment Department	10	3	12.82
Municipality	Urban Planning and Architecture Department	16	4	20.51
Islamic Council of Qazvin City	-	4	1	5.13
Urban Planning and Architecture Consulting Engineers	City and Planning	14	4	17.95
-	-	78	21	100

Population Size: The total number of households residing in the dilapidated urban areas of Qazvin is N=33,988.

•Determining the Sampling Method

Due to the limited statistical population, sampling from the population was carried out using two methods:

First: To determine the statistical population of experts and specialists, individuals who have been active in the field of urban planning, particularly in the process of revitalizing dilapidated urban areas, both in the public and private sectors, were identified. They then completed the questionnaire.

Second: Sampling from the public was done randomly, based on the number of households residing in each dilapidated area of Qazvin.

RESULTS AND DISCUSSION

- Analysis of Findings from the Questionnaires of Experts, Specialists, and the Public Regarding the Impact of Laws and Regulations on the Revitalization of Dilapidated Urban Areas

The results obtained from the questionnaires of experts, specialists, and the public are summarized as follows:

Experts' and Specialists' Opinions

The summary and analysis of experts' and specialists' responses regarding the research-related questions are as follows:

1. Incomplete Success of the Urban Planning System: Experts indicated that the urban planning system for dilapidated areas, both at the national level and in the case study, has not fully succeeded in fulfilling its mission of addressing the existing and future problems of such urban areas.

Table 10: Summary of Experts' Opinions on Operational Components and Indicators Related to the Research Topic

The question posed	:(Performance Level (in percentage					Summary of Opinions
	Very Low	Low	Average	High	Very High	
Examination of the comprehensiveness of laws and regulations for the revitalization of dilapidated urban areas in Qazvin in addressing the existing and future problems in such areas	0	16.7	83.3	0	0	Weakness in comprehensive-
The extent of the impact of laws and regulations for the revitalization of dilapidated urban areas in Qazvin in meeting the desires and needs of the residents in these areas	0	53.3	46.7	0	0	Weakness in the impact of laws in meeting the desires of the residents
The extent of the alignment of laws and regulations for the revitalization of dilapidated urban areas in Qazvin with the real needs and problems emerging in these areas	13.3	36.7	50	0	0	Weakness in the adaptability of laws to the emerging issues
The extent of the alignment of laws and regulations for the revitalization of dilapidated urban areas in Qazvin with the real needs and problems emerging in these areas	33.3	40	26.7	0	0	Weakness in explaining and informing the residents
The Justifiability of the Production and Implementation of Laws and Regulations for the Revitalization of the Dilapidated Areas of Qazvin City in Relation to the Costs Incurred from Their Implementation	10	46.7	40	3.3	0	The Weakness in the Justifiability of the Production and Implementation of Laws in Relation to the Costs Incurred from Their Execution
The Transparency, Inclusiveness, and Accessibility of the Implementation of Laws and Regulations for the Revitalization of the Dilapidated Areas of Qazvin City for Its Users	33.3	33.3	26.7	6.7	0	The Weakness in Transparency and Inclusiveness for the Users
The Degree of Alignment Between the Decisions of Decision-Makers in the Revitalization of the Dilapidated Areas of Qazvin City and the Approved Laws and Regulations	10	20	70	0	0	Having Relative Alignment
The Degree of Practical Commitment of Decision-Makers in the Revitalization of the Dilapidated Areas of Qazvin City to the Approved Laws and Regulations	10	46.7	43.3	0	0	The Weakness in the Practical Commitment of Decision-Makers

2. Evaluation of the Urban Planning Process: Experts assessed various stages of the urban revitalization planning process at both the national and case study levels. They identified the decision-making phase for preparing the program and the initiation of the program as strengths, while they considered the implementation and monitoring stages as weaknesses. Furthermore, the program review and approval stages were regarded as having a relatively satisfactory performance.

3. Structural Dysfunction in Dilapidated Areas: All experts considered the existing structure of dilapidated urban areas in the country and the case study as disordered. They listed the dysfunctions in the dilapidated area of Qazvin in the following order of priority: physical-functional structural issues, socio-cultural issues, economic issues, decision-making issues, and environmental-natural issues. Regarding the impact of laws and regulations on the existing structural dysfunctions, the majority of experts assessed laws and regulations as significantly contributing to the structural dysfunctions, particularly through their implementation. The experts prioritized the effect of these laws and regulations on improving the dysfunctions of the physical-functional structure, followed by decision-making, economic, socio-cultural, and environmental-natural aspects in the revitalization of dilapidated areas in Qazvin.

4. Summary of Experts' and Specialists' Opinions on

Operational Components and Indicators: A summary of the experts' and specialists' opinions regarding certain operational components and indicators of the study is presented in [Table 10](#).

5- The majority of experts and specialists have identified the municipality as the most influential organization involved in the implementation of laws and regulations for the revitalization of the dilapidated areas of Qazvin City. Following that, the Ministry of Roads and Urban Development, the Cultural Heritage and Tourism Organization, the Governorate, as well as the Qazvin Urban Development and Housing Company and the Iranian Association of Consulting Engineers have also been assessed as influential in this process.

• Public Opinions

The summary of the public's opinions regarding the questions related to the research topic is as follows:

1- Respondents living in the dilapidated areas of Qazvin City have identified the causes of the existing problems and challenges in these areas in the following order of priority: the weakness of management by responsible institutions in the revitalization of the dilapidated areas, the lack of financial resources and necessary credits for revitalization, upgrading, and renewal of the dilapidated areas, the unwillingness of

citizens to participate, the weakness of the existing laws and regulations for revitalization, upgrading, and renewal of the dilapidated areas, and other factors such as: the lack of a logical, executable, and citizen-friendly plan, the financial inability of residents of the dilapidated areas, the lack of proper education and communication for residents, and so on.

2- To accelerate the role of laws and regulations in the revitalization of the dilapidated areas of Qazvin City, respondents living in these areas believe that, as a priority, the existing laws and regulations should be revised. In the next stage, cumbersome and outdated laws should be eliminated, and finally, new laws and regulations should be created to address the existing challenges in the area, in line with the needs and demands of the residents.

3- Respondents living in the dilapidated areas of Qazvin City have identified the factors influencing the revitalization of these areas in the following order of priority: establishing a powerful responsible institution, employing capable managers, developing appropriate programs and executable plans, forecasting and securing the necessary financial resources for revitalization, upgrading, and renewal of the dilapidated areas, implementing suitable laws and regulations, creating opportunities for public participation, and involving qualified experts and specialists.

4- Respondents living in the dilapidated areas of Qazvin City have expressed their willingness to participate in the revitalization of their neighborhoods in the following order of priority: participation in decision-making and policy-making, participation in physical and manual tasks, and participation in securing financial resources.

• Summary of Experts' and Public Opinions:

1- The majority of respondents have assessed the success of the actions taken by the organizations involved in the revitalization of the dilapidated areas of Qazvin City, as well as the existing laws, incentives, and financial and facilitative support policies of the government, as being average, with all these factors considered together (Table 11).

2-The majority of respondents have assessed the policies and strategies proposed for the revitalization of the dilapidated areas of Qazvin city (including: laws, documents, resolutions, etc.) as effective (Table 12).

2- Introduction and Analysis of Findings from the Application of the Selected Technique and Method in the Prescription and Presentation of Possible Solutions in the Case Study

In the process of selecting techniques and methods to be applied in the prescription and presentation of possible solutions in the case study, the Delphi policy method was chosen. The goal of this method is to conduct a comprehensive analysis of the policies under review. In the Delphi policy method, the aim is not to achieve stability and consensus, and input information is gathered from Delphi group members who represent different specialized groups with varying opinions. To implement the Delphi policy method, the following steps are undertaken:

Step 1: Selection of participants in the Delphi policy method: In this study, the participants in the Delphi policy method are ten individuals selected from both public and private sectors (Figure 13).

Step 2: Designing the questions to be used in the Delphi policy method.

Step 3: Implementation of the designed questions in the Delphi

Table 11: Summary of the opinions of experts and the public regarding the effectiveness of the actions taken by the organizations involved in the revitalization of the dilapidated areas of Qazvin city, as well as the existing laws, incentive policies, and financial support from the government in a coordinated manner.

Respondent group	Performance Level (in percentage):					Summary of Opinions
	Very Low	Low	Average	High	Very High	
Experts and Specialists	0	23.3	56.7	20	0	Average Performance
Public (All three approved dilapidated areas of Qazvin city)	13.3	21.3	48.7	16.7	0	Average Performance
Total Frequency Percentage	6.7	22.3	52.7	18.4	0	Average Performance

Table 12: Summary of the opinions of experts and the public regarding the assessment of the impacts of the policies and strategies proposed for the revitalization of the dilapidated areas of Qazvin city (including: laws, documents, resolutions, etc.).

Performance Level (in percentage):	(Performance Level (in percentage)				
	Very Low	Low	Average	High	Very High
Experts and Specialists	1.3	9.8	25.2	42.5	21.2
Public (All three approved dilapidated areas of Qazvin city)	13.4	24.6	32.4	21.8	7.8
Total Frequency Percentage	7.4	17.2	28.8	32.1	14.5

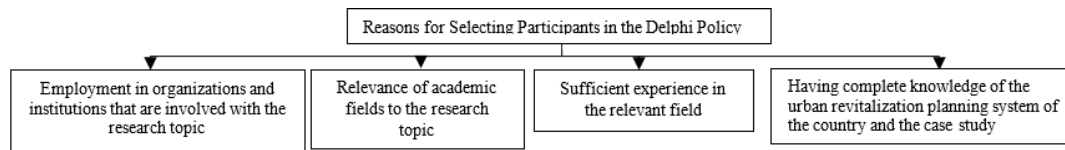


Fig. 13: Reasons for Selecting Participants in the Delphi Policy Method

policy method.

CONCLUSION

This research provides a comprehensive and analytical evaluation of urban planning laws and regulations in Qazvin, particularly in the context of revitalizing dilapidated areas. As dilapidated urban areas represent a significant challenge in the urban development process, the findings of this study indicate that the existing laws and regulations are not aligned with the actual needs and issues of these areas, facing considerable deficiencies and barriers in their execution. The results show that many of these laws were formulated without considering the specific characteristics and conditions of each dilapidated area, especially from social, cultural, economic, and environmental perspectives.

Key Findings

Misalignment with the Real Needs of Dilapidated Areas: The laws designed for revitalizing urban dilapidated areas in Qazvin focus mainly on the physical aspects of the areas, neglecting the social, economic, and cultural problems of the residents. Moreover, these laws often prioritize the interests of governmental and private sectors, particularly municipalities, over the needs of residents, who should be the target group.

Execution Challenges: In the process of implementing these laws, issues such as lack of coordination among various institutions, absence of consultation with residents during decision-making, and inadequate allocation of necessary resources and expertise are observed. These issues result in the ineffectiveness of many revitalization measures and a failure to achieve the intended goals of revitalizing dilapidated areas.

Lack of Expertise and Experience in Lawmaking: The weakness in expertise and experience of those responsible for drafting laws and regulations, especially in the stages of technical evaluation and approval, has led to laws that often lack the required effectiveness. Instead of solving problems, in some cases, they have even created further complexities or new problems.

Practical Recommendations for Improving Laws and the Revitalization Process:

Developing Specific Laws for Each Area: Laws and regulations

should be tailored to the specific needs and conditions of each dilapidated area, taking into account its social, cultural, economic, and physical characteristics. Each area should be independently analyzed, and specific guidelines should be designed for it.

Prioritizing Residents' Interests: The interests of residents must be prioritized in the process of drafting and implementing laws and regulations. This can be achieved through active participation of residents in decision-making and ensuring transparency in the execution processes. Only when residents feel their interests are considered can their active participation in the revitalization and revitalization of dilapidated areas be expected.

Employing Experienced Consultants and Experts: The involvement of experienced consultants and specialists in various fields, such as urban planning, architecture, urban economics, and urban law, in different stages of law formulation and execution can enhance the quality of decision-making and policymaking. These specialists should be involved in the preparation and approval processes of the revitalization programs and guidelines.

Coordination and Integration in Urban Management: Creating an integrated urban management system to coordinate all responsible entities in the revitalization of dilapidated areas is crucial. This system must clearly define roles and responsibilities and prevent duplication of activities and resource wastage.

Leveraging Global and National Successful Experiences: Drawing on successful global and national experiences and examples from cities that have faced similar challenges can serve as a suitable foundation for improving the laws and regulations for revitalizing dilapidated areas in Qazvin. These experiences can provide practical solutions to similar problems.

Securing Sustainable Financial Resources: Establishing incentive-based regulations to attract financial resources and ensuring sustainable funding for the revitalization of dilapidated areas, particularly through private sector partnerships and foreign investments, is essential for achieving revitalization objectives.

Continuous Evaluation and Review of Laws: The laws and regulations related to the revitalization of dilapidated areas should be periodically evaluated and revised when necessary. This evaluation should assess the impact of the laws in solving

existing problems and achieving the goals of the revitalization programs.

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CONFLICT OF INTEREST

The authors have fully adhered to publication ethics and have refrained from any form of plagiarism, misconduct, data fabrication, or dual submission and publication. There are no commercial interests involved in this regard, and the authors have not received any compensation for presenting their work.

Ultimately, this research has shown that the existing laws and regulations for revitalizing dilapidated areas in Qazvin are not fully aligned with the real needs of these areas, and there are significant challenges in their implementation. However, by reforming and improving the legal framework, enhancing coordination among various institutions, and focusing on the interests of the residents, the condition of urban dilapidated areas can be improved, and the revitalization objectives of these areas can be achieved. The recommendations of this study can serve as a scientific and practical foundation for reforming urban policies and laws aimed at revitalizing dilapidated areas in Qazvin and other similar cities.

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