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Land tenure regularization in peri-urban areas: Opportunities, Limitations and Recommendations for improvement: The case of Turkey

Land tenure regularization programs, aiming at the provision of secure tenure and access to basic services, offer a number of advantages to the informal settlers in peri-urban areas. There is, however, also a wide range of considerable disadvantages and limitations especially for the achievement of sustainable physical peri-urban development. Turkish experience has shown that the approval of tenure regularization programs can lead to the emergence of other informal arrangements and settlements resulting in continuous urban expansion and growth. Tenure security, physical upgrading and the availability of infrastructure facilities have accelerated land conversion activities initiated by urban based enterprises.

Against this setting, there is a need to combine land tenure regularization with land use control measures so that possible damage of the physical environment can be prevented before it occurs. The aim of the study is, therefore, to introduce the required policies and instruments for decision-making and implementation to strengthen the success of land tenure regularization, while at the same time enhancing an optimal land use development in peri-urban areas.

By analyzing the German planning approach in terms of existing planning instruments and control mechanisms, the study intends to provide specific prioritized activities and potential tools for the prevention of land conversion in peri-urban areas of Turkey.

Keywords: land tenure regularization, land conversion, land use restrictions, land use planning, peri-urban development, agricultural policy, land policy.