

Research on the Setting of Numerical Targets for Urban Master Plans and National Land-Use Plans

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In developing the plan for land use, the setting of the target for the population etc. is of great importance for establishing a framework of the plan on the basis of objective understanding of the circumstances. At the same time, such target setting will possibly serve as an efficient tool for growth management, or for the coordination over wide areas extending beyond the framework of each municipality. In this study a survey was carried out as to how the numerical targets on future population, building land, etc., are actually determined for the Urban Master Plan under the City Planning Law and Land Use Plan under the National Land Use Planning Law. Through the analyses, we tried to grasp the actual state for the setting of the numerical targets in anticipation of the approaching era of population decrease. At the same time, examination was made on the feasibility of growth management and coordination extending over wide areas by means of the setting of numerical targets and possible problems involved with this.

Spatial Concentration and Growth Management Policy in Capital Region

Sang-Woo PARK

No Abstract

Land Price, Land Use Controls, and Neighborhood Area

Sheang-Bor LIN & Ying-Hsun LI

A land lot with large floor area ratio will fetch a juicy price because it can offer large spaces to sell in the market. On the other hand, the same lot usually offers low quality of living environment and consumers are prepared to pay a small price for it. This seems to be a puzzle. The hedonic price function is used to explain the competing effects. The regression model for the function shows that the weighted floor area ratio has a positive parameter, which proves that land is more valuable as the ratio is larger. A dummy variable differentiating residential type represents quality of living environment of the corresponding residential type. The parametric values of the dummy variable are the hedonic prices for the types and are in the right order. That is, the hedonic price decreases as quality of living environment decreases. The model clarifies the puzzle embedded in the zoning ordinance.

A Economic Study on Korea's Land Market

Chang-Soo KIM

Economists perform policy evaluation based on the concepts of efficiency and equity. During the past decades, Korea has achieved rapid economic growth and experienced a rapid urbanization. Per capita GNP rose from 69 to 10,000 US dollars in 1960-1995, while urban population increased 3.5% on average, and 85 percents of total population is crowded in urban area.

Along with the Korea's rapid growth of economy and urbanization resulted in the increase of demand for urban

land and housing. However, supply of land and housing to be developed could not keep up with the growing land demand which seems to be linked with economic growth and urbanization. As a result, prices of urban land and housing rose such that stabilization of real estate prices like land price has been a top issue of policy-makers on the Korean real estate market until economic crisis of IMF shocks occurred at the end of 1997.

Considering the demand side on real estate price, Korea's policy has put emphasis on how to control the speculative demand on market. On the other supply side, public institutes like KOLAND(Korea land Corporation) and KHNC(Korea National Housing Corporation) have played the significant roles to supply urban land and housing of Korea over the past decades of economic growth and urbanization.

However, recent change of "deregulations" of land policy like greenbelts has influenced on the systematic change of real estate market recently occurred. For this change of policy and market of Korea, the concluding remarks can be stated that both public sector and private one do find a desirable solution of current systems to rightly cope with the change of market and national economy of Korea, accompanying the correlations exists between land market and economic activities.

The Characteristics of the Urban Buffer Greenery System in Cheongju

Jea-Hoon HWANG, Ki-Young BAEK & Young-Hwan KIM

This research is the primary interpretation of urban buffer greenery space which is focused on the usage characteristics in Cheongju area. The paper deals with three aspects of urban buffer greenery system: Their present conditions based on the legal standards; their spatial characteristics of typological significances throughout the questionnaire; and their spatial usage for the better buffer greenery systems. The outcomes of the research are necessity of changing the whole greenery network based on the new rational designation standards. They should be considered the conditions of urban setting, the street pattern, urban land use plan, and the quality of urban space. Particularly, new standards should be harmonized with urban architectures and urban park systems.

The Challenges and Suggestions of the National Land Use Planning in Taiwan in the 21th Century

Mao-Sheng KUO

Taiwan people have created the famous economic miracle, but the development of national land remains chaotic. The reason is that the physical construction has not kept pace with the planning and the related control measures did not adjust themselves with the social changes. Besides, Taiwan is going to join in WTO, which can accelerate our economic liberalization and internationalization, but it will also cause serious impact on industries inevitably, which will, in turn, cause our economic structure to be adjusted accordingly and affect the utilization of land.

Therefore, to cope with the possible impact after joining in WTO and fulfill the target of establishing the green silicon island, this article analyzes the three challenges which Taiwan national land use planning will face. They are Gfirst of all, the challenges of being member of WTO, secondly, the emphasis on protecting the environment, and thirdly, the goal of creating the green silicon island. The article will also discuss the issues of national land use planning which Taiwan has been faced with in the past. Then, in response to the challenges and the defects, the article will suggest the strategies of national land use planning in establishing the Development Center, improving the transportation network, providing the land for the industry development, planning the agronomic land, and protecting the environmental resources etc.

A Research Agenda: Measuring Acceptance of Regulatory Growth Management

Policy

Shi-Chul LEE

This paper presents a research issue regarding the acceptance of regulatory growth management policy, to which planners have not yet paid much attention. A variety of different frameworks to manage urban growth have been attempted throughout the world, and throughout history. There is no shortage of literature when it comes to causes, tools, and various impacts of growth management policy. However, despite the conceptual and practical significance of acceptance, particularly in case of regulatory growth management policies, neither researchers nor practitioners have well addressed how a growth management policy is supported by the general public or how it is complied with by regulated entities, nor have they explored the factors influencing levels of acceptance.

It would be safe to say that the success or effectiveness of a growth management policy is closely associated with acceptance of that policy. Land use policies must be socially acceptable and supported in order to achieve initial goals. However, acceptance is open to a wide range of interpretation. No matter how defined, it is apparent that acceptance consists of several critical elements, such as citizens' satisfaction or support and compliance from the target group(s). I define that acceptance, with two dimensions, as public support for and regulated residents' compliance with a policy. Without consideration of these dimensions to a policy, the success, or lack thereof, of the policy could not possibly be known.

Support from either the general public or the regulates is most likely to be a 'necessary' condition, if not a 'sufficient' one, for the success of a policy. That would also be the case with compliance of the regulated entities with a public policy. As Ervin (1977) correctly states, most policy decisions entail a distribution of rewards and deprivations -that is, there are winners and losers. Rarely would there be only winners in, say, Korea's Green Belt approaches. Therefore, it is reasonable to expect different degree of acceptance in a regulatory policy.

A Feasibility Study on the Externality Internalization Mechanism in Land Evaluation from Perspective of Green Architecture: A General Review of Downtown Renovation Incentive Techniques

Yee-Chaur LEE

Most major cities in Taiwan have experienced dramatic change and pressure of urban development in downtown area. Confronted with the demand for urban sprawl and amenity, urban renovation is pursued by the public and private sectors on the purpose of "downtown renaissance" of retail, residential and public facilities. However, almost all of the development projects are undertaken with externalities, of which outside cost is transferred to the society for free. Green architecture, by its nature, has advanced to the stage that shares a global view of environmental protection considering rare resource and sustainable development. Among the points that attract attentions from the world is the control of carbon dioxide or the related chemicals that may heat up the green house effect. As we all understand that construction industry consume at least 15% energy and emit 20% carbon chemicals, floor area incentives may trigger the action for bulldozer but not meet the demand for the public good. Sarcastically, the "workout" goes to the pocket of the developers, leaving the society undertaken the side effect with reversed feedback to a patched earth globally.

This article is thus framed and aimed to identify the outside cost that a renovation project may bring because of energy consumption and carbon dioxide emission. Secondly, the outside cost is internalized "break evenly" by adding up community mercy, development imposture, and carbon tax to cash flow statement. Compared to the transfer of development rights, notions such as carbon rights transferee (CRT), carbon tax impost (CTI) has been proposed and conceptually modeled as criteria for development permission from the angle of social justice. It is hoped that the externality of a development project can be quantitatively and rationally evaluated and thus sustainable development prevails for a city's and the earth's long term benefit. Finally strategies to prevent downtown deterioration are proposed on the conditions that are tailored and fit to the situations and requirements locally. The findings of this paper may be referred for renovation issues especially the topics such as floor area incentive, tax deduction, and development externality internalization, of which guidelines and priorities can be derived for urban development issues.

A Study on the Planning Characteristics of Public Land Development and Measures for the Improvement

Yun-Sang LEE

No Abstract

An Approach to the Transit Oriented Development in Newly Developing Areas

Jeong-Woo CHOI & Yang-Bin IM

Transit-Oriented Development (TOD) is one of recently emerging concepts of new urban design. The compact pattern of TOD includes the characteristics of mixed-use, pedestrian orientation, public facilities and retail location in contrast to the sprawled and segregated land-use pattern of recent urban development. The main concepts use walkable, mixed-use neighborhoods to reinforce transit, to preserve open space and to make a more compact urban form. The theory of land-use and retail location supply perspectives which aid in the assessment of the retail facilities in the core commercial areas, as well as of the general land-us pattern of new urban design. These days we can meet easily puzzling developments all over the world, especially in the developing countries. This study is primary interpretation of TOD, and aims at searching the utilization of TOD in the recent cases of urban development in Daejeon in Korea.