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## Meta-Regional Application of Urban Spaces in District 6, Area 2 of Tehran

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### Abstract

Meta-regional application of spaces in the urban areas plays a significant role in development of cities. Although many governments in western countries are concerned with accurate urban and meta-regional planning, this issue has received scant attention in Iran. In an attempt to investigate the quality of meta-regional application of spaces in the city of Tehran, the researcher used qualitative data from published (secondary) sources and official websites to investigate meta-regional application of urban spaces in district 6, area 2 of Tehran. The results of the study (especially with regard to Tehran University) revealed that although many consideration have been taken into account for controlling the excessive number of people moving to this area, various job opportunities in relevance to the university students' needs has resulted in an increase in the floating population of this area. In addition, an inequality is observed between the services delivered in area 2 of District 6, and other area of the city. Therefore, it comes suggested by the researcher that the government should build more hospitals, universities, and parks in other parts of the city to decentralize the population in this area so that urban spaces do not cause harm to this particular area of Tehran.

*Keywords:* Urban planning, meta-regional application, Tehran, urban spaces

## 1. Introduction

Planning for more effective application of the urban lands is the core of urban planning, and an approach to optimizing the urban spaces and increasing the efficiency of such spaces (Kaiser, Godschalk, & Chapin, 1995). The life span of the city depends on the appropriateness of the planning; therefore, proper planning has become a goal in many countries. In this regard, one of the main aspects of building cities based on urban plans is how efficiently the urban lands can be used (Stathopoulos & Karlaftis, 2003). In most cases, meta-regional application of urban lands is considered in order to increase social, economic, and environmental advantages of the cities. To do so, two principles of sustainability of development and promotion of quality of life in are considered. This requires attention to balanced distribution of facilities, prevention of conflicts of incompatible uses.

These issues motivated the researcher in this study to find out how successful meta-regional planning principles have been followed in the capital city of Tehran, Iran . To narrow down the scope of the study, the researcher focused on District 6, area 2 of this city.

### 1.1 Problem Statement

Area 2 of District 6 in Tehran is located in the central Tehran. As a highly municipal area, it includes urban facilities, various metropolitan areas, and educational buildings such as the University of Tehran. Other infrastructures in this area include Imam Khomeini University, Pars Hospital, Mostafa Khomeini Hospital, Laleh Park, international hotels etc. These infrastructures use a large portion of the district's area. As a result, this area of the city is crowded with cars and pedestrians and is damaged more than other areas of the city. Social problems, economic problems and environmental problems are among the main problems of the district 6, area 2 in Tehran. The deputy pf Tehran's mayor, Ghahremanlou (2016) stated that improper planning of this area of the city about 50 to 60 years ago has resulted in difficulties in this area among which over-crowdedness is observed. This requires an overall investigation of planning in this area of the city to find out the extent to which meta-regional application of spaces in area 2 of district 6 have been taken into account.

## 2. Research Methodology

In this research, the qualitative content analysis was used to consider the importance and position of urban land planning, especially for meta-regional applications. Data were extracted from GIS maps and reliable statistical sources such as the municipal's official website. In order to operationalize the concept of meta-regional application, focus was

accorded to Recreational-Tourism centers, medical centers and educational centers. The reason for choosing these three types of applications was existence of such structures in this area of the city and that scant research has dealt with the effect of their presence in the area 2 of district 6.

The main approach to qualitative content analysis used in this area of the city was the one suggested by Hsieh and Shannon (2005) who believe that content analysis begins by gathering data from various sources, organizing data, extracting themes, finding relevance between themes, reporting and interpreting the results.

## 2.1 Introducing the Scope of the Study

Area 2 of districts 6 expands from north to Bagher-khan avenue, between Chamran highway, and Besat avenue. It also expands from Fatemiavenue to Besat Street and to the Valisr Avenue. Finally, it expands to EnghelabStreet. From the south,it expands from Enghelabstreet to Azadi street and Tohid street. This area consists of four neighborhoods of Laleh Park, KeshavarzGharbi Quarter, Nasrat neighborhood and Tehran University. According to Tehran's municipaliy website (2015) this area of the city has 265.45 inhabitants and 691.177.4 square meters. Table 1 reveals the description of infrastructures in the area.

Table 4.1

*Infrastructures in Distrcit 6, Area 2 of Tehran (Tehran's municipality website)*

N	Meta-Regional Application	Quantity
1	governmental	20
2	medical	33
3	Religious-cultural	24
4	Recreational- touristic	17
5	Higher education	9
6	others	15

## 2.2 Theoretical Background

Based onLavroc, Bandman, Kosmachev., and Sdasyuk (2015), In geography, the concept of space is used in two ways: absolute space and relative space. Absolute space is objective, real, distinct, and has natural qualities. Relative space is constantly changing due to socio-economic needs and technological conditions. In terms of space science, people live in relative spheres. On the other hand, space appears as a secondary phenomenon, from a deliberate reaction of human beings or social fabrication. The second concept of space

explained by Lavroc et al. (2015) was considered for this study, as the researcher believed that the socio-economic needs of people in one area affects its planning.

### **2.3 Criteria for Sustainability of Meta-Regional Application**

Suitable location is one of the most important criteria for the sustainability of trans boundary applications. The spatial dimension in land use is the standard that is measured by the optimal location of the application in the city. Indeed, any kind of urban land application reflects the social, economic and physical condition of cities as well as people who will benefit from it in the future (Wu, 2002). In other words, local specifications and the needs of city residents and institutions in the city, is the basis for determining the land use criteria of urban land. In determining the spatial characteristics of any application of land or any kind of urban activity, two determinants of social welfare and economic well-being are the two leading factors (Liu, Zhan, & Deng, 2005).

Based on these very general factors, the following six criteria for locating urban functions are: adaptability, comfort, efficiency, utility, health (healthy city) and safety (Saeednia, 2004). Land and space are not only an element to meet the economic and physical requirements of the city, but also the core of all activities of citizens and the means necessary to fulfill human aspirations and aspirations (Wu, 2002). Therefore, the use of urban land plays an essential role in meeting the needs of citizens, the quality of the environment, health and the comfort of the urban population, the beauty of the urban environment and, ultimately, the sustainable development of the city of Municipality.

## **3. Analysis**

Qualitative content analysis of published sources, i.e., articles, books, and official websites resulted in emergence of a number of themes which refer to meta-regional planning of urban land in Area 2 of District 6 in Tehran. In this study, data relevant to the presence of Tehran University in the area is discussed.

### **3.1 Presence of Tehran University**

Dargahi, Gharib, and Goodarzi (2007) who had studied the quality of work life in the Tehran University observed a change in employment structure of the university. Through field surveys, they realized that cooperation with affiliated faculties has resulted in creation of many job opportunities. These job opportunities included: bookstore clerks, stationery sales, paper and bounding companies, editing services, printing and publishing services, providing accommodation services (student dormitories and boarding houses), handicraft occupations,

etc. Nedjat, et al. (2008) reported that according to a field survey conducted on the north side of Enghelab Street ( an area close to Tehran University where most of these services are present), between Palestine and Quds Street, 46 percent of the services are related to bookshops and stationery stores. Most of other services refer to accommodation and food services for the students of the university. As a result, the area around Tehran University was developed and expanded quickly which was not completely based on meta-regional planning of Tehran's municipal organization. Based on Nedjat, et al. (2008), since the establishment of the University of Tehran since (1923), the University of Tehran has experienced rapid accelerated development until the implementation of the University of Tehran's design plan for this development.

### **3.2 Floating Population around Tehran University**

Acceleration in development of area around Tehran University has resulted in an increase in the population of floating areas. Indeed, the University of Tehran with about 40,000 students has created a population hub in the area so much that most of the population in area 2 of District 6 in Tehran is based on the student population of the University of Tehran. The 6th district of Tehran in 2006 had 5,934 people in the floating population, which increased to 6949 in the year 2011, during a five-year period.

### **3.3 Inequality in Delivery of Services**

Meta-regional applications have caused or at least exacerbated inequalities in the area. The results of the content analysis show that there is a significant difference between the neighborhoods of area 2 in terms of urban services (Tehran University's Portal, 2013). The neighborhood of Tehran University is the most favorite area of the district and the neighborhood of Nusra is the most deprived neighborhood in the area. Therefore, considering that Tehran University's neighborhood has the most concentration of meta-regional utilities other areas have fewer utilities; therefore, it is possible to directly link the use of meta-regional services and the utilization of urban services in area 2.

Tehran University has occupied a large part of the area as the largest high education institution in the country with a large area. In this study, the increase in floating population, accelerated physical development, space inequalities, low variation in the use of bags and the restructuring of employment as a reflection of space in the University of Tehran were identified.

#### **4. Conclusion**

Meta-regional applications is one of the most important types of urban planning that plays different roles in development of the cities, and Tehran is no exception from other cities. Content analysis of published documents and official websites with regard to the presence of Theran University in district 6, area 2 of Tehran revealed that Tehran University has resulted in an increase in the floating population of the area, creation of many job opportunities, and expansion of urban lands in the area. Due to rapid expansion of urban lands and acceleration in the creation of jobs, meta-regional application of the area has not been completely under the control of the government and it requires more attention to decrease the over-crowdedness in area 2 of District 6.

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