

Developing a Form-Based Conceptual Model in Preparing Land Development Plan

Case Study: Review of the New Town of Hashtgerd's Land Development Plan

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Abstract

Land development plans are one of the most important urban development plans in new towns, which due to the vacancy and availability of land, are considered as a suitable platform for implementing new urban approaches. Unfortunately, in our country, the preparation of these plans is often based on the usual methods, and the dimensions and position of urban design and the importance of urban form and its elements are inherently weak in them. In the present study, while introducing the form-based codes as a suitable tool for urban design - which emphasizes on achieving the desired urban form and operationalizing the concept of sustainable development - we have tried to define the urban form and redefine the elements and components of the form-based codes in the platform of English school, and then, we will examine how to use it in the quality of land developments plans. For this purpose, data analysis was performed first by reviewing the sources and then using qualitative research method. This means that by examining the interaction of conceptual areas of research, based on content analysis technique, criteria and principles used to standardize land development are extracted by using form-based codes and a conceptual model is provided as a proposed process in preparation of Land development plans. Finally, the land development plan of the new town of Hashtgerd has been evaluated as a case study based on the proposed model. The results indicate a lack of comprehensive and integrated attention to the concept and elements of urban form as well as the position of urban design, especially in the physical dimensions of these plans.

Keywords: Form, Form Based Codes, Land Development, Sustainable Development

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