

Analysing the Affecting Factors on the “Citizen’s Social Quality of Life” in Contemporary Urban Spaces (Case Study: Farhang Square in the city of Yazd)

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Abstract

Satisfaction with different aspects of life has been defined as "quality of life", which has long been considered by urban designers and planners, and even concerns with other disciplines related to it, including psychology and sociology. Improving the quality of life in urban spaces is highly dependent on the desirability of its constituent components. Contrary to research done in neighborhoods, new cities, etc., there is less research on the concept of social life in urban areas. Farhang Square (Nal-asbi) in Yazd Historical City has always been the setting for various events, so its reasons for being present and examining quality of social life in it that can help improve the performance of existing urban spaces. The aim of this study was to identify and analyze the factors affecting quality of social life in Yazd Farhang Square, focusing on two “objective” and “subjective” dimensions of quality of life. The research method of this study was qualitative strategy and its data were collected through survey and descriptive-analytical method was used in the process of achieving results. The sampling method was simple random and the sample size was calculated by Cochran formula. Then, by analyzing the data through exploratory factor analysis, the factors affecting the quality of social life of citizens in the sample were identified and analyzed. The findings indicate that factors such as: (a) security and cleanliness, (b) greenness, (c) social events and interactions, (d) physical and mental health, and (e) happiness and life expectancy have the greatest impact on quality of life.

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Introduction

The quality of urban life has been one of the first areas of study that, along with urban growth, has been the focus of urban experts since the 1930s (Ali Akbari, Amini, 2010: 122). The term quality is often used to determine attractiveness or superiority of a product (Serag El Din et al., 2012: 87). Quality is also related to the aesthetics of a place, its shape and lighting, the activities it takes and the people it participates in (Abbaszadegan, Vahidian, 2009: 11). Different aspects of quality of life include: physical health, mental health, family, social life, economic status, work, and of course the living environment (Ng et al, 2017: 2). This concept reflects the mental experience of individuals, so individual experience as well as cultural differences must also be considered (Conrad et al, 2014: 2). In this study, Farhang Square of Yazd or Nal-Asbi has been studied as one of the main urban spaces in contemporary field of this city and aims to answer the following three questions: What are the factors affecting quality of life in this case? Which of the "physical" and "social" components are most effective in citizens Farhang Square quality of life? And what are the design strategies for improving the quality of social life in this Square?

Materials and Methods

The research method of this study was qualitative strategy and its data were collected through survey and descriptive-analytical method was used in the process of achieving results. Since the volume of the population is not known, the sample size is 96 by using Cochran formula. Out of 110 distributed questionnaires, 102 were returned. The questionnaires were distributed between pedestrians, shopkeepers and people present at the Case from 20th of May to 14th of June, in the morning from 9 to 13 pm and from 17 to 20:30 in the evening. The results were identified and prioritized factors affecting the quality of social life of citizens in this Case by using SPSS software version 24 and exploratory factor analysis. 63% of the respondents, were men. Age range of 20-30 years with 54 was the highest age of the respondents. Most (44%) were bachelors and students (58%) followed by self-employment (26%) were the dominant occupation among the results.

Discussion and Results

According to Cronbach's alpha test, 0.943 was obtained, because it was greater than 0.7, which had a high correlation between the items and thus the reliability of the instrument was favorable. The numerical value of KMO is 0.763 and greater than 0.6, so the correlation between the data is suitable for factor analysis and the significance level (sig) in Bartlett test is 0.000, less than 0.05, which confirmed the ability to act on data's. According to Kaiser Criteria the eigenvalues of 9 factors are more than one, and these factors account for 77.735% of the data variation. The six factors account for 62.86% of all data changes. Safety and cleanliness comes in first place of factors with pedestrian safety indicato (0.831 factor load), air quality, cleanliness and the existence of a police station. Shown the role of Farhang Square as an urban node.

- Greening factor: The two variables, "vegetation diversity" and "green space", had the most impact on the quality of social life from citizens' perspective, which alone accounted for 35.08% of the cumulative data variation.
- Indicators of rate of events, lack of strife, and rate of social participation in collective activities and events are ranked third in terms of 'events and social interactions'.
- The fourth factor in "physical and mental health" is the indicators of Material prosperity and physical health, which points to the high impact of the physical and mental health of citizens on their quality of life.
- In the last factor, "happiness and life expectancy" with 0.764 factor load, represents mental quality of social life dimension that plays a decisive role in achieving quality of life.

Conclusion

The results of identifying the factors affecting the citizens quality of social life of in Farhang Yazd Square show that "security and cleanliness" is the first factor focusing on pedestrian priorities, their safety and security and the climatic conditions of the location. Along with attention to cleanliness of space, next to the "greenness" factor, which emphasizes the role of green space and diverse vegetation on citizen's quality of social life due to climatic conditions of Yazd. At the same time, there is an appropriate condition for the social relationships in this Square with regard to social interactions and the holding of various religious, cultural and sporting events, under the third factor "Events and Social interactions" have emerged as critical to formation of any dynamic public place in the city. "Physical and mental health" and "Happiness and life expectancy" may be the last factors to be seen by users, but they cannot be overlooked. As is clear, security and cleanliness, greenness, and social interactions and events refer to the objective dimension, physical, mental and happiness and life expectancy to the subjective dimension of citizen's quality of social life this Square. And so social components affect quality of social life more than physical components. According to the results of this study, strategies for promoting these factors in urban squares are presented as follows.

- Paing attention to security and cleanliness;
- Paing attention to greenery of urban squares;
- Anticipating events and social in designing places;

The subjective dimension of the quality of social life that is influenced by economic, social, political, and cultural status, etc., can be pursued in other psychology and sociology studies and their results can be used in future refinements and designs.

Keywords: Quality, Social life, Social relations, Green space, Yazd Farhang Square

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Analyzing the Indicators and Factors Affecting Accessibility to the Resilient City in Urban Waste and Non-Waste Structures (Case Study: District 10 of Tehran)

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Abstract

Today, habitability as a result of sustainable development theory is aimed at reducing the economic, social, physical, and environmental problems of cities and communities based on their needs and capacities. Bioaccumulation follows the principles that are actually components needed to move towards sustainability. Hence, access to a vibrant city is very important. The purpose of this study was to identify and evaluate the indicators and factors affecting the achievement of a sustainable city in urban wasteworn and non-corroded tissues, which is a case study in the 10th district of Tehran. The research method is descriptive-analytical and survey. The statistical population of the present study is residents of Tehran 10th district. To obtain the logical volume of the sample, 384 samples were determined using the Kukaran formula and selected randomly. The main tool for collecting data in this study is a questionnaire. The results of statistical analysis in Spss software show that 10th district of Tehran is unacceptable in terms of urban viability. The findings also suggest that there is a significant difference between urban exhausted and non-corroded tissue in terms of access to the living city.

Introduction

Due to its population density and fine-grained and impenetrable texture, Tehran's 10th area has been the worst-worn texture in Tehran. About 53% of the texture of this region is worn and in this regard, it has the highest proportion of worn texture in relation to the area of the area. Since the concept of bioavailability has shared points with concepts such as sustainability and

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quality of life, the study of Tehran's 10th zone, most of its area is textured Worn out is of great importance. Therefore, the purpose of this research is to analyze and evaluate the indicators and factors that are effective in achieving the habitable city, which has been carried out in worn out and non-worn tissues.

Materials and Methods

The present study is applied in a descriptive-analytical and survey method. The statistical population of the present study is residents of Tehran 10th district. To find the logical volume, 384 specimens were determined using the Kukaran formula. Also, a stratified random method has been used to select the samples. In the first step, each area is determined by the proportion of the total population of the region, for which sample size is determined.

Then, this proportion of distribution of population to the sample size is applied to each district's area, and in the end, each neighborhood is determined by the proportion of the worn texture contribution it has been allocated to. Finally, the sample size was 53% (205) in worn out and 47% (179) in non-worn texture. In the statistical population, there was a similar relationship between the worn out and non-worn texture in the region

Results and Discussion

The results show that the economic indicators have the weakest scores, so that the study area has the lowest points in terms of employment, income and housing indexes. There was no favorable situation in any of the studied indices. Also, the results indicate that there is a significant difference in the number of urban areas worn out and non-corroded in urban areas.

Conclusion

In this research, the indicators and factors of urban viability in the 10th district of Tehran have been investigated. The results of the obtained analyzes show that the sum of the bioavailability score in Tehran 10 region is equal to 58.3, which is a low score and indicates an unacceptable situation in the studied area. Of the four dimensions examined, the social factor with a score of 65.6 in tolerable condition, an economic factor with a score of 49.7 in unbearable condition, an underlying factor with a score of 2.58 in unacceptable condition and an environmental factor with a score of 6.6, 59 are unacceptable. Therefore, there are no desirable and acceptable conditions in any aspect of survival. Also, the worst conditions belong to the economic factor of survivability and the best conditions for the social factor.

Keywords: livability, Quality of life, Sustainable Development, District 10 of Tehran

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Spatial and temporal analysis of land use changes using remote sensing in Sari city

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Abstract

The increasing population growth and subsequent horizontal expansion of cities has led to land use changes, especially in Mazandaran province, which has led to an increase in land prices and the destruction of urban ecosystems. The conversion of horticultural and paddy lands into residential areas, which have shown increasing growth in Mazandaran over the past few decades, can be an important factor in exacerbating urban flooding. As a result of the destruction of vegetation, we see consequences such as urban floods. In addition, land use change is one of the major challenges in the future and seems to affect many vital chains and regional security. The study used data from a 30-year period of Landsat satellites from 1978, 2001 and 2013 in and around Sari. Using the GIS environment from the LCM model, land change forecasts were made until 2018. In this regard, out of three scenarios of A-B-C and for each of the six variables and 10 maps, the potential for transfer prediction of changes was performed. The kappa coefficient and the overall accuracy of the maps for 1987 have been calculated as 88%, 86.87%, for 2001, 89% and 87.22%, respectively, and for 2011, this coefficient has been calculated as 90% and 88.89%. The results show that the level of agricultural lands is declining sharply and the occupation of residential lands is increasing.

Introduction

Due to the nature of the data used in this study and the objectives in the analysis of land use change and urban development, therefore, LCM model is considered as one of the common models in land use studies. Chen et al. (2013), using the NDVI index obtained from the images, showed that the trend of vegetation type changes is different in two different time periods. Therefore, the physical development of cities is inevitable, so the use of remote sensing technologies and land use change survey models can help planners to have the growth rate of cities along with ecosystems.

Materials and Method

Sari city with the coordinates of 52° and 56' to 53° and 59' E and 35° and 58' to 36° and 50' N as the center of Mazandaran province is the study area. TM sensor images from Landsat 5 satellite related to 1987, TM sensor image from

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Landsat 7 satellite related to 2001 and TM sensor image from Landsat 8 satellite related to 2013 were used. In this study, Maximum Likelihood algorithm was used (Solaimani, 2019).

Since the Kapa index takes into account incorrectly classified pixels, the following relationship was calculated (Bradley, 1997).

$$K = \frac{N \sum_k X_{KK} - \sum_k X_{K\Sigma} X_{\Sigma K}}{N^2 - \sum_k X_{K\Sigma} X_{\Sigma K}}$$

Where; K is the same as the kappa coefficient, N is the total number of pixels in all truth classes,

$\sum_k X_{KK}$ is total error matrix diameters and $\sum_k X_{K\Sigma} X_{\Sigma K}$ = total truth pixels in a class multiplied by the total class pixels close to that class with all classes.

Results and Discussion

In order to provide information layers for residential land uses, agricultural lands and forest lands in the central area of Sari city in 1987, 2001 and 2011, the classification method was monitored and the maximum probability algorithm was used. In order to evaluate the accuracy of the produced maps, the criteria of Kappa coefficient and general accuracy coefficient were used. In order to evaluate and validate the LCM model, the land use map predicted by the model for 2011 and the 2011 ground truth map were used.

Conclusion

Land use changes were anticipated over the years using the LCM model. According to the findings of this study, the physical development of the city of Sari has grown the most from agricultural lands. In the present study, analysis and modeling of land use changes in the central area of Sari city was performed using logistic regression and Markov chain, the results of which show compliance with the ground truth. The results of the present study showed that the area of agricultural lands has significantly decreased, which has led to an increase in the level of residential use with an increasing growth rate. The findings of this study were consistent with the results of many researchers, including; Zanoun et al. (2013), Tafari et al. (2013) and Nowruz et al. (2012).

Keywords: Temporal analysis, land use, Landsat and Sari city

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Analysis of spatial- temporal variation of urban thermal islands and landuse based on an environmental approach in Shiraz

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Abstract

Today, increase in the land surface temperature and the formation of heat islands in the metropolis areas has become one of the environmental problems. The aim of this research is spatial- temporal analysis of urban heat- island, vegetation, landuse and to identify the critical environmental zones of Shiraz urban thermal islands. For that purpose, the first 8 images were downloaded from landsat satellite including sensors of TM (Landsat 5), ETM+(Landsat 7) and TIRS/OLI (Landsat 8) for the warm period of the year during 1986 - 2015. Then, the required pre-processing schemes, land surface temperature (LST) and normalized difference vegetation index (NDVI) and landuse patterns for monitoring of the landuse changes in Shiraz were calculated. Then, the environmental criticality index (ECI) was used to identify and analysis of the sensitive regions. The results illustrated that barren lands surrounding the city in continuous and dense have the largest urban thermal islands and forming very hot temperature limits. These thermal centers in urban settlements correspond to the boundaries of the urban decay and dense context areas. At the same time, analyzing the land surface temperature maps in Shiraz indicate the coordination between the lowest class of temperature and vegetation landuse. The landuse maps also show the reduction of barren lands, vegetation and increasing the urban landuse. Thus, about 10.1 km² of barren lands and 19.7 km² of vegetation have been converted to urban landuse. This indicates that the decrease in vegetation cover(%36) was the most important factor in development of the heat islands in Shiraz. The highest environmental sensitivity (Critical region, 29.7 Km², 14.2% of studied region) is observed around the city due to existence of barren lands and in to the city around the industrial centers, around the international airport, passenger terminal(Karandish), around the metro stations, the highways and streets of heavily congested areas and urban decay context areas. Hence, the development of green roof vegetation and tailored to the indigenous climate is proposed as solution to mitigate urban thermal island and dealing with environmental crisis.

Introduction

One of the unwanted and negative effects of urban development is the increase in temperature of the urban environment. Urban heat islands have a negative effect on the air quality of urban areas, and the adverse effects on the

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surrounding lands, microclimate (rainfall, temperature, and wind flow), pollution and consumption of water resources. Since the main reason for the formation of the urban heat island is the use of land and land use change, this change will accelerate the expansion and development of the urban heat island through measures such as vegetation removal, land use change along the river and the sea, new constructions as well as concrete structures in the horizontal direction, asphalted streets and alleys, industrial and domestic activities (Xiao and Crane, 2006). The occurrence of the urban heat island is more intense in summer with a clear sky and no wind. Remote sensing images are a useful tool for analyzing the structure of urban heat islands due to extensive coverage, timeliness, and high precision. In fact, the lack of access to spatial data on the one hand, and the large variety of land use and land cover in urban zones, on the other hand, has led to the use of remote sensing technology in identifying and analyzing the urban heat islands.

Materials and methods

In this research, at first 8 images of the warm seasons of the year from 1986-2015 were extracted from Landsat satellite including Landsat 5 (TM), Landsat 7 (ETM+), Landsat 8 (OLI/TIRS) sensors. After the necessary pre-processing, land surface temperature (LST), and normalized difference vegetation index (NDVI) land use patterns were calculated for monitoring the land use changes in Shiraz. In the following, sensitive urban areas were identified and analyzed using environmental criticality index (ECI).

Results and Discussion

The results showed that the arid lands around the city have the highest temperature and form very hot temperature areas. These thermal centers are adapted to the urban old textures. At the same time, the analysis of land surface temperature maps in Shiraz indicates the coordination between the lowest temperatures with vegetation use. Land use maps also show a decrease in the area of arid lands and vegetation and increase urban use. Therefore, about 10.01 km² of arid land and 19.7 km² of vegetation has become urban use. This indicates that the main factor in the expansion of the heat islands was the reduction of vegetation. The highest environmental sensitivity is often observed around the city, due to the presence of arid lands. It is also observed within the city, around industrial centers, the international airport, the passenger terminal (Karandish), around metro stations, highways, and high traffic streets and places with old texture.

Conclusion

The urban heat islands in Shiraz have been dispersed continuously, densely, and in the strip form or canonical form in the city. Generally, in the city of Shiraz, four main classes of temperatures were identified during the study period, with a temperature range of at least 21 °C in different locations. In the time period studied, the largest and the smallest area was related to the third

temperature class (warm areas) and the first temperature class (cold areas), respectively. According to the findings of this study, thermal loops are consistent with traffic nodes and urban contaminated zones. Also, the establishment of industries in the urban environment has led to the formation of temperature zones with double heating in comparison with the perimeter points. This is confirmed by findings from Ahmadi et al. (2012). The temporal analysis of heat islands in the time period of the study also showed that over time, the expanse of very hot areas around the city has been reduced due to the conversion of arid lands to new urban areas and the construction of new towns with new construction. But along with this shortcoming, the area of the third class of temperature has been increased. The evaluation of land use in Shiraz during the study period also showed that the development of urban areas led to a decrease in arid lands. The vegetation of Shiraz city has also been significantly reduced due to changes in the use of agricultural lands around the urban and residential areas. In general, the expansion of the city in the arid and sometimes agricultural lands and the reduction of urban green space and at the same time the increase of urban traffic resulting from the development of the city has been a major factor in increasing the land surface temperature and the expansion of the urban heat islands in Shiraz. The results of the Environmental Criticality Index (ECI) showed that the highest environmental sensitivity is often observed around the city, due to the presence of arid lands. It is also observed within the city, around industrial centers, the international airport, the passenger terminal (Karandish), around metro stations, highways, and high traffic streets and places with old texture. The absence or severe deficiency of vegetation and the presence of severe heat islands have led to an increase in critical environmental conditions in these zones. Therefore, the development of green roofs and the use of vegetation adapted to the local climate is suggested as a way to modify the urban heat island and to confront the critical environmental situation.

Keywords: Urban thermal islands, Land surface temperature (LST), Normalized difference vegetation index (NDVI), Landuse, Environmental criticality index (ECI), Shiraz.

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The Role of Urban Spaces in Creating Abnormal Behavior Patterns with Emphasis on Crime Prevention Factor Study area: Chahar Bagh neighborhood of Samen district of Mashhad

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Abstract

Urban spaces are one of the most influential factors in guiding individuals' individual and social behavior patterns. All human behavior takes place in certain spaces that constitute the basis of behavior. Therefore, by improving the quality of the environment, some abnormal behaviors can be prevented. Creating a defensive environment by combining both physical and psychological aspects simultaneously forms the essence of the concept of crime prevention through environmental design. Some places provide more opportunity for crime due to the specific physical structure, type of activity and characteristics of its inhabitants. The overall purpose of this research is to obtain a model of urban planning and design in order to prevent the creation of abnormal behavior patterns especially crime in Chahar Bagh neighborhood of Mashhad. Chahar Bagh neighborhood is one of the oldest neighborhoods of primary texture around the holy shrine of Razavi which has an inappropriate physical structure and mass incidence in this neighborhood is very high. The research method in this article is a descriptive-analytic one which has been collected using library and field method, data and required information. Citizens' views and views were also collected through questionnaire, interview and observation tools and then inferential data analysis was performed using nonparametric statistical methods such as t-test and structural equations. According to the population of 1395 in this area which is 13849 people and with the help of Cochran sample size formula 381 questionnaires were surveyed in this area. The results of this study show that various factors such as physical and environmental mixing in urban areas and poor texture quality

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have an important role on mass occurrence. That improper, unformed, irregular bodies add to the crime.

Introduction

Urban spaces are places where behaviors, thoughts, and at the same time meet some of the daily needs of citizens (Pakzad and Bozorg, 2012: 43). However, behavioral patterns require their own environments to evolve or control (Latifi et al., 2014: 10) Because the human relationship without the environment would be completely unreasonable and human behavior would be largely dependent on the environment in which it lives (Arbabi, 1379: 11). In the metropolis of Mashhad, the issue of how to design and plan urban spaces and explain the behavioral model system with regard to the densely populated city and its strategic location and placement of Razavi shrine in the study area (Chahar Bagh neighborhood) has caused this The city must become an important tourism hub of the Islamic world; it needs special attention to design urban spaces and establish integrated urban management to create pleasing and user-friendly spaces and to prevent the occurrence of a variety of crimes through environmental planning and planning strategies. Crowded passages and markets, fluid and obscure population density, old textures, dilapidated homes that are a good haven for criminals to escape and hide, renovation projects around the shrine, and so on, are all factors contributing to the high crime rate in this area. Be it.

Materials and Methods

The research method in this study is deductive-analytic in nature and is applied in terms of data gathering from documentary-field methods (questionnaire and observation). In this study, according to Cochran sample size formula, 381 questionnaires were statistically analyzed by SPSS software. For statistical analysis of this research, different methods of parametric and nonparametric statistics and LISREL and Excel software have been used. The statistical population of this study includes the residents of Chahar Bagh neighborhood as one of the neighborhoods located in the central core of Mashhad (around the holy shrine of Imam Reza).

Results and Discussion

Based on the results, since the value of t statistic for the influence of the peripheral environment on behaviorism is 18.19 and greater than 1.96, thus improving the peripheral environment also improves citizen behavior. The value of t-statistic for the influence of urban spaces on behavioralism is 11/456 and higher than 1.96, so urban spaces influence behaviorism. The path coefficient value is 0.396 and is positive, thus improving the urban space and improving the behavior of the citizens. Therefore: "Environmental factors (human-made environment) are among the most effective parameters in determining the behavior patterns of citizens in urban spaces in Chahar Bagh neighborhood of Mashhad. The results of three dimensions of open spaces,

urban defensible spaces and land use that are among the factors of urban space are the most Influences on citizen behavioralism In general, items with a t-statistic greater than 1.96 have an impact on behavioralism, and lighting and surveillance, which are factors in the peripheral environment, have the greatest impact on citizenship behavior. The sum of all items having a t-statistic greater than 1.96 depends on behaviorism up to Pierre are. It can be said with the improvement of each of these factors, the behavior of the abnormal behaviors to improve the norm.

Conclusion

The purpose of this study was to help identify the components and indicators affecting space crime and provide theoretical models for understanding, understanding and analyzing the organization of urban safe spaces, explaining ways to enhance the sense of security in a typical space (neighborhood). Chahar Bagh of Mashhad). Given what has been said, paying attention to the concept of citizen security and ways to promote it has become one of the top priorities of today's societies. In the meantime, apart from the impact of socio-economic and cultural factors on the behavioral patterns of citizens in creating safe urban spaces, explaining the attributes and effects on the physical role of the city in reducing urban crime is an important issue that needs to be addressed. . However, one of the social problems that old-fashioned textures are dealing with today is the problem of diminishing the safety of citizens in places where traditional neighborhoods are subject to physical and functional exhaustion if left unaddressed. Will be given. In order to improve the environmental quality and revitalize the Chahar Bagh neighborhood and similar neighborhoods in the worn and historic textures of Mashhad and other cities. In this study, in order to achieve a pattern of urban design in order to prevent the creation of abnormal behavior patterns, especially crime, in Chahar Bagh neighborhood of Thamen area of Mashhad. The results of this study show that the incorporation of physical and environmental factors in urban spaces has an important role in the occurrence of crime and also there is a significant relationship between physical components in urban design and the problem of crime occurrence so that irregular and irregular physical forms. Scheduled add to the crime.

Keywords: Urban Space, Abnormal Behavioral Patterns, Prevention, Crime, Chahar Bagh District of Mashhad.

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Investigating the Factors Affecting Mehr Housing disapproval in Iran

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Abstract:

The Mehr Housing Plan is one of the plans to reduce the housing problems of low-income Iranians. So over time it has not been very welcomed. In this regard, the present study seeks to investigate the most important factors affecting the lack of Mehr housing in Iran. The research method was descriptive-analytical. 45 experts, especially Mehr Housing Experts, were used to collect the data. SMART-PLS software was used for data analysis. The results showed that the six indicators (physical, institutional-managerial, economic, socio-cultural, legal and locational) selected had a positive and significant effect on housing project disapproval. Among the social and cultural indices, the coefficient β_{12} had the most effect on the lack of housing Mehr.

Introduction

The shortage of housing and the poor quality of existing housing has always been one of the socio-economic problems in our country, and providing affordable housing, especially for low-income urban groups, has been an increasingly important and challenging subject. In the past decades, various policies have been put in place to address the issue of housing shortages,

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especially low-income housing. Over a decade after the Mehr Housing Plan and its implementation and completion, its strengths, weaknesses, advantages and disadvantages have been gradually evaluated in numerous studies. Although there are contradictory statistics on the number of housing without an applicant. In this regard, this research seeks to identify in detail the most important reasons for not welcoming and without applying for a significant number of Mehr housing units.

Materials and Methods

The research is descriptive-analytical in nature and applied in terms of purpose. The data collection is documented and surveyed. The research indicators are also extracted from a detailed review of the theoretical literature. According to the theoretical literature review, 33 items were found in six physical, economic, socio-cultural, institutional-managerial, legal, and locational dimensions. In addition, to confirm the indicators derived from the theoretical literature on the reasons for not welcoming Mehr housing, 50 housing experts, especially experts related to Mehr housing project, were used and structural equation modeling was used to validate the extractive model.

Results and Discussion

Findings show that among the six dimensions derived from theoretical literature, experts believe that location, institutional-managerial, socio-cultural, economic, physical, and legal dimensions are the most important factors affecting housing deprivation, respectively. Also among the items, lack of infrastructure and superstructure services in the physical dimension, lack of reliance on previously constructed seal housing in the institutional-managerial dimension, Mehr Housing Project's position on communication routes and access, lack of attention to geographical and environmental studies. Location and lack of attention to geographical and environmental studies In the dimension of location, respectively, experts have the most impact on the lack of housing in the seal. In examining the effect of each of the six dimensions on non-acceptance of Mehr housing, considering the significance level of 0.000 and the t value obtained for each of them, it is found that there is a significant relationship between each of the factors and non-acceptance of Mehr housing has it. The results show that socio-cultural dimension with path coefficient 0.255 and t value 7.015, economic dimension with path coefficient 0.160 and t value 5.479, legal dimension with path coefficient 0.243 and t value 7.326, location dimension with path coefficient 0.207 and T 6.470, institutional and managerial dimension with path coefficient of 0.233 and t 6.614 and physical dimension with path coefficient of 0.244 and 5.947 all having a significant level of 0.000 have a positive and significant effect on housing deprivation. Also, the coefficients of path coefficients show the most impact among the six dimensions for not welcoming Mehr housing, socio-cultural dimension with path coefficient of 0.255, physical dimension with path coefficient of 0.244 and legal dimension with path coefficient of 0.243 respectively. They were not

welcomed by housing, followed by institutional-managerial factors with a coefficient of 0.233, locating dimension with a coefficient of 0.237 and finally having the least impact on the economic dimension with a coefficient of 0.160.

Conclusion

The results showed that the selected dimensions had a significant and positive impact on housing project disapproval. The social and cultural dimension with the coefficient of 0.255 had the greatest impact on the lack of housing in Mehr. Lack of attention to the household dimension in the assigned residential area, lack of hope for the future of Mehr housing, lack of cultural and social homogeneity, insufficient awareness of urban planning processes, inadequate type of cultured housing and people's morale, lack of trust in Mehr and Peyman Housing Cooperatives, People's perception of Mehr Housing Project has been the most important socio-cultural indicators affecting Mehr Housing, respectively. The physical dimension has also been selected as the second most influential dimension on the lack of population and inefficiency of the Mehr Housing Project, which is one of the most important indicators of this dimension. Lack of local architectural features, lack of attention to climate in housing design, uniformity of construction pattern and lack of diversity, lack of space in buildings especially courtyards, lack of consolidation of residential buildings against accidents, and failure to comply with national standards and engineering systems. Arrangement as the most important physical indicators is the second most effective dimension of citizens' dissatisfaction with housing. After the socio-cultural dimension and the physical dimension there are legal, institutional-managerial and location dimensions, and finally, the economic dimension is selected as the least effective factor on housing deprivation.

Keywords: Factors of disapproval, Mehr housing, Iran

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Feasibility study on the implementation of a knowledge-based city in Tabriz metropolis with a knowledge-based approach

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Abstract:

Today, knowledge and information play a key role in global economic growth. Since cities around the world are growing on the basis of the industrial capitalist model and will soon face urban resource constraints, therefore, knowledge-based cities are considered as a suitable way for economic growth and proper management of infrastructure resources and improving the quality of life in the 21st century. Knowledge-based cities can be divided into two categories: 1. Developed knowledge-based cities with good infrastructure resources like: Barcelona, Boston, Helsinki, Ottawa, and Singapore. 2. Newfound knowledge-based cities like: Istanbul, Manchester, Melbourne, San Francisco, and Sydney in which are developing with the KBUD approach. Creating knowledge-based cities cannot be easily realized, but it needs features and capacities in various economic, cultural, social and technological fields, such as having a high level of technology, improving services and educating citizens through communication, and thus strengthening human capital. This research examines the knowledge-based urban development (KBUD) approach as a method for the realization of the knowledge-based city. Then, a novel framework is devised for the KBUD approach according to the situation of Iran. This new approach consists of six aspects: Knowledge-based economy, knowledge-based community, knowledge-based government, knowledge-based environment, knowledge-based healthcare, knowledge-based security. Then, in order to evaluate the realization possibility of a knowledge-based city in Tabriz Metropolis, a questionnaire was designed based on the SWOT of the city and six different aspects of the KBUD approach and was distributed among twenty persons selected from the elites of the city. The data extracted

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from the questionnaire were analyzed then. The results of the T-test showed that all indicators for knowledge-based development in Tabriz Metropolis are evaluated in good and above average level, and the results of the Friedman test showed that the variable knowledge-based healthcare with average score 4.75 is in a better and more favorable situation than other knowledge-based cities. Hence, Tabriz Metropolis has possible potential and substrates to turn into a knowledge-based city.

Introduction

In the past two decades, the most recent challenge of the scientific community was the development of knowledge-based cities. Paul Romer, Stanford's leading economist, believes that we are currently facing a period where if developing countries do not move towards the knowledge-based economy, they cannot achieve economic growth even with significant levels of natural resources. Knowledge-based cities aimed with achieving sustainability and improvement of the quality of life, provide services required by citizens. In recent years, the "knowledge-based urban development (KBUD)" approach has attracted a lot of interest from cities that are going to transform into a knowledge-based city.

Considering the emphasis of the world countries on the knowledge-based economy, and given the magnificent scientific background of our country, it is necessary to take important and influential steps to achieve knowledge-based cities. Hence, the goal of this research is to evaluate the feasibility and launching possibility of the transformation of Tabriz Metropolis into a developed knowledge-based city.

Materials and Methods

The method of the current research is descriptive-analytical. This research investigates the latest achievements of the world in the field of knowledge-based cities, and thus strengthens different aspects of the knowledge-based development approach for Iranian cities. Then, the SWOT table consists of the weakness, strength, threats, and opportunities of the Tabriz metropolis is established by the opinions of the community, authorities, master plan and the prospect of the city. Then, a questionnaire was designed based on the SWOT table and six different aspects of the KBUD approach. Finally, twenty persons selected from the experts and elites of the city of Tabriz was interviewed by this questionnaire. Later, the data obtained from the responses of these elite individuals were evaluated using inferential statistics and the SPSS software.

Results and Discussion

In this research, a questionnaire with sixteen questions was prepared using the data of the SWOT table which comprised all the six different aspects of the KBUD approach. Then, considering that the concept of the knowledge-based city was not known to ordinary citizens of Tabriz Metropolis, the questionnaire was conducted among twenty elite scholars of the city. According to the results

of the Kolmogorov-Smirnov test, it can be concluded that the studied variables obey normal distribution ($p > 0.05$). The one-sample T-test was used for evaluating the feasibility of the realization of the knowledge-based city according to the knowledge-based development approach. The scores are distributed between 1 and 5. Therefore, the test with the value 3 which is the center variable was considered. If the average of the variable is greater than 3, it shows a desirable situation. The results of the one-sample T-test shows that the possibility of the realization of the knowledge-based city in the city of Tabriz is significantly higher than the average level ($p = 0.001$, mean = 3.40). Furthermore, the results show that the level of knowledge-based community ($p = 0.001$, mean = 3.32), knowledge-based economy ($p = 0.001$, mean = 3.72), knowledge-based environment ($p = 0.046$, mean = 3.40), knowledge-based government ($p = 0.023$, mean = 3.28), knowledge-based security ($p = 0.018$, mean = 3.33), knowledge-based healthcare ($p = 0.001$, mean = 3.88) in the city of Tabriz is notably higher than the average level. Also, the Friedman test was used to the prioritization of different aspects of knowledge-based development. The results indicate that there is a meaningful difference between the average scores of the aspects of knowledge-based development ($\chi^2 = 22.05$, degrees of freedom = 5, and the meaningfulness level = 0.001). The aspects of knowledge-based development are listed below from high to low priority, respectively: knowledge-based healthcare, knowledge-based economy, knowledge-based community, knowledge-based security, knowledge-based government, knowledge-based environment. The highest priority belongs to knowledge-based healthcare and the lowest belongs to knowledge-based environment.

Conclusions

The results of the T-test showed that all six aspects of the KBUD approach in Tabriz Metropolis were evaluated in good and higher than average level. The results of the Friedman test indicate that the variable "knowledge-based healthcare" with average score 4.75 is in a better and more favorable situation than other knowledge-based cities, and the variable "knowledge-based environment" with average score 2.85 is less favorable than other knowledge-based cities in Tabriz Metropolis. Considering that the "knowledge-based environment" aspect affects the quality of life element, and in a result, impacts on the scientific employees in the city of Tabriz, special efforts should be made in order to reinforce this aspect of the knowledge-based development approach in the city.

The results of the T-test which describes the general situation of the indicators show that all the indicators of the knowledge-based development in Tabriz Metropolis are evaluated in a good and above average condition. Therefore, one can argue that Tabriz Metropolis has sufficient potential and substrates for transforming to a knowledge-based city.

According to the low value of the average score for the knowledge-based environment, knowledge-based security, and knowledge-based government,

these items should be considered to reinforce by municipal authorities, elites, and citizens, and since the knowledge-based government aspect affects all other aspects, it should be considered with the highest priority. In order to transform Tabriz Metropolis to a newfound knowledge-based city which is a target for scientific employees, it is necessary to include strategies and policies for all six aspects of the KBUD approach in a short- and long-term prospect of the city of Tabriz.

Keywords: City of knowledge, knowledge-based development, KBUD framework, economic growth, Tabriz Metropolis.

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An analysis of key factors affecting the recreation of dysfunctional neighborhoods with emphasis on Housing providing

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Abstract

The issue of worn-out and inefficient urban areas and recreation of these neighborhoods is a complex and multidimensional issue, so any issues related to recreational urban texture regeneration should be assessed and evaluated in a multidimensional way and a combination of different factors. In this regard, one of the goals that has been paid special attention to the regeneration of worn out neighborhoods is to provide suitable housing for the residents of these neighborhoods. In this study, key proponents of effective regeneration with an emphasis on providing housing in the worn-out neighborhoods of 12 metropolitan areas of Tehran have been systematically identified and analyzed. In this research, we extract 49 primary factors in six different economic and financial, political, social and cultural, physical, environmental, political, legal, managerial, structural and executive and empirical and aesthetic sciences using Delphi and Delphi techniques. Then, using the Delphi method of managers, the cross-effects matrix of the components is formed. In the next step, the matrix analysis was performed through Micmac software. The results of the dispersion of variables in the influence axis and the factor effectiveness in the Micmac software indicate the instability of the system in recreating the case study area. Accordingly, five variable categories were identified. Finally, given the high score of direct and indirect impacts of the factors, fifteen key factors were identified as key drivers in the future recreation of the area with emphasis on housing provision. Among the factors considered, the variables of economic and financial sector had the greatest impact on housing provision in order to recreate the neighborhoods of the study area and the empirical and aesthetic factors had the least impact.

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Key words: Key proportions, recreation, worn-out neighborhoods, Housing provision, District 12 of Tehran.

Introduction

Area 12 is the main part of the historic center of Tehran and due to the establishment of many services (urban and suburban scale of Tehran) in the area as well as the allocation of large areas of this area to trans-regional uses and levels. Above, District 12 can be considered the center of gravity of Tehran. Examination of the worn-out texture of the area shows that the pattern of land fragmentation is microcosmic and urban passages have formed irregular networks. More than a quarter of the area's properties are less than 150 meters wide, 90 percent of urban passages in Area 12 are less than 6 meters wide, and 51 percent of them are locally accessible. The worn-out urban textures in this area, due to the lack of attention to physical, economic and social requirements, have provided the necessary grounds for a variety of social damages by the loss of a sense of belonging to them. Therefore, the need for targeted intervention, preservation of central tissue identity and its evolution and dynamics in order to preserve the structure of the city, necessitates further consideration of this issue. Therefore, this research aims to identify the most important factors affecting the recreation of urban neighborhoods with an emphasis on housing provision.

Materials and Methods

The present study, with a future research approach, identifies the most important factors affecting the regeneration of dysfunctional neighborhoods with an emphasis on providing housing in these neighborhoods and examining the extent and how these factors are affected. This research is applied in terms of purpose and according to the investigated components, the approach is descriptive-analytical. Delphi and environmental scanning techniques are used to identify variables and indicators. In this regard, firstly, online articles were used to collect variables, review articles published on factors affecting recreation with emphasis on housing provision, and then a semi-structured questionnaire distributed between expert and expert in urban issues. Subjects were asked to score on a 0- to 3-point basis on the effect of number interference on the variables within the matrix of cross-effects.

Results and Discussion

In the analysis, the dimensions of the matrix in the mimicry software are 49 * 49 and the number of duplicates is considered twice. Matrix filling index was 92.96%, indicating that in more than 92% of cases, each other was affected. Out of 2232 relationships, 85 relationships (3.8%) had 3 effects, 1022 (45.78%) 2, 585 (50.40%) 1 effects. Also, in these analyzes, the number of low-impact relationships is high, and high-intensity relationships make up a small percentage of the total. Due to the instability status of the system, 5 types of variables include: determinant or affective variables, bi-directional

variables, regulatory variables, affective variables or outcome, independent variables can be identified in this system.

Conclusions

According to the analysis, 15 factors were selected as key impetus for the regeneration of the worn-out neighborhoods of Tehran's 12 metropolitan areas. These 15 key drivers include: low-income housing, urban planning deficiencies, lack of good urban governance, micro-financing, municipalities' financial capacity, housing planning weakness, top-down approach and lack of citizen participation, existing deficiencies in the recreation projects, poverty alleviation budgets and credits, sense of belonging, local development regulations, social capital, land prices, public organizations and the private sector were the quality of the buildings. Financial and economic factors were also identified as the most influential variables in the recreation of worn-out neighborhoods in the study area.

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Identifying the function and mechanism of the effect of tourism on supporting destination society with variable of consent mediator

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Abstract

Tourism as a powerful tool in line of profit creating for local societies. The effective factors in promoting the process of tourism are considering host society in tourism environments and their level of satisfaction and consent in these activities. Hence, local society understanding of the tourism effects is essential for reaching ideal support of societies for tourism development. General aim of the research is identifying the function of tourism and its effective mechanism on supporting tourism development by considering the variable of consent mediator of destination society in tourism region of Siasard of Brojen. The research tool is a researcher-made questionnaire that its validity was confirmed by the experts' view and the reliability was verified by Chronbach's alpha and its general amount was 0.946. The statistical population was the inhabitants of Brojen (n=104053) and the sample size was 155 people. SPSS software was used for analyzing the data and AMOS is applied for modeling structural equations. The results show that tourism function in three aspect of economic, social, and skeletal is significant by covariance weights of 0.84, 0.85, 0.78 respectively and the most effect is in social aspect. Also, the results of effectiveness of tourism function on supporting tourism development was confirmed by factor loading of 0.57 and significant level of 0.00. The effect of tourism function on increase of the amount of local society support has been apparent by consent mediator variable of local society of tourism destination of Brojen.

Introduction

Tourism as a main economic and cultural power is known in the world and is considered as a powerful tool in line of profit creating for local societies. The effective factors in promoting the process of tourism are considering host society in tourism environments and their level of satisfaction and consent in these activities. Hence, local society understanding of the tourism effects is

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essential for reaching ideal support of societies for tourism development. In other words, supporting tourism development is related to perceived positive effects of tourism by society. For this reason, in present study, in line with the theoretical bases of the research, the function of tourism in three domains of economic, social, and skeletal is investigated in tourism complex of Siasard of Brojen and the relation between perceived effects and supporting tourism development are identified by local inhabitants. Also, satisfaction variable of local inhabitants as a mediator variable is entered into the analysis for better identification of the function and the tourism effects in line with supporting the tourism development. Now, there is no investigation about the effect of tourism and the local inhabitants' view and their tendency, despite the reputation of the tourism region that attracts many tourists annually. Naturally, inhabitants' satisfaction of tourists and their support from tourism development have a deep effect on the future of tourism in the region. Tourism region of Siasard is located near Brojen (about 5 kilometers). Moderate climate and 600 year-old trees have made a Siasard a very beautiful place for stroll and rest of the inhabitants and other tourists. The research questions are as follows:

- On which aspects (economic, social or skeletal), has the tourism function had the more effect in Siasard of Brojen?
- What effect has the tourism function had on local society support?
- Is the tourism function effective on local inhabitants' tourism support by satisfaction making for local inhabitants?

Materials and Methods

General aim of the research is identifying the function of tourism and its effective mechanism on supporting tourism development by considering the variable of consent mediator of destination society in tourism region of Siasard of Brojen. The research tool is a researcher-made questionnaire that its validity was confirmed by the experts' view and the reliability was verified by Chronbach's alpha and its general amount was 0.946. The statistical population was the inhabitants of Brojen (n=104053) and the sample size was 155 people. SPSS software was used for analyzing the data and AMOS is applied for modeling structural equations.

Results and Discussion

The results of analysis confirm that presence of the tourists in Siasard has made social, economic, and skeletal effects. The social factor has had the most effective role on identifying the tourism function in the region. Change in type of covering, clothing and people's appearance has had the most percentage (factor loading of 0.73) in identification with social hidden variable. Also, the result analysis of poll indicates that tourism development in the studied region increase the social interaction of comparable people. The next one is economic factor which is affected by tourism development. The factor has the most number of the variables and it indicates that the vast part of this factor is

affected by tourism development and tourists' presence in the region. As indicated by Bully et al (2014), the economic profit of the tourism is significant in the study. Another important factor which is affected by tourism development is skeletal factor. The place of the factor is after social and economic factors due to factor loading of 0.57. Variables which have the most influence on skeletal hidden factor are as follows: developing modern building and annihilating traditional architecture, developing second house (tourism villas). Increase in cleaning the city and intercity road networks are also known as result of tourism development.

The presence of tourists and its perceived effects by local society have had a positive and significant effect on their support from tourism development. The results demonstrate that in this factor, supporting the tourism promotion programs has had the most percentage of variance identification with its hidden variable. After that, recommendation for respect to the presence, tendency to investment in line with tourism boom, and tendency to the results of tourism acceptance, agreement with the increase of tourists' number, reinforcement of protecting tourism attraction and protection of governmental investment in development of tourism programs have been the factors which are accepted by the local society. The results of investigating the link between tourism function and its effects on the rate of local society support show a significant relation. The inhabitants of tourism region of Siasard had had a tendency to tourists' presence and supporting tourism development programs due to perception of the effects of tourism. The findings of the study have a close relation to the results of Latkua et al (2012) and Styldiz (2014) in inhabitants' support from tourism development considering its positive and negative effects. Romyani et al (2017) also believe in the link between received benefits and inhabitants' support. This is also confirmed with entering the satisfaction mediator variable of local inhabitants.

Conclusion

The results shows that tourism function in three aspect of economic, social, and skeletal is significant by covariance weights of 0.84, 0.85, 0.78 respectively and the most effect is in social aspect. Also, the results of effectiveness of tourism function on supporting tourism development was confirmed by factor loading of 0.57 and significant level of 0.00. The effect of tourism function on increase of the amount of local society support has been apparent by consent mediator variable of local society of tourism destination of Brojen.

Keywords: Tourism, Local inhabitants, Supporting the tourism, Siasard consent, Brojen

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