

# **Land Development and Realization of Local Physical Plans in Urban Areas in Turkey: A Model**

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**Key words:** Land, local physical plan, implementation, land readjustment.

## **ABSTRACT**

The main objective of application of local physical plans in urban areas is to constitute the healthy urban structure, to provide land development and to regulate the use of private and public land for public interest. The other important objective is to prevent sprawl of city and chaotic growth. Especially, subdivision is an important tool for application of physical planning decisions in the urban space in Turkey. The municipalities are responsible for the application of local physical urban plans. There is not any sufficient research related to realization of subdivision in urban spaces throughout the Turkey. The purpose of this study is to investigate whether there is a relationship between the realization of local physical plans and population, population growth rate, global density in urban areas according to local physical plans, adequacy of budget, socio-economic index, the number of technical personnel in municipalities, existence of prejudices to land readjustment method.

For this research, a sample survey method is used and 468 questionnaires are completed by Planning Office of the urban municipalities in Turkey. In the model, the index of realization local physical plan are used as a dependent variable and population, population growth rate, global density in urban areas according to detailed plans, adequacy of budgets, socio-economic index, the number of technical personnel, existence of prejudice to land readjustment method. Multiple Regression Model is utilized for Turkey case.

The results of the paper can be used to identify the problems concerning the realization of local physical plans and to suggest solutions to these problems based on existing legislation in Turkey in an international context.

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TS8.1 Basic Planning Aspects and Examples Worldwide

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