

The Role of Citizen Participation in Renovation and Rehabilitation of Urban Ancient Texture (Case Study: Region 6 Ancient Texture in Qaemshahr, Iran)

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ABSTRACT: This research emphasis the role of citizen participation in renovation and rehabilitation; And attempt to measurement the public partnership in the case study region that it's region 5 ancient texture in Qaemshahr. In this research pay to the region recognition and evaluation with the measurement and analytical method, and using measurement studies by using the questionnaire and participatory interview and essential interview, and use the observation, interview, documents method, analysis, case research methods. The statistical society are 10710 persons that 124 questionnaire sampled among this society. According to the result of measurement the participation in region 5 ancient texture, all of the region 5 occupant's would like to participate in their neighbourhood development. Rehabilitation and renovation must be fulfilling in this region for solving physical and functional ancient. Accept the citizen participation is the best way for rehabilitation and renovation in this region.

Keywords: Citizen Participation, Rehabilitation and Renovation, Ancient Texture, Qaemshahr

ORIGINAL ARTICLE
P-I: S225204301500003-5
Received 18 Mar. 2014
Accepted 25 Aug. 2014
Published 25 Jan. 2015

INTRODUCTION

The present study emphasizes the role of public participation in the process of urban Rehabilitation and Renovation plans. The main issue of this research is how can involve contribute to the Rehabilitation and renovation of Ancient Texture.

For a more in-detailed analysis of the problem, area 6 of the Ancient Texture of Qaemshahr city limit is assigned for evaluation. In this area, despite the stated willingness of residents to participate in the rehabilitation and Renovation, Due to severe ancient and poor management, Process rehabilitation and Renovation plan has not been successful.

The study area

City of Qaemshahr located in the center of Mazandaran province situated to the north is Caspian Sea, to the south is Savadkooch and Alborz Mountains, to the east is city of Sari and to the west is city of Baboul (See Figure1). According to (Federal Management and Strategic Planning 2007) center part of Qaemshahr city measures 2885.8056 Hectares (7130.981 Acres). Qaemshahr city proper divided into 3 territories and 1 special zone (Part Architecture, Engineering Consultants and Urban Planning 2007).

With reference to statistics released by Iran Supreme Council of Architecture and Urban Planning 347 Hectares (857.46 Acres) of land has Granularity, Permeability and Instability (Mazandaran Housing and Development, 2010) and that most of them are concentrated at the city center and around the railroad. The limits of the worn-out areas under study in our research are located in the city center and around

Qaemshahr city railroad as a part of district 5 of the worn-out areas.

The said worn-out area measures 98.5 Hectares (243.4 Acres) which is 28.4% of the total worn-out area of district 5 of Qaemshahr worn-out neighborhoods (Yadman Bana Engineering and Consultant 2008) see Figure 2. With reference to latest census of the province in the year 2008, the population of the worn-out neighborhood in district 5 is said to be 3177 residential families. A family within the said neighborhood is calculated to average 3.4 persons (Yadman Bana Engineering and Consultant 2008).

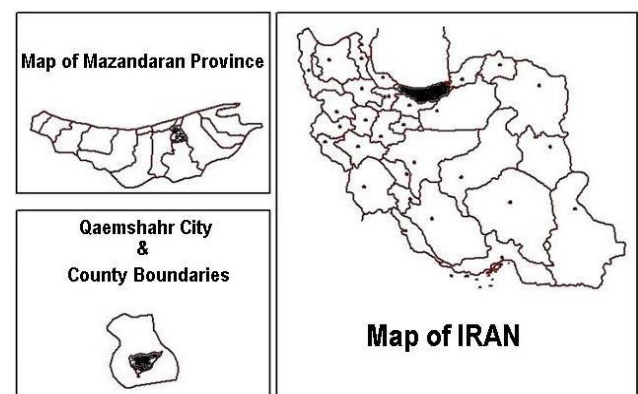


Figure 1. Qaemshahr city limits situated in the county, in the province, and in the country (Yadman Bana Architecture and Engineering Consultant Archive 2008)

Region 6 Ancient Texture of Qaemshahr has been a part of comprehensive structural design which are to cover division one, two, and the special zone (Part Engineering, Architecture, Consultants and Urban Planning 2006).

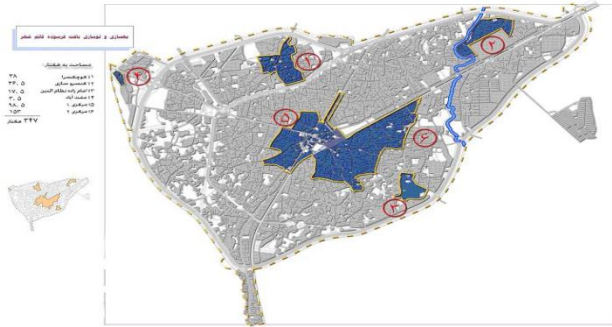


Figure 2. All 6 Ancient Texture (patches) including area 6 of Qaemshahr (Yadman Bana Architecture and Engineering Consultant Archive, 2008)

MATERIAL AND METHODS

In our research we have paid attention to the know-how and the evaluations via Survey / Analysis method using research based documentation and studies of the survey results within the intended survey limits. The study is also based upon the tools such as Questionnaires, Participative observations, and Targeted interviews.

The Evaluations not only has included the Physical, Structural, and Urban planning view points, but also from Populace majority, Social, Cultural, Economical, and Environmental stand points. In doing so, the implemented techniques are Observations, Interviews, Referencing documents, Content analyses, and Case studies. The Geo information system has also been utilized as a tool as well.

The grand sum of all participants in the research has been 10710 individuals. Of this, 124 multiple choice questionnaires have been prepared and they were filled out using the population in worn-out patch of District 5 randomly. Each questionnaire is made out in 56 items of which 6 are related to personal information, 14 structural and living quarters related, 22 social, 12 renovation / reconstruction of the area, and ways to have the railroad moved out of the area based types of inquiries.

In our research we have utilized three styles of surveys attained from Census Bureau. They are Residential, Commercial, and Residential / commercial types of application intended in the questionnaire. All participants were owner occupied residential units. Of all participants who responded to the questionnaire, 36.3% males and 63.7% were females.

Age-wise 13.5% of the participants have been in their seventies, the others have been either in 40 to 44 years of age, or 60 to 64 years old. The highest percentages of the survey participants are high-school graduates; others are anything from college graduates having bachelor's degree, or at junior high level or simply just primary school level. Of the population occupying the area 12.9% are illiterates. Of the whole society 78.2% are married, and 18.5% are singles. Ultimately the results of the study using surveys and documents in our research are presented in form of evaluation indicator displaying the rate in which the internal development expands in the said limits.

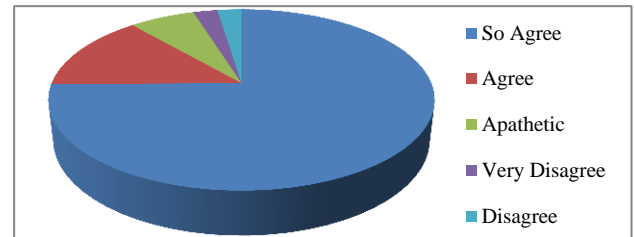
RESULTS AND DISCUSSION

Willingness of residents to participate in rehabilitation and Renovations plan:

In this section, results of surveys conducted and the results of the questionnaire that has been received from residents of region 6 ancient texture in Qaemshahr, regulation will be analysed in the form of tables and graphs. Consequently will be achieved willingness of residents to participate in the range of 6 to rehabilitation and renovation plans in this area.

The agreement between residents with a range of rehabilitation and renovation in region 6

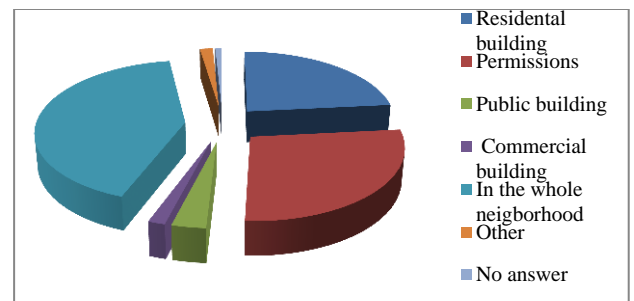
Measure of agreement between with a range of rehabilitation and renovation in the area showed approximately 74.2% of residents is very consistent and 13.7% of residents are agreed.



Graph 1. The ratio of sample to comply with the rehabilitation and renovation in region 6

Prioritize the rehabilitation and renovation of land use

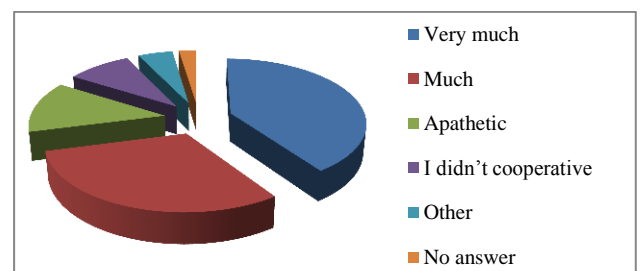
Social Survey results indicate that "The whole neighborhood" with regard to the allocation of 41.9% the proportion of households living in rehabilitation and renovation priority.



Graph 2. The sample population towards land uses requiring rehabilitation and renovation in the region 6

Residents' readiness to Cooperation whit plans

The results showed that about 40.3% of the residents are too great readiness and about 30.6% are high readiness to Cooperation whit plans. In other words, in the total area residents nearly 71 percent are ready to cooperate with the plan.



Graph 3. Residents readiness to Cooperation whit plans in the region 6

- Providing some facilities by government such as giving long-term loans, selling contribution shares to attract more people to participate in renovation plan of their neighborhood;
- Providing some cooperative constructions in each neighborhood by hiring people from same area;
- Clarifying each step of the renovation plan;
- Providing some problem solving committees by choosing the committee members from the same area;
- Positive attitude to social participation and trust in the general population at a different level;
- Provide public education and faithfulness to rules and regulations associated with urban culture and urban education, urban residents' rights;
- According to previous experiences it can be concluded that Cooperative management programs with the participation of citizens with residence history is more successful;
- Mass media, especially television and radio are important factors in creation an ambiance for people participation. As a result preparing some advertisements are really effective.

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