

An Investigation on Factors and Backgrounds for Increasing Public Participation in the Process of Reconstruction of Worn Out Texture in Tehran's 14th Municipal District

Ahamd Pourahmad

Professor of Geography and Urban Planning, University of Tehran, Tehran, Iran

Amirhossein Khademi¹

PhD student of geography and urban planning, Ferdowsi University of Mashhad, Mashhad, Iran

Moslem Zarghamfard

MSc in Geography and Urban Planning, University of Tehran, Tehran, Iran

Received: 10 March 2016

Accepted: 2 February 2017

Extended Abstract

1. Introduction

Nowadays, many cities' older areas face different problems due to the population growth, urban sprawl and lack of new services to old city centers (Asadian & Sayahi, 2012), increasing the rate of urban deterioration as a living creature (Lotfi & Malekshahi, 2011), turning them into the residence of low-income immigrants (Khademi & Jokar, 2015). Consequently, in order to reconstruct and prevent further distressing of such areas, urban managers have conducted various plans in cities; most of them were unsuccessful (Maleki, 2005). One of the most important factors which hinders achieving the goals of such plannings can be attributed to the lack of public participation (Zadeh & Andalib, 2014). Participation can be described as a social, public, coherent, multi-dimensional and multi-cultural process whose purpose is to attract people to play their role at every stage of development. The mentioned process, possesses various specific institutional, social, economic and cultural aspects which are vital to improve the level of participations. In the comprehensive plan for the 14th municipal district, this city is known as a district with high distress level, particularly in its western part. The

population density of this district is high and 60% of its houses are under 100 m². Therefore, the goal of this study, while investigating the necessity and outcomes of public participation, is to develop efficient solutions in order to bring about participation of citizens in the process of modernization of the 14th municipal district worn out texture and recognizing the main indexes of this field for improving participation projects in other worn out texture of Tehran and other Iran cities. To this end, this study has based its primary presumption on low participation willingness of the 14th district worn out texture in the reconstruction process of such areas. Meanwhile, we have assumed that financial factors play the most important role in the decrease of studied residents' willingness to participate in this sector.

2. Methodology

The utilized method in this research is a descriptive-analytic one and data collection has been achieved using questionnaires distributed among householders in 1394 in worn out texture of 14th municipal district. Data collection was done using field surveys in order to investigate public participation in modernization and reconstruction of studied worn out texture. In this regard, questionnaires were completed based on quota random sampling with a sample size

1. Corresponding Author. E-mail: am.khademi@um.ac.ir

of 380 house numbers. Such sample size was achieved using Cochran method. In the reliability study of the questionnaire, the Cronbach's alpha coefficient turned out to be 0.77 which depicts the inherent reliability of the questionnaire. SPSS was used to analyze each of the indexes.

3. Results

The results of this study show that the willingness of studied area residents to participate in the modernization process of worn out text has been moderate. The T-test has confirmed the moderate condition. Other results indicate that one the the most important factors which leads to more public participation levels, is presenting an economic, social and environmental perspective of the district and area after the modernization process to the residents. The results of this study for state factors and influential institutions in the field of modernization show that the most important factors which have an effect on the residents participation level is "banking facilities predicted for modernization" and "assurance from the realization of private and state sector contractors vows". For the case of environmental and framework factors, "accessibility to health centers", "area of inhabitant places" and "visual beauty and quality of buildings in that area" were the most important ones. For the case of economic factors, "family capability in saving and returning the loans", "satisfaction

from housing deposits" and "waiting time to receive loans" play the most significant roles in participation. On the other hand it was revealed that in the studied area, the reluctance of residents in staying in the quarters, despite the feeling of belonging to the quarter and also Tehran, is an indication of lack of satisfaction from life low quality in such quarters. Among social indexes, safety, robbery, and drug usage in the quarters were the psychological dysfunctions affecting the citizens.

4. Conclusion

The 14th municipal district of Tehran is known as one of the districts with the highest level of worn out in which, the subdistricts 1, 2 and 4 constitute 98% of worn out texts. In concluding the study, it can be mentioned that in the studied district, success in modernization of such high volumes of d worn out texts is not possible solely through financial and banking packages and various economic, social, environmental and institutional factors are influential and neglecting them, reduces the efficacy of modernization plans alongside the public participation. This shows the interconnection of different urban issues and results from the complicated nature of cities.

Key word: Public participation, Quality of life, The 14th municipal district of Tehran, Worn out text

References (in Persian)

1. Andalib, A. (2011). *Urban modernization. A new approach to worn out text*(1st ed.). Tehran: Azarakhsh Publications.
2. Asadian, F., & Sayahi, Z. (2012). The role of public participation in modernization of urban worn out texts using the geographical information system – Case study: Ameri quarter, Ahwaz. *Quarterly Journal of Environmental Based Territorial Planning*, 4(12), 139-163.
3. Asgharpoor Masoleh, A., Behravan, H., Noghani, M., & Yosefi, A. (2010). The analysis of collective acts and collating it with the case of worn out texts in Samen district, Mashhad. *Journal of Social Sciences(Biannual)*, 6(2) 151-181.
4. Daneshmand, F., & Nazarian, A. (2011). Citizenship mentality improvement in metropolis management. Case study: Hamedan. *Quarterly Journal of Environmental Based Territorial Planning*, 3(8), 87-115.

5. Falamaki, M. (2008). *Urban modernization and rehabilitation* (2nd ed.). Tehran: SAMT Publications.
6. Ghafari, G., & Jamshidzadeh, A. (2012). *Public participation and urban issues :Study of matters and solutions of public participation development* (1st ed.). Tehran: Society and Culture Publications.
7. Ghafari, G., & Niazi, M. (2008). *Participation sociology* (2nd ed.). Tehran: Ney Press.
8. Habibi, K., Pourahmad, A., & Meshkini, A. (2013). *Rehabilitation and modernization of old urban areas*(1st ed.). Kordestan: Kordestan University Press.
9. Habibi, M., & Saeidi Rezvani, H. (2006). Participative urbanism: A visionary exploration in Iran's conditions. *Fine Arts Magazine*, 24, 15-24.
10. Hosseini, J. & Heidari, M. & Saleh, S., & Mehranfar, M. (2009). *Reliable public participation in rehabilitation and modernization of urban worn out texts* (1st ed.). Tehran: Sokhan Gostar Publications.
11. Khademi, A. H., & Jokarer Sarhangi, A. (2015). Assess the quality of urban life (Case study: Worn out texts of Amol). *Geography and Environmental Studies*, 1(4), 100-117.
12. Lotfi, S., Malekshahi, G., & Mahdavi, M. (2011). Planning for rehabilitation of urban distressed area (Case study: City of Babol). *Human Geography Quarterly*, 3(1), 193-206.
13. Nejat, S. (2009). Life quality and its measurement. *Iran Epidemiology Magazine*, 4(2), 57-62.
14. Rahnama, M. (2010). *Planning for the central parts of cities* (1st ed.). Mashhad: Ferdowsi University Press.
15. Rajabi, A. (2012). Public participation methods in urban development process. *Quarterly Journal of Environmental Based Territorial Planning*, 4(12), 101-116.
16. Saiedi, M. (2004). *An introduction to people participation and non-governmental organizations* (1st ed.). Tehran: SAMT Publications.
17. Shafienasab, R., & Kallabi, F. (2008). Worn out text and settlement improvement policies. *Abadi Quarterly*, 17(20), 112-120.
18. Shamaepoor, A., & Pourahmad, A. (2011). *Urban rehabilitation and modernization from the viewpoint of geography* (2nd ed.). Tehran: University of Tehran Press.

References (in English)

1. Abdollah Zadeh, A., Andalib, A., & Majedi, H. (2014). Description of public participation components in rehabilitation and renovation of the deteriorated urban area: A case study of old district, Shiraz, Iran. *Research Journal of Recent Sciences*, 3(9), 119-127.
2. Andersson, K. (2012). *The artistic planner and the planning artist in participatory practices in urban development*. (Unpublished master's thesis). Swedish University of Agricultural Sciences (SLU), Alnarp, Sweden.
3. Asadi, A., Azizi, H., Rabani Abolfazli, G., & Pour Rajayi, A. (2014). Measuring the trend of people to participate in restoration of worn-out textures. Case study: Shadkhaneh district in Neyriz. *Scientific Journal of Pure and Applied Sciences*, 3(7), 591-602.
4. Esmaili, S., & Zoghi, M. (2014). The impact of matrix structure of Isfahan's Jolfa Quarter on citizens' participation. *Advances in Environmental Biology*, 8(10), 864-870.
5. Masoud, M., & Borumand, M. (2015). The analysis of the role of public participation in the process of upgrading urban deteriorated areas in Iran. *Journal of Social Issues & Humanities*, 3(8), 37-47.
6. Rahdari, N., & Aminian, A. (2014). Improvement and modernization of old texture Rasouli crossroads in Zahedan, *International Research Journal of Applied and Basic Sciences*, 8(9), 1389-1393.
7. Rietbergen, M. (2007). *Participation and social assessment (Tools and techniques)*. Washington, D.C.: The World Bank Publications.
8. Sirisrisak, T. (2009). Conservation of Bangkok Old Town. *Habitat International*, 33, 405-411.

9. The World Bank. (1992). *Participatory development and the world bank: Potential directions for change* (Discussion Paper Number 183). Washington, DC: The World Bank Publication.
10. Ulengin, B., & Ulengin, F. (2001). A multidimensional approach to urban quality of life: The case of Istanbul. *European Journal of Operation Research*, 130, 274-361.
11. Erkut, G & Shiraz, M. (2014). *Dimensions of urban re-development: The case of Beyoglu, Istanbul* (1st ed.). TU Berlin Publication, Germany.

How to cite this article:

Pourahmad, A., Khademi, A. H., & Zarghamfard, M. (2016). An investigation on factors and backgrounds for increasing public participation in the process of reconstruction of worn out texture in Tehran's 14th municipal district. *Journal of Geography and Urban Space Development*, 3(2), 127-139.

URL <http://jgusd.um.ac.ir/index.php/gud/article/view/50762>

ISSN: 2322-2832