

## An Assessment on Applications of Development Plans in Turkey

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### Introduction...

- **In Turkey**, the urban-rural population balance has changed with increasing speed starting from the 1950s'.
- **In 1950** 21 million people lived in the countryside, which was 78 % of the population. **In 1994** 60,5 million lived in cities, which is 65 % of the population.
- Also the population shifted from the Eastern to Western part of the country. **Today the Marmara region (including Istanbul) is producing around 30% of the overall Gross Domestic Product (GDP)**, and most of the industrial activity is located in this region, which still makes the area an attraction for the population in search for formal employment and better living conditions.



Population: 77 323 892 (2014)

# Background...

Article: 57 RIGHT TO HOUSING – [The Constitution of the Republic of Turkey (1982)]  
"The State shall take measures to meet the needs of housing within the framework of a plan which takes into account the characteristics of cities and environmental conditions and shall support mass housing projects."

Major government policies in housing in Turkey are inevitably affected by various factors. Therefore, through the context of the recent government policies, the priorities defined can be stated as follows:

- ✓ Preventing unauthorized squatter constructions and renewal of squatter areas,
- ✓ Improving sensitivity to quality in settlements,
- ✓ Regulating urban rent and increasing land supply
- ✓ Improving capacities for disaster mitigation,
- ✓ Rehabilitation of the existing housing stock,
- ✓ Improving intra-urban transportation facilities,
- ✓ Establishing adequate recreational areas,
- ✓ Increasing the capacities of the local authorities,
- ✓ Improving financing of urban infrastructure,
- ✓ Improving financing of housing and improving delivery of housing.



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# Background...

- ✓ Housing sector, the largest sector in Turkish economy, serves both for social and physical development purposes simultaneously...
- ✓ Housing to be performed through new projects across the country will create new employment opportunities; activate trade, smaller industrial and transportation sectors, thereby reviving the local economy of the project sites.
- ✓ Government, aware of the housing and infrastructure problem, did not come up with a solid housing provision model until the 1980s. The central and local government became actors in housing process almost 30 years later than the beginning of the actual need, while the squatter areas that were built in the meantime, had been legalized through amnesty laws and had basic infrastructure already.
- ✓ **In all these respects, housing and urbanization must be taken as two interlinked issues at the political level. The recent Government in Turkey evaluates these two phenomena in connection with each other.**



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# Urbanization..?



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# Land Registration System in Turkey...

- According to the **Land Registration Act of 1934** in Turkey, all land parcels were registered with their existing layouts that were mostly irregularly shaped. Cadastre is compulsory..
- Hence, when a development plans aim to apply to land, some technical and legal issues arise. The limitations of financial, human, and technical resources mostly restrict land development options for a certain project time as well.
- The government therefore has difficulty in controlling rural-to-urban land-use change to provide the appropriate land for both public and private sector requirements.
- In order to provide sufficient new plots for urban needs, some land acquisition methods are practiced by the government in Turkey. The objectives of these methods include the provision of basic public services and other aspects of infrastructure to urban areas undergoing development. Most of the municipalities using master plans and zoning regulations perform land related developments.



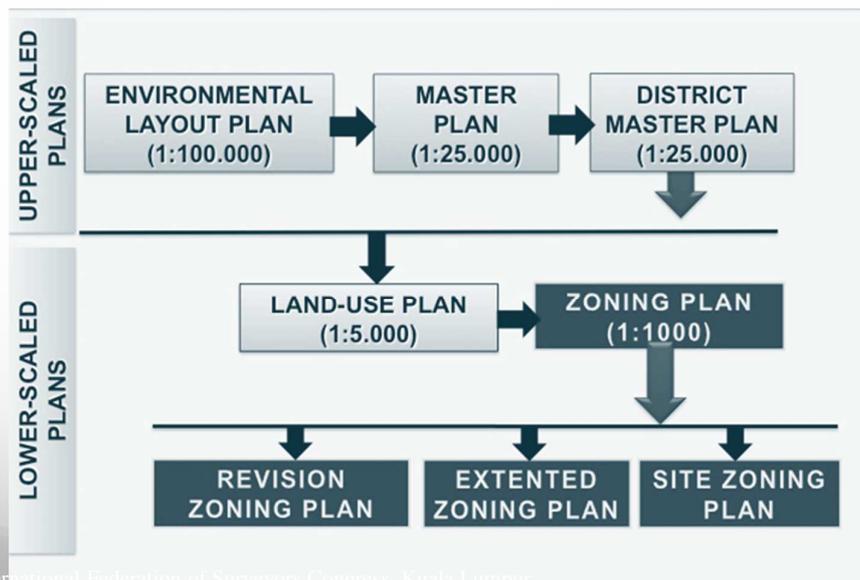
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# Planning System in Turkey...

- The planning system in Turkey anticipates a hierarchy in plans, starting from national development plans, regional plans, city plans, development plans, application plans, protection plans, squatter prevention plans, urban design projects, and urban regeneration projects...



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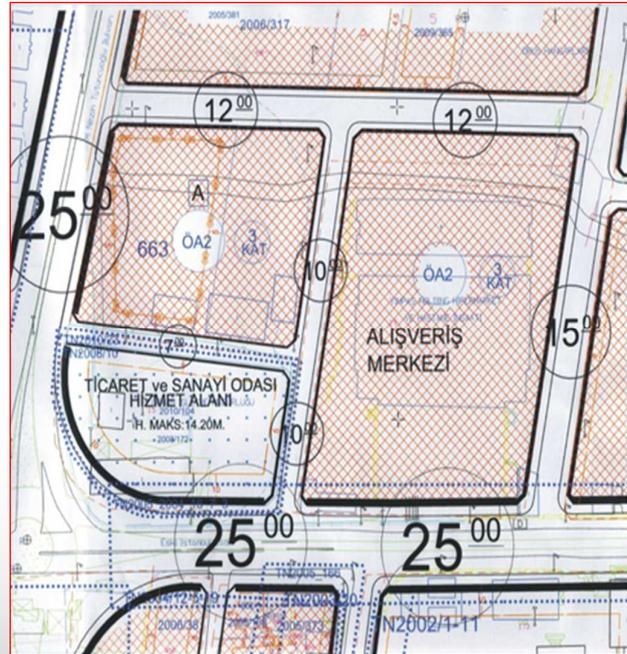
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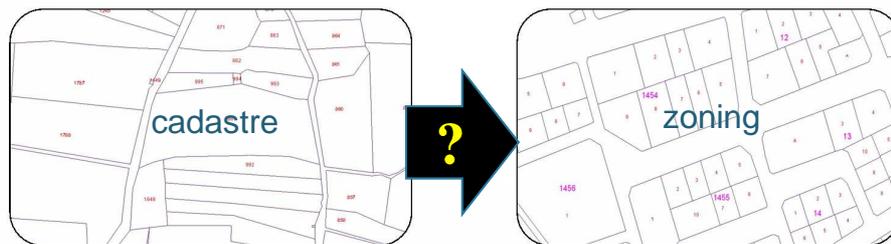
# Levels in Development Plans in Turkey...

- ✓ **Planning at local level**
- “Implementation or Zoning Plan” (scaled to 1:1.000) also called as Zoning Plan is the plan which is drawn on approved base maps with cadastral drawings if available in accordance with the principles of the master plan, and contains in detail the building blocks of various zones, their density and order, roads and implementation phases to form the basis for land development implementation programmes and other information.

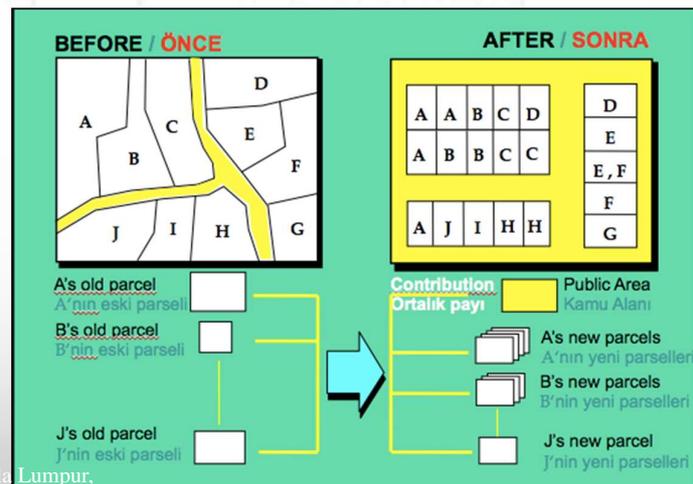


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# Implementation of Land Development Plans ...



- ✓ **Land expropriation**
- ✓ **Land consolidation**
- ✓ **Land subdivision**
- ✓ **Land readjustment**
- ✓ **Land regeneration**



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## Conclusion ...

- ✓ In Turkey, local governments carry out land planning implementation process. Despite the great advantages of land development-zoning regulations in solving the land-use problems in urban areas in Turkey there are still some issues...
- ✓ ..such as inequitable zoning permissions, land allotment that affect the effective and efficient use of the process. Significantly, there have been many objections from landowners about the reallocation course in land readjustment and land re-generation projects.. They claim that equitable benefits were not obtained after the project because such factors as the number of floors, the land use, view, proximity to commercial areas, other public facilities, etc. are not taken into account during the land reallocation.
- ✓ ...non-existing land valuation process is also great issue in Turkey, because the unit value may not be considered on legal bases.. There is no parcel appraisal, before or after the land development projects...

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**Thank you for listening...**

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