

Land Use Structure and Its Long Term Change in Urbanization Promoting Area - A Case Study on Fukuoka, A Regional Hub City in Japan

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In urban planning, one of the basic problems is how to lead and control land use in urban area. In order to deal with this problem, it is very important to study the present conditions of urban land use and to study urban spatial structure and its transformation.

In this paper, Fukuoka City is taken up as a representative regional hub-city, in which land use is composed of many types of use and changing rapidly. Land use structure in urbanization promotion area over three terms -1977, 1985, 1993, is analyzed. Also, its long-term change in land use structure and composition over 16 years is made clear. Firstly, land use structural patterns are classified by the composition of uses under 1/4 mesh data of land use and the characteristics of every pattern are revealed. Next, in the viewpoint of land use structure, the change of land use pattern over 2 terms (1977-1985, 1985-1993) is studied, and the similarity/dissimilarity of these changing patterns between 2 terms are also investigated. Lastly, the discriminate model about whether the land use pattern changes or not is founded by the use of quantification theory II.

A Study on the Floor Area Ratio of Residential and Commercial Buildings and the Actual Condition of Real Estate Market in the Development-Restricted Zone Korea

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The Development-restricted Zone (DRZ), which started from 1971 in Korea, is a Green Belt which prevents urban sprawls, while it is also one of zoning districts. Except the use for the public and agriculture, extension, re-building and new building is strongly restricted in DRZ. DRZ has the Building-to-Land Ratio (BLR), Floor Area Ratio (FAR), Limitation for Number of Stories (LNS) and Limitations for Extension Floor (LEF). In terms of zoning, it could be said that the regulation of zoning is overlapped by that of Green Belt. Especially, the LEF had changed three times. The current LEF program (1993) has based on the duration of residence.

On the other hand, having extremely prohibited new building and restricted extension, DRZ has been so fiercely criticized by the occupants that the Government has partly eased the regulations. The existing studies have clarified the following problems: 1) the boundaries of DRZ pass through buildings and villages (Taebok Kim, 1993), 2) while the Government hold the power of establishing and changing DRZ, Local Governments account for the administration costs, 3) DRZ is a restriction without compensation (Haeung Ryu, 1990), and 4) the effects of the deregulation have not showed in the building activities in DRZ (Jekook Kim and Norihiro Nakai, 1997). However, the relationship between the building controls for DRZ and the impacts of the current LEF program on real estate market in DRZ are not yet clear.

The purpose of this paper is to clarify the relationship between the building controls and the impacts of the current LEF program on real estate market in DRZ. At the same time, as the Government is recently proceeding the Transferable Development Rights (TDR) program as a compensation for property value reductions in DRZ, this paper is also a preparatory research to evaluate the possibility and problems of applying TDR in terms of FAR and real estate market.

An Analysis of Economic Impacts of 98 Kyongju World Culture EXPO - Regional Input-Output Model on Tourism Event

Many countries have tried to host an international event to promote the national economy. For the first time in the world, the Kyongju local government opens the 'World Culture EXPO' in 1998 to promote the regional economy and tourism industry. The objectives of this paper are to analyze the economic impacts of an international tourism event and to suggest some policy implications. In order to this job, this paper notes the Kyongju regional economy and the investments and expenditures on this international event, analyzes its economic impacts such as the output, income, employment, and value added multiplier effects, by using the regional input-output model on the tourism. And finally it suggests some policy implications for the next culture EXPO and other local governments.

A Study on the Role of Communication between Residents and Local Artists in Rural Community Development

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The purpose of this paper is to analyze communication between local artists who migrated to a local community and conventional residents, considering that communication has the important role of enhancing rural community development. Questionnaire surveys for the residents were conducted, which ask questions on several aspects related to the community vitalization, i.e. their place and opportunity of the communication, the changes of their sense of value, their interest and involvement in community activities and the openness of their personality. Aya-Town and Shima-Town, in Japan, were chosen as study areas. Major conclusions are as follows: 1) The communication between local artists and the conventional residents enhances community development. 2) The places and opportunities that require positive involvement have certain relations to the community development. 3) The differences in community development between the two towns could suggest the necessities of the administrative actions.

A Study of Population Forecasting of the Coal Mining Area Due to Coal Industry Rationalization Policy - The Case of Taebaeg City of Kangwon Province -

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Taebaeg City is a small city which is located in the eastern part of the Korean Peninsula. It became a city in 1981 to provide civic services for the coal mining area. In its early stage as a city, the population grew rapidly. However, after the coal industry rationalization policy was put into practice, it has been continuously and rapidly decreasing.

The major aspect of the coal industry rationalization policy is closure of small and low efficiency coal mines. This policy has been carried out since 1989, and now it is almost completed. Since this program began, 42 out of 88 coal mines have been closed and about 15,000 employees laid off between 1988 and 1997 in Taebaeg City. Also, the population of Taebaeg City has rapidly reduced from 115,175 to 62,489 people. In order to prevent regional deterioration, the Korean government has carried out various investment programs. However, the population of the coal mining region is continuously decreasing, and the environment for investment is becoming worse.

Under these circumstances, this paper aims to deal with the following things: 1) Will there be more population decrease after completion of the coal industry rationalization policy? 2) Has investment by the government and the coal industry contributed to people remaining in the coal mining areas? In order to answer about such questions, this study reviewed the energy policies carried out by the Korean government in detail and analyzed the changes in population and number of employees of the coal industry in various ways. Through this analysis, the major variables affecting the population were found, and also a mathematical model for population projection was developed, and the population of Taebaeg City was projected by this established model.

Generally, most studies of population projection are based on certain time periods, but basically the forecasts in this study are not based in this way. Instead, the population of Taebaeg City in this paper was projected in alternative

ways which are concerned with the coal industry. The first of these was that coal industry activities would be reduced by 1/2 of the present level, and, second, would be completely abandoned.

In consideration of the study purpose, the non-component method is applied for the population projection and a multi linear regression model is applied. Official government data was used for the model calibration.

A Study of Inter-Regional Cooperation with Respect to Regional Characteristics and Local Government's Consciousness

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The New National Comprehensive Development Plan for Japan has proposed a new concept, communication axes for inter-regional cooperation. This paper discusses the inter-regional cooperation based on the relationship between regional characteristics and cooperating consciousness of local governments with respect to the proposed new concept. In this paper, the regional characteristics of local governments are investigated from socio-economic viewpoints by using principle component analysis. Local governments are also classified by a cluster analysis. Then, the interests in inter-regional cooperation of local governments are analyzed by cross table method based on a questionnaire survey. Furthermore, we will investigate the influence of regional characteristics upon the consciousness of the regional cooperation, and discuss strategies for inter-regional cooperation.