

Impact of Planning on Land Value In Urban Renewal Practice: The Case Of Istanbul- Fikirtepe

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SUMMARY

Planning systems are divided into plan-led regulatory planning systems and project-led discretionary planning systems. The plan-led planning system is designed to lead the development of space in accordance with the decisions of the plan. In Turkey, urban planning and development control is performed through the regulatory planning system. However, since 2000s, significant changes in the planning system have led to the flexible planning system in practice, which is defined as the regulatory planning system in theory. Especially, factors such as the balance between neo-liberal policies and public and private sector actors in urban planning, and also the investment demands of the private sector affect the flexibility of planning system. However, urban renewal projects are progressing in a fragmented and project-based approach that is far from a holistic urban planning strategy. This causes urban renewal to proceed in a flexible approach due to the legal sources related to urban renewal even in countries with a regulatory planning system.

The discussions between planning systems are about the dilemma of flexibility versus certainty. Depending on planning system structure such as flexibility or certainty, affects the increase in land value which is formed by planning decisions. That is, planning systems affects directly value capture mechanisms that try to balance the winner and losers as a result of property rights defined by the plans.

The purpose of this paper is both to demonstrate flexibility in the planning system with the latest legislation on urban renewal, Law No. 6306 and to analyze the land value capture in the project-based approach resulting from the flexibility provided. For these aims, Fikirtepe case was used as a case study area. Fikirtepe, which is one of the first gecekondu areas of Istanbul, was declared a special project area in 2005, and then was declared as a risky area by Law No. 6306 in 2013. Within the scope of the paper, the flexibilities and consequences provided in the planning

process of the Fikirtepe Urban Renewal area, are discussed in the sharing of land value increases. In conclusion, the structure of the flexibility and its results provided by Law No. 6306 in the urban renewal areas, have been evaluated.

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