Developing the Conceptual and Methodological Framework for Discursive-institutional Analysis of Coastal Exclusive Space Production: with Special Reference to Critical Realism Perspective

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ABSTRACT: Because of the limited capacity of coastal lands and conflicting interests among stakeholders for coastal resources, there are intensifying pressures to retain and provide more public access to the coast. Coastal gated communities have been developed increasingly in in middle shoreline of Caspian Sea in North of Iran. They are kind of exclusive space production as they restrict public access to the public resources of shoreline. As space production has roots in social processes, according to Lefebvre's theory, there are two main approaches in the analysis of social phenomena. First is institutionalism and the other one is discourse analysis. Due to some weaknesses each approach suffered from, the discursive institutionalism became the main methodology to analyze the interaction of discourses and institutions in coastal exclusive space production. Critical realism emphasizes on the inherent feature of the world which is categorized in three layers of reality that are constructed by agents, discourses and structures. Rather than experiencing the world in constructivism or conceptualizing the world in interpretivism, critical realism supposes different ontology, existence of hidden or invisible mechanisms behind what human understand from the social phenomena and though emphasize on the causality of both agents and structures. This research aims to conduct the conceptual and methodological framework for analysis of the exclusive space production as a social phenomenon in North of Iran with the help of critical realism perspective in discursive institutionalism approach. This could be a significant guideline for further researches on spatial evolution in coastal urban areas.

Keywords: *Discourse analysis, Institutional analysis, Exclusive space production, Institutional discourse analysis.*

INTRODUCTION

Development in coastal urban areas has special importance because of the individual characteristics of integration of three natural elements, air, water and land. Spatial planning in the coastal region is particularly challenging due to the problems of rising sea level, the land-use pressures and the fragile nature of the coastal ecosystem. Because of the limited capacity of coastal lands and conflicting interests among stakeholders for coastal resources, there are intensifying pressures to retain and provide more public access to the coast. Mazandaran Province in North of Iran has a shoreline of 337 km length. Coastal cities are among the most densely populated and rapidly growing cities in Iran. Approximately 3million people are crowding into a thin coastal region of Mazandaran Province, which is about 4.2% of the nation's population. This implies an enormous need for providing more public access for increasing coastal population. It is also important to provide public access to sustain the coastal tourism economy, one of the fastest growing economic sectors in Mazandaran province. From 337 Km length of Caspian Sea shoreline in Mazandaran Province, about 73% (248km) are built and only 27% (about 90km) are open and have no limitation for public use. 40km of the shoreline is under the buildings of gated communities which are kinds of exclusive spaces, with limited access for public use of coastal services.

With the increasing trend in building gated communities along the shoreline, the pattern of creating exclusive space with guards, walls and fences, permeates the style of buildings in the agricultural land uses, in the southern part of the coastal area. It caused the increasing trend in fragmentation of agricultural lands and changing land uses to the residential and commercial ones. In the process of commercialization of the natural spaces, the accumulated benefits, has led to the creation of large scale commercial centers around these gated communities, which are near the rural settlements in coastal peri-urban areas. Location of luxury commercial spaces in the form of mega malls, with high attraction of customers and non-local visitors of the beach, has caused the decrease in economical dynamics of coastal city centers. In this case, there are two main coastal gated communities with the exclusive public shoreline that are built from the previous political regime (Pahlavi) and has still their exclusive function. The history of the building of these two coastal gated communities refers to the governmental mandate in the period of Pahlavi monarchy in Iran with the economic goals and also creating a luxury recreational center near the coast. With the building of Haraz road that connected Tehran to the North of Iran (a distance of 250 km) in 1960, the amount of traveling to the coastal cities increased significantly. Darya-kenar gated community with villas in 400-500 m^2 land size, was built by the state-owned bank in order to profit from selling villas. It is located along the Caspian Sea, 5 km from Babolsar coastal city and is the first and greatest coastal town in the Middle East region. It has more than 2.7 km shoreline and is about 3.1 km^2 wide. After the attractiveness of Darya-kenar gated community, in the period of 1970-1972, there was the increasing trend for living in luxury coastal villas. In this period, the developer of Khezer-Shahr gated community was a private company, in which 95% of the stocks were for Mrs. Ashraf Pahlavi, the sister of Mohammad Reza Shah. At that time, the price of villas increased from 100$ in 1963 to 350$ in 1972. Some believe that the dominant discourse in the Pahlavi regime was privatization and living in luxury spaces and the inequity of social classes, but after the revolution, with the utopia of freedom, social equity and welfare, these kinds of space production are still continuing. In spite of various discourses, including "coastal environmental protection", "public rights", and "social equity" defined in formal plans in national, regional and local scales, the discourses of "privatization, "freedom in individual life" and "deriving benefit from real estate market" are the dominant ones. While there is a question about why these discourses are getting more privileged in the society after the revolution, there is also an ambiguity about how these discourses shape formal and informal institutions? Critical realism, with its differentiation between social actions and human conceptions, can help to define the interaction between discourses (as frames) and institutional changes. Though, the main output of this research is the conceptual and methodological framework for analysis of exclusive space production in coastal urban areas which could help to figuring out the answers to the questions such as what are the main discourses in formal and informal institutional contexts (decision making system and society). Why these discourses became dominant and what are the main casual mechanisms (hidden or visible) effecting on exclusive space produced? (How do these discourses effect on shaping new institutions or changing the previous ones?)

Literature Review
Institutionalism and Discourse Analysis

Institutionalism and discourse theories are both the main approaches to social problems. Institutionalism has multiple approaches. In addition to the traditional and new institutionalism, the new one has two main views, including the sociological institutionalism and rational choice institutionalism (Gorges, 2001). The difference of these two is because of the difference in the definition of institutions and their effects on social actions. The rational choice institutionalism considers the institutions as the external boundaries for human actions while social institutionalists believe in both external and internal constraints (mental constraints) and emphasize that institutions have specific effects on people's attitudes (Scharpf, 2000). Following the "communicative turn" (Healey, 1996) in urban and regional planning and "argumentative turn" in the social and political science (Fischer & Forester, 1993), discourse theory has become popular. The basic assumption in this theory is that history and humans are not so much 'driven' by objective interests, rational calculations, social norms or overt power struggles, but by knowledge production and (collective) Interpretations of the world. Within the discourses of urban and regional planning, the strong social constructionism associated with certain postmodern ideas typically limits the scope of cultural processes through which certain phenomena come to be perceived as urban problems, neglecting the underlying structural mechanisms creating these phenomena as well as their social and environmental impacts (Næss, 2015). Discursive theorists also, define two main approaches for discourse analysis. First has descriptive attribute and the second is the critical discourse theory which considers how discourse effects on reproduction of structures (Laclau & Mouffe, 2001). The latter has the explanatory characteristics. The difference between critical and non-critical approach doesn't only contribute to the function of discourses. The critical discursive analysis focuses on how discourses are shaped by means of power and ideology and also, how it effects on social communications and belief systems (Faircloughf, 2005). Discursive institutionalism is an approach to overcome the inefficiencies of these two approaches. The weakness of new institutionalism for defining the institutional dynamics on one hand and the negligence of discursive theories over the role of structures on the other hand (Schmidt, 2008). Denzau & North (1994) believe that, humans create institutions in order to decrease the uncertainty of human transactions. The primary uncertainties would decrease by social and physical learnings. The primary learning develops the structure for interpreting the diverse messages felt by human senses. The primary framework of this structure is risen from genetics and the secondary is developed by the human learning

capacity. Ultimately, it proposes a framework organizing human conception and developing his progressive analytical consequences. In order to gain better understanding of this framework, Denzau & North remarked "mental models", which helps to explain and interpret the environment and is improved and altered by the new experiences. Through trial and error, the mental model would alter the current model by getting new responses and ultimately, it would be static and create the "system of beliefs". The system of beliefs, acts as a general filter for new motivating processes. Denzau & North believe that there is a meaningful relationship between mental models, the system of belief and institutions. He noted that institutions are derived from the system of belief. Institutions are the internal representations of mental models and systems of belief are the external representations. Institutions are organizing the human interactions. The problem of this viewpoint is that Denzau & North didn't consider the difference ontology of institutions and mental models. Some believe that people don't create model for solving one problem. However, they develop a general map which proposes different specific solutions and this general map is not the combination of these solutions as well as the difference of the whole system with the sum of its subsystems (Rosenbaum, 2001). This general map is the same as the discourse of interpretivists and the paradigm of Cohen. Discourse analysis attempts to explain the relations between the creation of an ideology and shaping discourses as well as to reveal their effects on the structure and agent. However, this approach doesn't succeed to give an explanation of the

interaction of structure and agent due to its negligence over hidden mechanisms creating the phenomenon and its socio-natural impacts. Problems in defining the relation between mental models, systems of belief and institutions on one hand and the weakness in explanation of the real causes of the changes, are the main inefficiencies of Denzau & North's institutionalism. The main factors for action are the motivations risen from the institutional frameworks in institutionalism approach and the understanding of the environment, norms and other factors risen from discourse in discursive theory. Interpretivists believe that it is impossible to detach the objective realities from human beliefs. We can't determine one's priorities by considering his socio-economic situation. Foucault stated that the object is the product of specific discourses. Interpretivist attempts to prove that although the structures shape the background of human perceptions, it is not the context or structure creating beliefs (Arts & Buizer, 2009). Agents have their own casual and reflective powers by which they are able to change or alter their contexts. However, human actions can create the characteristics (structures, discourses, traditions or cultures) which can support their further actions. So the context in which agents act is more than just an effect on belief and action. It is criticized that the interpretivist just focuses on agent and forget about the structures, social changes or continuities (McAnulla, 2006). (Fig.1)

Discursive Institutionalism: an Attempt toward Explanation of Interaction between Institution and Discourse
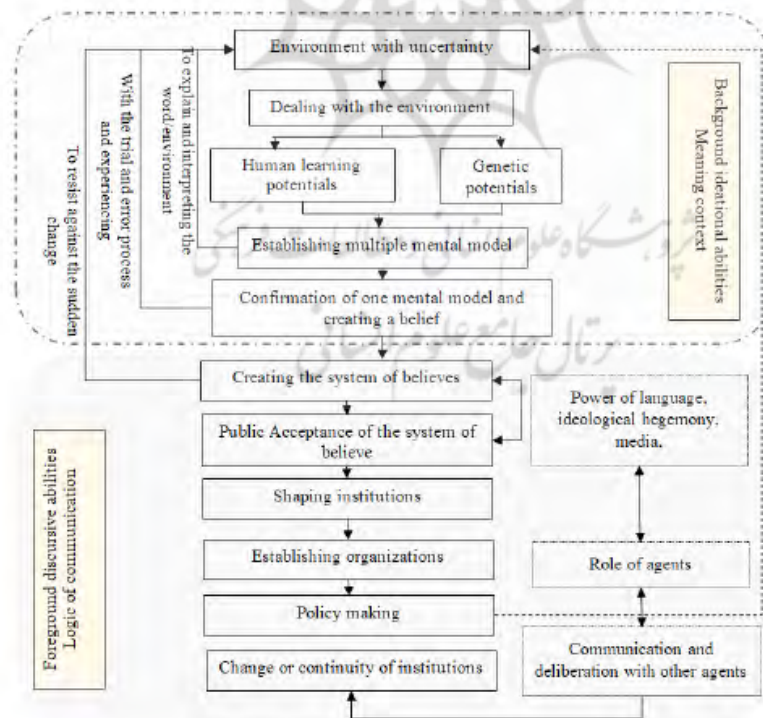

Fig.1: Conceptual model of discursive institutional analysis.

Discursive institutionalism emphasizes on the relation between meanings and rules, or the role of ideas and narratives in institutional dynamics, changing and continuing of the policies. It also makes differences between discourses and actions. In the discursive theory, the assumption is that human actions don't originate from the norms or rational calculation, they are derived from the collective knowledge interpreting the environment. The individual and group actions are translated into the text and the text plays the role of mediator between action and discourse, shaping the discourses and effecting the actions. Considering two definitions of discourse, including discourses as frames and discourses as practices would help the institutional analysis of discourses. Hajer (1995) believes that discourse analysis can develop a different view of the institutions, their functions, power arrangements in institutional structures and their political changes. The main question is that how institutions shape discourses and how discourses lead to changing or maintenance of institutions. There are two approaches to explain the interaction between institutions and discourse. The first one originates from the interpretivist philosophy. Social constructivists believe that the world, language and meaning are intertwined and can't be separated. There is not any objective world other than the mental and the symbolic order of human thought, practices could not be separated from discourses. For theorists (Hajer & Versteeg, 2005; Laclau & Mouffe, 2001) who follow the Foucauldian tradition and consider discourse in a wider extent including social actions, power and institutions, discourse and language can't be detached from action and practice. Since the former shape the latter. The second approach has a basis in the critical realism philosophy. It considers the real world which we give meaning to, by language and culture. Discourse is as a framework by its processes, human can give meaning to the physical and social world. In this approach, there are significant differences between discourse and language on one hand and institutions, social practices and actions on the other hand.

Arts & Buizer (2009) attempted to explain the interaction between discourse as a frame and discourse as a social practice in their research on discursive-institutional analysis of global forest governance. To do so, they applied the dualist analysis by means of policy arrangement approach, in which the policy arrangements are the way in which policy domains are shaped by discourse, resources (power relations), actors (coalitions) and rules. Schmidt (2008) in his research on discursive institutionalism mentioned that other new institutionalisms consider the agents just as actors and structures just as rules. However the action is not only the product of the actor's following the rules, it is the process in which agents create institutions with their background ideational abilities and maintain or change them by their foreground discursive abilities. The foreground discursive ability, based on communicative rationality, enables actors to behave out of their institutions and to deliberate and convince each other (Schmidt, 2008).

Critical Realism and the Interaction of Institutions and Discourses

In this research proposal, I attempt to apply the critical realism approach to explain the interaction of institutions and discourses. Critical realism critiques the relations between agents and contexts defined in interpretivist. Bhaskar believes that there is an epistemological fallacy in the 20th century because of the mistake in the statement about existence which reduces existence to the knowledge: the world is what we can sense. Though everything behind the "object" is forgotten. For some Poststructuralists also, the world is seen as the text and so the realities behind and out of the discourses are being neglected. Though both approaches, positivism and post structuralism relate the constraints of the world to the constraints of human perception, because of the relativeness of human knowledge about the world. It is accepted that there is a gap between what is really exist and what is the world for agent's interpretation. Though it is necessary to be cautious to the different ontology and epistemology. Critical realism states that interpretivist doesn't focus on the nature of the world, so how it can decide what is the best way of understanding, either experiment or conceptualization. It insists that the world is not the comprehensive reality and so what produces the events in this world may be neglected by our experiment and conception. What we experiment in this world might be the consequence of mechanisms and structures which might be hidden and invisible to us. The positivists emphasize on the visible structures and the interpretivists believe that an object is the product of people's opinions according their position in the structures. When the structure is separated from the agent (from the ontological aspect), the debates on the casual powers which can relate structures to the agents would be possible. The power of structures would be actualized in the forms of constraints or abilities. Either material or ideational relations would constrain or enable the subsequent actions. For critical realism agency is the main concept, as agents possess their own casual powers and the ability to interpret and effect on the periphery world. Although the agents have casual powers, they are constrained or enabled by other social contexts with various generator powers and this causes the complexity of ontology in critical realism. Critical realism considers the discourses in the systemic meta-personal level which can be constraints for the actors. It considers the multi-layer world which are interconnected by agents, discourses and social structures. Structures are the production of agent's interaction and possess the subsequent generator Properties for agents (Næss, 2015; Banai, 1995). As it is believed that each action is always produced in the structural and discursive contexts, critical realism can theorize the interaction between structures, agents and discourses. Social structures and discourses possess emergency properties which can limit or improve the subsequent actions. Agents would be contingent, but their opinions and subsequent actions are not shaped by this contingency. However, they have their own casual powers, including rationality and action. Therefore, the structural context could be developed by the alteration of the material relations of people and like that the discursive context could be developed by the alterations in ideas. The structural and discursive contexts could be reproduced as
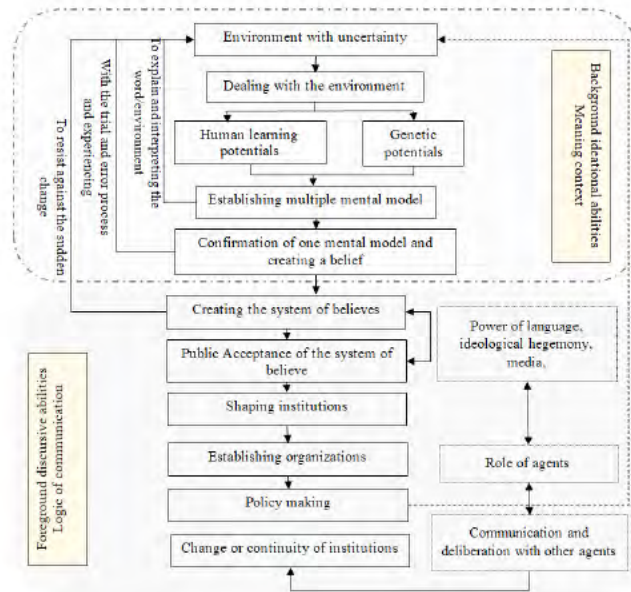
Fig.2: Interaction of reality layers in critical realism and discourse analysis.

the social interactions may cause the reproduction of the existent structures and lead to the continuous in the social system. Though, in contrast to the procedural individualism in interpretivist, the critical realism considers the dualistic analysis of discourse -structure and agents' actions (Fig. 2).

MATERIALS AND METHODS

Frame Analysis in Critical Realism

In this research discourse as the frame and the critical discourse analysis would be applied. The origins of frame analysis are from the importance of language in the social science, philosophy specifically in the critical discourse analysis. "Frame analysis is a discourse analysis method that is principally concerned with dissecting how an issue is defined and problematized, and the effect that this has on the broader discussion of the issue" (Hope, 2010). In the critical discourse analysis, there is a casual interaction between discourses shaped by the society and their effects on the society. Frame analysis considers multiple elements of critical discourse analysis regarding its textual and language roots. Frame analysis presents some principles of constructing the meaning system and on this base, discourse

has the potentials to effect actions behind the text.

Framing process includes an inherent hierarchy with each stage relating to an increased level of detail of discourse analyzed. At the highest level there are "Thematic Super Frames" or "primary frames" which prepare the general information about the phenomenon. Meta-frames and issue frames (sub frames) are the stages with more specific and detailed levels. The texts could contribute to the conceptualization of an 'object' through the operationalization of these hierarchical stages. Discourse analysis needs multiple frames. The frames accessible for people are more abstract. By the process of thinking and through multiple levels, people should understand the social contexts of the accessible frames. Though discourse would integrate the frames and subframes. By interpreting the dependency of frames and agents, the understanding of discourses would be possible. In the model of frame analysis of discourse, the "object" would be translated to the "problem" by framing process and with the help of "framing dimensions". Framing dimensions help to transform object to the problem. Gerhards (1995) stated five framing dimensions, including finding an "issue" and interpreting it as a social problem,
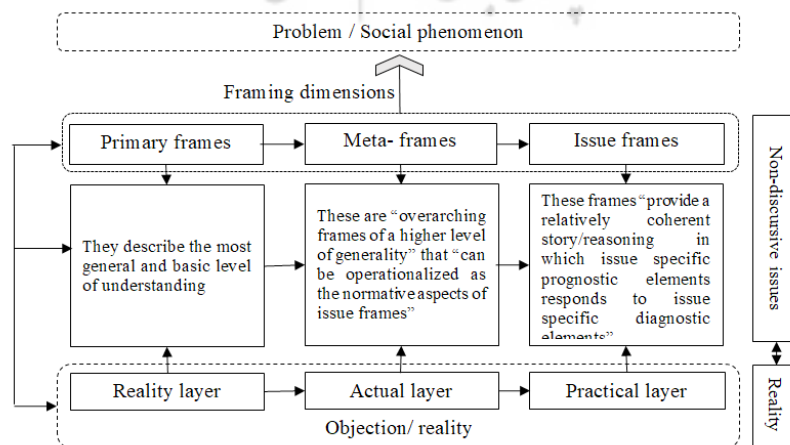

Fig.3: Frame analysis as a discursive method in critical realism perspective

locating causes and casual agents for the problems, interpreting goals of their efforts, finding addresses for their protest and justifying themselves as legitimate actors. Considering the frame analysis as a discourse method, would help to relate the layers of reality in critical realism to discourse analysis. Discourse analysis with the critical realism approach aims to understand the casual mechanisms/structures and the forces and powers producing social phenomenon. While the meaning is constructed in the interaction, the non-discursive elements also shape meaning. For critical realism, social actions are independent of conceptions in terms of their material aspects which are non-discursive. Critical realism attempts to create the nonlinear relations between reality and non-discursive issues (Mingers, 2011) (Fig. 3).

RESULTS AND DISCUSSION

The Conceptual Framework for Discursive Institutional Analysis of Exclusive Space Production in North of Iran

It has been clear that institutions are the reflex of discourses and are part of them, though researchers have to consider institutions and discourses together. As discursive theories do not explain the processes in which a specific discourse is accepted by human and do not consider that norms and interpretations do not have the same meanings for different actors, it is necessary to study the contexts and situations in problem solving. To develop a conceptual framework for discursive institutional analysis of the exclusive space production in the north of Iran, one has to consider three elements, including the basic situation and context, the hegemonic discourses and the main actors and agents (Fig. 4).

The case study, a coastal pre-urban area in Mazandaran Province in North of Iran, consists of two main spaces, including the coastal lands and coastal cities of Babolsar and Fereydun-Kenar. According to the coastal land Act in 1974, coastal lands are the lands inside the limit of 60 meters from the Sea. Coastal cities in this research are Babolsar city and Fereydun-kenar city, which have a common border with Caspian Sea. For the former the population is about 57000 residents and the length of shoreline is about 12 km and in the latter the population is about 36000 people with about 8 km shoreline. There are two gated communities along the public shoreline which has the restricted access to the beach (Fig. 5).

The history of the building of these two coastal gated communities (Darya-Kenar and Khezer-Shahr) refers to the government mandate in the period of Pahlavi monarchy in Iran with the economic goals and also creating a luxury recreational center near the coast. With the building of Haraz road that connected Tehran to the North of Iran (a distance of 250 km) in 1960, the amount of traveling to the coastal cities increased significantly. Darya-kenar gated community with villas in 400-500 m2 land size, was built by the state-owned bank in order to profit from selling villas. It is located along the Caspian Sea, 5 km from Babolsar coastal city and is the first and greatest coastal town in the Iranian Middle East region. It has more than 2.7 km shoreline and is about 3.1 km2 wide. After the attractiveness of Darya-kenar gated community, in the period of 1970-1972, there was increasing trend for living in luxury coastal villas. During this period, the developer of Khezer-Shahr gated community was a private company, in which 95% of the stocks were for Mrs. Ashraf Pahlavi, the sister of Mohammad Reza Shah. At that time, the price of villas increased from 100 $ in 1963 to 350 $ in 1972. The main function of these gated communities encompasses both recreational and residential activities.

Contexts and Structures based on Social, Political and Economic Situation in Coastal Urban Areas in North of Iran

The most important factor which is common to all cities, and affects all as a totality, is the governmental and political system of the country. Since the beginning of Pahlavi era, the urban management has received all its authority and legitimation from the central state, and acted as a part of the autocratic system. In this system the city's comprehensive plan was the objective expression of the government's will to form and modernize the city and the society according to its desired patterns. Before the revolution, there was not a tangible difference between the municipality and government from the legitimization point of view. After the revolution, a government took control of the power which was rooted in the will of the people. But in less than a decade, all institutions considered in the basic law, except the city councils, were noticed to be settled. Thus, while the government after the revolution has legitimation, the status of the urban management is the continuation of the previous one. Likewise, it has caused the crisis of urban system legitimation and planning in Iran. Due to the numerous destructions made in cities, especially in Tehran, during the revolution, the municipality was considered as one of the most loathed systems of the former era. Comprehensive and detailed plans were considered as money raising tools for authorities in the former anti-people regime. After the revolution, due to changes in the society's values and because of wealth exhibitionism becoming an anomaly, many wealthy people, landowners and industry owners preferred to emigrate to
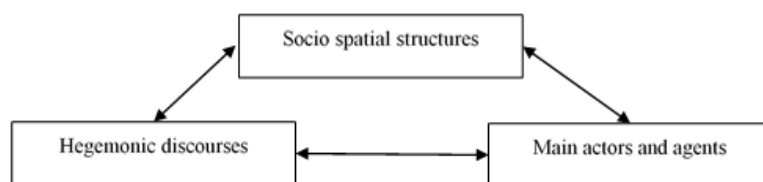

Fig. 4: three elements in conceptual framework of discursive institutional analysis.
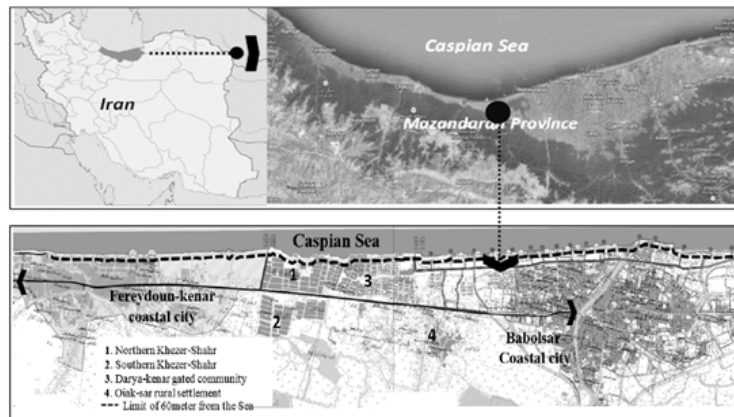
Fig. 5: Location map of case study.

larger cities to live anonymously among crowded populations because of the social conditions of their cities and their mental pressures. This political immigration, which is similar to the immigration of the wealthy people of Tehran to abroad, on one hand caused the capitals of these people to be transferred from small cities to large ones and the economic, social difference among cities to grow, and on the other hand, in small cities like the northern cities of the country aristocratic villas were passed to the middle and low classes of the society through the government's transference policy by the Islamic Revolution Housing Foundation. The transference was quickly done by several governmental institutions, and sometimes was accompanied by clashes between applicants and transferring institutions. Transferences were not solely at the government's disposal, landowners whose lands were not allowed for subdivision, according to the approved urban regulations, started to subdivide and transfer their land in a short time. Thus the physical structure of the cities was subjected to landowners' business affairs, applicants' opportunism and authorities' idealism. This physical turbulence in the cities had its roots in the year 1973, with the oil price increase, and the policies of the former government in encouraging landowners to invest in the construction sector. The haphazard transferences of the first years of the revolution were a reaction toward social inequalities in urban system of the former era. The relentless transferences of lands and houses showed that the more needs are addressed, the more needs will be felt. The enactment of urban lands law in 1981 was the first organized measure for regulating the ownership and transfer of lands in the government centralized organization which exclusively puts this transference at the disposal of the urban lands organization (Ministry of Roads and Urbanization). During the first period of the Islamic Revolution (1978-1983) the government of the Islamic Republic was introduced as an idealistic and reforming system. Revolution in Iran led to a several-month cessation of oil export which in turn resulted in an increase in oil prices and the country's incomes, which made the realization of idealistic goals of the revolution possible. With the continuation of investment in building sector, this trend continued. So, By Islamic revolution

in 1978, the villas in the ownership of authorities in Pahlavi Regime were confiscated and the middle class begins to live in these gated communities. Since 1980, building of residential units in this town has thrived (Kheyroddin & Hedayatifard, 2017). Throughout this historical analysis of the spatial evolution in coastal urban areas in North of Iran, some points could be derived in terms of the structural situation, including political economic situation and also the hegemonic discourses in terms of political ones and policy ones and also the special actors shaping the exclusive spaces. The real estate sector is covering 88% of the capital of Iranian households. The general opinion of Iranians is that there is lower risk of investment in the housing sector than in the industrial and private business and the long term price ratio of housing investment is more than inflation. The low independent of the housing sector of the imports causes the lower risk of investments. Secondly, the significant part of creating gross fixed capital (GFC) in Iran, depends on changes in the real-estate sector. 52% of the total Gross Fixed Capital in Iran (49 billion $) in 2012, is produced by the building industry sector. It is equal to the double of the total governmental subsidies given to the Iranian population in 2013 and also is about 7 times of civil development budget (3.5 billion $) in 2013. Finally, about 5% of the value added of GDP in Iran is directly based on the building sector. More than 120 industrial fields are applied in the real-estate sector, and so the dynamic or decline in this sector, would have significant effects on the total economy of the country (Kouzehchi, 2014). Therefore, the housing sector in Iran has the most important role in the economy of the country, Government and private sector. Because of the special characteristics of the coastal provinces, they are subjected to high pressure for housing investments from the local and non-local actors. In the period of 2006-2011, the average of investments in the real-estate sector in Mazandaran Province was more than the average of the country.

Main Discourses
The main discourses among residents might arise from the norms, values and social situations which could clear the
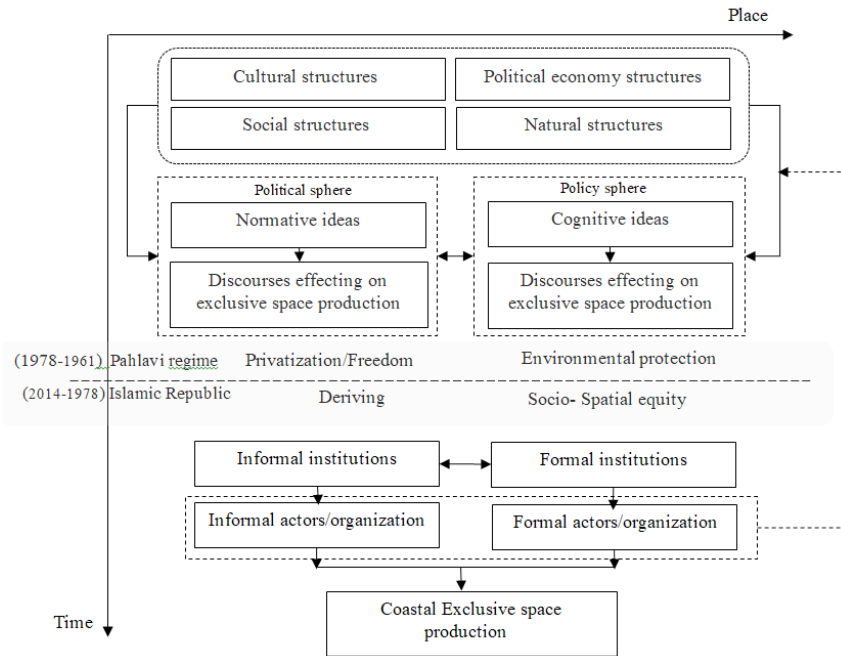
Fig.6: The primary conceptual model for discursive institutional analysis of exclusive space production in North of Iran..

main motivations of producing and consuming the exclusive spaces instead of the public and inclusive ones. This needs the qualitative methods. As the primary examination of this question and method in the case study showed, the main reason for of living in gated areas, is to protect the private domain of households. Privatization and social segregation have physical forms such as walls, fences and gates which prevent the entrance of non-residents. The households whom their previous places of living were in the coastal cities, not in the peri-urban areas, mentioned that they prefer to protect their social prestige of their family by living in these gated communities. This mentality is combined with the creation of different sub-cultures among residents, especially youth, and also produces the independent life with the priority of protection of private lives of families and households.

On the other hand, there are some hegemonic discourses in the policy sphere which could be found by content analysis of formal documents, including urban and regional development plans, laws and regulations. According to the 45th law of the country's constitution, public properties like uncultivated, abandoned lands, seas, etc. are at the government's disposal to be acted on according to the public interests, and the circumstance and order of each are determined by law. Law stipulates that natural wealth must be used for "public interest". According to the regulation of the 63th act of the counHtry's fourth development plan enacted in 2004, the sea's frontage public use was on the agenda. According to the regulation of the Caspian sea's frontage, public use enacted in 2007, those governmental and public institutions which had constructions within the 60-meter frontage of the coast were obliged to fully withdraw from this frontage after determining and announcing the 60-meter frontage of the Caspian sea coast and according to the relevant regulations, up to the end of 2009, with the coordination of the Ministry of Interior in implementing the article of act 63 of the fourth plan of development; and also in

the framework of this enactment, the Ministry of Interior was obliged to pave the way for the release of these coasts from the possessions of the government and public institutions, taking the relevant rules and regulations into consideration. In 2010, in order to make the welfare services under the government's possession, according to the regulation related to the condition of public use of residential facilities outside the 60-meter coast frontage, enacted in 2010, "residential" areas under the government's ownership were entrusted to the Cultural Heritage Organization, Handicrafts and Tourism through the Ministry of Economic Affairs and Finance and based on the prices determined by this organization, so that they would be available for public use. Here it could be understood that the socio-spatial equity is the main discourse of cognitive ideas which is totally in conflict with the discourse of normative ideas.

Agents and Actors in Exclusive Coastal Space Production

Mazandaran Province in the north of Iran has a shoreline with 337 km. 73 percent of this shoreline (248 km) is under physical developed areas and just 27 percent (about 90 km) has been open for the public benefits of the shoreline. Among these conflicting situations for occupying coastal lands, governmental sector has the significant role for the exclusiveness of public coastal lands as it possess about 95 Km of the public shoreline in the shape of recreational gated communities which are used by governmental staff exclusively. On the other hand, there are some informal actors, especially in the private sector and even civic society who effect on the exclusiveness of coastal public lands, shaping the gated villas and towns. As these exclusive spaces are settled in the context of agricultural lands, the landowners on one hand and developers and investors on the other hand have an effective role (Kheyroddin & Hedayatifard, 2015) (Fig. 6).

Developing the Methodological Framework for Discursive Institutional Analysis of Exclusive Space Production in

North of Iran

The methodological framework for this analysis could use the "Retroductive Research Strategy" which combines elements from deductive and inductive research (Blaikie, 2000). This is relates to the realism philosophical approach. In its ontology, it is believed that the objects of the scientific research are independent from the researchers, so there are differences between the real, actual and practical area. In this research proposal, I attempt to apply the "critical realism approach" to explain the interaction of institutions and discourses. The main questions of the research are: "What are the main discourses in formal and informal institutional contexts (decision making system and society)?", "Why these discourses became dominant?" and "What are the main casual mechanisms (hidden or visible) effecting on exclusive space produced? (How do these discourses affect on shaping new institutions or changing the previous ones?)". In contrast to the interpretivist, when the structure is separated from the agent in critical realism (from the ontological aspect), the debates on the casual powers which can relate structures to the agents would be possible. Critical realism considers the discourses in the systemic meta-personal level, which can be constraints for the actors.

As it is believed that each action is always produced in the structural and discursive contexts, critical realism can theorize the interaction between structures, agents and discourses well. In this research, "Frame analysis" would be applied, which is a discourse analysis method that is principally concerned with dissecting how an issue is defined and problematized, and the effect that this has on the broader discussion of the issue. Considering the frame analysis as a discourse method, would help to relate the layers of reality in critical realism to discourse analysis. Discourse analysis with the critical realism approach aims to understand the casual mechanisms/structures and the forces and powers producing social phenomenon.

The critical realist perspective would emphasize on a context-dependent process and the combination of different planning methods. It emphasizes on interdisciplinarity, implies a call for communicative and participatory methods involving different sectors of public administration as well as different groups of stakeholders, yet without abandoning judgmental rationality as a guide for distinguishing between more and less credible knowledge claims. For an explanation of discourses and frames both qualitative and quantitative methodologies would be applied. The content analysis of the formal and

Table 1. The main steps, methods and technics of the discursive institutional analysis of exclusive space production in North of Iran.

Main steps of the research	Methods and Techniques
Constructing the hypothetical model for the mechanisms producing the exclusive space production in the case study.	- Applying the systematic research review will help to gather different findings of researchers in interdisciplinary ways. - The content analysis of the formal and informal documents (including regulations and laws, related urban and regional plans). - The semi-structured interviews with knowledgeable stakeholders (residents, tourists, landowners, developers, decision-makers, etc.)
Testing the hypothetical model and if necessary redeveloping the hypothesis of casual mechanisms.	-The accurate analysis of spatial (environmental, political, cultural, historical, social and economic) structures effecting on exclusive space produced by the quantitative and qualitative measuring. - Conducting semi-structured interviews with key participants (using the snowball sampling) and completing questionnaires.

Table 2. Linking research questions to Data and Information.

Research questions	Types of information required	Methods/ Sources for acquiring the information
What are the main discourses in formal and informal institutional contexts (decision making system and society).	-The approved urban and regional plans in coastal areas. -Coastal lows and regulations -The subjective opinions about exclusiveness of public shoreline	-Municipal data. -Qualitative interviews with key stakeholders, including questions about the main discourses in different historical periods (previous political regime and current one). -Narration analysis.
Why these discourses became dominant?	-Local knowledge about the discourses. -Socio-economic characteristics of actors and their attitude toward the issues.	- Media (newspaper, TV, Radio) in different periods of time. -Qualitative interviews with key stakeholders (formal organizations, residents, tourists, landowners, developers, farmers, NGOs...). -Hypothetical questions about the reasons for privileging the discourses.
What are the main casual mechanisms (hidden or visible) effecting on exclusive space produced? (How do these discourses affect shaping new institutions or changing the previous ones?)	-Characteristics of environmental, physical, cultural, economic, social frames. -Characteristics of formal institutions (laws and regulations, local policies and strategies…).	-Questions in questioners. -Statistical data in the spatial areas (economic, social, and cultural). -Qualitative interviews with key stakeholders.

informal documents (including regulations and laws, related urban and regional plans), the analysis of spatial (natural, political, cultural and socio-economic) structures effecting on exclusive space produced by the quantitative and qualitative measuring, as well as the stakeholder analysis (classification of stakeholders in terms of power, influence, support and need) would be the techniques of this research. The overall process of the research includes two main parts:

First: To propose the hypothetical model for the mechanisms producing the exclusive space production in the case study. The primary frames in terms of economic, political, social, cultural and environmental systems would be analyzed.

Second: To test the hypothesis model with the deep analyzing of the frames and institutions. The casual powers of both institutions and actors would be analyzed by means of qualitative and quantitative methods.

CONCLUSION

Discourses are the meaning systems and interpretations of the environment and phenomena. They could be different and might be in conflict with each other and though each discourse attempt to hold social actors' mind and become a hegemonic discourse. The evolution of human society arises from the changes in discourses which could both cause the problems and also solve them. In this process institutions as formal and informal regulations and norms could be part of the discourse and simultaneously act as the reflection of specific discourses. Though with the changes in discourses, institutions would change and this would affect existent discourses. To consider the process of these changes, with the reference of critical realism emphasizing on the Hidden mechanisms of reality, studying the structures and contexts got importance too. In coastal urban areas in north of Iran, the phenomena of exclusive spaces in the form of gated communities, became the hegemonic pattern of building in recent years. In contrast to what is written in regulative documents, these spaces are excluding the public coast and limiting the public access to the shoreline. This article helps to analysis the processes of shaping these areas by developing the conceptual and methodological frameworks based on the discursive institutional analysis with special reference to the critical realism perspective. Integration of real, actual and issue layers in the critical realism perspective and with the structures, discourses and actors in the discursive institutional analysis would help to find the processes and mechanisms of exclusive space production in the north of Iran. Also, under the retroductive strategic approach, critical realism emphasize on interdisciplinarity, implies a call for communicative and participatory methods involving different sectors of public administration as well as different groups of stakeholders, yet without abandoning judgmental rationality as a guide for distinguishing between more and less credible knowledge claims.

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