

***Designing the historical texture of cities based on  
literary tourism (A case study of Hesar Nasseri  
District, Tehran)***

*Ghasemi Tara*<sup>a</sup>

*Amini Elham (PhD)*<sup>b</sup>

*Modiri Atoosa*<sup>c</sup>

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**Abstract**

Historical district of cities is a part of the identity and memory of the people who belongs to that district. In recent century, process of urban development and district changes, historical districts and central part of cities have been undergone many diverse ideas. Historical district of Tehran city is the heart of historian events in different historical periods which will be the appropriate place for the growth of literary tourism in the city and consider them. Despite the potential in district, some problems led to mismatches between expectations and reality, this can be attributed to improper regenerations which are the result of lack of coordination between historical and functional identity by implementers of review plans. The purpose of research is the design of historical district of Tehran which is based on literary tourism. The research methodology is policy and landscaping for proposal. So, in this research, first, by using the literary tourism approach, the true urban spaces of the past are represented by stories, novels and narratives and after understanding the correct form of these spaces in the past, based on the image of them and designing tools in historical district literary identity are devoted to be designed. in this way, we will be able to restore the sense of place, identity, meaning and lost memories of these spaces

**Key Words:** historical district, tourism, literary tourism, Tehran city, Hesar Nasseri

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<sup>a</sup> MA in urban design, Islamic Azad University, Central Tehran Branch, Tehran, Iran. taraghasemi31@gmail.com

<sup>b</sup> Assistant Professor, Department of urbanism, Islamic Azad University, Pardis branch, Tehran, Iran

<sup>c</sup> Assistant Professor, Department of urbanism, Islamic Azad University, Central Tehran Branch, Tehran, Iran.

***Determining the appropriate areas for health  
tourism infrastructure in the outskirts of  
Metropolises (A Case Study of Mashhad  
Metropolis)***

*Saberifar Rostam (PhD)<sup>a</sup>*

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***Abstract***

This study has been carried out in Mashhad and in its surroundings. To this end, four main options in the north, east, west and south of the city were considered, each of which presented its capabilities, bottlenecks, and barriers. As a result, a thorough and scholarly assessment of these conditions was very necessary. To achieve the goal, a descriptive and analytical research method has been used. The data required for this review was obtained using existing documents and designs as well as surveys based on the stated and revealed capabilities. In the survey section, a sample of 290 people including the incoming tourists (80 people), local authorities (50) and residents of Mashhad (160 people) was selected and the data were collected using a researcher-made questionnaire whose validity and reliability had been verified. The collected data were analyzed using SPSS software and TOPSIS model. The findings showed that Molkabad with a mean of 3.24 had the best conditions, while Torghabe-Shandiz with a mean of 3.14, Chenaran with a mean of 3.03 and Sarakhs with a mean of 2.68 were respectively ranked second to fourth.

**Keywords:** Prioritization, health tourism, tourism infrastructure, TOPSIS, Mashhad City

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<sup>a</sup> Assistant Prof. of Geog. & Urban Planning, University of Payam Noor, Tehran  
saberifar@yahoo.com

## ***Pathology of Fifth and Sixth National Plans regarding to housing supply for urban low income groups***

*Tavakolinia Jamileh (PhD)<sup>a</sup>*

*Zarghami Saeed<sup>b</sup>*

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### **Abstract**

One of the challenges facing cities today, especially cities in the Third World, is, along with other economic and social issues, housing and housing finance for low-income groups. As a result of this, the problem of housing and its supply in the cities of Iran is an important challenge. Therefore, this research seeks to study the policies, attitudes and practices of the country's development plan for its pathology in the housing sector, and in particular the housing of low-income groups. The results of the research indicate that in the fifth development plan, with the change of government, we see the policy shift from the axial supply to the demand side. In the early years of this program, the most important approach to low-income housing was the failed Mehr Housing Project, which was abandoned by changing the government due to the problems of this project in providing housing for low-income groups. But no substitute program for housing in low income groups was provided, only to review the comprehensive housing plan and add five new programs. During the fifth development plan, housing inflation has risen and the housing market is in recession. Housing market approaches have practically failed to help finance low-income groups. The sixth development plan was also designed with more goals than the fifth program. The program focuses on the issue of housing of low-income groups in four dimensions, in which policies and strategies are being considered to optimize the desirable urban depreciated texture.

**Keywords:** Development plans, Housing, Urban low income groups

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<sup>a</sup> Associat Prof. of Geog. & Urban Planning, University of Shahid Behshti

<sup>b</sup> MA Student of Geog. & Urban Planning, University of Shahid Behshti, s.zarghami91@gmail.com

## ***Measuring the relationship between the quality of housing and security of tenure in urban spontaneous settlements (A case study of Naysar, Sanandaj)***

*Vahedi Yeganeh Farid<sup>a</sup>*

*Sajadi Jeela (PhD)<sup>b</sup>*

*Mohammadi Akbar<sup>c</sup>*

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### **Abstract**

Informal settlements have been one of the major outcomes and features of contemporary urbanization in developing countries, including Iran. Among all the problems that these settlements have, security of seizure is one of the most important issues facing it. The right to housing is essential to improve the living conditions of residents in these settlements and the lack of it leads to a lack of willingness to participate, lack of investment in improving housing and psychological harm in the residents. The purpose of this study was to investigate the relationship between occupational safety and the physical quality of housing in the spontaneous sprawl in the city of Sanandaj, Naysar. The present study is an applied and descriptive-analytic research method. Data were collected by conducting a survey. Sampling was purposeful, of the 7730 households in the range, 366 households were selected using a Cochran formula with a confidence level of 93% for questioning. Data were analyzed using SPSS software, including factor analysis, multivariate regression, Pearson correlation test, mean test and path analysis. The results showed that the factor of security of participatory with a numerical value of 0.846 was more than that of secure and experience-centered security factors on the physical quality of housing in Naysar. Also, the results of path analysis showed that there is a direct and positive relationship between occupying security indexes and physical properties of housing. In this way, with the increase of security indicators, the quality of housing will increase in this area.

**Keywords:** Housing quality, seizure security, spontaneous settlements, Sanandaj city, Naysar

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<sup>a</sup> MA student of Geog. & Urban Planning, University of Shahid Behshti  
farid.v.y1990@gmail.com

<sup>b</sup> Associate Prof. Geog. & Urban Planning, University of Shahid Behshti

<sup>c</sup> MA student of Geog. & Urban Planning, University of Shahid Behshti

## ***Democratic approaches in urban planning and the emergence of agnostic theory***

*Karimzadeh Davoud<sup>a</sup>*

*Davoudpour, Zohreh (PhD)<sup>b</sup>*

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### **Abstract**

Over the past few decades, democratic procedures have been raised as main core of most urban planning methods. In this regard, the present research adopts Descriptive-Evaluation methods and uses meta-analysis method so as to review the democratic procedures at the heart of planning theories and democracy and to explore their paradigmatic interaction. The main challenge is the emergence of planning Practices based on public interest and in alignment with democratic nature of it, so the results of present research suggest that transition to post-modern era of planning perspective is accompanied by association between democratic procedures and certain subjects such as public interest, consensus, pluralism, uncertainty and agonistic arenas. In this regard, the theory of planning has experienced a paradigmatic shift towards agonistic planning which is a democratic accountability mechanism premised on intellectual support of agonistic democracy. So this article tries to recognize and set up a platform for emergence of new democratic theories, especially appearance the agonistic planning theory in Iran, and consequently the formation of social discourse due to turning hostility into agnostic and replacing enmity by disagreement or aggression by competition.

**Keywords:** communicative planning, deliberative democracy, agnostic planning

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<sup>a</sup> PhD candidate of Urbanism, University of Islamic Azade, Qazvin Branch, soran.ci@gmail.com

<sup>b</sup> Associate Prof. of Urbanism, University of Islamic Azade, Qazvin Branch

## ***Assessing the capacity of infill development in the main domains and constructed textures in Ahvaz (zone 2)***

*Malekshahi Gholamreza(PhD)<sup>a</sup>*

*Ghadami Mostafa (PhD)<sup>b</sup>*

*Bagheri Hojat Mojgan<sup>c</sup>*

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### **Abstract**

Spatial problems, expansion of marginalization, and the formation of worn out tissues, and the lack of balance in the different services of urban districts, and neighborhood of incompatible land use, is the result of the uncontrolled expansion of cities. This will increase transportation costs, infrastructure costs and per capita cost of services in the city. Pay attention to the principles of infill development in areas with capacity in the city, such as: worn, eroded, marginal, exhausted and inefficient urban fabric in addition to the priority areas, can be considered as one of the main strategies to achieve smart urban growth, to prevent and treat these problems. Ahwaz as a capital of the province, the existence of different industries to provide jobs, and diversity in delivering a variety of services, since the imposed war, it is a place of attraction of the migrant populations of the surrounding towns and villages. This led to the formation of spatial problems, as well as the uneven spread of the city and the emergence of a phenomenon known as sprawl in urban areas. The zone 2 of Ahwaz has the largest capacity of Infill Development. The purpose of this document is to identify the capacity of infill development in this zone and to prioritize them. In this research, firstly, the infill development in the three main domains (worn out tissues, wasteland, and incompatible land use) was studied in zone 2 of Ahwaz. Next, to evaluate the infill development capabilities in constructed textures, Indicators of accessibility, physical and social, and to measure the infill development capacity in constructed textures, the DEMATEL technique and fuzzy method was used in the ArcGIS software. The results show that there are about 1720 hectares of wasteland, 114 hectares of military land and 1.5 hectares of ruined land in this zone. Regarding the fabrics built, according to a hierarchical map divided into 5 categories, the first priority is 58 hectares, the second is 354 hectares, the third is 174 hectares, the fourth is 115 hectares and the fifth is 40 hectares, are class's from 1 to 5. The districts of Kian Abad, Seyed Khalaf, Amaniye, East Kianpars and west Kianpars are ranked in the first and second priorities.

**Keywords:** Infill development, Incompatible land use, Worn texture, DEMATEL, Zone 2 Ahvaz

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<sup>a</sup> Assitant Prof. of Goeg. & Urban Planning, University Mazandaran  
ghmalek@umz.ac.ir

<sup>b</sup> Associate Prof. of Goeg. & Urban Planning, University Mazandaran

<sup>c</sup> MA Studen. of Goeg. & Urban Planning, University Mazandaran

## ***Strategic analysis of tourism role and function in regional development with emphasis on SOAR model (Case study: Maragheh town)***

*Moarab Yasser<sup>a</sup>*

*Heydari,omid<sup>b</sup>*

*Salehi Esmail (PhD)<sup>c</sup>*

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### **Abstract**

Tourism industry is increased increasingly. The predictions show that in future years, this growing trend of tourism is increased. This study considered tourism of Maragheh town with potential abilities and capacities in this sector. The main purpose of the present study is that by applying SOAR strategic analytic model and AHP method and besides identification of tourism dimensions of Maragheh town effective on the region development, we can present strategies and determine the applied strategies for tourism development in this region. The study method is descriptive-analytic and field and the theoretical basics are based on library studies. It can be said the study population of this study are tourists, elites and experts of Maragheh town. The questionnaire is calculated based on the number of tourists based on Cochran's formula 150 people. Based on the analysis in AHP model, according to the experts, elites and tourists, natural attractions, historical works of various periods and Maragheh fissile region with weights 0.235, 0.211, 0.154 are the strengths of this region. The results of analyses in opportunities showed that development and protecting gardens of towns with weight 0.285 with investment of private sector in tourism of region with weight 0.235 and preparation for various tourism camps with weight 0.165, can be advanced sectors of tourism development in this region.

**Keywords:** Strategic analysis, Tourism, SOAR model, AHP method, Maragheh

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<sup>a</sup> PhD Candidate of Environment Planning, University of Tehran

<sup>b</sup> MA in Environment Planning, University of Tehran, omidh868@gmail.com

<sup>c</sup> Associate Prof. of Environment Planning, University of Tehran