Impact of Migration on the Sustainability of Residential Environments (Case Study: Neighborhood of “Kan” in Zone 5 of Tehran)

Tabibian, M.¹, Rezaie, N.², Nouraie, H.³
1-Prof., Urban and Regional Planning Department, College of Fine Arts, University of Tehran-Iran
Matabibian@yahoo.com
2-M.Sc. Student, Urban and Regional Planning, College of Fine Arts, University of Tehran-Iran
3-M.Sc. Student, Urban and Regional Planning, College of Fine Arts, University of Tehran-Iran
h_nooraie@ut.ac.ir
Received: April, 2011 Accepted: March, 2012

Introduction
Following developments in contemporary urban context and the new urban tissue replacement (with new needs and issues) instead of the old urban environment, the importance of urban neighborhoods have been extraordinary. The process of evolution and development of old urban neighborhoods suits the needs of residents, in both individual and social levels. Cities in general and in particular localities have had considerable negative effects on their performance and placement in the evolution of sustainable inner city.

What has gripped today’s urban modern neighborhoods in common and specifically in the metropolitan areas like Tehran, is the adverse effects caused by immigration in the last decades. Metropolitan neighborhoods like “Kan” in Tehran have faced with issues like physical dispersion, lack of safety, low quality of environment, community structure degradation, identity degradation, lack of Supplementary housing patterns, the presence of cars, etc. Therefore, review is necessary when considering the various factors for the settlers in the selected areas. These factors include: housing price and level of cultural and living expenses in the area etc. factors in the next priority may be moving -as the next factor- by household income. The presence of different classes with different ownership types (private or leased) could raise issues in different levels to suit different classes of immigrants.

Migration at various levels i.e. International, national, and local, subject to a hierarchy of needs, expectations and aspirations in different stages of human life. In fact, human spatial behavior can be a function of values and standards that he has experienced at different times and situations. These values not only comes from his economic, social and cultural conditions, but also is affected by the conditions that the environment imposes upon him. Such values provide explanation to change human’s lifestyle and location. The result of this sentiment - any stimulus that occurs - will follow the social-spatial Impact. The process of interaction between humans and space in the form of social-spatial dialectics has been considered at micro-level (urban areas) due to unavoidable cause-effect relationship between changes in location (inside urban migration) and their social-spatial structure in urban studies - especially analysis of social geography of cities.

In the analyzing of urban issues In Iran, focus has often been raised on rural-urban migration, without paying attention to migration within the cities. However, the migration within the cities affects the social-spatial structure of urban areas. This kind of migration is increasing and also has its own rules. Thus, for maintaining urban sustainability, attention to this kind of migration is the inevitable urgency to achieve the appropriate strategies in urban planning. Therefore, among important issues, which must be considered in the organization and realization of Tehran metropolitan sustainability development, migration within the city is included.
This migration mainly based on changes in economic, social, physical and partly cultural conditions, has caused lifestyle changes in different areas of Tehran. Social-cultural heterogeneity arising from this migration, not only decreases the participation feelings of neighborhoods in the performance of urban projects, but also leads to increasing the migration motives in the primary population. Failure to understand the mechanism of this movement, to which attention has not been paid as an important issue, applies through different parts of Tehran by different tastes in construction, and has been a major and rapid land use modification. Influx of population to some areas and lack of attention to these areas has been the reason for the lack of access to essential facilities and public services (shopping centers, education services at various levels etc). "Kan" is one of the neighborhoods of Tehran that has experienced such changes in less than two decades, which is located in zone five of Tehran. Kan has been a rural-urban area in the course of urban expansion of Tehran. As a result of uncontrolled rural-urban migration, since 1994 to date according to the specific historical and natural situations, the dramatic growth of the land market, and demolition and renovation of buildings built years ago, this area is undergoing very impressive social-cultural and physical-spatial changes. Urban sustainable development is a new approach in the last decades that has been welcomed at international level. One of the interests of this approach especially is urban neighborhoods as the first pillar of sustainable development of cities. The overall goal of this study is to investigate the impact of migration on the sustainability of "Kan" residential environment. On this basis the following three hypotheses were designed, trying to identify factors influencing inter-urban migration and its social-spatial impacts:

- The lower Land and housing prices range compared with other districts in Tehran at early times is among the most important reasons for location by community within the case study.
- Social consequences resulting from irregular migration in the case study, is that identity and vitality is in the lower limit in case.
- Consequences of irregular migration and lack of appropriate urban management on private sector in the compound of housing and services were not met and physical changes in case study.

Materials and Methods
Establishing the criteria in this research as the identity, vitality, dynamism and adaptability, providing equipment and services, diversity, access, density and carrying capacity of community are realized for requirements of sustainable communities. The above-mentioned principles and criteria are considered as a theoretical framework in this research. This research, according to the nature of the subject has been followed based on the dialectics of social-spatial approach that tries to explain the interaction between people's behavior and city structure (relationship between man and space). The method of this research is descriptive-analytic and data collection in this regard has been conducted through library and field studies. In this field study, the data collection tool was a questionnaire with an interview method. The neighborhood of Kan is considered an Unlimited statistical community and individuals in this statistical community research, are ordinary households living in the neighborhood of Kan. Using the formula \( n = \frac{1}{\sigma^2} \), and considering \( d=0.083 \), the sample size is calculated to be 145 and the validity of this sampling is %95.

In this study, multi-stage sampling is used as follows. For the selected samples it is used according to the detailed plan map of the area selected for field study - that located in the district 5 of Tehran and has been limited from north to Abshenasan Highway, from south to Hemmat Highway, from East to Soulaghan Boulevard and from West to the Kan River - of cluster random sampling method. The district was divided into six sub-districts (mainly given by the separation of the main routes into the area and also according to the distribution and population density). Each field was considered as a major cluster and within them according to their classification system, each block was considered a sub-cluster. Thereafter, the resident population was estimated according to the number of residential units. Within each sub-cluster (blocks or neighborhoods) some of the residential units were chosen with systematic sampling. Residential units were selected in such a way that the clusters according to the limited access to demographic information of each field, each field was assigned 24 questionnaires. In this questionnaire set general information of housing and household with an emphasis on the principles and criteria for sustainable communities were
asked. Major axes of these studies were related to the identity, vitality, dynamism and adaptability, providing equipment and services, diversity, access, density and carrying capacity. To achieve the study objectives, based on the assumptions, based on research and theoretical framework, a questionnaire was designed. Since this study is a scientific research and the application of any term (such as low, many, Mainly and etc) are defined and considering the fact that most qualitative variables are used, a method of assessment has been introduced for each variable. It has also considered quantitative comparisons range for defining the quality values. In Table 2 these comparisons and their relationship with each of the study hypotheses are shown.

Conclusion
Current Study approach has been done based on social-spatial dialectic attempted to explore the causes and social-spatial impacts of inter-urban migration in Kan located in district 5 of Tehran Municipality, with the aim of understanding the mechanisms governing this type of mobility to provide proper solutions for Tehran planning. The case study with regard to the previous rural social-Economic context was almost considered homogeneous. It is the proper case to show the unbridled impacts of human-space interaction to create and shape disorganized and heterogeneous social-spatial structure.

Old pattern of Kan because of many weakly built houses within the area of 200 square meters, after the construction legislation and regulations which allows the construction of four stories buildings in the ground of over 200 m², and the existence of barrens and garden lands provide a good field for profiteer private sector activities with imposing personal preferences on the construction. Competence in the buying and selling land due to the lack of urban laws and regulations application, replace quickly building with different floors, area, architectural and exterior visage (in terms of materials, colors and design), with villas. Thereafter, to explore the effects of migration on Kan sustainability indicators, including the household immigration reasons, the rate of identity and vitality, the amount of dynamism range and consistency, the level of diversity, access to service facilities, quality of access to network and finally reviewing the density and carrying capacity from residents point of view. Study findings indicate that an important reason for household migration to Kan was cheap price of land and housing in this neighborhood; thus, the first hypothesis is confirmed. In line with the second hypothesis with the review of associated variables, it was found that the amount of identity and vitality is in moderate level. In order to test the third hypothesis with the exploration of five indicators including dynamism and adaptation, the diversity access to service facilities, network access quality and density and carrying capacity, findings indicate that the rate of dynamism and compatibility is in low level. The amount of variation is in low level, small number of residents have access to the service facility. Quality of access to networks is in low level, and finally, the density and carrying capacity is in an undesirable level. In general, according to the review of these five indicators, the third hypothesis is approved and the consequences of irregular migration and lack of proper urban management on private sector activity in the field of housing and services has not been met. All we can say is what happened in the neighborhood of Kan, was the consequences of correct using of resources that existed in the past as opportunities, but due to neglecting and uneven development, this community resources were not preserved and in this context, principles of sustainable development is shaking in Kan. Therefore, paying attention to the land opportunities and preventing abuse is necessary to balance the development and to create necessary basis for achieving the goals of the plan.

Key words
Neighborhood, Sustainable Neighborhood, Housing price, Migration, Kan Neighborhood